



## COUNCIL STUDY SESSION MINUTES

Tuesday May 10, 2022

1. Call to Order Time: 6:02p.m

2. Old Business

A. Discussion of **Resolution 2022-12 A Resolution of The City of Mabton, Washington Authorizing the Mayor to Sign a Lease Agreement with Alfred Webb Investment Properties LLC, Kurt Balliet Managing Member For 408 B Street the Ex-Banner Bank Building**

There was some discussion of Resolution 2022-12. Mayor explains a handout that had the breakdown of expenditures for the new City Hall. We heard from our City Treasurer Josh who explained the breakdown. Josh explains the one-time purchase for office furniture with a total of \$555.00. The total cost of rent would be \$900.00 that would start in July as confirmed by Mayor. The electrical bill was compared from the new building to the existing City Hall from the years 2018-2022. For the year 2018 the banner bank building had yearly cost of \$5,426.45. City Hall's yearly cost for 2018 was \$5,081.55. For the year 2019, the Banner Bank building had a yearly cost of \$6,605.76. City Hall's yearly cost was \$12,739.92. For the year 2020, the yearly cost was \$5,049.90. The yearly cost for City Hall was \$4,676.90. Josh also explains that in the year 2020, the Banner Bank was still open and City Hall was closed. For the year 2021, the yearly cost p until October for the Banner Bank was different since that was the year that the Bank had closed their doors. The yearly cost totaled \$2,878.98. The yearly cost for City Hall for the year 2021 totaled \$3,698.66.

Josh also explained some of the onetime costs such as the alarm system \$300.00 and the monthly service fee of \$65.00. The cost of moving the camera system to the new building would be \$3,675.00 with a monthly service fee of \$50.00. The rewiring of the phone system would have a onetime cost of \$2,453.22. This would not include an upgrade with the VOIP system also known as an internet voice system. At this point the current building would not support the new system because of the old copper lines an old hardware. The onetime fee for the system would be \$300.54 with a monthly charge of \$230.33. This would include 10 lines. The current yearly expense for the year 2021 on phone lines was about \$8,000.00 compared to the estimate of \$2,700.00 for the new phone system.

Josh explains ways to save more money. Josh explains how the cell phone lines had been changed from a business line to a government line, how public works went from cell phones to radios and the savings combined would be \$743.91 per month. Another way to bring in more money was to lease the church for \$1,000.00 a month.

Josh also addressed one of the concerns of needing an additional exit door on the building. The answer was no based on the blueprints that were provided to Chris from the Northwest Code

Professionals. Chris was able to calculate the occupant load for the building and requirements confirming that a single exit is sufficient. At this point Josh was willing to answer any further questions.

There was a question from council member Andy who asked if this money would come out of the Covid Money. Josh then answered that this would come out of the general fund.

Council member Vera also questioned the tower that needing to stay upstairs. Josh confirmed with it still in the works and hasn't been decided on yet. Vera also questioned if the church had been rented yet. Josh confirmed that it has not been rented yet.

Mayor joined the conversation and explained that the SDA church needed more time to move out and that they did advertise the building. Mayor also states that they had four different people who are interested in the church.

City attorney William also questioned the cost of insurance for the building. Josh then explained, after speaking to WCIA, since the building was not the city's there would be no cost. Mr. Edelblute also questioned the comparison of wheelchair accessibility between the two buildings. Mayor did address the question by sharing that a resident had come by and was unable to enter City Hall with their wheelchair. The current City Hall has no hand rails and is not wheelchair assessable. Mayor also explains the liability issue.

There was no further questions or discussions.

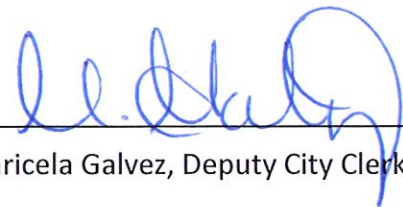
3. New Business

4. Executive Session: Start Time: \_\_\_\_\_ End Time: \_\_\_\_\_

5. Adjournment: Time: 6:23p.m



Rachel Ruelas, Mayor



Maricela Galvez, Deputy City Clerk