

CITY OF SHELLEY
COUNCIL MEETING
MINUTES

APRIL 12, 2022

PRESENT: Mayor Stacy Pascoe

Council Members: Jeff Kelley, Kim Westergard, Adam French, and Leif Watson

Police Chief:	Rod Mohler
Public Wks Dir.:	Justin Johnson
Recreation Dir.:	Mikel Anderson
City Clerk/Treasurer:	Sandy Gaydusek
City Attorney:	BJ Driscoll
Building Inspector:	Jordon Johnson

PLEDGE OF ALLEGIANCE: Justin Johnson

PRAYER: Leif Watson

The meeting was opened at 7:35 p.m.

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

Approval of the Minutes of Council Meeting on March 14, 2022

Approval of the January and February Expenditures

Approval of the January and February Overall Budget and Treasurers Rpt.

Building Permits:

Jason Bird	- Commercial Building
Craig Cutler	- Additional Garage
Aurtoro Alvarez	- remodel
Eric James	- new home
Sandra Wood	- Addition
Hayden Jones	- new home
Bret Jones	- solar panels
ALR Properties	- new home
Nova Const.	- new home
Nova Const.	- new home
Suzie Stears	- fence
Shelco Dev.	- new twin home
Shelco Dev.	- new twin home
Shelco Dev.	- new twin home
Shelco Dev.	- new twin home
Shelley High Sch.	- new locker room/concession stand
Kevin Johnson	- solar panels
The Corner Cup	- signs

A roll call vote was taken: Jeff – aye, Adam – aye, Kim – aye, and Leif – aye.
Approved unanimously.

Mike Clements from Bingham County Emergency Services said he needs to update the Bingham County Multi-Jurisdictional All Hazard Mitigation Plan. He said the plan identifies the hazards facing the communities, and to develop strategies to reduce the risks from these hazards. Mr. Clements discussed the plan and how it

effects the city. He said Bingham County will partner with the city to handle the risks. Mr. Clements asked the city to review the plan and if the city has any additional projects, they could be added to the plan. Sandy said the Department Heads in the city helped with the original plan quite a few years ago.

Brent Christensen presented the final plats for the Sunset Vista Division 2 and 3 Residential and Town Homes Subdivisions. He also presented an addendum to be added to the Development Agreement that was presented for the first Division. Sandy said the addendum basically listed the three-year time period to have the construction done. The rest of the Development Agreement is the same as in Division 1. Jeff moved, Leif seconded to approve the final plat and Development Agreement for Sunset Vista Residential Subdivision Division Two and Three and Sunset Vista Town Home Subdivision, however this approval is conditional upon the lots in the Town Home Subdivision being divided to show individual ownership of each unit. Approved unanimously. Mr. Christensen will bring in a corrected final plat for the Town Homes.

Lori Boyce said she lives just north of the Sunset Vista Subdivision. Her property lies just outside city limits. She said there are currently three homes on the property that is served by a shared one-inch water line and the water pressure is very low. Justin said he looked at this and there is an old two-inch water line that runs down Highway 91 and crosses the highway and becomes a one-inch line that provides water to these three homes. He said there is only one meter, and the line is about forty years old. Justin said Ms. Boyce has talked to Mr. Christensen about connecting through the new lines to Sunset Vista Subdivision. Mr. Christensen said he hopes to have that end of the subdivision done at the end of the year once everything is constructed. Dave said this will need to be installed according to the minimum standards and needs to be added to the as built drawings. The Council asked for the expense to be calculated to do this. Typically, outside users will be required to pay for all of the meters and some of the line. Leif moved, Jeff seconded to table this matter to get further information regarding the cost. Approved unanimously.

Jason Yorgensen was not in attendance.

Chuck Lloyd addressed the council to discuss the ordinance that is being considered regarding unoccupied residences. He said he is a "snowbird" who goes south for the winter for approximately six months. He said he has contacted other cities and about 75% of the cities offer a discount for those that go south in the winter. He said he heard in the last meeting that the unoccupied rate will be removed, and everyone will begin paying full rates to maintain the system. He said by not using the services for six months a year he feels he is actually saving the city money. Mr. Lloyd said they are on a fixed income and would like the Mayor and Council to reconsider this matter. Leif said he contacted other cities also and some have a plan in place and do not charge for the snowbirds for full services. Sandy said the City of Ammon actually charges \$100 for a snowbird fee and they physically turn the water off and remove the garbage can while the residence is empty. She said currently there are about six people that leave for the winter. The Mayor and Council determined that they would get more information and consider a rate plan for the snowbirds.

