

CITY OF MERIDEN
COUNCIL MEETING
MINUTES

APRIL 24, 2007

PRESENT: Mayor Eric Christensen
Council Members: Lorin Croft, Steve Cederberg, John Lent, Charlotte
Fredrickson
Police Chief: Alan Dial
Public Wks Dir: Rick Anderson (absent)
Recreation Dir.: Dawn Lloyd
City Clerk: Sandy Gaydusek
City Attorney: B.J. Driscoll
Public Wrks Foreman: Chuck Lloyd

PLEDGE OF ALLEGIANCE: Alan Dial

PRAYER: Steve Cederberg

Steve moved, John seconded to approve the following consent agenda:

Minutes of April 10, 2007 Council Meeting
Building Permits
Craig Kelley - re-roof
Luis Pena - fence
Lynn Petersen - shop

A roll call vote was called for: Steve – aye, Charlotte – aye, Lorin – aye, John – aye, approved unanimously.

Sandy said pursuant to Idaho Code the city must notify the county clerk of the date of the city's budget hearing by April 30, 2007. She said the last day that the hearing could be held is September 5, 2007. Lorin moved, Steve seconded to hold the Budget Hearing for fiscal year 2008-2009 on September 4, 2007, at 7:30 p.m. Approved unanimously.

BJ conducted a public hearing to consider rezoning a parcel of property owned by Gables Management from RA (residential agricultural) to R1A (town homes). Andrew Hubbard, 5071 Marie Street, Chubbuck, Idaho was sworn in to give testimony. Mr. Hubbard said his company, Gables Management has purchased property on the corner of Longhurst Lane and West Fir Street. He said an assisted living center is planned to be constructed on the site, along with two town homes. Mr. Hubbard said he would like to rezone the portion of the property where the town homes will be located to R1A. He presented pictures of similar town homes and a proposed plat of the intended site. Sandy said the preliminary plat will have to exclude the assisted living center because it is not part of the rezone, and should not be listed on the R1A plat. The Planning and Zoning Commission held a public hearing on March 24, 2007, and recommended approval of the rezone to the Mayor and Council. Sandy said all publication and notifications have been completed. There was no other public testimony given. Steve said there is a definite need for town homes in our community, and an assisted living center. John felt the corner intended for the proposed construction needs to be utilized, and an assisted living center combined with town homes is a great addition. Charlotte felt this type of facility will be good for our community and is well located. Lorin agreed with the other council members. Steve

moved, John seconded to approve the request to rezone the property on the corner of Longhurst Lane and West Fir Street from RA to R1A. Approved unanimously. BJ was directed to draft an ordinance.

BJ conducted a public hearing to consider rezoning a parcel of property owned by Double Eagle Alliance from RA (residential agricultural) to R1 (single family dwelling) to facilitate a residential subdivision. BJ swore in Paul Elsworth, representing Double Eagle Alliance. Mr. Elsworth stated he resides at 75th South 1st West, Rexburg, Idaho. He said the property being requested to rezone is located directly north of 431 E. Center Street, and is approximately six acres. Mr. Elsworth stated a residential subdivision is planned for the property. BJ asked if there was any opposing testimony to be given. Craig & Lisa Geary, 469 E. Center was sworn in. Mrs. Geary said they are not really opposed, but concerned regarding the traffic problem an R1 zoning will create. She said there is already an apartment complex across the street from her home, where the parking spaces for the tenants are very limited. Mrs. Geary said there is also a cabinet company directly across the street with large trucks moving in and out of the facility. She said East Center is one of the main entrances to the city with a slight incline and limited visibility. Mrs. Geary said the entrance into the proposed subdivision may not be suitable either. Mr. Geary said the land is landlocked and there is only one access into the property. BJ said some of those types of concerns will be addressed during the public hearing for the preliminary plat review. Mr. Geary said they are also concerned about the storm water run off due to the elevation of the development, and the water pressure and the sewer usage. He said the end of the water line is directly in front of their home and another 10 to 15 users added to a line that dead ends may create some problems. BJ asked Mr. Elsworth if he would like to address the Geary's concerns, and reminded him that he was still sworn in. Mr. Elsworth said they are aware of some of the Geary's concerns and they are being reviewed. He said they do not want this subdivision to be a burden to anyone, and they intend to make sure the subdivision construction is done properly and conforms to city regulations. Mr. Elsworth agreed that the Geary's concerns are valid, and hopefully these concerns will be taken care of during the platting process. Other possible accesses to the property were discussed. No other public testimony was given. Sandy said the Planning and Zoning Commission held a public hearing on March 24, 2007, and recommend approval of the rezone request. She said all notification and publications have been completed. John said the property has the ability to be developed, but some of the concerns voiced here tonight needs to be discussed with the neighbors before a preliminary plat is submitted. Charlotte felt the rezone request was a valid request and has no problem with it, however safety issues need to be closely looked at during the platting process. Steve moved, John seconded to approve the rezoning request from RA to R1 on the property directly north of 431 E. Center as requested by Double Eagle Alliance. Approved unanimously.

