

CITY OF CHELSEA
COUNCIL MEETING
MINUTES

DECEMBER 09, 2003

PRESENT: Mayor Eric Christensen (absent)
Council Members: Bruce Crockett, Lorin Croft, Chad Landon (mayor pro-tem),
Steve Cederberg
Police Chief: Alan Dial
Public Wks Dir.: Rick Anderson
Recreation Dir.: Dawn Lloyd
City Clerk: Sandy Gaydusek
City Attorney: Scott Hansen

PLEDGE OF ALLEGIANCE: Rick Anderson

PRAYER: Scott Hansen

Bruce moved, Lorin seconded to approve the consent agenda as follows:

Approval of the minutes of November 25, 2003 Council meeting
Approval of November 2003 Expenditures
Approval of November 2003 Overall Budget & Treasurer's Report
Approval of the building permits:

Jason Eddins - new home

Approved three in favor, Chad did not vote as Mayor Pro-tem.

Brent and Brian Christensen appeared before the Council to discuss their plat for a Business Park north of the city center adjacent to the New Sweden Connector Road. Brent presented copies of the plat to the council. He said he had met with Rick and Sandy and it appeared that there were too many accesses onto the New Sweden Highway that would be a potential traffic hazard.

Brent said the best solution to resolve this problem would be to widen the New Sweden Highway into a five lane street from North Park to Highway 91. He proposed that if the city would pay for the asphalt, and the county would provide the gravel, that he would lay the street. Rick said the base for the street would need to be laid also. The Council asked if Mr. Christensen had a cost estimate. Brian Christensen said he did not have a cost estimate at this time. The Council asked Chief Dial for his comments regarding traffic safety on this street. Alan said traffic congestion on this street needs to be alleviated for safety concerns. He felt if the street is made a five lane street the traffic congestion should be taken care of. Alan said if the street is not widened, it would leave a gap between the curb and the 100 foot right-of-way. Rick felt if this project is going to be pursued, Kings and Jolley Building should be involved since their properties abut the New Sweden Connector Road also. Brent Christensen pointed out that the proposed plat designs

the widening of the street as four twelve foot lanes, one fourteen foot turning lane, two ten foot parking lanes and two six foot sidewalks. The Council asked Rick to discuss the costs for this project further with Mr. Christensen, and someone will need to approach Bingham County asking their help with the gravel. Mr. Christensen asked the Mayor and Council to discuss this matter with the County Commissioners. Vicki Johnson said she was concerned about installing sidewalk. She said she did not understand how the sidewalks would fit in with the curb. Mrs. Johnson said most of the purchase inquiries for the proposed lot were for medical offices, office buildings, etc. She didn't see the need for sidewalks. Rick said the lots on the north side of the proposed plat are for Multiple Family Residential, which means there will be pedestrian traffic in the area. Chad said the city will need some cost estimates before we can decide what level of participation the city will have in this project. He said the city is very pro-business but we do have a limited budget. Scott said this business park appears to be similar to a small strip mall in the City of Blackfoot. He said the strip mall has a lot of accesses that have appeared to cause a traffic nightmare. Scott suggested this plat be sent to ITD for their comments regarding the traffic flow.

Darwin Mathews and Jay Davis appeared before the Council representing the Idaho Education Alliance of Solutions (IDEAS) organization. Mr. Mathews said they are working on a project at the North Bingham County Park. He said there are some very good things that have happened, and are going to happen at the park. Mr. Mathews said most of the projects have been done with donations and volunteer work. He said he was asked to chair the agricultural development that is planned for the park. Mr. Mathews turned the time over to Jay Davis, who made a power point presentation to those in attendance. Mr. Davis said the projects at the park are to help people learn about the community, develop new skills, and use these skills to benefit the community. He discussed the various projects that have been done, and what is being worked on at the present. Mr. Davis said they are in the process of establishing an experimental farm on approximately two acres at the North Bingham County Park. He said a \$25,000 Center Pivot will be donated for irrigation purposes. Mr. Davis said twelve inches of topsoil will be needed, and once the topsoil is ready, crops will be planted next spring. He said all of the projects that have been previously completed at the park have been done with the help of grants, cash donations, in-kind donations, etc. Mr. Davis said there are no paid employees and no overhead paid out. He said they need to raise approximately \$20,000 to keep moving on their current projects. Mr. Davis said they need support from where ever it is available. He said a lot of the

