

City Council
September 25, 2012

Mayor Johnson called the regularly scheduled meeting to order at 7:01 PM

Upon roll call the following members were present: Montgomery, Irons, Tremblay, Howard and Leggett. Council member Reed was not in attendance. Also in attendance was City Administrator Schmidt. Council member Boyle Barrett arrived at 7:05 PM.

Mayor Johnson asked if there are any additions, deletions or corrections to the agenda. There were none.

Council member Irons moved to accept the Agenda. Council member Tremblay seconded the motion. Motion carried.

Finance & Public Safety: Council member Irons said they had a meeting. City Administrator Schmidt said it was just a preliminary budget meeting. Council member Irons said they talked about some of the things they need to prepare for, for the jail closure, and they touched on a little bit about dispatch, and they came up with some recommendations and suggestions but no solid conclusions. City Administrator Schmidt said we are still waiting on final numbers from some of the contract agencies, so we're still pulling all the information together.

Streets & Utilities: Council member Tremblay stated they had a meeting and reviewed the transportation district draft ordinance, and then also talked a little bit about natural gas and where we are in the process there. Then we spent the most time in the meeting reviewing the preliminary draft budget for next year.

Community Services & Economic Development: Council member Montgomery stated they had a meeting on the 20th. One of the things they discussed is the letter in front of you from White River Senior Services. White River Senior Services purchased a piece of property from the City to build some subsidized senior housing, and there is still a parcel left that they cannot build on because there is no funding. They would very much like to deed the property back to the City free of charge because they cannot afford to pay the property taxes. The Committee recommends taking them up on this offer, so Council member Montgomery asked if Council would like a motion. City Administrator Schmidt said because this is a real estate transaction he would suggest that it be put on the agenda for a future meeting. He can put this on the agenda for the next Council meeting. Council member Montgomery agreed and said this is somewhat of a time sensitive thing as there is zero money left in the bank account to pay the next round of property taxes. City Administrator Schmidt said he thinks the Council should be aware that there are issues associated with that property. There is a stockpile of dirt on it, and the City will have to assume maintenance of the parcel. You also have the issue of legal costs of doing

a transaction of deeding it back to the City. Also, I think the non-profit should be aware that if they want to do future development of that site and they want to re-purchase that from the City, they would have to buy it back at market value. Council member Montgomery said they are definitely aware of all of that, and it was part of their Committee discussion. Council member Tremblay said for the reasons stated by City Administrator Schmidt, he thinks it is important that we have all the information in front of us before we act on it, and he would like to see a Staff Report with some history and background on the parcel, what it was deeded for, what they ended up doing with it; just a little bit of history.

Council member Montgomery said they also had a brief discussion on impact fees. There is a concerned citizen that is writing a letter or has written a letter about this and we felt it is about time we had that discussion because it has been a long time, and it would be a good discussion to have as a Council. So as we move forward and plan things to tackle for next year, maybe we can put that on the list to consider.

Council member Montgomery called everyone's attention to "Buckley's Time Machine" which will be happening on November 3rd at the Youth Center. It is a benefit auction and it sounds like a fun event. I encourage everyone to sign up. Mayor Johnson said it will benefit both the Youth Center and the Senior Center.

Council member Montgomery said they also had a preliminary budget discussion.

Council Member Comments:

Council member Leggett said he attended the AWC Candidates Forum and it was very worthwhile and very good. There were politicians there that everyone knew from seeing all the campaign ads on TV, but there were some he had never even heard of. It was good to hear them speak and they were allowed to ask questions through a mediator. Both Governor candidates were there.

Council member Montgomery asked what's going on at City Hall; there is a lot of work going on there. Mayor Johnson said a few people from our jail did the painting and now they're doing some sidewalk repair, and they are doing a great job. Chief Arsanto said there are three of them and each of them has done 176 hours of work for the City just this month; that is all volunteer labor.

