

CITY OF SHELLEY
COUNCIL MEETING
MINUTES

JULY 27, 2004

PRESENT: Mayor Eric Christensen
Council Members: Lorin Croft (absent), Chad Landon, Steve Cederberg, John Lent
Police Chief: Alan Dial
Public Wks Dir.: Rick Anderson
Recreation Dir.: Dawn Lloyd
City Clerk: Sandy Gaydusek
City Attorney: Scott Hansen

PLEDGE OF ALLEGIANCE: Alan Dial

PRAYER: Chad Landon

Chad moved, Steve seconded to approve the consent agenda as follows:

Approval of the minutes of July 13, 2004 Council meeting
Approval of the following building permits:

Broulim's	- remodel
Stephanie Ball	- new windows
Sherry Martineau	- fence
Terrill Christensen	- repair to structure
King's	- sign
Kent Grange	- deck
Jeremy Sneddon	- new home

Approved three in favor, one absent.

John Katri, 296 N. Byron was not in attendance to discuss the animals on his rental property. Chad said he had received some complaints regarding the odor, dust, and appearance of Mr. Katri's property. He said there has been a death of one of the horses that were kept on the premises also. Alan said he spoke with Mr. Katri regarding this matter, and he indicated that he would take care of the problem. He said Mr. Katri stated that if his tenant could not take care of the property and clean it up, she would need to move. Alan said he would contact Mr. Katri and follow up on this matter since he was unable to attend the meeting tonight.

Tony Hill, Chairman of the Tree Committee discussed the intention to sell engravings for the pavers that will be installed at the Centennial Park to raise funds to build the park. Tony said the prices need to be determined because there has been some interest shown in purchasing the engravings. He said he has checked with a company and the small pavers can be engraved for \$12.50, which should probably be sold for \$25.00. Tony said the sizes and styles of the pavers will vary. He said there could be larger pavers installed for those who wished to have a memory plaque engraved. He said those larger pavers should be sold for approximately \$150. Tony said there will also be benches and color bowls that would be based on a donation of \$500 to cover the expense for those items. Tony presented some pictures he had taken of other parks that have sold engravings on the pavers that will be similar to the design in Centennial Park. John felt

once a marketing plan is put together, there will be a good response for the engravings. He said he has some newspapers set up for ads that will be placed, and he suggested also marketing this idea at Spud Day. Tony felt there may be other fundraisers that could help build the park also. He felt Lorin's idea of a fund raising breakfast is great. The Mayor suggested that Tony and John co-ordinate with the Chamber of Commerce to sell the engravings at Spud Day. John said he will also work with Scott Searle of the Idaho Potato Commission to see if they can provide any assistance. Tony will continue to work with John on this matter.

Kong Khamone, 190 E. Pine Street addressed the Council to request his building permit be extended. Mr. Khamone purchased his property that was used formerly as apartments, and he is renovating the building to be a home with possibly a shelter/nursing home inside. Sandy said he originally purchased his building permit in October 2001 and it was extended until October 2003. Mr. Khamone asked that this permit be extended another year. Chad moved, Steve seconded to extend Mr. Khamone's building permit at 190 E. Pine Street until October 2005. Approved three in favor, one absent.