projects began as a vision of Mike Winston's Solution Class. Mr. Davis introduced Gerald Hoskins and Devin Fielding, both students of Mr. Winston's, and asked them to discuss some of the projects they have been involved in. Mr. Hoskins said he has been involved with the experimental farm, and intends to develop and plant canola seed. He said his class has also been working on a bio-diesel car as an alternative fuel source. Mr. Hoskins discussed the benefits of this car. Mr. Fielding said he seen the plans for the North Bingham County Park about three years ago and has been involved ever since. He said his class helped build the general store. He felt working at the park has prepared the students to enter the "real" world. Mr. Fielding said being involved in the Solution Class has been a great learning experience for him. Mr. Davis introduced Joan Winston. Mrs. Winston discussed "Inherit Idaho" Day. She said this day recognizes that not only benefits are inherited by everyone, but problems also. Mrs. Winston asked the Council to be part of the "Solution" for these problems. She invited the city to hold one of its meetings at the one-room school house at the park. Vicki Johnson said the School Board is 100% behind the Solutions Class, but with the budget cuts that the school has had, they really haven't been able to help very much. Bruce said he is definitely in favor of the projects that are being planned at the park. He suggested the city be very pro-active in these projects with providing at least in-kind help. Bruce also suggested making a line item on the budget to help fund some of the projects the Solutions Class and IDEA are trying to complete. Steve said he is very impressed with the park. He said the Solutions class has put forth a lot of effort. Chad felt Rick's crew may be able to help with the Experimental Farm project as time allows. He also suggested Sandy review the budget and see if there is any monetary help available. Bruce complimented Devin Fielding and Gerald Hoskins on their presentations.

Brent Christensen asked if the city has made any progress towards re-negotiating the impact area. Steve said Sandy and he have been working with Sue Betty, the Bingham County Planning and Zoning Administrator on this project. He said Sue Betty asked that the city draft a land use agreement and send it to her for her review, and then she would arrange a meeting with the Planning and Zoning Commission and the County Commissioners. Sandy said Scott drew up the first draft of the agreement, and she sent it to Sue Betty several weeks ago. She said she is waiting for Sue Betty to contact her with a meeting date. Mr. Christensen said he is waiting to see if the impact area is going to be expanded, so he can pursue his development of a residential subdivision and a golf course near the river. He said he would like to be annexed into the city. Chad said at this time, the county is reviewing the differences between the city and county code,

and determining what code the county will enforce. Mr. Christensen asked if the city and county were in agreement regarding the boundaries of the impact area. Chad said the boundaries were not an issue, but the code is. Bruce suggested that Mr. Christensen talk to Richard Eaton about his development. He may be pursuing a development in the same area and he might like to be annexed into the city limits also.

Brent Christensen asked if the city is still interested in obtaining ownership of the small triangle of property he owns on the west side of where the connector road begins. He said he is willing to donate it to the city and thought Scott was going to do the paperwork. Scott said he was not aware of this matter, but he will look into it.

Vicki Johnson said the construction of the new elementary school is on schedule and under budget. She said there have been no major problems. Mrs. Johnson said the property where the Kindergarten trailers are located at the old elementary school have been put up for bid. She said the church has expressed interest in obtaining this property. Mrs. Johnson said the school intends to keep the old elementary building in case it is needed due to the increase in enrollment. She said the building will be remodeled for a district office, etc.

Vicki said she is concerned about the width that the city is mandating the streets to be constructed in the proposed Sunset View Subdivision. She said she doesn't understand why the streets need to be so wide (44 feet of asphalt from side to side), and doesn't believe they need to be that wide. Mrs. Johnson said the preliminary plat has been submitted several times to the city and each time there appears to be a problem. Chad said the Council has reviewed the suggestions that the city engineer and Rick has made regarding the streets due to snow removal, traffic safety, etc. Rick said these wide of streets are needed especially during snow removal. Mrs. Johnson said it appears the city code just keeps changing. Chad said there are some concerns regarding the way subdivisions have been developed in the past. He said the city just wants to make sure every subdivision is developed according to city standards. Chad said the city wants to see growth and development, and he suggested a work meeting be called if Mr. Christensen feels his project is being held up.

