

City of Green River

460 East Main Street, Green River, Utah

City Council Minutes
Special Meeting
Tuesday, May 27, 2014

ATTENDING: Mayor Pat Brady, Council Members Kathy Ryan, Michael Silliman, Penney Riches and Gary Riches; Employees Conae Black, Karen Smith

ABSENT: Philip Engleman

CONDUCTING: Mayor Pat Brady, the meeting began at 6:35 p.m.

ORDER OF BUSINESS:

1. Executive Session Strategy sessions to discuss the purchase, exchange, or lease of real property. **MOTION:** Gary Riches moved to go into an executive session. Kathy Ryan seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches and Gary Riches voted aye. The motion carried.

2. Discuss/approve/deny Resolution No. 05-2014, creating a Local Building Authority. The Mayor and City Council had an opportunity to review the documents for establishing a local building authority previously. The city has sought the help of Attorney Eric Johnson who drafted the documents. Conae Black stated that the term for this used to be Municipal Building Authority and the city created one when the Medical Center was built. Apparently there is an expiration date on this creation and we have passed the date to renew so we no longer have one. The purpose for this creation would be for the funding of our new Public Safety Building. **MOTION:** Kathy Ryan moved to approve Resolution No. 05-2014. Gary Riches seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches and Gary Riches voted aye. The motion carried.

3. Discuss/approve/deny Articles of Incorporation of the Local Building Authority. Mayor Brady asked if there were any questions on the Articles of Incorporation. Conae Black explained that the City Council will be the governing body for the Local Building Authority however the meetings will be treated separately. The agendas and minutes will be kept separate. The meetings can be held on the same day but at different times. **MOTION:** Kathy Ryan moved to approve the Articles of Incorporation of the Local Building Authority. Michael Silliman seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches and Gary Riches voted aye. The motion carried.

4. Discuss/approve/deny Bylaws of the Local Building Authority. **MOTION:** Michael Silliman moved to approve the Bylaws of the Local Building Authority. Penney Riches seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches and Gary Riches voted aye. The motion carried.

5. Discuss/approve/deny the naming of streets. Kathy Ryan said she will just keep the streets as they are. There was not any action on this agenda item.

6. Budget Work Session. Conae Black presented to the City Council her suggested 2014 budget amendments. Penney Riches asked Conae Black to explain why the budget needed to be revised. Conae Black said the 2014 fiscal year is nearly complete and some of the actual revenue and expense line item did not come in as predicted in the budget. The budget needs to reflect what the actuals are. A budget can be amended at any time or even several times throughout the year. Penney Riches asked if the budget amendment report showed what was in the savings account. Conae Black said the Recorder's Report shows that but not the budget

report. Conae Black stated the General Fund actuals at this time is in the negative and she has not ever seen that before. Penney Riches asked why it was in the negative. Conae Black said the Council has utilized the general fund more this year. Some of the expenses that have contributed to this is paying off the loan to the Medical Center, hiring a new employee and purchasing a new truck. Kathy Ryan asked if the Medical Center pays the city for the use of the building. Conae Black said there is a lease agreement in place but the City Council has never charged them for the use of the building because they have felt the services they provide are valuable. There was some discussion on whether to charge a lease or not and if the city should charge for spraying the weeds. Kathy Ryan stated the city also gives the Medical Center money every year. Mayor Brady said that money goes into the reserve account. They are required to have three months of operational money in a reserve account. Mayor Brady said they operate on a very tight budget.

Conae Black said for the 2015 fiscal year the general fund still has a shortfall of \$75,000. She stated that the revenues and expenditures need to balance. She said you can either try and increase the revenue or cut expenses. Mayor Brady suggested dropping the budget in Administration, Economic Development to \$15,000 and drop Administration, Promotional Advertising to \$5,000 and we may not be able to pay that \$12,000 to the Medical Center this year. Gary Riches advised that we do honor the \$12,000 request from the Medical Center. Penney Riches asked what the break down was for economic development. Conae Black said Mike McCandless contractual wages come out of economic development. Penney Riches said she wasn't aware that the city is still paying Mike McCandless. She felt the city should no longer pay Mike McCandless. Mayor Brady said the Council approved paying him last year and felt it would be a big mistake to not pay him. Penney Riches suggested reducing the amount the city pays Mike McCandless. Mayor Brady said the city has already reduced his contract amount. Penney Riches asked how much the city pays him. Mayor Brady said about \$8,000 a year. Penney Riches said the county already pays him. Conae Black said this year he has been negotiating with financial institutions trying to get one placed in Green River since Key Bank pulled out. Mayor Brady said it takes time to bring in big industry. Mike McCandless has been working for a long time to get natural gas into our community. He is an extremely valuable resource and what we are paying him now is nothing compared to what we will gain from his services. Penney Riches asked what the promotional advertising money was going for. Gary Riches said historically there has not been any money budgeted for advertising. Penney Riches said if the city is going to sponsor more events then there needs to be some money in that budget. Last year we should have given the car show some money for promotions. Mayor Brady agreed. Penney Riches also suggested that money could be used to buy the LED informational sign they have been talking about. There was more discussion on the sign such as size and location. Mayor Brady said some of the economic development money went to the Epicenter for the contract with them on the work performed on establishing trails and the city's share for the day trip brochures. Kathy Ryan suggested transferring over the money from the weed and mosquito fund into the general fund which is about \$7,000. Penney Riches said wages, retirement benefits and health insurance benefits could be reduced. Mayor Brady suggested reducing the budget for professional services. Conae Black said it was high this year because of the law suit with ABCO and the attorney services to establish the Redevelopment Agency. After the Council and Mayor reviewed the general fund budget it was decided to go with Conae Black's suggestion of reducing the general fund transfer to the museum fund \$50,000 and reducing the capital outlay in the parks department by \$10,000.

7. Adjourn. The meeting adjourned at 8:21 p.m.

Pat Brady, Mayor

Conae Black, City Recorder

Approved: _____