BJ conducted a public hearing to consider rezoning a parcel of property owned by Gary and Karma Ohman from R1 (single family dwelling) to R2 (two family dwelling). Karma Ohman, 326 North State Street was sworn in. Mrs. Ohman said the property at 225 S. Park Street had an existing apartment in when they purchased the property in November 2005. She said she did not know until they went to refinance the property that a zone change was needed in order to keep

two living units operational. Kathy Curnutt, 118 W. Locust was sworn in. She said she would like to see the historic value kept on the homes in her neighborhood. Mrs. Curnutt felt by allowing homes in the neighborhood to become apartment units, that it would devalue the properties. Mr. Ohman said many of the older homes in the neighborhood had existing apartments because they were close to the old train station and used as boarding houses. Mrs. Ohman said they are trying to look at the future of the city, and they would not like to see the property devalued either. She said they would like to keep the home in the original state, and there is not a spot zoning issue because there is R2 zoning on two sides of the property. There was no other public testimony given. Sandy said the Planning and Zoning Commission held a public hearing on March 24, 2007, and recommended approval. She said all publication and notification has been completed. Lorin said an R2 zone fits into the area, and an apartment has existed there for quite a few years. John moved, Lorin seconded to rezone 225 S. Park Avenue as R2 from R1. Approved unanimously. BJ will draft an ordinance to be adopted at the next council meeting.

Sandy said there are portions of the New Sweden Highway that need to be annexed and rezoned to allow the city jurisdiction on the west side of the road up to 1400 North. She said all of the property owners had given consent to annex the front 25 feet of their property with the exception of Sharon Dial. There is an approximately 25-foot strip of the west side of the roadway that will not be inside of the city limits. Sandy said there have been three property owners consent to annexing their entire parcels of property. She said the Carrillos, Pearsons, and Rickers would like their properties annexed. Sandy said the Planning and Zoning Commission held a public hearing on March 24, 2007, and recommended approval of the annexation and rezone from county RA to city RA. Lorin moved, Charlotte seconded to annex three entire parcels of property and the front 25 feet of property on the west side of the New Sweden Highway up to 1400 North and designate the zoning as RA (residential agricultural). Approved unanimously. BJ will draft an ordinance to be adopted at the next council meeting.

Paula Jones, the executive director of Three Rivers Resource Conservation and Development Council explained to the Council that her organization is available to help the city. She presented handouts regarding the assistance they may be able to provide to the Mayor and Council. Ms. Jones said she has worked with Gerry Bates in the past, and the last Shelley project she helped with was the walking path. She said they are able to provide planning assistance, grant writing, and grant administration assistance. Ms. Jones said currently the county and the city are members of Three Rivers RC&D. She discussed some other projects her organization has assisted in. She said the Tree Committee or the Senior Citizens Center may have projects coming up that they could help with.

Alan said the Urban Renewal Committee has requested some of the abandoned bicycles that the police have obtained as prizes for the bike race during the Riverfest. Alan said they need three or four bikes. The Council felt this would be a good idea, but based upon BJ's counsel this matter was tabled until the next council meeting when Alan could present serial numbers and descriptions of the bikes that would be declared as surplus property.

BJ said he needed to amend a statement in the minutes that were approved tonight regarding the condition of the trees at the City Park. He said the minutes should reflect that the city could have some liability regarding the unsafe condition of the trees at the City Park depending on the circumstances. Lorin moved, Steve seconded to amend the approval of the minutes of April 10, 2007, to reflect the change in BJ's statement. Approved unanimously.

Sandy said the AIC has asked for each city to provide an essay and pictures to be used in a publication at the AIC Conference in June. The essay should be written based upon "what our city means to me". Charlotte, John, and Lorin said they would give information to the staff at city hall so the essay could be written. The essay must be submitted by May 18, 2007.

