

CITY OF HEMLOCK
COUNCIL MEETING
MINUTES

OCTOBER 09, 2012

PRESENT: Mayor Eric Christensen
Council Members: Earl Beattie, Kurt Russell, Stacy Pascoe, Jeff Kelley
Police Chief: Rod Mohler
Public Wks Dir: Chuck Lloyd
Recreation Dir.: Dawn Lloyd (absent)
City Clerk/Treasurer: Sandy Gaydusek
City Attorney: B.J. Driscoll (absent)

PLEDGE OF ALLEGIANCE: Sandy Gaydusek

PRAYER: Mayor Christensen

Kurt moved, Earl seconded to approve the following consent agenda:

Minutes of September 25, 2012 Council Meeting

Building Permits:

Josh Jones – remodel

Earl Beattie - fence

A roll call vote was called for: Stacy – aye, Kurt – aye, Jeff – aye, and Earl – aye. Approved unanimously.

Rui Bing Liang addressed the council to discuss the unoccupied sewer rate of \$35.16 that she was recently charged for an empty rental unit. Ms. Liang said she feels that being charged for an empty rental unit is not fair. She said the water to the entire building flows through one meter. She said the unit is available to rent, but nobody is in there at this time. Ms. Liang said there is a floor covering business that may want to expand into this empty unit. Sandy said if both units are rented by one person there is only one ERU charged for that type of business. Ms. Liang said she would talk to the owner of the floor covering business. She said he is storing a few items in the unit, but she is unsure if he will want to rent it. Mayor Christensen explained the debt service of the community, and said she will be charged the unoccupied rate if the unit is empty or expanded from two units to one. Ms. Liang felt that the city is money hungry, and this is not fair. Jeff explained that this is the law, and she will be charged for the unit unless two units are made into one unit only. In the future she could change it back to two units and rent both.

Sandy said she has received three letters from property owners who once had rentals in their homes, but no longer do. All three homes are zoned to be able to have at least a two family dwelling. Sandy said the letters state that the homes have been converted into single family residences. She said since the zoning allows it they may be converted back if the owner decides to. The Council discussed several ways to handle this; the property owner could request a zone change to Single Family Dwelling, or the Building Inspector could inspect the property to see that it has actually been converted to a Single Family Dwelling. The Council discussed having an agreement signed by the property owner stating that the property is no longer being used as a rental, and if the city discovers it is being used as a rental then the owner would be assessed for sewer charges back to the date of the agreement. Jeff moved, Earl seconded that a property owner in a zone where Two Family Dwellings are allowed, and were once using it as a Two Family Dwelling, but they are using the dwelling as a Single Family Dwelling at the present, can

avoid paying an unoccupied base sewer rate by signing an agreement stating they no longer intend to rent. If the agreement is breached then they will be assessed for sewer back to the date when the agreement was signed. Approved unanimously. Sandy asked if the home on the corner of East Fir and South Milton could be waived from paying the unoccupied rate since the building is uninhabitable. The Council agreed.

Chuck said he has six stop signs that he would recommend be declared as surplus property. Kurt moved, Earl seconded to declare six stop signs as surplus property to be sold at auction.

Approved unanimously.

Sandy said there is a person who called to ask what zone a pet crematorium is allowed in. She said she cannot find any zoning that fits this type of business, and wondered if the Council wanted to amend the zoning ordinance. Sandy said she spoke with the Shelley Veterinary and they said they take all of their animals to Bonneville County. She said she also spoke with Bonneville County who has a pet crematorium. They indicated it is very costly to set up and maintain this type of business, and it is regulated by the EPA. The Council discussed this further and determined that they would like to talk to the potential business owner to see how serious she really is about constructing a crematorium. Sandy said she will contact Mel Middleton and have her come before the Council.

Sandy said she has been working with Text Wire to see about setting up text notifications for the public. She said she has been using a demonstration account and found that you could set up your alerts or notifications by city wide, council, employee, recreation, etc. The Council discussed the benefits of using Text Wire, and how many people might utilize this service. Jeff said he would like City Hall completely accessible to those who want it. Sandy said for the first 10,000 messages it would cost \$350, and the bulk messages would be good for one year. Jeff moved, Stacy seconded to approve the expense of \$350 annually to have Text Wire available to the public for city notifications. Approved unanimously. The Council also discussed having the ability to pay for city services on line. Sandy said she will be using a demonstration from Pay Port to provide this service.