Sandy said the El Chuy Market has applied for a beer license to both carry out and consume on premises. She said our ordinance states a license cannot be issued if the front door of the building is closer than three hundred feet from a school or church. However, Food Plaza has had a license for many years and are closer than the three hundred feet to the church and the school. BJ discussed the definition of sold or consumed on premises. Sandy said she contacted the State and their regulation states the same thing except the cities can make exceptions. Jeff moved, Leif seconded to amend our ordinance 4-3-7 regarding the location restrictions to mirror the states and allow the cities to consider approve on a case-by-case basis. Approved unanimously.

Kim moved, Leif seconded to approve a business license for 2022 for All Access Therapy at 650 N. State Street. Approved unanimously.

BJ presented Ordinance #632 regarding unoccupied premises and the billing rate. He amended ordinance 8-4-31 and 8-6-17 by striking out the word occupied. Adam moved, Leif seconded to suspend the reading of Ordinance 632 on three different days and read the title of Ordinance #632 once. Approved unanimously. Adam read the title of Ordinance #632. Adam moved, Kim seconded to adopt Ordinance #632 amending the 8-4-31 and 8-6-17 by removing the word unoccupied which will allow the city to charge full rates on empty units to pay for the maintenance of the system. A roll call vote was taken: Adam- Aye, Leif – aye, Jeff – aye, and Kim – aye. Approved unanimously.

Jeff moved, Leif seconded that any water connection outside of the city limits will be charged the standard rate of \$5000 for a one-inch line. This applies to both inside and outside the city limits. Approved unanimously.

The Mayor and Council had received some comments from some of the contractors regarding the minimum garage size of 24 x 24. Jordon said the Ordinance regarding this matter was approved in September. Previously we had a two-car garage requirement but no dimensional size, so the minimum size was set to 24 x 24. He said he feels this was set for a reason. This allows a resident to have room to park at least two vehicles inside the garage and try to keep vehicles off of the street. Jordon said this is an outside number, and once you go inside it is smaller and then once you put steps in, a larger pickup will not fit in the garage. Jordon said the number one problem is that most Developers do not want to redraw their plans. He said he is receiving plans with Idaho Falls street names and city listed on them because Developers will not enough take the time to change it. Mayor Pascoe said if the home is a custom home most garages are larger then a 24 x 24, but if it is a spec home they are not. The Council discussed this and determined to leave our requirement of 24 x 24 as is.

Justin said he has been reviewing the streets in the city and the projects he is recommending be done this year are Aspen, East Locust, East Elm and the Nature Trail. He said he cannot seem to get a price for asphalt and seal coating that is guaranteed over two or three days due to what is happening with oil prices, however he will continue to work on this. The Council tentatively approved these projects until the costs come in more definite.

Due to the possibility of drought this year the Mayor and Council determined that the residents will be asked to conserve water by only watering every other day

and not during the heat of the day. Sandy will place this on the bills and will place an ad in the Bingham News Chronicles.

Leif moved, Kim seconded to schedule the budget hearing this year for August 30, 2022, at 6:00 p.m. Approved unanimously.

Just said he has about 140 feet of ten inch well casing that was pulled off of Well #4 that is no longer needed. He said scrap is up to about \$1.30 per ton and there is about \$200 of scrap there. Justin said he has an employee that would like to purchase the casing instead of sending it to scrap. Kim moved, Jeff seconded to declare 140 feet of ten inch well casing as surplus property. Approved unanimously. Kim moved, Adam seconded to sell 140 feet of well casing to a city employee for the amount of \$1000. Approved unanimously.

Dave said he reviewed how the designations of arterial and collector roads are done and discovered that the State makes those designations. He said once they are established by the State they can be funded federally. Dave said you can petition the State to change, but then they do not qualify for federal funding. Dave presented a drawing and most of the streets in the city and coming into the city are collector roads such as West Fir, East Center and the New Sweden Road with a 62-foot ROW. The highway is an arterial road. Dave said if these roads are on a state map, they have to be built to state standards. He said the city could make their own map if they chose, but to get grant money they have to be on the State register. Jeff said he feels New Sweden and West Fir should be arterial. Dave said the city can change the city ordinance to say a collector road has to be a larger ROW if that will help. The Council felt this matter should be sent to the P&Z Board to review West Fir to the Cedar Point Canal Bridge and the New Sweden Road. Jeff said he felt a collector road should be a 99-foot ROW. Dave and Justin will work on reviewing each of these roads. Jeff moved, Leif seconded to have the P&Z Board review the width of a collector road and consider a ROW of 99 feet and to review West Firs to the Cedar Point Canal and the New Sweden Road from Highway 91 to the city limits, and we should make sure East Center is a collector road. Approved unanimously.