The following 2004 business licenses were reviewed:

Taqueria Alexandra's Restaurant - Beer/consumed on premises

Bruce moved, Lorin seconded to approve this beer license. Approved three in favor, Chad did not vote.

Shelley Exxon - Wine License/carry out only

Lorin moved, Bruce seconded to approve this wine license for Shelley Exxon. Approved three in favor, Chad did not vote.

Shelley Exxon - Beer License/carry out only

Lorin moved, Bruce seconded to approve this beer license. Approved three in favor, Chad did not vote.

Shelley Senior Citizens - Dance License

Bruce moved, Lorin seconded to approve this dance license. Approved three in favor, Chad did not vote. Lorin moved, Bruce seconded to waive the \$75 fee for the dance license. Approved three in favor, Chad did not vote.

Hidden Treasures - Second Hand Goods Store

Bruce moved, Lorin Seconded to approve the second hand goods license. Approved three in favor, Chad did not vote.

Sandy presented a plat that was sent to the city by Bingham County Planning and Zoning regarding the proposed T&N Subdivision. This subdivision is proposed to be built east of Shelley. The Council had no comments regarding this proposed plat.

Sandy asked that the agenda item regarding the amendment to the ordinance for street width be removed from the agenda. She said the engineers are sending us more comments and a design.

Scott said the Quit Claim Deed that was sent to the County to be recorded regarding a thirty two foot strip of property in the Rowley Subdivision had an error on it. He said the legal description was not right. Scott said he drafted a letter to Alva Harris, the developer of the subdivision and stated the legal description was wrong, and if he would like another Quit Claim Deed for this property, signed by the city he would need to present a new document.

Alan said Meldine Whitmill complained about the horses on the corner of Lincoln and Fir Street owned by Tammy Golder. He said Ms. Golder was informed that she no longer had a grandfather clause and must remove her horses from the premises approximately one year ago.

Alan said the horses were removed, but now she has brought them back on her property. He said he cited Ms. Golder into court.

Neil said Bruce and he found two sites that might be good locations for a city park. He said they are now inquiring about the prices of the property. Neil said they are also trying to determine how much property will be needed for an adequate park where spud day can be held.

Lorin said he is concerned about the traffic bottle neck on Highway 91. He asked if any pressure could be put on the State to widen the section of road between the stop light and the Emerson intersection. Alan said a bigger problem exists in front of the Shelley Exxon. Lorin felt these problems should be discussed with the State. Rick said the next time he has a meeting with the Transportation Department, he will discuss these problems with them again. Alan said he has not had a response from the State Transportation Department regarding the request to move the 35 M.P.H. speed limit sign next to Charles Higham's about fifty feet to the north.

Bruce said he is concerned about the timing of the grant application for land for a city park since there is only one council meeting in December. Neil said he will check and see if a purchaser's agreement is needed with the submission of the grant application. Bruce suggested that Neil and he move forward with this project and if a price for the land is established, then the Mayor and Council can be telephone polled for a decision. Bruce said maybe some of the other surrounding entities would like to join with the city to pursue the development of a new park. He said if things do not go as planned, maybe Spud Day could be held at the North Bingham County Park, and the city could help in further development.

Adjourned at 9:17 pm.

