



NORTH BONNEVILLE CITY COUNCIL

*Mayor Don Stevens
Bianchi*

Councilmember Bob

North Bonneville Council Meeting Tuesday November 8, 2016 6:00 p.m.

Council Workshop: Note - the workshop discussion period is from 6:00 P.M. to 7:00 P.M. followed by the Regular Council Session - it is possible that workshop discussion items are continued into the regular council session.

Workshop Meeting Call to Order

All Present – Councilor Forster arrived a little late

Unfinished Business

John Spencer was present and provided Council with an updated draft budget. John said he has the budget pretty well constructed based on anticipated expenditures and revenues. He said, "If we have to make for changes then we would look to reducing the amount provided to the fire department and noting this is where we placed our surpluses." He noted, "The budget is predicated on receiving certain transportation grants with the City providing certain grant matches. Should we not receive these grants then we will have surplus funds that can be directed elsewhere." John added, "The plan is to adopt the budget at the next Council meeting."

John walked Council through the pages of the budget document noting that he had raised anticipated sales tax proceeds by \$7,000 because of an improving economy. Councilor Whitcomb inquired, "what would be the financial ramifications should the Bonneville Hot Springs change ownership and to another land use?" John replied, "The City would lose tourism revenue but would receive more property tax and sales tax from any improvements made to the business. Also the City would receive a large one time real estate excise tax payment." He said he had constructed the budget with the Hot Springs remaining in its present ownership but could adjust the budget to reflect changed circumstances if that action is warranted.

John noted that he updated the percentage of time each staff person expended in a given City department. He had also updated goals so they were as accurate as possible. John noted that he beefed up the amount allocated for building inspector services because it is anticipated there will be more building activity next year. He said that \$15,000 has been placed in the water reserve fund for purposes of adding both a water line and fire hydrant on the City's recently rezoned S-43 property.

A discussion followed about the different grants the City has applied for. John noted that he took the initiative to facilitate a "Complete Streets" grant application for behalf of the City based on the recently constructed Transportation Improvement Plan. John also advised the Council they likely would be adopting the 2017 budget at the next meeting as well as amending the 2016 budget at the same time to reflect overages in some of the funds based on expenditures that exceeded the budget forecast.

He said there was revenue to cover this added expense and it was common to adjust the budget towards the end of the year to reflect changes that came about during the course of the year. John said, "one reason we need to amend the budget is a State law that does not allow a City to expend more money than that authorized by Council and any shortfalls have to be corrected prior to the budget year which ends December 31." A question arose why did the City paid law enforcement an additional \$1,000. The answer was the County accidently sent us \$1,000 too much and it had to be returned, thus it shows up as both revenue and expenditure.

Steve noted that none of the Councilors had received their stipend this year and wondered if they might wish to receive it and then dedicate that sum to the park budget? Council Forster and perhaps other said they would like to do that. Mayor Stevens noted that the City recently paid off several of its interfund loans and that action improves the City's financial picture. Councilor Bianchi noted that even though we have made considerable progress addressing infrastructure liabilities, there are many more remaining that need to be funded and we need to rely upon grants as a funding source because the City's revenue streams are not sufficient to defray these costs. Councilor Whitcomb inquired about water loss. Steve said, "this City's water losses were about 40% this year and due to old meters, lack of meters and leaky water lines." He added that one large leakage source had been the old transit water line that was replaced.

New Business

Adjournment The Council adjourned the workshop meeting at 6.42 P.M.



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City Council Meeting Minutes Tuesday November 8, 2016

Regular portion of the Council Meeting reconvened 7:00 P.M.

Roll Call: All present

Audience: 10

Pledge of Allegiance

Agenda Changes & Additions

Councilor Bianchi requested the opportunity under new business to discuss reactivation of the City's Economic Development Committee

Public Hearing

Public Hearing associated with the 2017 budget [Ordinance 1073] to include input on approval of the Ad-Valorem Tax

Mayor Stevens opened the public hearing for comment.

Greg Johnson inquired on behalf of the fire department whether the \$42,000 budget allocation included the annual fire truck payment. Steve advised that the fire truck obligation was in addition to the fire department's annual budget allocation. Greg also thanked the Council for the bump up in fire budget allocation. There was no further comment so the public hearing was closed.

