

City Council Work Session

5:30 PM
Council Chambers
June 1, 2015

ATTENDANCE:

Mayor/Council (please check) Hanel, Cromley, Yakawich, Cimmino, Pitman, McFadden, Bird, Swanson, McCall, Crouch, Brown.

ADJOURN TIME: 6:52 p.m.

Agenda

TOPIC #1	Annexation Policy
PRESENTER	Wyeth Friday, Planning Division Manager
NOTES/OUTCOME	

- Memo in Friday packet: Planning Division annual review of annexations. Gave an overview of the annexation map; overview of process, including CIP review. Two map amendment requests this year: Trailhead Commerce Park and Viking Land. Issues to consider for these properties: not currently in the orange zones on the map, staff uncertainty about cost of services and ability to provide services, potential for Lockwood to service certain areas. Would like to conduct a cost of service analysis: could potentially look to an outside company to assist with this.
- Pitman: City water and sewer currently close to these areas? Lockwood currently provides services, but City doesn't have direct services in that area.
- McFadden: when new property is annexed, new homeowners pay taxes, so are they imposing on the City? No, but the City would like to know how much it would cost to provide these services.
- Brown: is there software to do this or do we have to continue using consultants? Software certainly plays a role, and Planning will explore further options and models. Usually have initial analysis, and then follow-ups/updates each year.
- Cromley: City knows the costs of various services (like police) why can't it do the study? Planning would like to further explore and learn about cost services analysis projects. City Administrator Volek: usually have a model for cost service analysis, and then update that model each year with new costs.
- Hanel: no other requests for amending the map this year? Correct.
- Crouch: Coordination between City and County agencies? Police Chief Rich St John: already coordinate police services with the County. If County property becomes City property, City Police will begin serving the area. Need to be cautious of spreading resources too thin; do not want existing citizens to lose services. Need to examine use of new annexations; certain types of development and use do not necessitate frequent police service. Important to make sure resources are properly allocated, and also understand importance of growth.

- McFadden: if new property is close to existing City property, does that make it easier to provide services? Yes, generally. Have to determine whether it is an existing patrol area, and if there are officers available to put into that new area.
- Pitman: annexation is discretionary. How does City get the inner belt loop area added to red (near term) area? Would like to see land ownerships around proposed route – want to see state land, city road, private property, etc.
- City Administrator Volek: landowners reluctant to sell until road can be funded.
- Pitman: limit it to the Skyway Drive corridor.
- McCall: Trailhead Industrial Park proponent. Did Big Sky Economic Development attend meetings and discuss? No.
- **Public comments:** none
- Pitman: action will be to adopt, amend or disapprove the recommendation when it gets to Council on June 22? Yes. Today is just a recommendation, not a final decision. Want BSEDA to weigh in on the industrial park proposal.
- Swanson: talking about several different projects at this time? Yes, the projects that Mr. Friday discussed.
- City Administrator Volek: this topic will be discussed and will include a public hearing at the June 22 meeting.

TOPIC #2	Budget Adoption Resolution
PRESENTER	Pat Weber, Director of Finance
NOTES/OUTCOME	

- Two handouts included in Friday packet, explaining what has been added or removed from the budget
- City Administrator Volek: leak and failure on roof of Fire Station 2, roof needs to be replaced otherwise building will require additional repairs. Do not yet know the total cost of this project yet. Mold problem discovered in City Hall in Finance area; came from drains in parking garage. Area was demolished and mold was more confined than originally thought. Area was cleaned and sheetrock was reinstalled. Plumber is working on leak in parking garage. This should be coming out of Parking budget.
- Brown: no maintenance fund for project like this? No. Generally these types of projects come from the General Fund.
- Pitman: if Courtroom remodel is delayed until after receiving space report in June, could budget be amended at that time? CIP and Budget would have to be amended in July if budget not adopted at next Council meeting. Park District 1: is budget supposed to be around \$1m; it is around \$3m? There are carry-over funds from previous year.
- McCall: carry-over funds, for specific projects? Yes. These were budgeted and approved in previous years, the contracts just have not been awarded/completed yet.
- Weber: will get a list of previously budgeted projects and what is rebudgeted and what are new projects
- Cimmino: want a tour of the municipal court remodel work area before deciding
- Brown: ADA issues addressed in either proposed remodel? McCandless: option one will help accommodate crowds and access issues. Option two only deals with security.

- Bird: accessibility issues at the Courthouse; public safety issues. Well worth the investment to protect the public and provide access to the Court
- McCall: support full remodel.
- Cromley: when was rear hearing area remodeled? Most recent work was new carpeting and paint which can remain if that area becomes an office instead of hearing area.
- Pitman: how many more people are accommodated by the new lobby area? McCandless: can get an estimate at a later time. Would remove bench seating from Courtroom and install more flexible seating which would allow for more seating, rather than standing room.
- McCall: remodeling this room will make it multi-purpose. Would accommodate a variety of different events.
- Hanel: lay out the options again. Option 1/full remodel; Option 2/partial remodel; No remodel.
- Weber: can change exhibit A in budget resolution depending on what Council decides for the remodel.
- **Public comments:** none

City Administrator Volek: Tom Binford, Director of Aviation and Transit, is retiring effective July 31. Will put together a selection panel that includes Council and Aviation and Transit Board.

TOPIC #3	Council Discussion
PRESENTER	
NOTES/OUTCOME	

- McFadden: Comments from Ward 3: unused City park property 20 and 2100 block of Canyon. Needs to be mowed. Thinks this should be sold. King and 24th intersection traffic is clogged for northbound, esp turning traffic.
- Hanel: storm water work on 4th Avenue— dates? Work has begun on South end, but will find out when that will begin.
- Yakawich absence is excused.

TOPIC #4	Public Comment on Items not on the Agenda
PRESENTER	
NOTES/OUTCOME	

- None