ATTEST: Sandy Shyduak APPROVE: Chris G. Smith

DECEMBER CLAIMS

<u>DATE</u>	<u>CLAIMS</u>	<u>AMOUNT</u>	<u>CHECK #</u>
1-Dec-03	US Post Office	270.71	27086
3-Dec-03	Albertsons	770.00	27127
3-Dec-03	Comdata	102.01	27128
5-Dec-03	Chuck Lloyd	25.85	27129
5-Dec-03	H-K Contractors	7,001.00	27131
17-Dec-03	Albertsons	12.07	27132
17-Dec-03	Alchem Laboratories Inc	1,131.05	27133
17-Dec-03	Amcor Inc.	66.00	27134
17-Dec-03	American Linen	481.76	27135
17-Dec-03	Bateman Brothers	301.90	27136
17-Dec-03	BISCO	78.76	27137
17-Dec-03	Sorensen & Hansen Chartered Blaser	850.00	27138
17-Dec-03	Central Transfer Station	75.00	27139
17-Dec-03	Daniel Acevedo	1,500.00	27140
17-Dec-03	DBS INC.	276.42	27141
17-Dec-03	Dewey Chapman	25.00	27142
17-Dec-03	Eagle Rock Sanitation	2,156.72	27143
17-Dec-03	Fastenal	183.11	27144
17-Dec-03	First Responders	37.99	27145
17-Dec-03	Galls Inc.	24.99	27146
17-Dec-03	Sandra Gaydusek	29.98	27147
17-Dec-03	H-K Contractors	5,146.51	27148
17-Dec-03	Hunters Timber Yard	56.00	27149
17-Dec-03	IAS-Envirochem	55.00	27150
17-Dec-03	Idaho Disposal Systems	905.00	27151
17-Dec-03	Idaho Transportation Dept.	5.00	27152
17-Dec-03	Intermountain Gas Co.	850.77	27153
17-Dec-03	J & J Chemical Inc.	12.00	27154
17-Dec-03	John Deer Ind. Equip.	12,007.06	27155
17-Dec-03	Jolley Building Supply Inc.	100.99	27156
17-Dec-03	K & K Blacksmith	39.00	27157
17-Dec-03	Kings No. 21	159.23	27158
17-Dec-03	Kirkham Auto Parts Service Co. #8	538.03	27159
17-Dec-03	Korner Service Auto Repair	560.84	27160
17-Dec-03	L & S Metal Products LLC	22.05	27161
17-Dec-03	Les Schwab Tire Center	101.50	27162
17-Dec-03	Lexisnexis Matthew Bender	50.20	27163
17-Dec-03	Miles Quick Lube and Off Road Center	15.00	27164
17-Dec-03	Mountainland Communications Inc.	182.00	27165
17-Dec-03	Napa Auto Parts	272.75	27166
17-Dec-03	National Waterworks Inc.	2,196.93	27167
17-Dec-03	Pacific Steel	368.09	27168
17-Dec-03	Parts Inc.	177.83	27169
17-Dec-03	Petty Cash	30.17	27170
17-Dec-03	Phillips 66 Co.	1,624.63	27171
17-Dec-03	RDJ Specialties	175.00	27172
17-Dec-03	Shelley/Firth Rural Fire District	4,975.00	27173
17-Dec-03	Siems Enterprises	154.83	27174
17-Dec-03	The Pin Center	920.00	27175
17-Dec-03	Town and Country Gardens	134.89	27176
17-Dec-03	United States Welding Inc.	75.06	27177
17-Dec-03	Utah Power and Light	4,881.12	27178
17-Dec-03	Watson Roto Rooter/Thayne Watson	75.00	27179
17-Dec-03	Wright Oil & Tire Co.	127.53	27180
17-Dec-03	Zee Medical Service	77.65	27181
19-Dec-03	Sam's Club	24.01	27183
19-Dec-03	Caleone	159.90	27184
19-Dec-03	Subway	65.00	27185
19-Dec-03	ACS	10,000.00	27186
			27187
			27188
			27189
31-Dec-03	A & B Transmission	113.34	27190
31-Dec-03	Advanced Business Systems	56.44	27191
31-Dec-03	Avenet LLC	105.00	27192

31-Dec-03	Bateman Brothers	850.00	27193
31-Dec-03	Buiness Phone Specialists	60.00	27194
31-Dec-03	Fastenal	347.73	27195
31-Dec-03	Frontier Cleaning	205.00	27196
31-Dec-03	Idaho Irrigation Pumpers Assoc.	30.00	27197
31-Dec-03	Jim's Trophy Room	30.75	27198
31-Dec-03	Kirkham Auto Parts Service Co. #8	341.55	27199
31-Dec-03	Luke Searle	50.00	27200
31-Dec-03	Mcleodusa	387.81	27201
31-Dec-03	Mike Cumutt	45.00	27202
31-Dec-03	Pacific Steel	514.66	27203
31-Dec-03	Pioneer Publications	40.00	27204
31-Dec-03	Post Academy	10.00	27205
31-Dec-03	RN Network	10.84	27206
31-Dec-03	Jay Rowley	132.12	27207
31-Dec-03	Russ's Overhead Doors	383.62	27208
31-Dec-03	United States Cellular	248.29	27209
5-Dec-03	City of Shelley Payroll	39,512.05	27130
19-Dec-03	City of Shelley Payroll	34,976.04	27182
	Total	141,172.13	