Sandy said she had received an email and spreadsheet showing what Shelley's portion is for the remainder of the treatment plant project. She said Shelley is responsible for approximately 27% of the project, and there was a shortage of funds over the bond amount due to the expectation of private user's contributions. Sandy said according to the spreadsheet, the city owes approximately \$459,000 more. She said this amount includes the screening and water line project that has not been done yet. Sandy said she didn't feel comfortable paying for a portion of a project that has not been done, and we could wait until the next fiscal year to get an exact amount. She said the final pay out was figured to be paid out in the old fiscal budget, but there is enough in contingency to pay it in the new year. Jeff discussed the water line that is proposed to be put in to the lift station which will reuse the treated water. He said this line could possibly be extended to the farmer's field to the west so he would have access to the reclaimed water. Jeff said there is currently a deep water well that the farmer is using and it may be possible for the

city to use that water right associated with that well if the farmer has other means to irrigate which would be the reuse water. Jeff said he would talk to the engineers and EIRWWA regarding this matter.

Sandy said she contacted Daniel Parker of Union Pacific, and he stated that the city would not have to pay for a survey or any expenses until Union Pacific approved the proposed sale, and a price was negotiated. She said she has not heard back from Mr. Parker to see if Union Pacific has given the approval to negotiate.

Sandy said Intermountain Gas will be hosting an Energy Forum on October 17, 2012, if anyone is interested in attending.

Sandy said the City received a \$300 grant from the State for Arbor Day.

Chuck said Fall Clean Up will be held from October 15th through October 19th this year. Chuck said the Kiwanis club has donated \$2000 to move the power from the lights at the park down to the plugs. He said Purcell Electric brought in some transformers to help. He said the Kiwanis purchased two transformers for \$900. Chuck said this additional power can also be used for Christmas lights, but the Foot Ball Field lights cannot be used at the same time.

Jeff said a citizen approached him about having a smoke free park. The Council discussed this and felt this type of ordinance would be difficult to enforce. Jeff said he wondered what the others member's opinions were on this issue. Dawn said the City of Blackfoot is trying to come up with an ordinance prohibiting smoking at Jensen's Grove. The Council decided to address this issue further once Blackfoot has resolved theirs.

Stacy said he has received a complaint from a property odor on Country Club Road regarding the sewer odor. He said he drove out to the location after the last council meeting and there was a terrible smell. Stacy wondered why the screens that are being proposed could not be located closer to Ammon. He felt the city need to be pro-active and get something done about the odor complaints.

Mayor Christensen said he met with Sally Hartert and Susan Strickler regarding the Medicare Annual Open Enrollment. He said they are trying to get the word out that senior citizens need to re-enroll. Mayor Christensen said he is issuing a proclamation stating the Medicare Annual Open Enrollment will be October 15th through December 7th this year.

Adjourned: 9:27 p.m.

ATTEST:

Sandy Baydush

APPROVE:

Tom R. Christensen

SEPT CLAIMS

<u>DATE</u>		<u>AMOUNT</u>	<u>CHECK #</u>
4-Sep-12	Dept of Environmental Quality	205,956.80	36132
11-Sep-12	Comdata	2,096.13	36133
17-Sep-12	AAA Giles Cleaning and Restration	675.00	36134
17-Sep-12	All American Sports	175.00	36135
17-Sep-12	American Linen	626.04	36136
17-Sep-12	Bonneville County Solid Waste	8,953.94	36137
17-Sep-12	Brand X Equipment LLC DBA	269.95	36138
17-Sep-12	Broulim's	59.38	36139
17-Sep-12	Brownells Inc	313.13	36140
17-Sep-12	Central Transfer Station	54.70	36141
17-Sep-12	Columbia Paint Co	80.67	36142
17-Sep-12	Craig Falter	10.60	36143
17-Sep-12	Crystalized Designs	884.00	36144
17-Sep-12	Davies Aqua Chem Supply Co	3,795.90	36145
17-Sep-12	DBS Inc	4,156.77	36146
17-Sep-12	Eagle Rock Sanitation	3,257.45	36147
17-Sep-12	Eastern Idaho Regional Wastewater Auth	15,363.00	36148
17-Sep-12	Hammon Teton Delivery	12.55	36149
17-Sep-12	IAS - Envirochem	70.00	36150
17-Sep-12	Idaho Business Systems	48.62	36151
17-Sep-12	Idaho Falls Peterbilt	44.01	36152
17-Sep-12	Ideacom ESCI	90.00	36153
17-Sep-12	IF Property Rentals	72.30	36154
17-Sep-12	Intermountain Gas Co	1,144.87	36155
17-Sep-12	Kings No.21	48.25	36156
17-Sep-12	Kirkham Auto Parts Service Co. #8	136.90	36157
17-Sep-12	Rocky Mountain Power	15,774.75	35158
17-Sep-12	Sams Club	1,835.17	36159
17-Sep-12	Shelley Pioneer	736.26	36160
17-Sep-12	Smith Driscoll & Associates PLLC	1,850.00	36161
17-Sep-12	Steam Store Rocky Mt. Inc.	556.58	36162
17-Sep-12	United States Welding Inc	95.22	36163
17-Sep-12	Valley Agronomics LLC	265.00	36164
17-Sep-12	Valley Ready Mix	1,212.00	36165
17-Sep-12	Verizon wireless	451.79	36165
28-Sep-12	Rod Mohler	105.00	36166
30-Sep-12	A & B Transmission & Service CTR	484.78	36168
30-Sep-12	Action Motor Sports	287.57	36169
30-Sep-12	Cable One	170.00	36170
30-Sep-12	Centrylink	6.51	35171
30-Sep-12	Civil Air Patrol Magazine	100.00	36172
30-Sep-12	Computer Arts Inc	1,976.34	36173
30-Sep-12	Computer Warehouse	17.99	36174
30-Sep-12	Davies Aqua Chem Supply Co	247.45	36175
30-Sep-12	Diamond B Specialties	2,550.00	36176
30-Sep-12	Doug Keele	326.15	36177
30-Sep-12	Electrical Wholesale Supply Co Inc	647.33	36178
30-Sep-12	Exxonmobil Fleet/GECC	38.59	36179
30-Sep-12	Forsgren Associates/P.A.	2,416.00	36180
30-Sep-12	H-K Contractors Inc	322.10	36181
30-Sep-12	Hatch Pump	172.00	36182
30-Sep-12	Home Depot	240.42	36183
30-Sep-12	Ideacom ESCI	190.84	36184
30-Sep-12	Intermountain Bobcat	228.67	36185
30-Sep-12	Intermountain Gas Co	1,728.07	36186
30-Sep-12	International Code Council Inc	125.00	36187
30-Sep-12	Laura mendoza	25.00	36188
30-Sep-12	Les Schwab Tire Center	1,325.60	36189
30-Sep-12	Maintenance Engineering	1,206.41	36190
30-Sep-12	Modern Display	811.44	36191
30-Sep-12	Phillips 66 Co	1,891.50	36192
30-Sep-12	Shelley Auto Care	16.30	36193
30-Sep-12	Stephenson Computer Consulting	93.75	36194
30-Sep-12	Tifco Industries	34.73	36195
30-Sep-12	US Post Office	420.80	36196
30-Sep-12	Comdata	803.80	36197
30-Sep-12	A & B Transmission & Service CTR	28.97	36198

