

Minutes of the Garland City Council meeting held February 1, 2017 at 8:00 pm at the Garland City Building with the following council members present:

Todd Miller	Mayor
Chuck Bingham	Council Member
Linda Bourne	Council Member
Angie Johnsen	Council Member
Josh Marble	Council Member
Tom Perry	Council Member

Mayor Miller called the meeting to order and the invocation was given by Council Member Bourne. The Pledge of Allegiance was led by Council Member Bingham.

A motion to approve the agenda was made by Council Member Bourne. A second was made by Council Member Bingham with all council members present voting in favor of the motion.

A motion to approve the minutes from January 18, 2017, was made by Council Member Johnsen. A second was made by Council Member Marble with all council members present voting in favor of the motion.

Mayor Miller asked if there were any requests for future agenda items. There were none.

Mayor Miller stated the next item is to call to order a public hearing on the Enterprise Zone designation and called the public hearing to order. He invited the public to come up and make comments. There were no public comments so Mayor Miller stated the public hearing was adjourned and called the regular meeting back to order.

Mayor Miller introduced Resolution, R-17-01, establishing an Enterprise Zone Designation.

A motion was made by Council Member Marble to adopt Resolution, R-17-01, an Enterprise Zone for the corporate limits of Garland City. A second was made by Council Member Perry with the roll call vote results as follows:

Council Member Bingham	Yea
Council Member Bourne	Yea
Council Member Johnsen	Yea
Council Member Marble	Yea
Council Member Perry	Yea

Mayor Miller stated the motion passes.

Mayor Miller stated the next item on the agenda was a public hearing for the land exchange and stated that he was going to have Steve Brooks, our city attorney, speak for a few minutes and explain things.

Steve stated that he wanted to make sure we did everything correctly and as our code reads. He stated that we need to make sure that there is not a conflict of interest and that everyone is aware that the mayor owns part of the property. He stated that we ran the public notice for the public hearing in the paper and had it posted in two places. He stated this was going to be a two-step process because first have to declare the property the city owns as surplus and then if you choose to dispose of it through the trade process then we will deal with that as well. He asked the council to be clear with reasons why they are doing this and what we want to get to is what is in the best interest of the city.

Mayor Miller called the public hearing to order and stated that if anyone wanted to comment they needed to come up to the mic and state who they are and we would give them two minutes to talk.

Jim Hall asked if the city was going to trade this property then how much money did they spend fixing it up in December. Mayor Miller replied zero and that none of that work was billed to the city. Jim also asked about renters and would we miss out on some income and if the other property had a house on it with renters. Mayor Miller replied both homes are rented and the difference in the rent has been set aside with Liz, the city treasurer. Mayor Miller stated that he picked the renters to go in the home because we didn't expect this to take so long and he didn't want to kick someone out that had just moved in. Mayor Miller added that for public knowledge the plan is to tear the house down at the East Factory Street property and make another entrance to the park. He stated one of the biggest problems currently at our park is traffic. Jim asked what the plans are for the eleven acres. Mayor Miller replied that we don't have detailed plans yet but generally plan to make it into a park. Mayor Miller stated that we have looked at applying for a lot of grant money but to do so you already have to own the land to even apply for the grants and there is a lot of money out there for this kind of thing. Jim asked if it was going to put a financial strain on the city to do that. Mayor Miller replied we have a lot of resources with our own workforce that we can utilize for some of the work. Jim also commented that the bottom end of the sewer plant property needs some serious attention. Mayor Miller replied right but that is not part of the exchange. Mayor Miller stated that just because the city would own the property over there doesn't mean that we are going to go out and spend tons of money on it. We still have to live within our budgets and it is going to be tough but there are a lot of people and organizations that want to give money to that kind of stuff. Council Member Perry asked about it being farmed. Mayor Miller stated that it has been rented out at fair market and that will continue once the city owns it.

Jim commented on the appraisal price being high and that he works with land all the time and they haven't seen anything over \$10,000. Matt commented that they used \$11,500 in the appraisal. Mayor Miller commented that there are a lot of things that play into that and if it's the right place for the city the price becomes variable. He also stated the city doesn't have any money for this type of project and he bought it two years ago with the intent that the city would have the money or the means at one time or another. He stated that it was on the market and it dropped considerably so he took them up on their offer and paid their asking price with this intent and if this exchange didn't happen then he would do his own whatever with it. Now the city has surplus property that nobody wants and isn't good for anything that was on the market for six months and that the price dropped twice before the city made an offer at what he was asking. We put it on a retainer and said you can keep it on the market for six months and if anyone offers you more than the city we would have the chance to beat or match it while we looked into funding and did our due diligence to see if it was even feasible to build a sewer plant. Nobody made another offer on that property in a year and three months that it was on the market. He stated he is willing to take part of the property that nobody wants with that house on it in exchange for property with three times as much acreage and a house which would be an access and lose \$46,000 and he is not asking for that to come back in any which way. Mayor Miller stated that he has nothing to hide.

Mayor Miller asked if there were any further questions or concerns and stated that he wanted to make sure everybody had a chance to ask whatever they want. There were no further questions or comments so Mayor Miller stated the meeting was closed and called the regular meeting back to order.

Mayor Miller stated that he wanted to be clear on this and asked the attorney that we need to declare the property surplus first and then vote on the exchange. Steve replied that was correct. Mayor Miller asked for a motion to vote on the surplus property.

