

## Finance Committee Meeting

April 20, 2017

The Finance Committee met Thursday, April 20, 2017 at 6:00 p.m. in the City Hall Conference room. Present were Committee Chairperson Susanne Galbraith and Committee Members Rick Huber, Dwayne Andrews and Kathy Wilcox.

Also present were: Planner II Dawn Colton, City Attorney Dan Rice, Fire Chief Gary Warren, Battalion Chief Branden Stevens, Captain Mike Miller and City Clerk/Recorder Lorrie Pearce.

Committee Chairperson Galbraith called the meeting to order.

**1. Request of Citizens:**

None

**2. Discussion on Fire Training Center**

Captain Miller and Battalion Chief Steven's explained the information received on the proposed Fire Training Center:

- Senator Tester's staff found a low interest loan with a 30 year payback plan. Approximately \$250,000 would be needed for the center at a cost of \$10,000 a year payback for principle and interest. No payment is needed until the center is built
- The \$10,000 would be paid from the money saved in the training, meals and travel expenditure lines. With the center being in Miles City there would be no need to go out of town for training
- First initial build was at the Waste Water Treatment Plant, now considering it behind the fire hall. It would cost less because electricity and water is already there
- Center would meet all training needs including water and sewer employees
- Possible revenue in the future from training Baker, Glendive and Plevna
- Two concerns were: 1) Is the area commercially zoned, and 2) Need to talk to neighbors about burning

- Insurance Services Office (ISO)
  - ✓ Miles City Fire Rescue is currently at an ISO of 4 (greater than 60 points), a fire training center would help achieve an ISO class of 3 (70 points or greater) by providing the opportunity to increase the score from 62.52 to 67.96
  - ✓ Move the Battalion Chief to day time. This would take the City from a 2.63 for on duty personnel to a total of 3.00, which scores a 3.78 in the ISO for command response. With this change, it would give the fire department 1.15 more points. The department gets points taken away for having the Battalion Chief respond to calls on the fire engine and not in a command vehicle
  - ✓ With the training center and the Battalion Chief response change, it would bring the department to a 69.11 and with divergence fraction of the fire department and water supply, it would total over 70.00 points and increase the ISO rate to a 3
  - ✓ A ISO rate of 3 would save citizens who own a \$250,000 home approximately \$166 dollars a year

*\*\* Committee Member Wilcox moved to present the fire training center discussion to Council with an approval to move forward, seconded by Committee Member Huber. On roll call vote, it passed 4-0*

**3. Discussion and recommendation on James Dighans request to add “storage of pallets” to the Industrial Park Lease**

Committee Member Andrews thought Mr. Dighans had violated his lease agreement with the pile of pallets, boats, trailer, and etcetera on the land.

*\*\* Committee Member Andrews moved to deny the request and anything that is not on the lease agreement be removed from the property within 30 days, seconded by Committee Member Wilcox. On roll call vote, it passed 4-0*

**4. Discussion and recommendation on Water Works Insurance Billing Owed**

*\*\* Committee Member Galbraith moved to forgive 2013, 2014 and 2015 and pay for 2016, seconded by Committee Member Wilcox.*

Water Works Director Dixie Rieger explained that she is fairly new at the position and was not aware on the billing of insurance and thanked the Committee for the recommendation.

*\*\* On roll call vote, it passed 4-0*

**5. Discussion and recommendation on Frank Wiley Field Agreement**

*\*\* Committee Member Andrews moved to approve the agreement for 10 years, seconded by Committee Member Wilcox.*

After a long discussion, it was decided that there were too many questions with no answers.

*\*\* Committee Member Galbraith moved to table the agreement until the next meeting, seconded by Committee Member Huber. The motion passed unanimously 4-0*

**6. Review and Recommendation on Draft Leasing Agreements and Policies**

**Planner Colton and Attorney Rice explained the changes needed to Resolution No. 3930: Manage and Monitor the Leases**

- Whereas for purpose, it is not just for industrial businesses it is also for recreational use only. Wording would need to be changed
- Now for there it be resolved: Lease administrator, second sentence-including but not limited to the industrial site tracks. Planner Colton wondered if the City should define the tracks. It was decided to list all tracks
- Number 2c: Lease Standards- Delete FY 2016-2017 and leave it generic
- Thought the prices per square foot per year should be increased and/or charged by acre
- Number 2f: After the first sentence it should be moved to a different bullet point
- Number 3i: Delete the entire paragraph

**Changes needed to Resolution No. 3364: Establishing Procedures for the Sale or Lease of City Lands**

- Attorney Rice thought something should be added to the procedure to specify, if the leasee has a building on the City's property they have an option to extend the lease at the current rate of the property.
- No option to buy the property should be deleted
- Five year lease should be added and commercial should be defined
- 30 day to cure the default and then an additional 60 days. Councilperson Andrews thought it should be 30 days and an additional 30 days

*\*\* Committee Member Wilcox moved to refer back to staff, make revisions and bring back to committee, seconded by Committee Member Andrews. On roll call vote, it passed 4-0*

7. **Recommendations of sending ambulance bills to collections \$12,104.21**

\*\* *Committee Member Andrews moved to recommend to Council to approve sending ambulance bills to collection, seconded by Committee Member Wilcox. On roll call vote, it passed 4-0*

8. **Adjournment**

\*\* *Committee Member Huber moved to adjourn the meeting, seconded by Committee Member Andrews and passed unanimously, 4-0.*

The meeting was adjourned at 7:28 p.m.

  
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**Susanne Galbraith, Chairperson**

  
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**Lorrie Pearce Recorder/City Clerk**