

CITY OF SHELLEY
COUNCIL MEETING
MINUTES

JULY 27, 2021

PRESENT: Mayor Stacy Pascoe

Council Members: Earl Beattie, Adam French, Kim Westergard, and Leif Watson

Police Chief: Rod Mohler

Public Wks Dir.: Justin Johnson (absent)

Recreation Dir.: Mikel Anderson

City Clerk/Treasurer: Sandy Gaydusek

City Attorney: BJ Driscoll

City Building Inspector: Jordon Johnson

PLEDGE OF ALLEGIANCE: Mikel Anderson

PRAYER: Earl Beattie

The Mayor opened the meeting at 7:32 p.m.

Mayor Pascoe explained the first few items on the agenda and the protocol for those items. He said the first item is a public hearing to consider an increase to the sewer connection fees for new development which public testimony will be taken. The second item regarding the Fox Crossing Subdivision is not a public hearing and no testimony will be taken.

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

Approval of the Minutes of Council Meeting on July 13, 2021

Approval of the Minutes of the Work Meeting on July 08, 2021

Approval of June Overall Budget and Treasurer's Rpt.

Approval of June Expenditures

Approval of Building Permits:

East Idaho Central Credit Union - new building

Kelly Rausen - re-roof

Eric James - new home

A roll call vote was taken: Earl – aye, Adam – aye, Kim – aye, and Leif - aye.

Approved unanimously.

Mayor Pascoe said next on the agenda is a public hearing to consider raising the sewer connection fee from \$6439 to \$6639. He said \$5639 is given to EIRWWA and the city will keep \$1000 for our infrastructure needs. This is for new construction only. He turned the public hearing over to BJ to conduct. BJ explained the process for a public hearing. He asked if there is anybody in favor of the connection fee increase. Ed Crapo, 168 S. Holmes asked how much the increase is. \$6439 up to \$6639 per ERU. BJ asked if there was anyone in favor of the increase. He asked if there are any neutral comments. He asked if there was anyone opposed. There was no public testimony given. The hearing was closed, and BJ turned the time back to the Mayor and Council for deliberation. The council discussed the need for the increase to keep up with the infrastructure costs. Adam moved, Leif seconded to increase the sewer connection fees from \$6439 to \$6639 to cover the costs to expand and replace our sewer

infrastructure. Approved unanimously. Kim moved, Earl seconded to adopt Resolution 21-03 increasing the sewer connection fees per ERU. Approved unanimously.

Mayor Pascoe said next the council will be reviewing and considering the Planning and Zoning Commission recommendation, notes from the public hearing, and agency comments regarding the preliminary plat for the Fox Crossing Subdivision. He said this is not a public hearing. Mayor Pascoe said he went through the City Comprehensive Plan, Subdivision Ordinance, the P&Z public hearing minutes, the written comments received prior to the public hearing, and reviewed other subdivisions in Idaho Falls that have affordable housing. He said he looked at the South Point Subdivision, and a house that Mr. Hicks is building on 19th Street in Idaho Falls. Mayor Pascoe said he looked in Ammon and west of the Idaho Falls airport. He said he like the subdivisions that had both larger homes and affordable homes, but he noticed if there were more smaller homes compacted together there appeared to be a lot more cars, trailers, etc. left on the street. Mayor Pascoe read through the comments: the Fire Chief is concerned that there will not be enough space to get into the property to fight fires if there are a lot of trailers, ATVs, and RV's on the property or the street. Justin Johnson, the Public Works Director and the Police Chief Rod Mohler also has concerns over the rapid growth and the infrastructure to support it. Mayor Pascoe discussed every individual that spoke at the Planning and Zoning hearing; a lot spoke with emotions regarding the growth in the schools, the streets and other infrastructure. Mayor Pascoe said he spoke with the School Superintendant and if the school gets thirty kids per grade more, that is the max they can take. Mayor Pascoe said he read through the city ordinance and basically, we need to be able to provide water, sewer and sanitation services to new developments. He said Fox Crossing cannot even tie into the sewer until the Parks Subdivision just south of them puts their sewer in. He said in regards to garbage service, we put money aside each year for a new truck over a five years period. To keep up with 375 more homes in we would have to buy another truck, hire another driver, buy a truck with a roll off bins, and an employee to run that truck. Leif said he read through the minutes, reviewed the comments, and looked at other neighborhoods. He said some subdivisions had very narrow side setbacks which makes it hard to fight fires. He said he talked to the school and they have no bonding capacity to fix the space shortage if they get over thirty kids per class. Leif said he read through our comprehensive plan that was created and only a handful of people came to that meeting to give input. He said he has also reviewed the testimony given regarding this development. Kim discussed the comprehensive plan and what it is. Leif said we have an infrastructure issue that needs to be addressed now. He discussed our comprehensive plan. Kim said she appreciates the Planning and Zoning Committee; they are strictly volunteer. When you look at the Comprehensive Plan we need all types of housing. We need affordable housing, however 375 more homes will increase our housing by one third. She said growth isn't bad but it has to be done in a good way. She said we need to protect green space. Are we prepared for this type of growth to have that. Adam said it is interesting how many people came out on this matter. He said the Comprehensive Plan states that the public should be involved with these types of decisions. He said it's great to see and hear from everyone. Adam said he looked at the plat and the green space shown. He said there is some, but is it enough for 375 homes. Also, with that many homes it will produce so much traffic. Can the streets handle it. He said with growth, commercial growth should

