

CITY OF POCATELLO, IDAHO
CITY COUNCIL WORK SESSION
FEBRUARY 11, 2021

AGENDA ITEM NO. 1: Council President Heidi Adamson called the City Council
ROLL CALL Work Session to order at 9:00 a.m. Other Council members
present were Roger Bray, Rick Cheatum, Linda Leeuwrik,
Claudia Ortega and Chris Stevens. Mayor Brian Blad was excused.

AGENDA ITEM NO. 2: Michele Poletti, Pocatello Regional Airport Commission;
POCATELLO REGIONAL Chairperson; and Alan Evans, Pocatello Regional Airport
AIRPORT COMMISSION Manager were present to discuss the Commission's goals and
UPDATE projects, as well as Council's policies and expectations.

Ms. Poletti thanked the Council for their support of the Commission and Councilmember Cheatum for serving as Council liaison. She also acknowledged the hard work and professionalism of airport staff members.

Mr. Evans gave an overview of the activities at Pocatello Regional Airport. He stated that COVID-19 has had a significant impact on airports due to travel restrictions. Prior to 2020, the Pocatello Airport reached 80 percent of load factors and that has now been reduced to 37.7%. He added that fuel sales have increased due to the fire season and BLM aircraft fuel usage. Mr. Evans added that rental car business has been reduced. Mr. Evans announced that the annual FAA inspection was completed in January 2020 with positive results and no reported discrepancies. As commercial travel has been reduced, airport improvement projects have been completed. An Airport Master Plan is underway which will help establish goals for the airfield and air service. He indicated that the process is in the beginning stages and that public comments will be incorporated.

Mr. Evans stated that land development around the airport is continuing, with Frigitek making plans for a new facility and necessary infrastructure. Two new hangars are under construction with plans for a third in the near future. He stated City-owned hangars are currently leased at full capacity. Mr. Evans stated that the Airport Commission provides input on leases and development. He added that Skywest Airlines currently operates three flights a day. He distributed a flyer to Council members which outlined the overall economic impact of the local airport.

Mr. Evans reported that the Commemorative Air Force display of a B-25 was a great success and that the organization is planning to hold another event July 12-19, 2021. The group is planning to display a B-17 during that event. He added that the BLM fire season typically runs from June 23 through October and that the season could open earlier, leading to an increase in landings and fuel sales.

Council members encouraged Mr. Evans to continue conversations with airline carriers to increase convenience for passengers and minimize business losses to larger airports.

AGENDA ITEM NO. 3: Andy Moldenhauer, representing the Pocatello Fire Union,
FIRE UNION UPDATE was present to give an update of the Union's activities for the
past quarter.

Mr. Moldenhauer reported that COVID-19 restrictions have curbed union activities substantially. Union members are still working to provide winter coats through the "Coats for Kids" program. He reported that the Memorandum of Understanding to provide equipment and firefighters for wildland fires in other areas of the country has been very beneficial. Crews are deployed for approximately two weeks at a time. Wages and an apparatus fee are paid for by the requesting fire

service. Mr. Moldenhauer stated that when crews are deployed to wildland fires, meals are provided, therefore, per diem is not necessary. He encouraged the Council and community members to get the COVID-19 vaccine when they have the opportunity.

AGENDA ITEM NO. 4: Hannah Sanger, Science and Environment Administrator, and
GROUNDWATER Jenna Dohman, Environmental Technician, were present to give
NITRATE UPDATE the Council an update regarding nitrate issues in the Lower
Portneuf Valley Aquifer.

Ms. Dohman stated the presentation would be focused primarily on City wells and gave an overview of the aquifer areas, sources of nitrates and EPA regulatory limits. Nitrate issues require remediation. If no action is taken, it will likely result in closing the well in the future. Elimination of the nitrate source is also an option. Implementation of treatment technology at problem wells requires continued maintenance and is often prone to failure at a cost of \$300,000 to \$800,000 in annual maintenance.

