

CITY OF POCATELLO, IDAHO  
CITY COUNCIL  
REGULAR CITY COUNCIL MEETING  
FEBRUARY 3, 2022

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AGENDA ITEM NO. 1: The Regular City Council meeting was called to order at 6:02 p.m.  
ROLL CALL AND by Mayor Brian Blad. Council members present were  
PLEDGE OF Roger Bray, Rick Cheatum, Linda Leeuwrik, Claudia Ortega and  
ALLEGIANCE Chris Stevens. Council member Josh Mansfield was excused.

Mayor Blad led the audience in the pledge of allegiance.

AGENDA ITEM NO. 2: An invocation was offered by Mike Popovich, representing First  
INVOCATION Baptist Church.

Mayor Blad announced that Agenda Item No. 3(c) had been pulled from the agenda and would be considered at a future Council meeting.

AGENDA ITEM NO. 3: Council was asked to consider the following business items:  
CONSENT AGENDA

-MINUTES (a) Waive the oral reading of the minutes and approve the minutes  
from the following meeting: Clarification and Regular Council  
Meetings of January 6, 2022; and Work Session of January 13,  
2022.

-MATERIAL CLAIMS (b) Consider Material Claims for the month of December 2021 in the  
amount of \$3,064,511.34.

-TREASURER'S (c) As announced earlier, this item was pulled from the agenda and  
REPORT will be considered at a future Council meeting.

-ANIMAL SHELTER (d) Confirm the Mayor's reappointments of Kelly Boodry and Danielle  
ADVISORY BOARD Lewis-Ekstrom to continue serving as members of the Animal  
REAPPOINTMENTS Shelter Advisory Board. Kelly's term will begin February 9, 2022  
and will expire February 9, 2024. Danielle's term will begin  
February 17, 2022 and will expire February 17, 2024. Danielle will  
serve as a representative of the Bannock Humane Society.

-POCATELLO (e) Confirm the Mayor's appointment of Rick Cheatum to serve as a  
DEVELOPMENT member of the Pocatello Development Authority, replacing Heidi  
AUTHORITY Adamson. Rick's term will begin February 4, 2022 and will expire  
APPOINTMENT May 1, 2024.

-POCATELLO (f) Confirm the Mayor's reappointment of Larry Bell to continue  
REGIONAL AIRPORT serving on the Pocatello Regional Airport Commission. Larry's  
COMMISSION term will begin February 5, 2022 and will expire February 5, 2024.  
REAPPOINTMENT

- COUNCIL DECISION (g) Adopt the Council's decision to approve the request from Pocatello  
-ZONING Quinn, LLC to amend the zoning designation of approximately  
DESIGNATION AND 10.58 acres of land located at 669 West Quinn, south of the Quinn  
MAP AND Road and Hurley Drive intersection, from Industrial (I) to  
COMPREHENSIVE Commercial General (CG) with a concurrent amendment to the  
PLAN LAND USE MAP Comprehensive Plan Map designation of Employment (E) to  
AMENDMENT Commercial (C).  
APPROVAL
- COUNCIL DECISION (h) Adopt the Council's decision to vacate and abandon the public's  
-VACATION AND interest in approximately .12 acres of Wedge Way.  
ABANDONMENT  
OF .12 ACRES OF  
WEDGE WAY
- COUNCIL DECISION (i) Adopt the Council's decision to vacate a twenty-four foot (24')  
-TUSCANY wide private easement for ingress and egress located on the easterly  
COMMERCIAL PLAZA twelve feet (12') of Lots 3 and 4, Block 1 and the westerly twelve  
VACATION OF feet (12') of Lot 5, Block 1, Tuscany Commercial Plaza  
EASEMENT Subdivision.
- COUNCIL DECISION (j) Adopt the Council's decision approving the final plat for The  
-THE TOWNHOMES Townhomes at Cityview, which subdivides approximately 1.81  
AT CITYVIEW FINAL acres of land into nine (9) lots, eight (8) lots to be developed as  
PLAT APPROVAL townhomes and one (1) common lot. The property is located  
within Residential Low Density (RL) and Residential Estates (RE)  
zoning districts and is at the end of Ammon Street. Access will be  
provided via Ammon Drive.
- COUNCIL DECISION (k) Adopt the Council's decision approving the final plat for the Pointe  
-POINTE VIEW View Apartments 1st Addition, which subdivides approximately  
APARTMENTS 1<sup>ST</sup> 1.83 acres of land into nine (9) lots, subject to conditions. The  
ADDITION FINAL property is located within a Residential Commercial Professional  
PLAT APPROVAL (RCP) zoning district and is north of Brock Drive, south of Quinn  
Road and east of Philbin Road. Access will be provided from  
Brock Drive via Philbin Road to the west.
- CITIZEN DONATION (l) Accept a donation from the Jason Meador family in the amount of  
ACCEPTANCE FOR K-9 \$10,000.00 for the purchase of a new canine to be  
used in the OFFICER Police Department. This K-9 officer will replace K-9 officer  
"Dex" who passed away due to cancer.

