

CITY COUNCIL REGULAR SESSION

SEPTEMBER 14, 2015

203 Broadway Ave N

PRESENT:

Kyle Hauser	Council President	Karen Drown	Asst. Clerk/Treasurer
Pam McClain	Council Member	Neil Ring	Airport Board Chairman
Michael Higbee	Council Member	Rick Robinette	Airport Manager
Sue Gabardi	Council Member	Concerned Citizens	
Bill Nungester	City Attorney		

REGULAR SESSION called to order at 7:00 PM.

CONFIRMATION OF QUORUM:

Karen Drown confirmed a quorum.

OLD BUSINESS:

- ... Minutes of September 14, 2015: Michael Higbee moved to approve the minutes; Pam McClain seconded the motion. There was no discussion and the motion passed.
- ... Monthly Claims for Payment: Pam McClain moved to approve the monthly claims for payment; Sue Gabardi seconded the motion. There was no discussion and the motion passed.
- ... Monthly Reports: Kyle Hauser moved to approve the monthly department head reports; Michael Higbee seconded the motion. There was no discussion and the motion passed.
- ... Clerk/Treasurer Report: Pam McClain moved to approve the clerk/treasurer report; Sue Gabardi seconded the motion. There was no discussion and the motion passed.
- ... Monthly Report: Scott Bybee updated council on the work being done on Burke Street and 11<sup>th</sup> Ave South. The new pavement had been laid down today, September 14, and the road would be closed overnight and edge work would resume Tuesday morning. It was stated that it looked very nice.

He also updated council on the ICDBG grant which payment request # 5 had just been submitted. He explained that the project is about 92% complete and should be complete before the end of the month. He detailed that the project had been extended to expend all of the available funds because the bids had come in lower than expected. The work that was added was down on Parnell Drive and the surrounding area. Walton's had ran into rock mostly in the Parnell Drive addition. That area had been a problem with the system back flowing into a residence every time the lines were jetted so that is why it was added to the project. There was a question about asphalt repairs and Scott explained they are

trying to get the pipe in the ground and then they will go back and repair and relay asphalt.

Scott also informed council that there was a Planning and Zoning Meeting on Wednesday, September 16, 2015 at 11 am with a public hearing on the micro-brewery application. Urban Renewal Agency will meet Thursday, September 17, 2015, at 11 am. And finally Scott would be attending a planning and zoning training with Teresa and Karen on Tuesday, September 15, 2015.

- ... Update on refunding of 2008 Water and Sewer Bonds: Karen updated council that the 2008 Water and Sewer Bonds had successfully been sold in the bond market which completed the refunding process with a substantial savings for the city. She stated exact numbers were available from Elizabeth.

#### NEW BUSINESS:

Consideration of 2015-2016 Appropriations Ordinance: Pam stated all members of the City Council having been furnished a copy of the proposed Ordinance No. 980 the annual appropriation ordinance for the fiscal year beginning October 1, 2015 and ending September 30, 2016, and being fully apprised of the content and purpose of said Ordinance, I hereby move that the provisions of Idaho Code Section 50-902 which require that said Ordinance be read on three different days, to readings by title only and one reading which shall be in full, be dispensed with and that said Ordinance be passed upon on reading by title only. She requested a roll call vote. Sue seconded the motion. There was no discussion and the vote on the motion was unanimous.

Pam moved to adopt Ordinance No. 980. Kyle seconded the motion. Kyle read the Ordinance title. Kyle opened discussion and Michael stated he had a concern about raises and he didn't agree with the final budget. He stated he was disappointed that a policy had not been created by council to direct staff on raises. There was no further discussion and there was a roll call vote. Michael voted no, Kyle voted yes, Pam voted yes, and Sue voted yes. The motion passed to adopt Ordinance No. 980.

Change to pasture lease at airport: Neil Ring explained to Council that Owen Shriver had been renting pasture out at the airport and would like to purchase gated pipe to use on the property. To do so Owen would like to have a longer lease than one year which is currently what he has. Neil explained a three to five year lease would allow Mr. Shriver to make the investment in the pipe and water the ground better. Neil added that Mr. Owen had the property looking better than it had in years. Bill advised he saw no problem to have a longer lease. Council advised Bill to construct a 5 year lease and bring it back to council for review.

