

CITY OF SHELLEY
CITY COUNCIL MEETING
MINUTES

MARCH 02, 2004

PRESENT: Mayor Eric "Swede" Christensen
Council Members: Lorin Croft, Chad Landon, Steve Cederberg, John Lent
City Clerk: Sandy Gaydusek
City Attorney: Scott Hansen

PRAYER: Steve Cederberg

The meeting was called to order for the purpose of discussing a proposal by Brent Christensen to develop the North Shelley Business Park. Brent Christensen and his engineer, Bob Butler were in attendance. Kirk Jolley was in attendance representing Jolley Building.

Bob Butler presented a proposed plat for the North Shelley Business Park showing the different divisions that are intended to be developed. He also presented a separate plat for Division 1. Mr. Butler said they plan to run the sewer line east to Highway 91. He said the sewer line may be slightly shallow on one end. Rick said there is a very deep line at the east end of the Meadowlark Subdivision, so there may be several options available. Mr. Butler presented a spreadsheet demonstrating the improvement costs to widen the connector road, lay the curbing, and install the water and sewer lines. The total cost is approximately \$266,190, which equals approximately \$60 per foot. Mr. Butler presented a cross section of the road showing the design, which will be used to widen the connector road using the entire 100-foot right-of-way. He said he will be developing the water and sewer lines to the city standards. Rick said he will work with Mr. Butler on the line that should be used.

Mr. Butler said he would like to discuss the cost to widen the connector road by twenty feet on each side of the existing road. He said Division 1 consists of approximately 20 commercial lots. Mr. Butler said it is costing approximately \$15,000 to develop each lot, which will be 107 x 150 foot in size. Chad said the city cannot fund developments with the resident's money; however they would like to see development occur. Sandy said there is approximately \$45,000 in each of the water and sewer funds for capital outlay. She said some of the capital outlay funds were used last year, which depleted our contingency substantially.

Brent Christensen said he attended a council meeting where the city proposed to pay the difference between the size of line that was needed for development, and the size of service line the city felt was needed for future development. He also asked about the city participating in the widening of the connector road which the county's assistance. Mr. Christensen asked of the city would be willing to purchase the asphalt if he were to lay it. He also suggested that the county be approached for the pit run. Mr. Christensen estimated the asphalt at approximately \$47,000. The group discussed the possibility of roto-mill tailings being used.

Chad asked Mr. Christensen to present the costs for eight-inch water lines and twelve-inch water lines to see how much he is asking the city for. He also asked Mr. Christensen to cost out the city's portion of the street widening including the county's portion to help. Mr. Christensen asked if Jolley's and the new King's Store would be asked to share in a portion of the project.

Scott said there are two different issues on the table. He said Mr. Jolley believes that the city should pay for all improvements to the connector road in exchange for the property Jolley's gave to the city for the right-of-way. Scott presented a letter that had been written to Jolley's stating the city would be willing to pay for the curb and gutter next to their parking lot in exchange for the fifty foot strip of property that was given to the city. He said there is an issue about how much expense, and how far the curbing should be installed and paid for by the city. Mr. Butler said there is a large portion of property that belongs to Jolley's, which has not been developed yet. He said they should keep in mind that land becomes more valuable once the surrounding property has been developed.

Chad said he is concerned about the curbing and gutter being installed before the land is developed because it would be unknown where to place the curb cuts (accesses). Mr. Butler said the developer should come up with the best alternative for where the accesses should go, and if need be, and then they can be changed later.

Chad said the city needs to work with Jolley's independently. He asked Mr. Christensen and Mr. Butler to define the shared expenses in more detail, and the city will work with King's and Jolley's further on this matter.

The Mayor and Council asked Mr. Christensen and Mr. Butler to work on the requirements for a preliminary plat with Sandy. Sandy explained some of the items that are required and what time line can be expected.

Adjourned 8:30 p.m.

ATTEST: Sandy Hrydusek

APPROVE: Eric R. Christensen