Council Member Marble made a motion that we surplus the property on 1400 South with a second being made by Council Member Johnsen. Mayor Miller asked if there was any further discussion and there was none. All council members present voted in favor of the motion.

Mayor Miller stated the next item is to vote on the land exchange of the property on 1400 South and the property on East Factory.

Council Member Marble made a motion that we exchange the property that's surplus on 1400 South for the property on East Factory. That for him personally he finds that the exchange in property will benefit the city as we talked about before with the property here on East Factory. He is a sports person so he is very excited for the opportunity that we can grow the sports program in this area and build the parks up. As been mentioned before with Matt, as it brings more people into the city there's a chance that we can provide more to the city with more opportunities for people to want to build homes in this area and for business to come. He sees a benefit for safety as well with the new access road coming in and is surprised we haven't had a problem in the past with Garland Park the way it is because of the traffic on Saturdays when you've got football, baseball, and soccer going on all at the same time. He feels like it would help with safety issues and then with the amount of money Garland City would gain by doing this as the mayor has mentioned, he is willing to forfeit about \$46,000 and feels like that is a gift to the city and would be hard not to take.

Council Member Johnsen commented that she agrees and that we have to do what's best for the city and that's why they were voted in and she thinks this is going to be the best option for the city now and in the future.

Council Member Bourne commented that she agrees with what is being said but we just had an auditor in here that has explained to us that we've spent more money since 2011 than what we have brought in and is not sure that at this time we need more land but thinks at this time we need a little more money.

Council Member Perry stated that he thinks it a plus even to just have the property sitting there being farmed until we build something that will bring money in and now we can apply for grants now that we have the property.

Someone from the audience asked if the water was going to stay with the property and Mayor Miller replied no that he was keeping it. Someone else asked what the appraisals were. Mayor Miller stated the appraisal for the East Factory property came in at \$256,000 and the 1400 South property came in at \$210,000 so that is a \$46,000 loss for him to do this.

Council Member Marble made a motion that we make an exchange for the surplus property on 1400 South for the property located on East Factory. A second was made by Council Member Johnsen with Council Member Bingham, Council Member Johnsen, Council Member Marble and Council Member Perry voting in favor of the motion and Council Member Bourne voting against the motion.

Mayor Miller stated the motion passes.

Mayor Miller stated the next item on the agenda was to vote to approve a budget of \$25,000 for a first responder vehicle for the fire department.

A motion was made by Council Member Marble to set a budget of \$25,000 for the fire department to purchase a first responder vehicle. A second was made by Council Member Bingham with all council members present voting in favor of the motion.

Mayor Miller stated the next item was to vote on the by-laws for the fire department that we previously discussed.

A motion was made by Council Member Johnsen to approve the fire department by-laws. A second was made by Council Member Bourne with all council members present voting in favor of the motion.

Mayor Miller stated the next item on the agenda was to approve the school resource officer contract with Box Elder School District.

A motion was made by Council Member Bourne to approve the SRO contract with Box Elder School District. A second was made by Council Member Johnsen with all council members present voting in favor of the motion.

Mayor Miller stated the next item on the agenda was the financial review and asked if there were any questions. There were none.

The next item on the agenda was the reports of officers, boards, and committees.

Fire Chief Rob Johnson reported that they received the results of the written part of the Officer I class that five members of the department took today and all five passed. He explained there is also a practical test that they have not received the results on yet. He also reported that four members of the department went to Alabama last week and took another hazmat class funded by FEMA and they all passed that class. He commented they have a lot of training coming up in the next couple of months. Chief Johnson also brought up the issue with the fire hydrants being buried and a discussion ensued.

Mayor Miller stated that there isn't much to report on sewer. We know that they are taking a winter break.

Council Member Perry asked about hiring the new emergency management person. Mayor Miller stated that there is money out there to pay that person and basically that person is going to have to go out there and find their own salary and money for the budget.

Police Chief Chad Soffe stated that he printed out the case log report for the council showing they had 159 cases in January.

Council Member Perry brought up concerns about the traffic at the schools and surrounding area. A small discussion ensued.

Council Member Marble had nothing to report.

Council Member Johnsen stated that she will be holding Wheat & Beet and beautification meetings in March. She also stated that this would be her last year doing Wheat & Beet Days and would like to find someone to take their place and go through it with them this year.

Council Member Bourne had nothing to report.

Librarian Melanie Capener reported that at the last library board meeting Lisa Smith was put in as the new secretary in place of Jenny Cottrell who served as the secretary for two years. She also reported that the library board will only be meeting every other month instead of every month from now on. She also went over some of the upcoming activities and stats.

The Youth Council Mayor reported that they are still working on blankets for the hospital and are looking for service projects.

Council Member Bingham reported that basketball will be wrapping up and it has been a great season. He also reported that freestyle wrestling will be starting up in a couple weeks.

Mayor Miller stated the next item on the agenda is the approval of the coding for accounts payable and payroll and utility account adjustments and asked if there were any questions.

Council Member Marble made a motion to approve the coding for payroll and accounts payable and utility account adjustments. A second was made by Council Member Johnsen with all council members present voting in favor of the motion.

Council Member Bourne made a motion to adjourn at 8:50 pm. A second was made by Council Member Johnsen with all council members present voting in favor of the motion.

A handwritten signature in black ink, appearing to read "Sharlet Anderson", written over a horizontal line.

Sharlet Anderson, Recorder