

MINUTES–CITY OF ASHTON

SPECIAL CITY COUNCIL MEETING

Monday, August 17, 2015

7:00 p.m.

714 Main (North Entrance)

*The purpose of the Agenda is to assist the Council and interested citizens in the conduct of the public meeting. Careful review of the Agenda is encouraged. Testimony from the public will be solicited for any item or issue listed under the category of **Public Hearings**. The Mayor will not normally allow audience participation at any other time. Idaho Law prohibits council action on items brought under this section except in an emergency circumstance.*

CALL TO ORDER & WELCOME

PRAYER OFFERED BY: Becky Harrigfeld
PLEDGE LED BY: Teddy Stronks

Present: Mayor Stronks, Councilwoman Hansen, Councilman Pincock and Councilwoman Harrigfeld.

Also Present: City Clerk Cathy Stegelmeier, Sheryl Hill, Darrell Reinke, Garth Blanchard, Tom Howell and Barbara Moon.

Mayor Stronks called meeting to order at 6:57 pm

1. WORK SESSION:

- A. Museum – City Clerk Stegelmeier, City Attorney Lookabaugh, Fremont County Historical Society Members

Mayor Stronks asked Councilwoman Hansen to read through the agreement, stopping at each sections for comments/questions. He asked the Council and the Fremont County Historical Society to ask questions or give comments on each section.

There was discussion on item two, i.e.: what is considered 'as is'. Garth Blanchard explained that maybe there would be a sewer problem that existed prior to the agreement but did not show up until a week or month into use. Would that be an item that the Historical Society would have to fix or is that the responsibility of the City? Tom Howell said it would be the same as if they were renting from anyone else – normal wear and tear, etc. Councilman Pincock said that it is to show that there are not going to be new updates (except the roof if an agreement is reached). He went on to say that, sure, if there was a problem with the sewer, that is a City responsibility but a broken window three months into the lease would be the Historical Society's responsibility. Councilman Pincock suggested that the Historical Society come with a list of the concerns with the 'as is' item.

In reading over item three, the discussion continued of what items are considered the lessor's and the lessee's respective responsibilities. Councilwoman Hansen stated her concern that the members of the Historical Society were having large differences of opinion. She is worried about who is really going to be responsible. Councilman Pincock explained that if a property is rented, the lessor has the responsibility to say – this stuff works - then it becomes the responsibility of the lessee. A lessor generally turns over a property in usable condition, i.e.; they turn over a heater that works and then given over to the lessee as responsible. He says they should agree on a day that the Historical Society takes over the property and then take it over; assign a day and go through it. In the interim, get a list prepared of items of concern. Darrell Reinke again returned to the terminology of good condition and repair. He does not think that the building is in good condition and repair. He went on to explain that the Historical Society does not have a collection. Councilwoman Hansen explained

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that the Council was under the assumption that there was a collection. She suggested that the Society wait until they have a collection before they go on. Tom Howell explained that there is a collection sitting in St. Anthony that belongs to the Society. Councilwoman Harrigfeld asked what the collection has to do with leaving the building in good condition and repair. Councilman Pincock said a possible solution would be to add the terminology 'in as good as condition as received'. Darryl Reinke inquired as to what is the relationship between the City and the Society. Councilwoman Harrigfeld said that the Council had committed to three years of assistance and after that the Society could continue on their own or renegotiate after the three years. She reminded everyone that the Council is concerned about making sure the City's liabilities are covered. Sheryl Hill stated her opinion that a memorandum of understanding may be necessary for everyone to understand their role in the relationship.