Ms. Stevens requested that Agenda Item No. 3(b) be pulled from the Consent agenda and considered as a separate agenda item.

A motion was made by Ms. Leeuwrik, seconded by Mrs. Ortega, to approve items 3(a), and items 3(d) through 3(l) of the Consent Agenda. Upon roll call, those voting in favor were Leeuwrik, Ortega, Bray, Cheatum and Stevens.

Ms. Stevens stated that she does not feel comfortable approving the Materials Claims Report while the Chief Financial Officer (CFO) position is vacant. She asked that detailed information regarding purchases be made available to the Council.

A motion was made by Ms. Leeuwrik, seconded by Mr. Cheatum, to approve item 3(b) on the Consent Agenda. Upon roll call, those voting in favor were Leeuwrik and Cheatum. Bray, Ortega and Stevens voted in opposition to the motion. The motion failed.

Mayor Blad announced that a detailed report would be presented to Council members and that the item would be considered again at the February 17, 2022 Regular Council meeting.

AGENDA ITEM NO. 4: Mayor Blad reminded the Council members of the February 10<sup>th</sup>  
CALENDAR REVIEW Work Session at 9:00 a.m. immediately followed by a Special City  
Council meeting and the following meetings to be held February  
17<sup>th</sup>: City Council Liaison/Work Session Clarification meeting at 2:00 p.m., Clarification meeting at 5:30  
p.m., and Regular Council meeting at 6:00 p.m.

Mayor Blad announced that City Offices will be closed February 21<sup>st</sup> for President's Day. However, garbage and recycle pick-ups will remain on schedule. Reminders: Face coverings are required when entering any City of Pocatello building or facility, including the Pocatello Regional Airport or while riding in public transportation buses. Resident are asked to keep sidewalks clear of snow and ice. When clearing sidewalks and driveways of snow, please do not place snow in the street. It becomes a driving hazard.

AGENDA ITEM NO. 5: This time was set aside for the Council to hear comments from the  
PUBLIC HEARING public regarding Community Development Block Grant (CDBG)  
-COMMUNITY Draft 2022-2026 Consolidated Plan, Program Year 2022 Annual  
DEVELOPMENT BLOCK Action Plan, Analysis of Impediments to Fair Housing and Citizen  
GRANT (CDBG) Participation Plan. Following the Public Hearing, the Council was  
2022-2026 FIVE YEAR asked to authorize submission of the plan, along with any  
CONSOLIDATED PLAN, additional elements required to meet U.S. Department of Housing  
ANNUAL ACTION PLAN, and Urban Development (HUD) requirements, to HUD for review  
ANALYSIS OF and approval. Once approved by HUD, these documents will  
IMPEDIMENTS TO FAIR govern expenditure of CDBG funds for the next five (5) program  
HOUSING AND CITIZEN years.  
PARTICIPATION PLAN

Mayor Blad opened the public hearing.

Christine Howe, CDBG Program Coordinator, gave an overview of the Community Development Block Grant (CDBG) Draft 2022-2026 Consolidated Plan, Program Year 2022 Annual Plan, Analysis of Impediments to Fair Housing and Citizen Participation Plan. She stated the public hearing is the oral comment opportunity for Community Development Block Grant (CDBG) draft 2022-2026 Consolidated Plan, Program Year 2022 Annual Action Plan, Analysis of Impediments to Fair Housing and Citizen Participation Plan, as required by the Department of Housing and Urban Development (HUD). Ms. Howe noted all CDBG entitlement communities are required to have a five-year Consolidated Plan in place in order to guide CDBG program activities. According to HUD, the Consolidated Plan is designed to help states and local jurisdictions assess their affordable housing and community development needs and market conditions and to make data-driven, place-based investment decisions. Ms. Howe added the Consolidated Plan is then carried out by the Annual Action Plan, which provides a summary of the actions, activities, and specific resources that will be used each program year to achieve the goals identified by the Consolidated Plan and the community then reports on these goals at the end of each program year in the Consolidated Annual Performance and Evaluation Report (CAPER). She stated the City of Pocatello's current Consolidated Plan covers program years 2017-2021

and that Program Year 2021, which runs from April 1, 2021 through March 31, 2022, is in its fifth and final year. Therefore, the City must submit a new five-year Consolidated Plan to HUD. Ms. Howe noted that all public notice requirements were met.