30-Sep-12	AAA Giles Cleaning and Restroration	675.00	36199
30-Sep-12	American Linen	516.90	36200
30-Sep-12	Army Suplus Warehouse	146.47	36201
30-Sep-12	Automotive Profit Systems Inc	44.00	36202
30-Sep-12	Bonneville County Solid Waste	7,112.86	36203
30-Sep-12	Brad Pickering	72.00	36204
30-Sep-12	Central Transfer Station	6.70	36205
30-Sep-12	Centurylink	202.58	36206
30-Sep-12	Comdata	465.31	36207
30-Sep-12	DBS Inc	3,590.19	36208
30-Sep-12	Diamond B Specialties	30.00	35209
30-Sep-12	Digital Ally	505.00	36210
30-Sep-12	Eagle Rock Sanitation	2,605.39	36211
30-Sep-12	Earl Beattie	1,100.00	36212
30-Sep-12	Fastenal	10.45	36213
30-Sep-12	First Class	200.00	36214
30-Sep-12	First Responders	4,786.98	36215
30-Sep-12	Hammon Teton Delivery	12.55	36216
30-Sep-12	HD Supply Waterworks LTD	340.00	36217
30-Sep-12	IAS - Envirochem	70.00	36218
30-Sep-12	Idaho Business Systems	35.00	36219
30-Sep-12	Industrial Hose and Fittings	69.08	36220
30-Sep-12	Jim's Trophy Room	19.00	36221
30-Sep-12	Kirkham Auto Parts Service Co. #8	227.13	36222
30-Sep-12	Les Schwab Tire Center	1,977.44	36223
30-Sep-12	Metroquip	223.61	36224
30-Sep-12	Modern Display	1,445.26	36225
30-Sep-12	OK Trailer Sales	105.00	36226
30-Sep-12	Penny Pattee	775.00	36227
30-Sep-12	Petty Cash	45.36	36228
30-Sep-12	R & S Distribution	274.08	63229
30-Sep-12	Rhett Briggs	700.00	36230
30-Sep-12	Rocky Mountain Power	12,459.50	36231
30-Sep-12	Shelley Pioneer	370.13	36232
30-Sep-12	Shelley Police Reserve Fund	500.00	36233
30-Sep-12	Smith Driscoll & Associates PLLC	1,954.35	36234
30-Sep-12	Territorial Supplies	828.50	36235
30-Sep-12	United States Welding Inc	92.43	36236
30-Sep-12	Valley Agronomics LLC	278.90	36237
30-Sep-12	Valley Office System	159.98	36238
30-Sep-12	Verizon wireless	636.22	36239
14-Sep-12	City of Shelley Payroll	48,662.59	
<u>28-Sep-12</u>	<u>City of Shelley Payroll</u>	<u>51,047.06</u>	
	Total	435,589.84	