Leif moved, Kim seconded to call for a public hearing to consider establishing a fee of \$5 per thousand gallons of bulk water for contractors and companies that need water out of the city's hydrants. Approved unanimously.

Sandy announced that Corrin Wilde will be leaving the employment of the city. She will be taking a job with the City of Idaho Falls. She will announce the opening within the city and then advertise in the paper and on the website.

Sandy said she will be starting to work on the payroll portion of the budget. She said from February 2021 to February 2022 the cpi has increased by 7.9%. Jeff said more realistically it has increase about 16%. Sandy will contact other cities to see what, if any their cost-of-living increase will be.

Sandy said May 11th ITD has scheduled DMV training in Pocatello. She asked permission to close DMV for that day. Permission was given.

Dave said the construction is going well on the sewer line on East Locust.

Mikel expressed his thanks to the city crew for helping him at the pool to get ready for the season. He said soccer registration is going well and will be starting with baseball registrations soon. Mikel said he has been discussing the youth program at AIC with the Mayors Youth Committee and there are several that want to attend.

Jordon said he has lots of house plans being turned in. He said the new software that was purchased to streamline building permits is being used and working very well.

Justin said the city received an LRHIP grant from the state that Dave submitted for work to be done on Fir Street. He said the money will be available next fiscal year after October 1, 2022.

Justin said there will be an Easter Egg Hunt on Saturday sponsored by the Kiwanis at 11:00 a.m. at the City Park.

Justin said HK has been working hard on the East Fir Sewer Project. He said they are at the last block on East Fir, but it will be the hardest due to the depth and width of the line.

Justin said the Park Subdivision has hooked into the sixteen-inch water main. He said it was tested and passed the test, but now we are waiting on documentation. He said the bridge has also been constructed.

Justin said Kent Fielding has done his Eagle Scout project at the City Park. He took all the sand out and put mulch around the playground equipment. He said Kent did an awesome job. The Council said how much they appreciate the work he did.

Justin said Chad Armstrong has finished the first block of his welding classes, and almost ready to finish the second. Justin said the third block will not be done until after September 1st.

Rod said he will be in Boise attending Joe Pacheco's POST graduation ceremony.

Rod said he has submitted his intention to retiring on May 31, 2022.

Jeff said Rod will be greatly missed in the community. He said Rod is very professional and personable and it will not be the same without him.

Jeff said the trains at the EIRWWA Plant need to be replaced because of a chemical spill. He said some sort of compound was put down the system and ruined the membranes.

Leif said he met with Jordon regarding being the city planner on a part time basis. Leif said they will establish a check list for him to follow.

Devin Dye introduced himself. Leif moved, Jeff seconded to appoint Devin Dye to the Planning and Zoning Commission. Approved unanimously.

Leif suggested that BJ and Dave give some training to the P&Z members. He said there have been some new members appointed recently. This will be put on the

May Agenda for the P&Z. Sandy will also check AIC resources that may help the new members.

Leif said the city should look at updating the Comprehensive Plan. He said suggested this be considered in the budget this next fiscal year.

Kim said April 23, 2022, will be the "Spring Into Service" event. She said she has gotten a few items donated for the Firehouse Breakfast. She said the breakfast will be held at the Fire Station on April 23rd from 8:00 a.m. until 10:00 a.m. and cost \$5 per person or \$25 per family.

Kim echoed what Jeff said about Rod. She said she genuinely appreciates Rod.

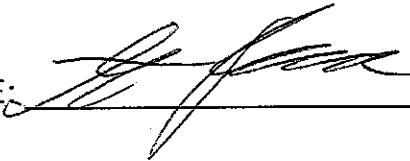
Kim said there were eight recipients from Shelley that will receive Mayoral Scholarships. She said the event is April 28, 2022, at 6:00 p.m. at the Little Theater at the Shelley High School.

Kim said she appreciates all that Mikel does for the city.

Adam said Rod will be missed greatly. He said he has been great working with and been great for the community. Adam said he is looking for a replacement for him and will be offered internally first. Adam said the police force has really stepped up the last six weeks and doing an excellent job.

Mayor Pascoe said he appreciates all the Chief has done over the years and also appreciates the Department. They are doing an awesome job patrolling. Mayor Pascoe expressed his appreciation for everyone.

Adjourned: 10:15 p.m.

APPROVE:  ATTEST: 