Mayor Blad announced no written comments had been received.

Alfreda Vann, Pocatello resident, spoke in favor of the proposal. She stated that she represents the Bonneville Neighborhood Association and that there is a great need for affordable housing in Pocatello. Ms. Vann added that homelessness is an increasing problem. She asked the Council to approve the proposal.

There being no further public comments, Mayor Blad closed the public hearing.

A motion was made by Mr. Bray, seconded by Mrs. Ortega, to approve the Community Development Block Grant (CDBG) Draft 2022-2026 Consolidated Plan, Program Year 2022 Annual Action Plan, Analysis of Impediments to Fair Housing and Citizen Participation Plan and authorize submission of the plan, along with any additional elements required to meet U.S. Department of Housing and Urban Development (HUD) requirements, to HUD for review and approval and that once approved by HUD, the documents will govern expenditure of CDBG funds for the next five (5) program years. Upon roll call, those voting in favor were Bray, Ortega, Cheatum, Leeuwrik and Stevens.

AGENDA ITEM NO. 6: Council was asked to approve a final plat application submitted by -  
FINAL PLAT Satterfield Realty and Development, represented by Rocky  
APPLICATION Mountain Engineering and Surveying (mailing address: 600 East  
-CRESTVIEW ESTATES Oak Street, Pocatello, ID 83201) to subdivide 20.77 acres (more  
DIVISION 4 or less) into 32 lots. The proposed subdivision is generally located  
east of Legacy Drive and north of Autumn Rain Road. Staff found  
the proposal compliant with all applicable standards with  
conditions.

A motion was made by Ms. Stevens, seconded by Mr. Bray, to approve a final plat application submitted by Satterfield Realty and Development, represented by Rocky Mountain Engineering and Surveying to subdivide 20.77 acres (more or less) into 32 lots with the following conditions: 1) All conditions on the Final Plat Subdivision Application Executive Summary shall be met; 2) All conditions set out in the Public Works Department Memorandum from Merrill Quayle, P.E. dated, January 14, 2022, shall be met; 3) A building permit may not be issued unless all applicable standards of Pocatello Municipal Code (PMC) 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in PMC 16.24.110, prior to recording; 4) As an alternative to setting aside .33 acres of undisturbed area within the proposed final plat, this area may be included within future phases of development. All building permit applications for structure on lots with a natural slope of 15% or greater shall be accompanied by a geotechnical assessment; 5) This development falls within the Wildland-Urban Interface area. Developer shall work with the Pocatello Fire Department to address fire prevention concerns; 6) The public utility easement shown on Lot 10, Block 6 shall be extended along the street frontage; and 7) All other standards and conditions of municipal Code not herein discussed but applicable to residential development shall apply and that the decision be set out in appropriate Council decision format and that the proposed subdivision is generally located east of Legacy Drive and north of Autumn Rain Road. Upon roll call, those voting in favor were Stevens, Bray, Cheatum, Leeuwrik and Ortega.

AGENDA ITEM NO. 7: Council was asked to approve a final plat application submitted by  
-FINAL PLAT Ron Dykman, represented by HLE, Inc. (mailing address: 800 West  
-IRON EAGLE Judicial Street, Blackfoot, ID 83221) to subdivide 3.06 acres  
DIVISION 3 (more or less) into ten (10) residential lots. The proposed  
subdivision is along the north extension of Bogey Lane. Staff  
found the proposal compliant with all applicable standards with  
conditions.

