

City of Notus
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CITY COUNCIL SPECIAL SESSION MINUTES
Monday January 28th, 2019
@ 7:30 PM NOTUS CITY HALL

1. Meeting Called to Order

Meeting was called to order at 7:31 pm by Mayor David Porterfield.

2. Roll Call

Roll call was taken with the following results: Councilwomen, Michelle DeGiorgio and Bonnie Emly, present. Councilmen, Richard Wallace Jr and Clint Berends, present. Also present Mayor, David Porterfield.

3. Business: Action Item

3.1 Discussion and Decision on Whitmire Building Purchase Proposals

- A. Response to interested purchasers
- B. Alternatives available

Mayor handed out and reviewed summary of the responses from the think tank meeting held concerning the Whitmire building that houses the Community Center, Library and Post Office. SEE ATTACHED:

City budget is limited and we have low recourses, but letting them know that we want to maintain use of the Library and Community Center. Both buyers want financial answers concerning amount of rent City is willing to pay.

Wallace Jr comments that he's not sure what the mortgage payment plus taxes would be but he knows that the one, of two apartment rents for \$575.00 per month.

Mayor stated that one buyer has proposed \$1000.00 per month with a 5 year lease or \$6000.00 for the remainder of this year and then \$1000.00 per month after that.

The other buyer has suggested \$900.00 per month or perhaps a reduction for the first year of \$500.00 then raise after that.

DeGiorgio suggests selling the City owned property at the corner of Wagner Rd and 20/26. If we pay rent for 10 years we still have nothing to show for it. Whitmire building would be more of a liability due to its condition.

Other locations discussed were: small lot given to the City by Kremmwood sub division, Old church that has a basement kitchen at 2nd and Fargo.

Mayor reviews the current City budget with Council, looking at General Fund line items that have some extra funds: Equipment purchase, Contingency fund, and Maintenance wages. Using a portion of these under expended funds could allow us some money to use for building rent and allow additional time to make other plans.

DeGiorgio comments that we need to put any extra money towards owning and not renting. We need to make other provisions for the Library and Community Center.

Berends stated that we will not pay \$1000.00 in rent. We need to buy instead.

Wallace Jr comments rent of \$500.00 and not one cent more. But we need to purchase instead of renting.

DeGiorgio comments that she feels it is in the best interest of the City to find another place. The church or other property. Something that the City owns.

Mayor comments that if we do rent we could give the owner a list of expectations.

Randall Taylor suggested that the Council check with the Caldwell fire to see what their plan is for the station in Notus. Mayor commented that as of about 4 months ago, they still wanted to use it as rural fire station, but he will check with them again.

Tom Krasowski asked about the annual income the city receives for rental of the community center. Mayor commented that it is about \$1500.

DeGiorgio stated that we can negotiate with the new buyers after the purchase.

Phil Ryan suggests coming in with a low price, not our top dollar.

Randall Taylor suggests contacting old café property owner.
DeGiorgio suggested having Librarian, Ann Misner to seek other options through the State Library Commission, maybe a grant for modular building or money to help with purchase. Mayor commented that those grants take time and are usually a money match situation.
Larry Lewis comments that the city should not negotiate with the buyers. They are only in it for the money or they wouldn't be buying it. "You can put the Library back in my building".
Roberto Bahruth is pleased to see the Library is important to Council and community.
Mayor stated that he will look into the other alternatives.
No decisions.

4. Adjournment

DeGiorgio motioned to adjourn at 8:34 pm. Emly seconded. Voice vote. All in favor. Motion passed.

Respectively submitted by Loretta Vollmer, City Clerk _____

David Porterfield, Mayor _____