Sandy said there has been a complaint against the Newel Morris property on South Holmes. She said this has been an issue before, and she did not have much response by writing a letter to the property owners. Steve requested an executive session regarding this matter due to possible litigation.

Dawn said she will begin drafting for baseball tomorrow.

Dawn said Rick stated the crew would be able to remove the first five trees on the south west end of the city park. She said this would save the city quite a bit of money, and he would try to get on the project as soon as possible.

Chuck said they have rehired Tom Murdock and Jimmy Smith as part time groundskeepers for this season.

Chuck said sometime this week the crew should be finished picking up spring clean up debris. He said about 85% of the city complied with the request to place yard debris only curb side for clean up.

Chuck said a portable generator was delivered today for the lift station on the Northern Interceptor line by the river. He said the generator will be able to be used for water matters also.

Chuck said the North Shelley Business Park project is still underway. He said the boring has been done for the fire hydrants underneath Anderson Road, but there are still some other lines that need to be bored. Chuck said some of the manholes have passed inspection, and the developer is currently working on the storm pond.

Sandy said the city needs to implement some design standards for the water and sewer lines and storm drainage. She said she spoke with Rick Noel at Forsgren regarding this matter, and he stated it would be very beneficial to the city to have some uniform standards. Sandy said the fees that the engineer will charge for assistance in the design standards have been budgeted for. Chuck said he will talk to Rick and Dave and see if we can get some standards set up.

Charlotte said she attended the Kiwanis luncheon today. She said she informed everyone about Arbor Day and Riverfest. Charlotte said she let everyone know that the benches and pavers have been installed at Centennial Park. She said she also discussed the removal of the trees at the City Park that are in bad condition. She said there were suggestions to install a sidewalk around the park as the trees are removed, and to plant new trees.

Charlotte said the trees that will be planted on Arbor Day have been purchased. She said Brent Clark has been appointed as Chairman for the Tree Committee.

John confirmed that the nature trail extension will be completed on Hanson Avenue by Arbor Day. He asked that a hole be cut into the fence of Brent Way Park for access during Arbor Day. Chuck said the access has been done.

John said he will not be in attendance at the Riverfest. He asked for help manning the city booth that will provide information to the public regarding city matters. John said possibly Dawn and Sandy could help.

John discussed the ratio of police to the population of the city. He felt computers in the police cars would be a great safety tool.

Lorin said he took his family to see the play at the Virginia Theater and it was sold out. He said they are doing an awesome business and encouraged everyone to support the local businesses.

Steve moved, Lorin seconded to adjourn into executive session to discuss possible litigation pursuant to Idaho Code 67-2345(f). Approved unanimously.

Lorin moved, Steve seconded to reconvene into regular session. Lorin, Steve, and Charlotte voted in favor to reconvene, John opposed. Motion carried.

Mayor Christensen said during executive session possible litigation was discussed. Sandy was directed to notify Newel Morris that he was not in compliance with city ordinances regarding the appearance of his property, and give him thirty days to comply.

Adjourned 9:55 p.m.

ATTEST:

Sandy Daydusek

APPROVE:

Eric R. Christensen

APRIL CLAIMS

<u>DATE</u>	<u>CLAIMS</u>	<u>AMOUNT</u>	<u>CHECK #</u>
4-Apr-07	Comdata	780.99	30701
13-Apr-07	Mike Curnutt	45.00	30702
17-Apr-07	A & B Transmission	130.02	30703
17-Apr-07	Advanced Business Systems	748.00	30704
17-Apr-07	AG Parts	161.60	30705
17-Apr-07	Alltel	151.00	30706
17-Apr-07	American Linen	434.80	30707
17-Apr-07	Association of Idaho Cities	110.00	30708
17-Apr-07	BISCO	68.00	30709
17-Apr-07	BMC West	392.64	30710
17-Apr-07	Broulim's	22.87	30711
17-Apr-07	Business Phone Specialists Inc	66.00	30712
17-Apr-07	Cal Ranch	27.97	30713
17-Apr-07	Cate-Idaho Equipment co	50.44	30714
17-Apr-07	Commercial Metal Works Inc	1,270.00	30715
17-Apr-07	Daniel Acevedo	1,500.00	30716
17-Apr-07	DBS Inc	2,674.41	30717
17-Apr-07	District Seven Health Department	105.00	30718
17-Apr-07	Eagle Rock Sanitation	2,850.36	30719
17-Apr-07	Electrical Wholesale Supply Co Inc	20.18	30720
17-Apr-07	Ellis Automotive	49.57	30721
17-Apr-07	Forsgren Associates/P.A.	75.00	30722
17-Apr-07	Hammon Teton Delivery	45.00	30723
17-Apr-07	IAS-Envirochem	909.00	30724
17-Apr-07	Idaho Business Systems	77.09	30725
17-Apr-07	Idaho Dept of Employment	62.02	30726
17-Apr-07	Idaho State Tax Commission	327.12	30727
17-Apr-07	Industrial Hose and Fittings	78.29	30728
17-Apr-07	Keith Gardner Agency	240.00	30729
17-Apr-07	Lease Consultants Corp	1,991.81	30730
17-Apr-07	Les Schwab Tire Center	320.58	30731
17-Apr-07	Mathews Plumbing & Heating	33.00	30732
17-Apr-07	McGrath Meacham and Smith PLLC	508.50	30733
17-Apr-07	Mountain View Sales	18.86	30734
17-Apr-07	Office Depot	6.73	30735
17-Apr-07	Pacific Recycling	234.00	30736
17-Apr-07	Pacific Steel	898.94	30737
17-Apr-07	Stanley J Petersen	320.00	30738
17-Apr-07	Post Academy	175.00	30739
17-Apr-07	Pro Power	50.78	30740
17-Apr-07	R&S Distributing	247.18	30741
17-Apr-07	Rocky Mountain Power	4,032.04	30742
17-Apr-07	Sams Club	241.63	30743
17-Apr-07	Shelley/Firth Rural Fire District	4,347.00	30744
17-Apr-07	Standard Plumbing	261.52	30745
17-Apr-07	State Insurance Fund	2,956.00	30746
17-Apr-07	Town and Country Gardens	515.68	30747
17-Apr-07	United States Welding Inc	87.55	30748
17-Apr-07	Vai Parke	290.50	30749
17-Apr-07	Watson Roto Rooter/Thayne Watson	75.00	30750
19-Apr-07	Belva Poulsen	80.56	30751
30-Apr-07	A & B Transmission	344.03	30752
30-Apr-07	Alltel	278.49	30753
30-Apr-07	BISCO	14.25	30754
30-Apr-07	Busienss Phone Specialists Inc	485.50	30755
30-Apr-07	Cable One	161.90	30756
30-Apr-07	Cate-Idaho Equipment co	31.86	30757
30-Apr-07	Crown Trophy	811.24	30758
30-Apr-07	Daniel Acevedo	1,500.00	30759
30-Apr-07	District Seven Health Department	20.00	30760
30-Apr-07	Electrical Equipment Co Inc	175.50	30761
30-Apr-07	Electrical Wholesale Supply Co Inc	21.59	30762
30-Apr-07	Elifeguard Inc	206.48	30763
30-Apr-07	Exxonmobil Fleet/GECC	251.59	30764
30-Apr-07	Falls Plumbing Supply Co	91.51	30765
30-Apr-07	Glock Inc	150.00	30766
30-Apr-07	Heston Huntsman	7.82	30767

30-Apr-07	IAS-Envirochem	312.00	30768
30-Apr-07	Idaho Asphalt Supply	179.80	30769
30-Apr-07	Idaho Traffic Safety Inc	128.00	30770
30-Apr-07	Intermountain Gas Co	567.07	30771
30-Apr-07	Keith Gardner Agency	36.00	30772
30-Apr-07	Les Schwab Tire Center	120.01	30773
30-Apr-07	Maintenance Engineering	611.39	30774
30-Apr-07	Mcleodusa	510.33	30775
30-Apr-07	Mountain States Cabinet & Millwork Inc	6,770.00	30776
30-Apr-07	Petty Cash	38.53	30777
30-Apr-07	Phillips 66 Co	973.22	30778
30-Apr-07	Qwest	43.33	30779
30-Apr-07	Reliable	188.53	30780
30-Apr-07	Shelley Pioneer	357.60	30781
30-Apr-07	Cheryl Simmons	350.00	30782
30-Apr-07	Staples Credit Plan	19.43	30783
30-Apr-07	US Post Office	300.00	30784
30-Apr-07	Watson Roto Rooter/Thayne Watson	150.00	30785
30-Apr-07	2M Company Inc	402.04	30786
6-Apr-07	City of Shelley Payroll	42,593.42	
20-Apr-07	City of Shelley Payroll	47,134.28	
	Total	137,501.97	