A motion was made by Ms. Leeuwrik, seconded by Mr. Cheatum, to approve a final plat application submitted by submitted by Ron Dykman, represented by HLE, Inc. to subdivide 3.06 acres (more or less) into ten (10) residential lots with the following conditions: 1) All conditions on the Final Plat Subdivision Application Executive Summary shall be met; 2) All conditions set out in the Public Works Department Memorandum from Merrill Quayle, P.E. dated, January 19, 2022, shall be met; 3) Any future extension of the water line to the north of the subdivision will require a water line to be “looped” to the existing water system on Tech Farm Road; 4) Gate valves will be required at both the dead-end lines of Bogey Lane and Mulligan Road. The valves should be flanged to the hydrant tee to allow future connectivity and extension of the water main without experiencing service outages; 5) One approved fire apparatus access road will be permitted. However, any further divisions of Iron Eagle Estates will require a second fire access road, which must be able to support a 75,000 pound fire truck under all weather conditions; 6) A building permit may not be issued unless all applicable standards of Pocatello Municipal Code (PMC) 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in PMC 16.24.110, prior to recording; and 7) All other standards and conditions of Municipal Code not herein discussed but applicable to residential development shall apply and that the decision be set out in appropriate Council decision format and that the proposed subdivision is located along the north extension of Bogey Lane. Upon roll call, those voting in favor were Leeuwrik, Cheatum, Bray, Ortega and Stevens.

AGENDA ITEM NO. 8: Council was asked to ratify approval of a grant application and if  
-GRANT APPLICATION awarded, authorize the Mayor to sign all documents related to  
the -WATER TRAIL grant, subject to Legal Department review. The Idaho Department  
PHASE III of Parks and Recreation grant, in the amount of \$68,000.00,  
requires a 20% local match which will be funded using in-kind  
support and cash donations. Grant funding will be used to complete river access projects at Batiste  
Road and Douglass Lane, as outlined in the Portneuf River Vision.

A motion was made by Ms. Stevens, seconded by Mrs. Ortega, to approve and authorize the Mayor to sign all pertinent documents, subject to Legal Department review, related to the Idaho Department of Parks and Recreation grant, in the amount of \$68,000.00, and that the grant requires a 20% local match which will be funded using in-kind support and cash donations and grant funding will be used to complete river access projects at Batiste Road and Douglass Lane.

In response to a question from Council, Hannah Sanger, Science and Environment Administrator, stated that written confirmation of a pledged donation from Sagebrush Steppe Land Trust has been received and verbal confirmation has been received for a cash donation from another donor.

Ms. Stevens’ motion was voted upon at this time. Upon roll call, those voting in favor were Stevens, Ortega, Bray, Cheatum and Leeuwrik.

AGENDA ITEM NO. 9: Council was asked to approve a request by Portneuf Greenway Foundation requesting City Council's support for submission of a grant application under the IDPR Recreational Trails Program, to fund an extension of the Brennan Trail to the North Main Extension, and if awarded, authorize the Mayor to sign documents related to the grant, if necessary and accept ownership of the trail upon completion, subject to Legal Department review. The cost of the Brennan Trail Extension is approximately \$60,000.00 with a required match of 25% in the amount of \$15,000.00 which would be funded by the Portneuf Greenway Foundation. The City of Pocatello would have full ownership of the trail upon completion.

-GRANT REQUEST  
-IDAHO DEPARTMENT OF PARKS AND RECREATION (IDPR) RECREATION TRAILS PROGRAM GRANT APPLICATION  
-PORTNEUF GREENWAY/PARKS AND RECREATION

A motion was made by Ms. Leeuwrik, seconded by Mr. Cheatum, to approve a request by Portneuf Greenway Foundation for City Council's support for submission of a grant application under the IDPR Recreational Trails Program, to fund an extension of the Brennan Trail to the North Main Extension, and if awarded, authorize the Mayor to sign documents related to the grant, if necessary, and accept ownership of the trail upon completion, subject to Legal Department review, and that the cost of the Brennan Trail Extension is approximately \$60,000.00 with a required match of 25% in the amount of \$15,000.00 which will be funded by the Portneuf Greenway Foundation. Upon roll call, those voting in favor were Leeuwrik, Cheatum, Bray, Ortega and Stevens.

AGENDA ITEM NO. 10: Council was asked to authorize the Mayor's signature on all pertinent contract documents, with CR Fence Co., subject to Legal Department review, in the amount of \$58,800.00 for Russian Olive tree removal in City Creek related to a project which has been grant funding through the Idaho Department of Lands. Work is expected to begin immediately.

