

**CITY COUNCIL REGULAR MEETING
IONA COMMUNITY CENTER
SEPTEMBER 19, 2017 – 7:00 P.M.**

PRESENT: Mayor Brad Andersen, Council President Dan Gubler, Council Member Rob Geray, Council Member Kathy McNamara, Council Member Dan Garren, Attorney Dale Storer, Attorney Andrew Rawlings Public Works Director Zech Prouse, City Clerk Shara Roberts, Chief of Police Karl Bowcutt, and Treasurer Amy Sullivan.

ABSENT: None.

VISITORS: Emily Downey, Susan Gardner, and Sally Price.

Mayor Andersen welcomed everyone and led with the Pledge of Allegiance. A roll call was taken to open the meeting.

CONSENT AGENDA: Mayor Andersen entertained a motion. Council President Gubler moved to add Discussion of Amending Iona City Code Title 4, Chapter 1 titled Business Licenses and the Iona Historical Museum Budget to the agenda due to time constraints in the special work meeting. Council Member Geray seconded the motion. All in favor, motion carried.

Attorney Storer introduced Attorney Andrew Rawlings to the Council and the public. He explained he discussed with Mayor Andersen having Attorney Rawlings start working on the City of Iona account.

Mayor Andersen recognized Council President Gubler for his efforts towards working with Alpine Heating and Air to get the air conditioning/heating units installed in the City Council Chambers and the City Office.

City Council Minutes of August 15, 2017 were reviewed. Council reviewed the finance reports for the period ending August 31, 2017 (92% of the fiscal year elapsed). The City had \$995,348.79 in the bank and routine bills had been paid, "Exhibit A".

Mayor Andersen entertained a motion. Council Member Geray moved to approve the consent agenda as presented. Council President Gubler seconded the motion. All in favor, motion carried.

ITEMS OF BUSINESS:

Approval of Resolution No. 2017-02 Pertaining to Water Connection Fee Increase – Public Hearing: Mayor Andersen explained the Council has been working over the last several months with the City Attorney and Engineer to calculate an appropriate water connection fee to be charged whenever a new connection is made into the City's water system. Historically, the City has charged \$3,000 per connection.

He further explained historically, water rights have not been considered as part of the calculation under the equity buy in method. However, when including the value of the City's water rights they are able to justify the increase to \$4,895. Mayor Andersen recognized Council Member

Geray for his efforts in thinking outside of the box and advocating towards something which has never been done before.

Mayor Andersen then explained the public hearing process and opened the public portion of the hearing; those in favor, none; neutral, one; opposed none.

Emily Downey located at 3162 Ashwood Ln. expressed she was in favor of the increase if it makes sense to her and inquired what all was included in the equity buy in calculation to come up with the increased number.

Attorney Storer explained when someone connects to the City's water system they receive the benefit of a fully established system. A water connection fee is designed to ensure developers pay for their fair share. He further explained as long as you calculate the fee representative of the value of the system it will be viewed as an appropriate fee. In that calculation you would include water line, pumps, tanks, cost of water rights, etc. which would give you the total value of the system and then you divide it by the number of users connected to that system.

Mayor Andersen closed the public portion of the hearing.

Mayor Andersen entertained a motion. Council President Gubler moved to approve Resolution No. 2017-02 pertaining to the increase of the water connection fee to \$4,895.00 per hook up. Council Member Geray seconded the motion, "Exhibit B". Approval of the resolution was taken by a roll call vote:

Council Member Geray: Yes
Council Member Garren: Yes

Council Member Gubler: Yes
Council Member McNamara: Yes

Approval of Resolution No. 2017-03 Electrical and Plumbing Inspectors: Mayor Andersen entertained a motion. Council Member Geray moved to approve Resolution No. 2017-03 pertaining to the appointment of the electrical and plumbing inspectors. Council Member McNamara seconded the motion, "Exhibit C": Approval of the resolution was taken by a roll call vote:

Council Member Geray: Yes
Council Member Garren: Yes

Council Member Gubler: Yes
Council Member McNamara: Yes

Final Plat Approval for Jerry Hansen Subdivision on Hansen Avenue: Director Prouse reported the accurate final plat was never submitted for approval back in 2014 when this was presented to Planning and Zoning and the City Council. He has reviewed the plat and is comfortable with the information.

Mayor Andersen entertained a motion. Council President Gubler moved to accept the final plat for Jerry Hansen's Subdivision on Hansen Avenue. Council Member McNamara seconded the motion. Approval of the final plat was taken by a roll call vote:

Council Member Geray: Yes
Council Member Garren: Yes

Council Member Gubler: Yes
Council Member McNamara: Yes

General Water System Discussion: Mayor Andersen explained the City will be holding a bond election on Tuesday, November 7th for the purpose of making improvements to the water system. As a result, they have scheduled a public information meeting for Thursday, October 12th at 7:00 pm. The Council will also be taking a flyer door to door to the residents to discuss with them in person the improvements they are hoping to accomplish.

Director Prouse reported he has updates on some action items he was assigned from previous meetings. In regards to the railroad permitting process he has all the documentation and is in the process of submitting the permit for approval.