Rick led the discussion regarding the installation of sidewalks, curbs, and gutters on the south end of South Park Avenue. He said first he wanted to express that Ray Fillmore had merely asked what it would cost to put the street improvements in, he did not request that everyone on the street construct these improvements. Rick said he felt if Mr. Fillmore was willing to construct his portion of the improvements, it would be a great time to finish the entire street. Mr. Fillmore said he built his home approximately forty years ago. He said he was not aware that the property owners were responsible for the entire street. Rick said Mr. Fillmore was concerned about where the oil has sluff off of the side of the street and caused a drop off that someone might get hurt. Rick said the cost estimate to install the curb and gutter is \$13 per lineal foot. He said to install sidewalk is approximately \$8 per lineal foot. Therefore, the total cost is approximately \$21 per lineal foot. Rick said there is a slight increase to install the curb cut to a driveway, approximately \$.50 per lineal foot due to the increased thickness. He said most of the expense for the project comes from the preparation of the ground; digging, laying pit run, crushed rock etc. Rick said the city could do the preparation of the ground if the Mayor and Council would approve of it. He said there is approximately 400 to 600 feet that would need the improvements. Rick said the city has the funds to provide the asphalt work also. Mrs. Taylor, one of the property owners who would be involved in this project asked how the property owners would pay for this project. Chad said the city cannot pay for it, but the expense could possibly be financed by the city somehow. Mr. Fillmore said he is concerned that his property taxes will increase substantially if these improvements are done. Chad said the property taxes probably would go up, but that would be for the Assessor to determine. John said this will increase each property owner's resale value. Scott said there are several options to consider. He said if this project is a viable project then the city could negotiate with the property owners on the expenses, or the city council could mandate that the improvements be constructed pursuant to city code. Scott said if the council mandates the owners to construct the sidewalk, curb, and gutter it is either paid in full by the property owner, or the city pays for the project and collects the reimbursement through property taxes with interest. Scott said this could also be financed

through an LID, or the city and the property owners could both pay part of the expense. Sid Page felt the addition of sidewalks, curb, and gutter would definitely beautify the area. Chad proposed that Rick produce some cost estimates for this project, and include how much the city would expend if we paid for the ground preparation and the asphalt. He also asked Rick to find out how much concrete would cost and the labor to lay the concrete. Chad said then we can meet again to discuss this further. Scott said the city should not get into the financing business and should not finance the project for the property owners. He suggested the property owners either pay for the project outright, or a lien could be placed on their property and the cost would be collected through property taxes. Scott said he will check into other options that might be available.

Scott presented a Resolution for the establishment of a speed limit in the West River Acres Subdivision. He drafted the resolution to state that the speed limit would be 20 M.P.H. based on the Public Works Director's recommendation. John moved, Steve seconded to designate a 20 M.P.H. speed limit within West River Acres. Approved three in favor, one absent.

Sandy said Dale Petty was unable to attend tonight's meeting. She said Mr. Petty said he would try and put together a cost estimate to place an addition onto city hall. Sandy said she would see how much could be expended in the budget for this expense.

Chad moved, John seconded to ratify a beer and wine license transfer from Albertson's to Broulim's. Approved three in favor, one absent.

Brent Christensen was not in attendance to discuss his proposed preliminary plat for the North Shelley Business Park. Sandy said Mr. Christensen went before the P&Z Commission and a public hearing was held regarding this plat. She said P&Z recommended approval of the preliminary plat with several conditions. Sandy said Mr. Christensen contacted her and decided he wanted to develop his subdivision in divisions instead of all at once so he would not have to construct all of the street improvements before any building could take place. She said tonight Mr. Christensen was supposed to present his preliminary plat for council approval. Sandy asked Dave Noel from Forsgren to attend tonight to answer any questions that might arise and to give his comments. Dave said one of the main concerns was that the city code does not provide for a subdivision with Central Business and Multi-Family Residential use. He said the developer in this case has asked for a waiver from this section of the code, and the P&Z have recommended that Mr. Christensen be allowed to proceed with several conditions, and that the Council amend the code to include these uses. Sandy asked for more time to review the code and the uses for a subdivision before the code is amended. She said there are multiple uses in Central Business and Multi-Family Residential that might be an area of concern for a subdivision. Scott said one concern he has is that this development may not be properly funded. He said that it is hard for developers who start projects that are under funded and then not finish the project. Then the city has to step in and clean up. Scott said all of these details can be worked out, possibly by bonding the developer. He said the city should address this with the developer to some extent. Scott recommended that the council table this matter tonight since Mr. Christensen was not in

attendance, and to schedule a work meeting to address this further. Sandy complimented Dave for his help to her on this project, and his knowledge and insight for development. John suggested enough funds be budgeted to allow Dave to help Sandy review our subdivision ordinance and clarify it. Dave suggested that our fee schedule also be addressed again to allow the city to charge a fee for every time the city receives the plat back for review because the engineer has not provided every item needed for a preliminary plat. The Council asked John to work with Dave and Sandy on this project.