-FUEL MITIGATION PROJECT CONTRACT ADDENDUM  
-CITY CREEK RUSSIAN OLIVE TREE REMOVAL

A motion was made by Ms. Stevens, seconded by Mrs. Ortega, authorize the Mayor's signature on all pertinent contract documents, with CR Fence Co., subject to Legal Department review, in the amount of \$58,800.00 for Russian Olive tree removal in City Creek related to a project which has been awarded grant funding through the Idaho Department of Lands. Upon roll call, those voting in favor were Stevens, Ortega, Bray, Cheatum and Leeuwrik.

AGENDA ITEM NO. 11: Council was asked to accept the recommendations of staff and authorize the Mayor's signature on a Professional Services Agreement, subject to Legal Department review, related to Task Order No. 3 – Well #2 Replacement. The cost of the services is \$205,200.00. Funding is available through funds received within the American Rescue Plan Act (ARPA).

-PROFESSIONAL SERVICES AGREEMENT  
TASK ORDER NO. 3  
-WELL #2 REPLACEMENT  
-WATER DEPARTMENT

A motion was made by Mr. Cheatum, seconded by Ms. Leeuwrik, to accept the recommendations of staff and authorize the Mayor's signature on a Professional Services Agreement, subject to Legal Department review, related to Task Order No. 3 – Well #2 Replacement and that the cost of the services is \$205,200.00.

In response to questions from Council, Justin Armstrong, Water Department Superintendent, stated Well #2 is the oldest well within the city, drilled in 1926, and a very shallow well at 89 feet. Since shutting down Well #2 in October 2021, weekly testing for nitrate levels has continued. He noted that the nitrate level has been between 10 to 15 maximum containment level (MCL) and the EPA standard for drinking water is 10 MCL. Mr. Armstrong added that Well #3, near Well #2, is 200 feet deep and has an MCL of less than 3. He noted that it is unlikely that Well #2 can safely be brought back online.

In response to questions from Council, Hannah Sanger, Science and Environmental Administrator, noted that there can be many causes for high nitrate levels and it takes time to research data to find the cause. She added the reason for the nitrate fluctuation might not be discovered.

Mr. Cheatum's motion was voted upon at this time. Upon roll call, those voting in favor were Cheatum, Leeuwrik, Bray, Ortega and Stevens.

AGENDA ITEM NO. 12: Council was to asked approve, subject to Legal Department review, a Use Agreement with Alpine Endurance Medicine, allowing for use of portions of the City Creek Management Area to conduct programs associated with wilderness medicine education and approve annual renewal, barring any significant change or changes to programming and subject to the Parks and Recreation Director's review.

-CITY CREEK  
MANAGEMENT AREA  
USE AGREEMENT  
-ALPINE ENDURANCE  
MEDICINE  
-PARKS AND  
RECREATION

Alpine Endurance Medicine will be responsible for any damages incurred by their use, will pay applicable fees and will provide liability insurance, naming the City as an additional insured. Alpine Endurance Medicine shall also contribute annual trailhead and trail area maintenance assistance in the City Creek Management Area as a condition of the Use Agreement.

A motion was made by Ms. Leeuwrik, seconded by Mr. Cheatum, to approve, subject to Legal Department review, a Use Agreement with Alpine Endurance Medicine, allowing for use of portions of the City Creek Management Area to conduct programs associated with wilderness medicine education and approve annual renewal, barring any significant change or changes to programming, subject to the Parks and Recreation Director's review, and that Alpine Endurance Medicine will be responsible for any damages incurred by their use, will pay applicable fees and will provide liability insurance, naming the City as an additional insured and that Alpine Endurance Medicine shall also contribute annual trailhead and trail area maintenance assistance in the City Creek Management Area as a condition of the Use Agreement. Upon roll call, those voting in favor were Leeuwrik, Cheatum, Bray, Ortega and Stevens.

AGENDA ITEM NO. 13: There were no individuals signed up to speak during this agenda item.

ITEMS FROM THE  
AUDIENCE

AGENDA ITEM NO. 14: There being no further business, Mayor Blad adjourned the meeting at 7:18 p.m.

ADJOURN

APPROVED BY:

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BRIAN C. BLAD, MAYOR

REGULAR CITY COUNCIL MEETING  
FEBRUARY 3, 2022

8

ATTESTED BY:

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KONNI R. KENDELL, CITY CLERK

PREPARED BY:

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WENDY A. PRATHER, DEPUTY CITY CLERK