

**April 11, 2016  
St. James Municipal Center  
Regular City Council Meeting**

**AGENDA ITEM: Call to Order (6:00 pm)**

Mayor White called the Utility Board/Council meeting to order.

---

**AGENDA ITEM: PILOT Discussion**

The Utility Board and the City Council held their quarterly joint meeting to discuss the utilities. Mayor White asked the Utility Board to give their opinion on the PILOT. Board President, Charles Armistead stated that less than 5% of each utility bill is PILOT money to operate the city. The other 95% of the utility bill is costs to the utilities that is out of our control and must be done to continue the operation. Charles with the agreement of the rest of the Utility Board agreed that the rates should be left alone and continue going to the city as needed.

Joy Howard, Financial Advisor for the city was also in attendance and also suggested that the rates be left alone. Her concern was that messing with the rate now could compromise the city's A2 credit rating and hurt our savings refinancing the bonds.

Many of the council members asked questions about the PILOT to get a better understanding and help make their decision. Councilman Smith asked if it was the intent when the PILOT was originally passed to hold the rate at \$400,000. Councilman Edwards asked what the difference would be between doing a fixed rate each year or doing a fixed percentage? City Administrator Selby stated that we need to look at what the city is not paying towards utilities and what we should be to help save on increases in those areas.

With no further discussions, the Utility Board adjourned.

---

**AGENDA ITEM: Call to Order (7:00 pm)**

Mayor White called the regular Council meeting to order. Councilman Mitchell was absent.

---

**AGENDA ITEM: Pledge of Allegiance**

Mayor White led in the Pledge of Allegiance.

---

**AGENDA ITEM: Agenda Approval**

Councilman Sachs made a motion to approve the agenda. Councilwoman Weatherly seconded the motion. All council members voted "aye".

---

**AGENDA ITEM: March 14, 2016 Minutes**

Councilman Watkins made a motion to approve the minutes. Councilman Huster seconded the motion. All Councilmembers voted "aye".

---

**AGENDA ITEM: Bills**

Councilman Huster made a motion to approve the bills to be paid. Councilman Anselm seconded the motion. All Councilmembers voted “aye”.

---

## **AGENDA ITEM: Citizen Comments**

Kevin Cain requested to speak with the Council about the PILOT. Mr. Cain read a statement to the council, stating that the PILOT should be negotiated between the city and the citizens. This is more of a tax and should be put to the vote of the people.

---

## **AGENDA ITEM: Resolution No. 16-248**

### **Discussion: Resolution No. 16-247**

Joy Howard with WM Financial Strategies stated that the proposed resolution would allow for the city to get proposals and that the overall savings for the refinance of the utility bonds could be a higher savings then \$466,000 as originally thought.

### **Vote or To-Do: Resolution No. 16-247**

Clerk Wheeler read Resolution No. 16-247 out loud for the first and only required reading. Councilman Smith made a motion to approve the resolution. Councilman Anselm seconded the motion. All Councilmembers voted “aye”.

---

## **AGENDA ITEM: Budget 2016-2017, Resolution No. 16-249**

### **Discussion: Budget 2016-2017**

Harold discussed the proposed budget for the upcoming fiscal year. He mentioned that some departments had been put together to make the budget more understandable, employees would be receiving a 3% raise this year, the police staff would have a separate higher raise to get them closer to other departments.

Councilman Watkins and Edwards requested that the city take bids on attorneys and also on lawn mowing at the cemetery. The rest of the council agreed to do this and take a look at prices.

### **Vote or To-Do: Resolution No. 16-249**

Clerk Wheeler read Resolution No. 16-249 approving the 2016-2017 City Budget. Councilman Sachs made a motion to approve. Councilman Huster seconded the motion. All councilmembers voted “aye”.

---

## **AGENDA ITEM: Forestry Board Discussion**

### **Discussion: Forestry Board**

Councilman Huster discussed the proposed ordinance handed out to everyone to replace the forestry board with a tree ordinance. He also mentioned that he had placed \$30,000 in the budget this year for trees. He stated that in the long run this would save money on labor and sidewalks by taking care of the trees now. The proposed ordinance would allow the power for decision making on the trees to be with the city council instead of the forestry board.

Melissa Keeney a Forestry Board member stated that the forestry board was put in place to help with grants and tree replacements.

Mayor White stated he would like everyone to review the ordinance and we will have the first reading next month.

---

## **AGENDA ITEM: Ordinance No. 16-1080 PILOT**

### **Discussion: Ordinance No. 16-1080 PILOT**

Councilman Sachs made a motion to postpone the reading for 2 weeks. After discussion, Councilman Sachs made a motion to withdraw his previous motion.

Clerk Wheeler read Ordinance No. 16-1080 for the first reading. Councilman Edwards made a motion to approve the first reading for discussion. Councilman Watkins seconded the motion. All Councilmembers voted “aye”.

The council discussed the ordinance. Councilman Smith stated that he believed we did need to discuss the PILOT but now was not the time. The PILOT should be discussed more at the time when we are looking at rates on an annual basis. Councilman Huster stated he thought we should look more at what the citizens think. Councilman Watkins stated we needed to make the PILOT right by the payers.

Clerk Wheeler read Ordinance No. 16-1080 for the second and final reading. Councilman Edwards made the motion to approve. Councilman Watkins seconded the motion. Upon roll call the voting was as follows: Councilmembers Edwards, Sachs and Watkins “aye”; Councilmembers Smith, Weatherly and Anselm “naye”, Councilman Mitchell was absent. The motion failed due to not having a majority vote.

The Council agreed to take another look at the PILOT in March 2017 when we look at Utility rate increases again.

---

## **AGENDA ITEM: Department Reports**

### **Discussion: Department Reports**

**Police** – Alan Sachs – Police Raises

**Parks** – Clay Coffman – removed St. James Park playground equipment that did not come up to code. Water leak on back side of park that they have been working on.

**Street** – John Huster – the department will begin taking sidewalk and asphalt bids.

**IDA** – Alan Sachs – Cohen expansion, RREC.

**Chamber** – Carol Weatherly – Sip N Savor volunteers needed.

**Sanitation** – David Watkins – Nothing new to report

**City Administrator** – Harold Selby – new Veteran’s Clinic is underway on Tiger & Matlock. Phelps County Commission meeting to be held tomorrow night in Council Chambers. New Perkins Lumber building will begin being built soon. Reminder that we will hold a special meeting on April 25<sup>th</sup> at 5:00 pm.

**Mayor** – Jim White – nothing new to report

---

## **AGENDA ITEM: Adjourn**

With no further business to discuss Councilman Watkins made a motion to adjourn. Councilman Anselm seconded the motion. All councilmembers voted “aye”.

---

Jim W. White, Mayor

ATTEST:

\_\_\_\_\_  
Sarah Wheeler, City Clerk

\_\_\_\_\_  
Date