

CITY OF SHELLEY
WORK MEETING
MINUTES

NOVEMBER 14, 2019

PRESENT: Mayor Stacy Pascoe
Council Members: Earl Beattie, Jeff Kelley, Kim Westergard, and Adam French
Public Wks Dir.: Justin Johnson
City Clerk/Treasurer: Sandy Gaydusek
City Attorney: BJ Driscoll
Bingham County Commissioners: Mark Bair, Whitney Manwaring, and Jessica Lewis
Bingham County Attorney: Chase Hendricks
Bingham County Public Works Dir: Dusty Whited
Bingham County P&Z: Leann Davis
Fire Chief: Randy Adams

The meeting was opened at 10:00 a.m. to discuss the Impact Area. The Boards discussed having informal meetings with Developers who are developing in the Impact Area with both the city and the county. Chase Hendricks said other cities and counties hold these types of meetings for their Impact Areas as well as major business growth, comp plans, etc. Whitney Manwaring said we still need a basic agreement between the city and the county. He said DEQ is starting to play a bigger part regarding septic tanks and wells. Mayor Pascoe said when property is developed in the county and then annexed, people come to the city asking why they don't have city amenities. Jeff said the city is currently working on an ordinance to accommodate larger lot subdivisions that are one third of an acre or larger. This ordinance would look at what would be required regarding street size, curb, gutter and sidewalks, and streetlights, etc. Whitney said they had a subdivision that just did a center vee for the storm water to flow. He said there was some concern about ice buildup. Whitney said the County is not set up to plow when curbing has been installed in a subdivision. There was a discussion on the swale design and the operation of it. Justin said there has been rain that has melted the snow in early spring and the swale design cannot handle the water. He said the benefits of a three-inch rolled curb is for the storm water drainage and it also allows the homeowner to place a driveway there they want to. Dusty said plowing isn't the county's main concern but sweeping is. He said the curb and gutter makes it so there is nowhere for the rocks to go. He said there is also and additional cost to the county if the curb and gutter is hit by a snowplow. Jeff said this is using city funds to take care of subdivisions that are in the county and the city is not collecting taxes for it. Mark Bair said it is the same for them; why is Bingham County using taxes to buy equipment to take care of subdivisions that will be annexed into the city. Jeff said payment is the key; if payment could be collected for the city to take care of these areas. Chase felt we should have a flexible agreement. He said closer to the city will be looked at more closely. Jeff said we could possibly charge extra from those residents. Sandy said Justin and she estimates it costs the city about \$500 per storm for plowing in a subdivision. Dusty suggested we work out a maintenance schedule for the city to take care of these subdivisions and then the city could develop the standards for these

subdivisions any way they want. If the subdivision is an HOA, they would be responsible to collect the fee and remit to the city.

In summary:

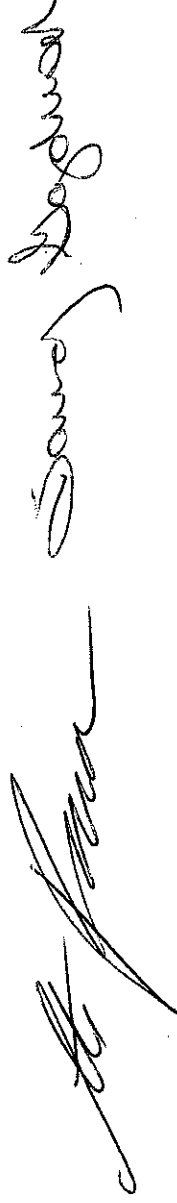
There will be a meeting with city and county personnel, and the Developer prior to a subdivision application that lies within the Impact Area. This meeting will include Justin, Sandy, Dusty, P&Z, Fire Dept., etc. There will be no Governing Boards in attendance, and no members of the public. All of these guidelines will be spelled out in the new Impact Area Agreement. Also, a Home Owners Association will need to be designated to collect and pay for any maintenance work that will be done by the city.

There was discussion regarding the requirement to access city water within 1000 feet of a municipal line, sewer line, and street lights. More information will be needed to determine these regulations.

Jeff said EIRWWA and the County needs to decide how close properties have to be to access the Regional Sewer line. Chase said the county is working on a new ordinance that will address this.

Mayor Pascoe asked about the Quit Claim Deed that was done by the county giving the city the Sr. Citizen Center building. In the deed and resolution it stated the building will revert back to the county if it is not used as a Sr. Center. Also, it states the county will continue to fund the Center, but no specific amount is stated. Mark said the county agreed to fund it but cannot state a specific amount due to budget regulations. He said he does not foresee changing the amount that they have always given to the Center. Mark said they fund other Centers they don't own and there is no problem. The Commissioner agreed that the County can change the language regarding the ownership. BJ will send the document back to Chase with his comments so it can be revised.

Jeff discussed the Steve Nielsen property and that the county has expressed they are not likely to do a condemnation. He asked if they could look at this and consider it if it is necessary to acquire land as a buffer to protest the ground for rapid infiltration. Jeff said the property owner would be paid fair market value plus 15%. Whitney said he is not in favor of condemning any property. He said ERIWWA should have looked further into the future when they were building the plant. Mark said they could look at buying the ground rather than condemning. Jeff said the residents of the city are also county tax paying residents and without rapid infiltration it will cost 3.5 million to provide treatment for phosphorus. Whitney said they need to look at all the options. Chase said an appraisal of the property is needed ~~first~~. Mark said they can be no development within 200 feet around the plant due to IDAPA rules.

The image shows two handwritten signatures in black ink. The signature on the left is 'Steve Nielsen' and the signature on the right is 'Sandy Loggins'. Both signatures are written in a cursive, flowing style.