

WILLIAMSBURG
CITY COUNCIL
MINUTES

JULY 23, 2013

PRESENT: Mayor Eric Christensen
Council Members: Earl Beattie, Kurt Russell, Stacy Pascoe, Jeff Kelley
Police Chief: Rod Mohler
Public Wks Dir: Chuck Lloyd
Recreation Dir.: Dawn Lloyd
City Clerk/Treasurer: Sandy Gaydusek
City Attorney: BJ Driscoll

PLEDGE OF ALLEGIANCE: Will Durbin

PRAYER: Mayor Christensen

Jeff moved, Stacy seconded to approve the following consent agenda:

Minutes of July 09, 2013 Council Meeting
Approval of June Expenditures
Approval of June Overall Budget & Treasurer's Rpt.
Approval of the following Building Permits:
none

Roll Call Vote: Earl – aye, Kurt – aye, Stacy – aye, and Jeff – aye. Approved unanimously.

Sandy discussed the budget for the 2013 – 2014 Fiscal Year. She said the employees met with our insurance agent to discuss a HSA Health Plan. Sandy said there were several employees this type of plan would hurt financially due to the prescriptions they take. She said Ryan with Anderson Insurance said Blue Shield would allow dual plans, however we could not waiver maternity coverage with the Innova Plan as we have been. She said the premiums for those employees who wish to remain on Innova instead of an HSA would go up \$50 per month. Sandy said the city would need to find a way to fund the additional premiums. She said this year the Innova Plan increased by 2% which amounts to about \$3800 annually. The Mayor and Council determined the city would stay with the Innova Plan this year, and possibly look at a HSA Plan in the future. Sandy said she has projected the wages with the merit increases only, with the merit and a 1% COL, and with the merit and a 1.7% COL. She said the merit raises would increase payroll by \$40790, 1% COL and merit by \$51316 and 1.7% COL and merit by \$58682. Sandy said there are 14 out of 18 employees that are due for merit raises. Stacy said three out of the four who are not eligible for merit raises are higher paid employees, and the fourth is due at the beginning of the next budget year. Stacy felt a COL raise should not be considered this year. Earl felt for budgeting purposes merit raises and a 1% COL raise should be figured. The Council agreed to have Sandy use the merit pay scale plus a 1% COL raise; however this could be changed at the time of the budget hearing. Sandy said the budgeted amount could be decreased, but not increased. The Council determined there will be no increase requested in property taxes, or city utility fees. Sandy asked for the Council to schedule a work meeting to discuss the budget further once she has had time to put the payroll and insurance figures together. The Council scheduled a work meeting for August 6th, 2013 at 6:00 p.m. Stacy discussed the investments with U.S. Bank and Edward Jones. There have been some developments that have caused the bond values to decrease. However, once our bonds reach maturity the city will receive the full principal of the bond. Sandy said she will need to decrease the investment

interest in the budget until the bond values increase again. Since the city has to report the fund balances by the monthly asset amounts the bond values have to be included pursuant to the Government Accounting Standards.

Sandy said Doug has received plans from Jed Young to remodel the older section of Hidden Treasures that was damaged in the fire. Originally Mr. Young talked about replacing some trusses in the ceiling, but Mr. Young indicated that Butler Engineering reviewed the ceiling and said the trusses were okay. Doug Keele, Building Inspector for the city was present and said he will be reviewing the plans, and cannot withhold the permit just because there is a current violation that is ongoing on the same property. Stacy asked if the last addition that was built will need a sprinkler system. Doug said there are three conditions which mandate a sprinkler system. 1. The area must be over 12,000 square feet. 2. The shelving is stacked a certain height. 3. An upholstered furniture display area is over 5000 square feet. Doug said he has talked to other inspectors and the display area is calculated as one grouping. He said if this mandates a sprinkler system the owner could avoid these regulations by restricting 700 feet to public access. Doug said the additions should be kept compartmentalized with a two hour separation wall that will handle life safety matters. Jeff said he talked to the Young's attorney and to Jed Young. Mr. Young indicated he would be striping his parking lot. This is the only item that is left before Mr. Young can receive his certificate of occupancy. Jeff said some of the front of the older building has been removed to begin the remodeling project. Stacy said he has received complaints from other business and residents asking why the city hasn't did anything regarding this issue. He feels the city should either allow all businesses to be unorderedly or get this matter under control. Doug said when a use or occupancy changes, the building must become compliant for that use. The council discussed amending the ordinance to allow the city to withhold a building permit if there is a current violation ongoing on the same property by the same property owner. Jeff moved, Stacy seconded to direct BJ to draft an ordinance to allow the city to deny a building permit to a property owner based upon deficiencies that are occurring within the city by the same property owner. Approved unanimously.

Jeff asked everyone to review the ordinance regarding private driveways and easements to discuss at the next council meeting.

Stacy said he talked to Kurt Wells regarding the easement needed to loop the water line to serve the Golden Valley facility. He said Mr. Wells is not interested, and Ed Spraberry is uncertain until he reads an agreement regarding the easement. Stacy said he spoke with Shane Olson on a possible alternate route, but Mr. Olson wouldn't commit. He said there are other routes such as going across his property vs. the Olson property and the Spraberry property. He said the city is only saving \$6000 to go across the Spraberry property. Jeff said he felt going across the Spraberry property is the way to go. He said he would like to see water available for future growth along the Highway and Country Club Road. Jeff and Stacy said they will continue to work on obtaining the needed easements. Sandy asked about the ERU's that Golden Valley will need to start up. She said according to the flow data supplied by Golden Valley's engineers they will need 39 ERU's, and then once economics demand growth it is projected that they will need

up to 68 ERU's within a few years. She said this growth is for the proposed building only; any new construction after the first building will require more ERU's. Sandy said the city currently has 67 ERU's set aside for city use.

BJ said he researched some liability issues regarding a K-9 unit in the city. He said he will report to the Chief.

Sandy said she received an email from Daniel Parker of Union Pacific Railroad. Mr. Parker said the railroad is willing to give the city a permanent easement which is similar to a sale of property, but they are unwilling to sell the property in case they need it in the future.

Dawn said the pool cover came in. Jeff said he felt the city is not collecting all of the additional fees from those residents living outside of city limits. He said many residents believe they live in the city limits if their address is a Shelley address. He suggested exploring the possibility of raising the pool fees and then give a discount card to city residents to be used.

Dawn recommended raising the recreation program fees by \$5 per registrant in the new budget year. The Council agreed that the only fees that will be raised are the recreation fees.

Chuck said the street improvement projects for this year have been completed, and the railroad spur near Basic American Foods has been removed. Chuck said the city may not be able to do as much seal coating as last year because the County will not be giving us the chips. Chuck said the city will need to buy the chips this year. He said he needs to chip seal Anderson Road and the two streets that were overlaid last year. He said he may also do East Maple and Oak Street if there is enough funding available.

Chuck said we are waiting for the pump installation at Well #5. He said the blocks are set up for the building.

Rod said he is implementing a new program. He said he has authorized any officer that is deemed necessary for medical reasons, to use an exterior vest. He said these vests are worn on the outside of the uniform, and to the public they may look like SWAT. Rod said this is being done strictly because of health reasons. Sandy said there has already been one claim for a back and shoulder injury that is vest related.

Jeff said the street improvements look great. He reported that a patron at the pool stepped on a piece of broken asphalt and broke her foot. He said to replace the sidewalk it will cost about \$4400 to replace it from the sign to the pool. Jeff said eventually the asphalt runner will need to be replaced also and will cost approximately \$5200.

Stacy said he appreciates the work Sandy has done on the budget. He said he has been watching his grandchildren at the pool, and is concerned about the city's liability with children running on the concrete. Sandy said the city has to be negligent in some manner to be held liable.

Earl asked if O'Reiley Auto Parts is still looking at locating in the city. Stacy said Mathews have sold a portion of their property to O'Reileys, and now they are waiting for Monte Fowler to clean up his property and sign off.

Adjourned: 9:20 p.m.

ATTEST: Stacy English APPROVE: Eric R. Kuten