Sandy said Tyler Lind left a letter for the Mayor and each Council member that has been placed in their packets. She said Kathy Lind asked for copies of the tapes of each council meeting where their issue was discussed. Sandy said the city does not have a dubbing machine, but she could possibly use the school's equipment. The Mayor and Council determined Sandy should charge the Lind's for her actual time to dub the tapes and the cost of the tapes. The Mayor presented a check to Sandy that was in his envelope from the Lind's for \$182.55 for the city utilities for the additional living unit they had been renting out. Chad discussed the letter that the Lind's submitted tonight. He felt that the letters did not answer the question of whether they were renting or not. Chad felt Mr. Lind should come in and address the council regarding this matter. Nanette Duncan, Tyler Lind's sister was in attendance. She addressed the council and felt the answers that the council needed to know are in the letters that were submitted tonight. Nanette asked that the letters be read aloud. Scott said the Mayor and Council previously made the decision that there were renters in the Lind's apartment, and a check had been submitted to the city to cover the costs of the utility bill. Alan said a summons was issued on the citation that was written to Mr. Lind, and that will be addressed by the courts sometime in August. Scott said the cassette tapes for the council meetings will be made available as the Lind's requested. Nanette said Tyler and Kathy feel they have been mis-treated by the city, and do not owe the money for the utility bill, however they paid it to resolve this issue. Nanette said Tyler had previously told Sandy that he was not renting his apartment. Sandy said during the conversations she had with Tyler he had never said he was not renting.

Brent Christensen arrived at the council meeting. Scott said the matter of the preliminary plat for Brent's subdivision had been tabled, and suggested a work meeting be scheduled to discuss this matter further. Mr. Christensen asked what the issues are. Scott said that some of the conditions placed on the preliminary plat by the P&Z needed to be discussed, along with some of the engineer's suggestions. A work meeting was scheduled for August 5, 2004, at 1:30 p.m. at city hall. Steve, Dave, Rick and Chad will attend this meeting.

Sandy presented a template of the plaque that will be attached to the rock at the David B. Bleak Memorial Park. The template will have a picture of Mr. Bleak, along with a picture of the Medal of Honor. The Mayor and Council approved of the template. Sandy will proceed with the order.

Sandy said Ken Anderson, our insurance agent has presented several options for our medical insurance this year. She said the policy that currently exists will be raising approximately 14% which is much better than the 21% increase last year. Sandy said Ken has proposed two

alternatives that will reduce our increase this year. She said there is a formulary drug program that will reduce our increase to approximately 11%, and would require the employees to pay \$25 instead of \$20 for name brand drugs, and \$40 for non-formulary drugs. She said this option would save the city money, but it could cost the employees more than what they are saving on their dependants premiums. Sandy said the city could also change the deductible to \$1500 and supplement the program, which would lower the increase to 6%. She said she did not know if she was comfortable with the liability to the city that would increase. Sandy said she did not know how many employees would be using their deductible in the future, and it could cost the city more than their initial savings. The Mayor and Council suggested that Sandy and the other department heads visit with their staff and obtain their feedback.

Dawn said the boy's baseball tournament is over. She said it went really great. Dawn said presently she is running a Co-ed baseball program.

Dawn said she will begin registration for flag football soon.