Darrell Reinke said that he had been speaking to the director of the Idaho Historical Society who told him that there were two ways of funding a museum, public or private. If the City continues on this path the museum will be driven to the private model which the Society is not excited about. Councilwoman Hansen explained that the City does not want to be an ongoing support. They are not comfortable as a support of the museum and they made that clear from the beginning. Councilwoman Harrigfeld explained that the Council is not going to carry the museum on the backs of the citizens of Ashton. The City has a lot of other issues that we are facing and does not have the extra funds to support a museum. Councilwoman Hansen said that if this is a county museum then the County should be supporting it. Councilman Pincock explained that the Council is trying their darndest not to raise taxes - to fund your museum, we would have to collect more tax revenue. Councilwoman Hansen explained that perhaps there are others in the County or City who have the funds to help fund the museum who would be willing to take on the long term funding of the project. Councilman Pincock explained that that is where a plan of how they are going to run the museum comes into play – to give them an idea of what they will need to for utilities, staff – basically to keep the doors open.

In reading over item 4, Councilwoman Harrigfeld and Councilman Pincock explained that the Archives may not move and not at all soon, anyway. The funding will stay with the Archives. Darrell Reinke explained that unless the Archives move, he will not sign the lease.

In discussion of item 5. Garth Blanchard said that he understands the purpose of the language. He feels that the Society needs something there to protect them because if they finish remodeling, they would want a pro-rata reimbursement to give them back some money on the improvements that they cannot take with them when moving out. Councilman Pincock said that the Council would consider that on the sale of said property. The discussion turned to having the lease state lessor/lessee to cover both parties. Garth will bring a suggestion for a change that may cover both parties.

Both the Council and the Society are good with item 6.

In discussing item 7 there was discussion on the funding for the Archives and whether that will go to the museum if the Archives do not move. Garth Blanchard wondered if an annual lease may be a better idea. Councilman Pincock explained that he thought a three year lease may give them adequate time to see if the project is feasible. Councilwoman Hansen talked about the museum being a project for the whole County and not just Ashton. Tom Howell said that there are St. Anthony members on the Fremont County Historical Society. Joyce Edlefson is on the board but they do need to get some more support from the south end of the County. The Society has been kicking

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around the idea of a museum for ten years. The only community that has been willing to put anything into it has been the City of Ashton.

Councilwoman Harrigfeld explained that they need to get more people on board, there needs to be some support coming from other people besides the Society's board. Councilwoman Hansen explained that it seems that there is not enough solid support or plan. They need a starting base. Councilwoman Harrigfeld stated again that the citizens of the City of Ashton cannot afford one more thing – they have just been through both a sewer and water project with a raise in rates and are probably looking at another sewer project and raise. Councilwoman Hansen explained that she would like to see more togetherness in the Society going forward.

Darrell Reinke again wanted to know what conditions the City Council would be willing to move the Archives. After some discussion, Councilman Pincock said that Barbara Moon, who is the archivist for the Ashton Archives, is not comfortable in moving, the Archives will not move. Darrell Reinke went on to explain that while in no way is this statement strategic, but if the Archives does not move, the CHC grant cannot be used to fix the roof on the building. City Clerk Stegelmeier explained that the roof will be fixed in the next month. She explained that she is sure that as long as the City does not ask to be reimbursed until the lease agreement has been negotiated, that the CHC Foundation would not care if the work had been done. The work needs to happen while the weather is good. Councilman Pincock explained that the Council decided to use Capitol Improvement funds to do the work and if the lease agreement falls through, the City will sell the building to pay back the funds. Darrell Reinke asked City Clerk Stegelmeier if she had spoken to the CHC Foundation concerning going forward with the roof. She explained that she had not, but she does not anticipate any problems as long as the rules of the reimbursement are followed. Darrell Reinke then said "So you unilaterally decided to fix the roof?" Mayor Stronks replied that it is the City's roof and if the City Council decides to fix the roof they will fix it.

Mayor Stronks asked the Society to contact City Clerk Stegelmeier to set up the next meeting on the lease agreement and thanked them for their time.

2. ADJOURNME

Councilman Pincock made a motion to adjourn. Councilwoman Hansen seconded the motion. The motion passed unanimously.

NEXT MEETING

- ◆ Regular Council 7:00 p.m. – Wednesday, September 9, 2015, Council Chambers. Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk or call 208-652-3987.

Minutes respectfully submitted by Cathy Stegelmeier, City Clerk.

Attest:

Cathy Stegelmeier
City Clerk

Theo R. Stronks
Mayor