Lease for new business at airport: Neil Ring presented to Council a proposal for a new business at the airport. He stated that Rick Robinette would like to build a new maintenance hangar out at the airport but because of IRS regulations needed to have a 30 year lease. Neil introduced Bart Marrow who is Rick Robinette's business manager to explain the details to council. The proposal was to build a new 70' x 125' maintenance hangar which would provide more space for maintenance of planes, a flight school and upholstery of plane interiors and also two 60' x 60' hangers for painting of planes. Bart explained that Rick was selling property in Shoshone and to avoid paying taxes on that sale the money had to be reinvested within 180 days. They had been working with Pioneer Title in Boise to follow the process. To get the funding one requirement was to have either a 30 year lease or and 10 year which would be renewable for two additional terms.

There was discussion about the number of planes currently at the airport and Bart explained the plan includes the addition of parking space for more planes. Bart also explained that it is not only planes from Buhl that are repaired at the airport they come from all over for the services He added that the Buhl Airport is only one of five in the state that offers a special gas that some pilots prefer.

There was discussion about the lease amount and that currently it is based off the square footage of the hangar. Neil explained that Buhl is currently at the high end of the area airports. He did suggest that in the lease the square footage amount be reevaluated every 5 years to make sure it is staying on track with the average rates.

Michael moved to have Bill draft a 30 year lease with the option to reevaluate the rate every 5 years. Kyle seconded the motion. There was no discussion and the motion passed.

Repairs to City Fire Engine: Mark presented to Council that Engine #102 and #101 are in need of repairs. He informed Council that #102 did not pass testing this year and the #101 did pass this year but has a serious leak in the hardline. He added that these engines are worn out and that they have been able to repair them but he is putting more money into them that what he can get out of them. He advised Council that if something were to happen with the district the city would need these trucks. He presented to Council quotes on repairing the current engines and stated he has not looked for used apparatus and payment plans. Kyle asked to have this item on the agenda for the next meeting.

Mark also announced they had confirmation about receiving the \$165,000 SCBA grant approval. He stated there will be meetings in the future with the other departments that were included in the grant.

Write-off of old accounts: Karen presented to Council a list of final billed accounts from 2007 which still contained a balance and also a list that contain a credit balance. She informed Council that she had researched each account and none have current accounts under the same name. She also explained that since these accounts were from 2007 the history and detail for the account was no longer available. There was a discussion about current policy on accounts that are final billed and the process that is used. Kyle questioned how that is different than in 2007. Karen explained that now accounts are given 90 days to pay the remaining balance on their final bill; if it is not paid then it is turned into collections. She stated that she is not sure what the policy was in 2007. Kyle moved to write off the old accounts. Pam seconded the motion. There was no discussion and the motion passed.

COUNCIL CONCERNS – Michael questioned the insurance renewal and stated he didn't notice any changes from last year's policy. Karen stated that the city was allowed to keep the same policy for one additional year; unless the ACA changes again a new policy will be needed next year.

Michael asked if there needed to be anything in the lease for the airport with liability insurance to avoid problems that were previously had at the airport. Bill stated the building would remain the owners property they would just be leasing the land.

Michael also had a concern about the proposed brewery across the street. He stated there are houses behind the site and it would be across from emergency vehicles. He was also concerned that there were churches nearby. There was a discussion about those that live the closet will be the most affected.

CITIZENS CONCERNS – Lyudmila Dalakyan, Buhl, Idaho, came before Council with a concern about an easement to access the back of her property and can't use that easement. She stated that when she first moved in the property was full of junk and now it has fruit trees and flowers and is beautiful. She added that her daughter would like to build a home on the property and use the easement to access the home. Scott stated he will follow-up with her and try to resolve the concern.

MEETING ADJOURNED – Pam McClain moved that the meeting be adjourned; Michael Higbee seconded the motion and all were in favor. The meeting was adjourned at 8:10 PM.

Minutes prepared by Karen Drown, Assistant City Clerk-Treasurer