Alan said currently the police department does not charge for fingerprinting. He said the city has begun to have people from all of the surrounding areas come to the city to have their fingerprints done for future employment because we do not charge any fee. Alan said there are other agencies that do not provide this service, and other that do provide this service charge a fee. Alan said he researched what other agencies are charging for this service, and he would like permission to start charging \$5 per card with the exception of the prints that the School Resource Officer does for the school. The council agreed, and this will be included in the new budget.

Rick said he recently did a scrub coat on Milton Avenue, and it has just been seal coated.

John thought the city park looked great with all the children there participating in the baseball tournament. He thanked all the department heads for their efforts and a job well done.

Steve said Kim Wilde is working on the welcome monument for the city park. He suggested Kim also work with Rick in setting the piece.

Steve said he spoke with Alan about getting some of the RV's moved off of the street that have been parked there for a long period of time. He also thanked the department heads for the jobs they do.

Chad said his wife Jennie is doing great since her surgery. He thanked everyone for the kind thoughts and words. He also thanked the department heads.

John moved, Chad seconded to adjourn into executive session pursuant to Idaho Code.

Approved three in favor, one absent.

Chad moved, Steve seconded to reconvene into regular session. Approved three in favor, one absent.

Mayor Christensen said during executive session contractual issues related to the Regional Waste Water Treatment Plant Agreement was discussed.

Chad moved, John seconded to expend \$27,050 for our portion of the cost for several tasks that were completed by the engineers for the Regional Waste Water Project commitment. Approved three in favor, one absent.

Adjourned at 10:50 p.m.

ATTEST: Sandy Darduck APPROVE: Eric R. Christensen

JULY CLAIMS

<u>DATE</u>	<u>CLAIMS</u>	<u>AMOUNT</u>	<u>CHECK #</u>
1-Jul-04	US Post Office	274.62	27757
2-Jul-04	Cotterell & Sons Concrete	3,346.00	27758
2-Jul-04	Comdata	1,215.38	27759
2-Jul-04	United States Post Office	113.40	27760
9-Jul-04	Idaho State Tax Comminnion	35.91	27761
13-Jul-04	American Red Cross	165.00	27762
13-Jul-04	Merlin Stoddard	300.00	27763
16-Jul-04	Action Rental	337.50	27765
16-Jul-04	Advanced Business Systems	203.00	27766
16-Jul-04	Albertson's #188	612.39	27767
16-Jul-04	All American Sports	44.00	27768
16-Jul-04	Amcor Inc.	2,371.50	27769
16-Jul-04	American Linen	535.51	27770
16-Jul-04	Benjamin Erickson	3.50	27771
16-Jul-04	BISCO	32.68	27772
16-Jul-04	Sorensen & Hansen Chartered Blaser	1,270.00	27773
16-Jul-04	Bob Tolman	250.00	27774
16-Jul-04	Boyd Grover	10,249.56	27775
16-Jul-04	Boyd Jolley	1,780.26	27776
16-Jul-04	Civil Air Patrol Magazine	100.00	27777
16-Jul-04	Daniel Acevedo	1,500.00	27778
16-Jul-04	Don Dixon	744.00	27779
16-Jul-04	Eagle Rock Sanitation	3,194.93	27780
16-Jul-04	Electrical Equipment Co. Inc.	626.95	27781
16-Jul-04	First Responders	137.89	27782
16-Jul-04	Forsgren Associates/P.A.	2,896.00	27783
16-Jul-04	Great Northern Bark Co.	51.00	27784
16-Jul-04	Howards Equipment	22.40	27785
16-Jul-04	IAS-Envirochem	44.00	27786
16-Jul-04	IBM Corporation-XC 1	1,132.00	27787
16-Jul-04	Idaho Asphalt Supply	918.00	27788
16-Jul-04	J & J Chemical Inc.	35.90	27789
16-Jul-04	Joe Hamilton	87.75	27790
16-Jul-04	Jolley Building Supply Inc.	2,222.36	27791
16-Jul-04	Kings No. 21	81.75	27792
16-Jul-04	Korner Service Auto Repair	418.28	27793
16-Jul-04	Les Schwab Tire Center	509.04	27794
16-Jul-04	Melissa Martinez	60.00	27795
16-Jul-04	Municipal Treasurer's Association	115.00	27796
16-Jul-04	NAPA Auto Parts	52.95	27797
16-Jul-04	Pamela Boyer	17.00	27798
16-Jul-04	Phillips 66 Co.	735.46	27799
16-Jul-04	Pioneer Publications	453.48	27800
16-Jul-04	Post Register	150.00	27801
16-Jul-04	R & S Distributing	158.85	27802
16-Jul-04	Roker Materials Co. Inc.	1,871.94	27803
16-Jul-04	Jay Rowley	169.92	27804
16-Jul-04	Sams Club	1,259.03	27805
16-Jul-04	Shelley Police Officers Association	25.00	27806
16-Jul-04	Shelley/Firth Rural Fire District	3,975.00	27807
16-Jul-04	Siems Enterprises	49.95	27808
16-Jul-04	Standard Plumbing	28.89	27809
16-Jul-04	State Insurance Fund	2,235.00	27810
16-Jul-04	Town and Country Gardens	104.00	27811
16-Jul-04	Tracy Pena	5.00	27812
16-Jul-04	United States Welding Inc.	79.85	27813
16-Jul-04	Utah Power and Light	8,573.78	27814
16-Jul-04	Valley Ready Mix	492.50	27815
16-Jul-04	Watson Roto Rooter/Thayne Watson	840.00	27816
16-Jul-04	2M Company Inc.	176.40	27817
20-Jul-04	Albertson's #188	17.17	27818
30-Jul-04	A & B Transmission & Service Center	49.38	27820
30-Jul-04	Bingham County Recorder	6.00	27821
30-Jul-04	Bloomin Acres	28.00	27822
30-Jul-04	Cable One	118.75	27823