Additionally, he has spoken with Rocky Mountain Power about bringing the service up to the tank site. He expressed there is a possibility it would need to go under the asphalt on 49th in order to make this happen. However, Engineer Paul Scoresby already figured that cost into the project.

Mayor Andersen requested Council President Gubler to get something in writing from Progressive Irrigation if the bond passes.

Mayor Andersen inquired about the status of the evaluation of the water rights. Attorney Storer explained as the Council should recall he recommended a formal evaluation of the water rights as part of the increased water connection fee. The first quote he received came in a little high. He has received a second quote for about \$3,000 - \$4,000, and is still waiting on a response from another entity. He is hoping to have this back on the agenda for consideration at the next scheduled city council meeting.

General Annexation Discussion: Mayor Andersen expressed the City is being enclosed and affected by all the surrounding development. He discussed the possibility of considering Category B Annexation for a couple of properties adjacent to city limits.

Council President Gubler expressed he didn't disagree, and suggested the Mayor approach the property owners to see if they are willing to annex into the City.

Council Member Geray expressed he isn't opposed to Category B Annexation. However, it became a difficult situation when the Council considered it before and they backed off. Before the City Council pursues this any further he wants to know what has changed and if the Council as a whole is on board.

Council Member Garren agreed having the conversation with the property owners would be a good start.

Update on Stanger Building: Director Prouse confirmed the Stanger Building is on the national register for historical buildings. The City would be in violation if they did any other type of material than cedar shakes which would cost \$24,500 for materials and labor. If the roof requires new sheeting underneath it could be an additional \$4,000 in cost.

Mayor Andersen entertained a motion. Council President Gubler moved to approve the bid for up to \$28,500 for the Stanger Building. Council Member Geray seconded the motion. Approval was taken by a roll call vote:

Council Member Geray: Yes
Council Member Garren: Yes

Council Member Gubler: Yes
Council Member McNamara: Yes

Approval of Laserfiche Records Management Software: Clerk Roberts reported on a couple of questions the Council had from last month's meeting. She had a meeting with the sales representative, and he explained the agreement does have a limited liability clause which covers anything the City has spent in the last 12 months in the event the data was compromised.

The cloud option has a built-in disaster recovery because the system is automatically backed up 6 times a day with Amazon Web Services. If the City decided to go with the on-premise option it would be their responsibility to complete system backups to their server which can be difficult for smaller cities who do not have an IT Department.

The total project cost for the first year for the cloud option would be \$6,214.40 with an annual recurring subscription of \$3,044.40. The total project cost for the on-premise option would be \$37,241.75 with a potential annual recurring subscription of \$5,596.75.

Mayor Andersen entertained a motion. Council Member Geray moved to approve the purchase of the Cloud Laserfiche Records Management Software. Council Member Garren seconded the motion. Approval was taken by a roll call vote:

Council Member Geray: Yes
Council Member Garren: Yes

Council Member Gubler: Yes
Council Member McNamara: Yes

Discussion of Amending Iona City Code Title 4, Chapter 1 titled Business Licenses: Chief Bowcutt reported he was reviewing Title 4, Chapter 1 of the Iona City Code because of some of the issues which have occurred the last few months. He found it does not include verbiage which would allow the suspension of a business license for city code violations. He has reviewed the City of Ammon's which does include a suspension provision and would like to propose it for consideration. After further discussion with Attorney Storer, the Council directed Chief Bowcutt to work with him on suggested amendments.

Iona Historical Museum: Council Member McNamara reported she has been in contact with Marilyn Diehl who is the Chairman of the Iona Historical Museum. Mrs. Diehl was under the impression the Council planned on continuing to pay for utility bills out of their allotted budget amount each year. However, Clerk Roberts explained to her that was not the case so she discussed it further with Council Member McNamara.

The Council outlined once again as the minutes captured from July 18, 2017 the Council agreed they would continue to not charge the Museum for water service, and it would remain at \$1,000. If there were additional requests past the budgeted amount there are discretionary funds the Council can consider on a case by case basis. Additionally, all other utility payments are the responsibility of the Museum.

2017 Constitution Week Proclamation – September 17 through September 23: Mayor Andersen reported the Daughters of the American Revolution (DAR) approached him again this year to sign the proclamation, “Exhibit D”.

Staff Reports: Chief Bowcutt reported there could be some changes this coming year on how the City pays for the animal shelter through Bonneville County. Mayor Andersen inquired if they have presented a contract for the next fiscal year. Chief Bowcutt reported he has discussed this with them and they are running behind this year. However, they should have it available soon for review and approval.

Clerk Roberts reported on the status of the general city elections for 2017. She reported there are two candidates for the Mayor’s seat which are Brad Andersen and Daniel Gubler. Additionally, she reported there are four candidates running for two city council seats which are Emily Downey, Dan Garren, Kathy McNamara, and Michael Thompson. A resident called inquiring if a meet the candidates night would be held. After further discussion, the Council scheduled the meet the candidates night for Tuesday, October 17th at 6:00 p.m.

Meeting adjourned at 8:13 p.m.

COUNCIL APPROVED: October 17th, 2017

Brad Andersen, Mayor

ATTEST: _____
Shara Roberts, City Clerk