Staff Reports:

City Administrator Schmidt said we went around tonight and measured some of the worst sidewalk areas downtown, and we could probably get them all done for less than \$5,000. Right now we've got a special rate for concrete from Corliss. Where they normally charge \$102 - \$109 a yard for concrete to a contractor, they are giving us a price of \$73 a yard. So, we've got a pretty good discount and we've got three inmates right now and one of them is a journeyman concrete guy, and we can get some of these sidewalks knocked out. If the Council wants to, we can go ahead and spend a little money and do

that. We have a line item in 102 right now for sidewalks. **Council member Tremblay moved to expend no greater than \$5,000 to do some needed sidewalk repair for priority identified locations, and for the City Administrator and the staff to try to get the work done in the next three weeks before the rain starts. Council member Boyle Barrett seconded the motion.** Council member Montgomery said his only hesitation would be that we're closing the jail and we're closing dispatch, and it's kind of hard to say that we don't have enough money on the one hand and on the other hand go out and do a lot of very highly visible work. Council member Tremblay said what he's hearing is that we have a line item already budgeted for this type of work, so it is just a matter of doing what we have already identified and getting better value for it. City Administrator Schmidt stated that we had a woman trip coming out of the Multipurpose Center two years ago who turned in a \$250,000 claim, and it's because the concrete was lifted. Our insurance company ended up settling with her for \$35,000, so there are some liability issues there. Even though under our code the City puts the sidewalk onto the property owner, we share liability. So, any time there is an accident and there is a claim turned in, the City would be on the hook for a portion of it. Granted we have insurance to do that, and we only pay \$1,000 deductible on every claim, it still drives the premium. Council member Tremblay said it is the responsibility of the City to keep the sidewalks safe. City Administrator Schmidt said he had a short discussion with the crew and asked what they believed they could get done in the period of time that we're talking about, and they gave us a list of about 5,400 square feet total, including the stuff at City Hall. So, that is what we're judging by. If we could get more done, the \$5,000 would give us the room to do that, so it is just a matter of what time and money will allow; we'll get as much done as we can. We have a City-wide inventory of all of the damaged areas and we actually have a rating system on all of them. So, we'll start in the downtown area where it is more heavily traveled and then if we have time and money left we can move out into the more severe, damaged areas. **Motion carried.**

City Administrator Schmidt said in response to what Council member Montgomery mentioned earlier, in 2013 we are scheduled to update our Comprehensive Sewer Plan, Stormwater Management Plan, Comprehensive Water Plan, Transportation Element and Park Plan. And there are already line item budgets for that, and the engineers are preparing scopes of work, so updating the general facility charges and impact fees for each of those will be a component of that. Discussion ensued.

Chief Arsanto stated that he is waiting for the last couple bids on the dispatch center and the jail and hopefully they will be in next week and then we can start firming that up.

Chief Predmore said drive by the Fire Station, the landscaping is in. He will have a small change order for the next meeting to take care of one small area.

Mayor's Report:

Mayor Johnson said she has nothing to report.

MAIN AGENDA

Council Member Resignation & Filling Council Vacancy:

Council member Tremblay moved to accept Council member Reed's resignation and declare his seat vacant. Council member Montgomery seconded the motion. Motion carried.

CONSENT AGENDA

Council member Boyle Barrett moved to approve the Consent Agenda. Council member Tremblay seconded the motion. Motion carried.

Approve Minutes of August 28, 2012
Approve Minutes of September 11, 2012

Claim check numbers 49021 through 49077, in the amount of \$199,973.18, for the period of September 12, 2012 through September 25, 2012 are hereby approved and ordered paid this 25th day of September 2012.

City Administrator Schmidt asked for clarification, does the Council want us to proceed with advertising the vacant Council position based on the current adopted policies. The consensus was yes.

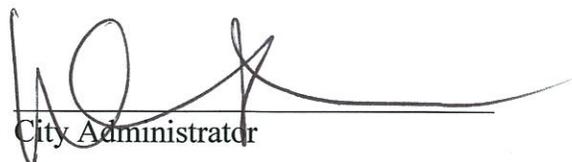
Council member Boyle Barrett stated that she attended the exit interview with the auditor and there were no findings. This was the federal audit. City Administrator Schmidt said they audited some of the transactions that occurred in 2011, but what triggered it was the threshold that we crossed on the Federal single audit. Council member Boyle Barrett said we did really well and the next scheduled audit is budgeted for 176 hours and it will cover accountability for public resources in 2011 and 2012 and the Financial Statement for 2012. City Administrator Schmidt said it wasn't just from the financial standpoint as they audited the project basically, so the job the Deputy Clerk has done on record keeping and project management weighed heavily on that as well.

Council member Tremblay moved to adjourn. Council member Montgomery seconded the motion.

With nothing further the meeting was adjourned at 7:30 PM.



Mayor



City Administrator