30-Jul-04	Circular Butte Landfill	3,666.60	27824
30-Jul-04	City of Shelley Payroll	29.00	27825
30-Jul-04	Crown Trophy	210.00	27826
30-Jul-04	Davies Aqua Chem Supply Co.	1,361.60	27827
30-Jul-04	Dean Willis	16.81	27828
30-Jul-04	H-K Contractors Inc.	192.50	27829
30-Jul-04	Intermountain Gas Co.	2,573.92	27830
30-Jul-04	Intnat'l Inst. Of Municipal Clerks	125.00	27831
30-Jul-04	Jean Hemenway	9.21	27832
30-Jul-04	Jean Hemenway	4.56	27833
30-Jul-04	Jennifer Burton	17.36	27834
30-Jul-04	Jim Cotterell	1,075.00	27835
30-Jul-04	Kirkham Auto Parts Service Co. #8	13.16	27836
30-Jul-04	Mathews Plumbing & Heating	50.00	27837
30-Jul-04	Mcleodusa	401.01	27838
30-Jul-04	Pioneer Publications	115.40	27839
30-Jul-04	Rossiter Electric Motor	61.68	27840
30-Jul-04	Share Corp	440.26	27841
30-Jul-04	Town and Country Gardens	136.00	27842
30-Jul-04	Tractor Sales	19.29	27843
30-Jul-04	US Post Office	472.00	27844
30-Jul-04	United States Cellular	415.11	27845
30-Jul-04	US Bank Trust National Association	62,395.00	27846
30-Jul-04	Vaughn Anderson	463.75	27847
30-Jul-04	Velma Garrott	985.00	27848
30-Jul-04	Watson Roto Rooter/Thayne Watson	260.00	27849
30-Jul-04	2m Company Inc.	362.14	27850
2-Jul-04	City of Shelley Payroll	43,071.48	27756
16-Jul-04	City of Shelley Payroll	44,938.45	27764
30-Jul-04	City of Shelley Payroll	40,130.32	27819
	Total	<u>263,722.37</u>	