come too. He said we need to look at what we want in the city and he doesn't feel we want this. Adam read a quote by the Police Chief about the small town feel we currently have. Adam said we need controlled growth. He said there are already several housing developments coming in and feels this subdivision will be too much. He said we need to hold off and take care of what we have first. Earl said we all care about our community. He feels we are right at our limit to provide service with what we have. He said we try and take care of the residents. Earl said the budget looks good right now and feels those smaller homes will be too much for the city to handle. He doesn't like spending money and is worried about adequate fire protection. Earl said he is also concerned about having no water spigots on the homes outside. Earl said he appreciates the Planning and Zoning Commission but they needed to review the Comprehensive Plan. Kim said we appreciate Mr. Hicks but want controlled growth, but as we can handle the infrastructure and services. Earl moved, Leif seconded to deny the preliminary plat for the Fox Cross Subdivision since the city cannot handle this rapid growth and supply the necessary services to sustain it. Approved unanimously.

Jacqueline Wittwer was not in attendance, however Sandy said she needs a letter stating the city will maintain Centennial Park if they obtain a grant to expand the park. Adam moved, Earl seconded to approve the letter to be drafted. Approved unanimously.

Krissi Staten, ECIPDA spoke to the Mayor and Council about grant proposal opportunities. She said there is a block grant through the Idaho Department of Commerce that will award up to \$500,000, and you can apply for one grant per year. She said there are other grants available through the Army Corp. of Engineers, Rural Development, etc. Krissi said she understands the city has a water project and a sewer project they are trying to do. She presented two development contracts between the city and ECIPDA to cover the fees prior to the grant applications being submitted. The contract are for \$2500 each. She said there is no guarantee that the city will be awarded the grants but they have had a really good success rate in getting the grants for entities. Dave Noel said the water project has been designed for the line extending between well 4 and 5 and is ready to go. He said the sewer project has been designed and is under DEQ review right now. Kim said she knows Krissi and she has a great reputation. Adam moved, Kim seconded to approve both professional contract to proceed with the grant applications. A roll call vote was taken: Kim – aye, Leif – aye, Earl – aye, and Adam – aye. Approved unanimously.

Luke Bloxham received a temporary occupancy certificate for his storage units on Anderson Road since the weather prohibited fence installation and a power box being moved. The temporary certificate of occupancy expired June 23, 2021 and the work has not been done. Sandy sent him a letter stating the work must be completed by July 31, 2021 or the property would need to be vacated. Mr. Bloxham submitted a letter from Pro-Tech fence stating the fence would be done by August 6th, and the power box has already been moved. Kim moved, Adam seconded to extend the temporary certificate of occupancy until August 24, 2021. Approved unanimously.

Rueben Estrada said he understands only one permit is allowed for a concessionaire at the city parks. He said he would like to be able to have more than one so other vendors could sell items during games and such. Sandy said

this was done years ago to be able to control the number of vendors and monitor any damage done to the parks and trash being left there. This matter will be placed on the next agenda.

Sandy said the North Shelley Business Park retention pond has been completed by the Developer. Justin and Jordon both reviewed the pond and it looked acceptable. Adam moved, Leif seconded to accept the retention pond on the south side of the North Shelley Business Park and take over ownership. Approved unanimously.

Sandy presented the Finance Report for the third quarter.

Earl said the Senior Citizen Center hired a new Director since Denine Wong retired. He said the Center ran short of funds for improvement project that was being done. He said he would like to recommend the city pay \$5401.18 for the shortage of funds to the Senior Center. Approved unanimously.

Sandy presented some comment sheets that she received from Bingham County. All of them were in regards to the transfer of division rights quite a ways from the city. It was the understanding that the transfer of division rights were going to be curtailed or limited to original parcel subdivisions, and it would be confirmed what an original parcel is. Sandy presented a document she received from Tiffany, the Bingham County Planning and Zoning Administrator discussing this issue. BJ said if the county wants to develop with orderly growth within the cities this doesn't really help that.

Dave said the Fir Street Sewer Project was submitted to DEQ for review. He suggested that this funding application be submitted first since the sewer line upgrade is needed most at this time.

Mikel said he is working on getting flag football started.

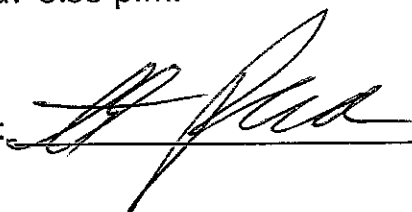
Adam said he feels we really need to look at increased growth. He said we need to look at the strain on Public Works, the Police, etc. Adam said he read the Comprehensive Plan and we need to be pro-active. He said it is awesome to see the citizens to come out to the meetings. BJ said each decision needs to be based on the Comprehensive Plan and the comments received which they did tonight.

Earl said we need to take care of our citizens now. He feels the right decision was made tonight.

Mayor Pascoe said he appreciates the Planning and Zoning members for their service. He also appreciates everyone for reviewing the necessary documents to prepare for tonight.

Adjourned: 8:55 p.m.

APPROVE:



ATTEST:

