

CITY OF SHELLEY  
COUNCIL MEETING  
MINUTES

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FEBRUARY 27, 2007

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

PLEDGE OF ALLEGIANCE: Scout Jared Adamson  
PRAYER: Mayor Christensen

John Lent was contacted via telephone to participate in the council meeting.

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

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Building Permits:

Larry Clark - deck  
Caleb Frugoli - move on mobile home  
Karl Kelley - carport  
Richard Goc - shed  
Karma Ohman- fence  
Robert Hall - shop  
Robert Hall - new home

A roll call vote was called for: Steve – aye, John – aye, Lorin – aye, approved three in favor, one absent.

Austin Mohler, from Hobbs Middle School addressed the council to discuss the possibility of making a portion of Lincoln Street and a portion of Short Street, one way. He said his class was given the assignment to resolve parking and pedestrian issues. He said they would like to generate more parking area, and create a safer environment for pedestrians. Mr. Mohler said they would like to establish Lincoln as one way going south, and Short Street going north. He said hopefully this would generate less traffic. Alan said there are a lot of factors to consider; such as bus parking, church parking, etc. The council requested more information to review before making a decision. The council asked for Alan to review the situation further, and requested input from the Bus Superintendent regarding any impact this may have regarding bussing. Mr. Mohler thanked the council for their time. Sandy was asked to place this matter on the agenda for the next council meeting.

Phillip Alldoff, and Eric Babylonia with the USDA introduced themselves. Mr. Alldoff said they are working with the Nematode program out of the Idaho Falls office. He thanked the City of Shelley for their willingness to allow the use of the transfer station property for a cleaning and

filling station, as well as storing some of their equipment. Mr. Alldoff said the USDA has agreed to pave the remainder of the city lot. Mr. Babylonia thanked the City of Shelley for their cooperation with the USDA, which has been working on the nematode issue. He said he contacted their regional office and USDA has appropriated 100% funding for the paving of the parking lot, however the paperwork needs to go through several departments before the funding could be provided. Mr. Babylonia asked if the city would sign a co-operative agreement with USDA to provide the finances to pave the parking lot, and then be reimbursed by USDA. He said this would be the fastest and the easiest way to get the paving done. Mayor Christensen said the city is under budget constraints. Sandy said the city has not been able to budget for paving the transfer station for the past two years. She asked how much it is going to cost to pave the parking lot. Mr. Babylonia said initially they thought the cost would be \$40,000 to \$50,000m however due to some changes of how the paving will be done it may only cost \$20,000. John said the Nematode issue has crippled the economy in Shelley; agriculturally and economically. He said he has heard that the Nematode lab is being built in Idaho Falls, and wondered why Shelley was not chosen for this site when there is a prime location available. Mr. Babylonia said the lab is being built outside of Shelley towards Idaho Falls. He said this is done by a bid through a lease program, and that's the way the federal government works. Shirley Thompson said all of the farmers traveling in and out of the area are being affected. Mr. Alldoff said USDA is here to help with the cause, and he would hate to see this problem not being controlled. John said he felt USDA needs to go through the proper channels and obtain their own funding to pave the transfer station. He felt the taxpaying citizens of Shelley should not pay for this. Lorin felt \$20,000 is a lot of money, and the city's money should not be used. Steve said he deals with a lot of agencies and feels USDA will be able to have the funds available by the time the weather breaks. He did not feel the city's money should be used. Mr. Babylonia said it is not a problem getting the money from USDA, it is just the time constraints. He said he is aware of city budget constraints, but thought this may be an option to get the paving done faster. Mr. Babylonia expressed his appreciation to the city for all of their help and support by allowing USDA to use the transfer station. Mayor Christensen said the city intends to build a dog pound on the northwest corner of the transfer station property sometime in the future, so they should keep that in mind when paving. Rick said he can lay the asphalt at the transfer station. Mayor Christensen and the Council agreed that the city will lay the asphalt if USDA will pay for all of the materials, and work with Rick's schedule to lay the asphalt. Mr. Babylonia and Mr. Alldoff agreed. Mayor Christensen said Max Ririe currently has a business known as Ag Parts that lies adjacent to the transfer station. He said Mr. Ririe has other property available for sale at the same location that would be a great place for USDA to construct a lab. Mr. Babylonia said USA does not necessarily have a desire to be in Idaho Falls, it is just the way that the bids fell. John said he asked that a pamphlet regarding Nematode be created so it can be distributed to the developers in Shelley at the meeting in Idaho Falls last week. Mr. Alloff said they are in the process of putting the pamphlet together.

Sandy said she received three bids for the structural work to remodel city hall, and three bids for the cabinetry. The bids were as follows: Coleman Home Improvements - \$6000, WM Construction \$6400, and Gillespie \$6787, Mountain States Cabinets - \$6900, Timberline

Cabinets - \$7212, and 1<sup>st</sup> Choice Mills - \$7678. The Mayor and Council said to take low bids for the structural and cabinetry and proceed with the remodel project.

Mike Balmforth introduced his scout troop.

Sandy presented Ordinance #503 regarding the annexation of chunks of property along South Park Avenue. She said Bingham County had contacted her stating some of the property in that area did not show as being in the city limits. Sandy said this property has been known as being in the city limits for the past 40 to 50 years. She said she thinks some of the property never got annexed when the original developer sold off some portions at the back of the lots when the property owners decided they wanted bigger lots. Sandy said Forsgren provided a legal description and the map for the annexation. Steve moved, John seconded to suspend the reading of Ordinance #503 on three different days and read the title of ordinance #503 once. Approved three in favor, one absent. Mayor Christensen read the title of Ordinance #503 in full. Lorin moved, Steve seconded to adopt Ordinance #503 as read regarding the annexation of portions of property near South Park Avenue as a housekeeping procedure to make the city's records uniform with Bingham County's records. Approved three in favor, one absent.

John's telephone connection was terminated.

Sandy was asked to read John's report for tonight's meeting. John wrote that he has had several inquires regarding the Max Ririe's property, and any economic development funds that may be available to help small businesses. He said he would follow up with Kathleen Lewis, and asked Steve to push Brandon Bird our way. John felt the city could have 2 or 3 viable businesses purchasing property from Mr. Ririe. He said he will make this a priority to work on when he gets home. John wrote that he attended an Urban Renewal meeting and phase two has had limited response for façade renewal, but they will continue to work towards phase three of the façade project once the district boundaries have been changed. He also stated that a portion of Urban Renewal funds are being appropriated to extend the sewer line east across the railroad tracks in the facility of the Ririe property. John wrote that River Fest will be held June 8<sup>th</sup> and 9<sup>th</sup> in conjunction with a blue grass festival the American Foreign Legion is setting up. John wrote Bruce Cook's term has expired on the Planning and Zoning Commission, so he asked him to attend the next council meeting to be honored for his service to the community. John commended the department heads for the excellent jobs they do; Rick and his crew did a great job refurbishing the flower pots on State Street; Dawn was given thanks for helping with the soccer program; Sandy thanks for reading this report, and all you do; Alan thanks for the professional manner his officers handle themselves; Mayor, Steve, Lorin and Charlotte thanks for your hard work and dedication to our city as well as your concern for my well being.

Sandy said a tax lien has been filed on Vaughn Lefevre's property that the city has interest in. She said the tax assessor assured her it would not affect the lien that the city currently has on the property for the demolition of the building on the property that occurred several years ago.

Sandy said the Planning and Zoning Workshop is scheduled in Pocatello on March 24<sup>th</sup>. She asked who is planning to attend so she can register them. Lorin and Rick will plan to attend this meeting.

Sandy said Beverly Peeler requested the United Methodist Church be listed on the city's website. She said there have been no churches listed on the website due to the legality regarding the separation of church and state. The Mayor and Council discussed this matter and felt due to the legality of this issue, no churches will be listed on the website. Sandy said there are other websites that refer to the City of Shelley that are not the city's website, but list the churches, organizations, etc.

Sandy said the Juniper Court development designed their irrigation system so each property owner must have his or her own pumps to utilize the system. This means each homeowner will be responsible to purchase a pump at the time of construction of their sprinkler system and have it installed. Dave Noel, Forsgren Engineering stated that the financial burden is being placed on the individual property owners instead of the developer. He said he is concerned that each property owner will choose to attach his or her sprinkler system to the city water instead of purchasing a pump at about \$600. Dave said the system would be better to have one large pump service the entire subdivision that would be maintained by a homeowners association. He said the design of the system is basically a no pressure system, however this is not a bad system. Mayor Christensen said the idea is to save culinary water by having an irrigation system in place so homeowners can use surface water. Dave said each lot could be leveled and graded so flood irrigation could be used. He said if flood irrigation is used every lot will need to be graded whether sold or not, and before building commences. Dave said the developer for Juniper Court is also proposing a French drain designed for a ten-year flood. He said historically the city has asked for a design based on a 100-year flood. Dave said in the event of a 100-year flood the developer intends to capture the storm water between each curb, and what goes over the curb will flow over the lots to a drainage canal located on the other side of the development. Dave said there are a few options to accommodate the 100-year event such as a larger French drain or infiltrations could be installed.

Rick said he has some information regarding a new backhoe lease. He said he will report on this matter further whether the full council is present.

Dawn said her Saturday Jazz program will be finished this Saturday. She said she will be starting High School Jazz sometime next week. Dawn said she will not be acquiring the soccer program this year. She said the organization had already signed the contract with AYSO for another year. Dawn said she will help the program when needed.

Steve said he may not be in attendance at the next meeting. He will be in Boise on March 13, 2007, and it will depend on the weather whether he will be back in time for the meeting.

Steve said if he is gone at the next meeting, he is in favor of the lease option on the backhoe that Rick will be presenting.

Lorin asked how the inspections are coming along in the North Shelley Business Park. Rick said he is doing the majority of the inspections. He said all of the sewer tests have been passed, but the water tests have not been completed.

Sandy said Doug Keele will be testing for his building inspection certification on March 7, 2007.

Adjourned 9:00 p.m.

ATTEST: *M. Williams* APPROVE: *Eric R. Chustara*