

CITY COUNCIL AGENDA
TUESDAY
1 March 2011
City Council Chambers (Library)
6 pm

On the 1st day of March 2011 a workshop was convened and called to order at approximately 6:00 pm by Mayor Joe Cook. Roll call was taken with council members Mayer, Cline, York and Esplin in attendance.

Staff members in attendance were Beau Ziemer, Leon K. Jensen and Beth Ann Christensen. There were many guests in attendance, too numerous to mention but a sign up sheet is in the file. Andy Gehrke of Holladay Engineering was also in attendance. .

Regular Agenda – **Councilman Esplin moved to approve the agenda. Councilwoman Mayer seconded the motion. The voting was unanimous in favor of the motion.**

Old Business

Letter regarding gas wells and hydro fracturing – Discussion ensued about a letter being delivered by the mayor regarding hydro fracturing in a city delineation zone. Councilman Esplin questioned the sending of the letter prior to a public hearing regarding the matter. He stated that he thought the sequence was out of order and a hearing should have been held first. He stated that the Mayor acted without proper authority by the council to represent them and the city in this matter. The mayor stated that he acted following a discussion with the city attorney about the matter.

Discussion of possible move of city hall – Councilman York listed advantages for both sites. He studied some of the ramifications of the move such as public works, sheriff, QRU, etc. He also looked at the same information for staying at city hall. He gave his opinion about the offices within the current city hall and what he thought would be a good layout. Unknowns are the costs of the various options for the city regarding any direction that the city would take.

Councilman Cline agreed with Councilman York and stated that if the city moved there would be a huge amount of costs incurred. He thought that a bond would be needed if the city took any action to move at this time. He stated that it was a great offer but that the city would have to bond for the change. Councilman Cline stated that now is not the time to incur more costs and that at some future time it may be that the city could build a better city hall with an appropriate sized library in it.

Councilman Esplin stated that there should be about \$40,000 dollars left from investment money that was used to build the dog pound. Discussion continued about what costs may or may not amount to when building a shop for public works. Councilman Esplin stated that the city would be giving up an updated building in favor of keeping an older building which would need remodeled in order to make it fit the current needs of the city. He also stated that there are monies left over after that required to build S Plymouth Ave, which should be plenty to do some minor work and still leave sufficient for several months operating money for the city. He stated that by selling the current city hall, funds could be obtained to add to already existing funds which could be used for city improvement. Esplin also commented that he believed there would not be a better time to rebuild if required. He does not believe that there will be more funds available at a later date as budgets are always tight. He stated that the city could hire an architect to make a solid plan for the city to consider.

Councilman Cline stated that he thinks that the old Internet Truck Stop building is too large for

the city to use without tearing it down somewhat to better meet city needs.

Councilman York stated that he is opposed to constructing any building on property which is not owned by the city. He stated that the public works department should be closer to town than further from town, such as the dog pound area, north of town. Discussion continued regarding costs, location and the need for new structures for the city.

Also mentioned was the fact that Mr. Moscrip did not want city government to grow. That is one important reason if the city were to rid itself of the current city hall.

Several members of the public were given the opportunity to speak although the meeting was not a public hearing. Dennis Hooper spoke about the trade and whether it was a good for the city. Dallas Hawker spoke to the trade and did not see that it was a good thing for the city. Howard Fisher stated that this building was adequate for city needs. He was not in favor of any improvement to city hall instead of roads in the city being repaired. Shem Steppe stated that he thought that perhaps the city could rent the existing city hall building on a short term basis to help generate funds if the city were to move to a new location. He thought that it was a too good an opportunity to pass up. Janet Warnke stated that she would like to see city hall move to the new building. She also stated that she would like to see city hall stay here. She has many fond memories of both locations. Mr. Hawker asked if the fire department would be paid for improvements they have made to this building?

Councilwoman Mayer stated that parking is available at the new site and is to be maintained by Mr. Moscrip.

Councilman Cline stated that he is not in favor of the acquisition of the new building. Councilman York stated that he would like to see a feasibility study of the property and see what real costs would be incurred if the city were to accept the offer by Mr. Moscrip. He would like to see real cost estimates to maintain the existing city hall and what it would cost to remove it. He did not think that it would take too long for the city to come up with cost information.

Councilman Cline thought it appropriate to explore what it would take to utilize the new site including tearing down a major portion of the building to better suit the city needs. Councilman Esplin disagreed that any of the building needed to be removed at the present time. He stated that he didn't think that any changes needed to be made to accommodate the city if the city were to move into the building.

The council further discussed the need to make a plan for the city. The mayor stated that the council should step back and visit this on another day. Councilman Esplin disagreed.

Councilman York stated that the council needs a plan. Councilman Cline agreed. Councilman Esplin stated that the council should put a business item on the next agenda for the council to determine who should be hired to do the study for the city and what should be items for discussion regarding remodel costs, etc. The council did not come to a decision regarding this discussion.

Shem Steppe, a member of the audience asked for a timeline for a decision by the council. The council agreed that they still need to determine what costs are and that the city should respond to Mr. Moscrip.

Councilman Esplin suggested an agenda item for the next council meeting on the 7th of March 2011. That the council have the opportunity to vote to allocate funds to Holladay Engineering to

prepare for the city a feasibility study on the three properties, the old Internet Truck Stop building, the remodel of the current city hall building and a new public works building.

Adjournment

Councilman Esplin moved to adjourn the council workshop. The motion was seconded by Councilwoman Mayer. The voting was unanimous in favor of the motion.

The meeting adjourned at approximately 7:30 pm.

Joe Cook, Mayor

Leon K. Jensen, City Clerk/Treasurer