Consent Agenda

Approval of October 25th Minutes

Councilor Bianchi made a motion to approve the minutes and seconded by Councilor Forster

Yes Councilors Sabo, Bianchi, Forster, Whitcomb and Norris

No

Abstain

Passed 5-0-0

Guest Presentations: None

Public Comments: None

Council's Comments

Councilor Forster thanked Greg Johnson for his efforts to keep the firehouse open on Halloween.

Councilor Bianchi asked Greg if they had tested the SCBA's, they have not but are working on it

Mayor Stevens suggested placement of barricades at Halloween time in high traffic areas to protect parents and children

Administrator's Report: None

City Attorney's Report: None

Unfinished Business: None

New Business

Adoption of Resolution 490 AD-Valorem Tax

Councilor Norris inquired, "In the event the \$2,100 property tax increase was approved could it be earmarked for some particular City need?" The answer is yes it could be allocated for a specific need. Councilor Forster made a motion to increase the Ad Velorum tax as part of the property tax levy process and seconded by Councilor Whitcomb with the understanding these monies would be restricted and the Council would at a later date decide their usage.

Yes Councilors Bianchi, Forster, Sabo, Norris and Whitcomb

No

Abstain

Passed 5-0-0

Resolution 491 Declaring Real Estate to be surplussed and authorizing its sale

Council discussed at length the advantage and disadvantages of selling the City's M-19 property, which is located adjacent to the Beacon Rock Golf Course. The Council was of the mindset that this was an asset that would only grow in value and there was no great need to sell it at this time. Council did request that the property be appraised so they would have some better understanding of its value. No motion made so no action taken.

Reactivation of the Economic Development Committee

Councilor Bianchi asked the Council to consider the reactivation of the City's Economic Development Committee which has been defunct for a number of years. The Council was receptive to its reformation and looked to Councilor Bianchi to initiate its resurrection.

Closing Public Comments

Greg Johnson suggested that the City take the fire truck out and see if it would fit through the railroad tunnel on Grenia Road. He was of the belief it would not fit through the tunnel. He said the secondary access to the M-19 property that Tom Jermann had outlined on a map that was presented to Council was not usable unless certain trees and shrubbery were removed and any action to use it would distress nearby property values. Greg was asked if he had tried to take the fire truck through the tunnel and he said he was told not to. Steve pointed out that the argument that other's property values may be affected could not serve as a basis for disallowing the M-19 land to be developed.

Robert Miller expressed concern about Greg Johnson's remark the railroad tunnel was not fire department accessible. He noted there was a restaurant, golf pro-shop, golf course and home on the other side of the tunnel and inquiring whether they were fire protected. Greg replied, "you would have to go in with the brush truck or leave the fire truck on the outside of the tunnel." Mr. Miller also expressed support for Councilor Bianchi's idea about reactivating the Economic Development Committee.

Dennis Moore suggested that the fire truck might fit through the railroad tunnel if the approach was not so tight. He said the advantage this City has over other Cities is the fact it has one entry way in and out. He said, "if the City allows a second entryway off Grenia Road that action will create a public security issue." He suggested that the City get in the property management business by leasing the M-19 property. Steve pointed out that the M-19 property was intended for residential use and leasing would not be practical. Dennis countered that is what they do in Palm Springs.

Closing Council Comments

Councilor Bianchi said he will be looking forward to finding out whether or not the fire truck fits through the railroad tunnel.

Council or Norris said he too would like to know about the tunnel’s accessibility.

Councilor Whitcomb thanked Dennis Moore for his comments

Councilor Sabo inquired whether there was a lease associated with the M-19 property and noting the golf course uses it for putting practices. Steve said, “no we have an agreement with the golf course they use it in exchange for mowing the site but we can cancel access for that purpose with 30 days notice.”

Adjournment

Councilor Bianchi made a motion to adjourn the meeting and seconded by CouncilorForster

Yes Councilors Sabo, Bianchi, Norris, Whitcomb and Forster

No

Abstain

Approved

Passed 5-0-0

Meeting was adjourned approximately 7:40PM

Mayor

City Administrator