Justin Armstrong, Water Department Superintendent, stated that three test wells were drilled in the Northgate development area. He stated most of the wells contained secondary contaminants and were not desirable. Mr. Armstrong stated that the cost of drilling test wells is built into the Water Department budget through the rate study. He added that although the wells were unusable, beneficial information was collected for use by the Water Department.

Ms. Dohman identified areas of particular concern including Ross Park wells, wells belonging to Union Pacific Railroad and the north Pocatello wells. She stated when nitrate levels become elevated, increased sampling becomes necessary. In response to a question from Council, Ms. Dohman indicated that it is difficult to trace how the nitrates are moving into the main aquifer and gave an overview of the various sources of nitrates.

In response to a question from Council, Hannah Sanger stated that the Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) provides the City with the best information pertaining to nitrate standards and issues. She added that factors outside the city limits which may possibly affect groundwater are referred to DEQ.

Council encouraged cooperation between cities and Bannock County pertaining to placement of septic systems and groundwater issues.

In response to a question from Council, Jeff Mansfield, Public Works Director, stated that if a structure is being constructed within 300 feet of a sewer line, connection to City services is required.

Ms. Sanger stated staff will keep the Council updated on groundwater issues and encouraged Council members to provide feedback and ideas.

Ms. Adamson called a recess at 11:08 a.m.

Ms. Adamson reconvened the meeting at 11:17 a.m.

AGENDA ITEM NO. 5: Jeff Mansfield, Public Works Director; Tom Kirkman, Deputy Public Works Director; and Maggie Clark, Project Manager, were present to give the Council a presentation regarding design concept and corresponding cost estimate for the Alameda/Jefferson Beautification Project, as requested during the October 15, 2020 City Council Liaison/Work Session Clarification meeting.

Mr. Mansfield gave an overview of a design concept to upgrade the City-owned property located at the corner of Alameda Road and Jefferson Street. He stated that the property was initially purchased to provide possible right-of-way expansion. He added that it is in the best interest of the City to retain ownership of the property. The empty lot has led to dust issues and trespassing issues. Staff has determined that a parking area with some landscaping improvements would allow for various public uses and parking for the nearby elementary school. The cost estimate for the project is \$200,000.00. Mr. Mansfield stated that School District #25 has pledged to provide \$25,000.00 towards the improvement project. He stated that \$75,000.00 may be provided by City departments and the remaining \$100,000.00 may be funded through Fund 70, Capital Contingency Funds. Mr. Mansfield stated that a Memorandum of Understanding with School District #25 would be necessary for maintenance issues.

Council discussed the possibility of securing private funding through sponsorships to defray the costs. As the property would also be used for stormwater retention, the possibility of using stormwater funds was discussed.

Mrs. Ortega shared her concerns regarding funding of the project outside the regular budget cycle. She is concerned about the ongoing maintenance costs and funding of improvements that may potentially be removed, if a widening project becomes necessary in the future.

Ms. Leeuwrik stated that she feels it is important to retain ownership of the property for potential use. She added that the property is located along a primary entrance to the city and is currently an eyesore. She feels improvements to the property are an investment in the community which could affect potential economic development. Ms. Leeuwrik added that although the school district may benefit from the use of a parking lot, the improvements would ultimately benefit many community members.

A motion was made by Ms. Leeuwrik, seconded by Mr. Cheatum, to approve the project as presented by staff and to use \$100,000.00 from Capital Contingency funds and accept \$25,000.00 from School District #25 and accept possible sponsorships to lower the overall cost of the project and that in-kind funding valued at \$75,000.00 be provided by City departments.

Ms. Adamson stated that economic development experts have advised the Council in the past to improve and beautify entrance points into the city.

Mr. Mansfield stated that intersection improvements have alleviated traffic concerns and it is difficult to predict a timeframe in which intersection expansion may become necessary. He added that coordination of City departments is necessary to minimize the project cost.

Mr. Bray shared his concerns regarding long-range planning and would like to see the project addressed within the regular budget process. He feels Capital Contingency funding should be reserved for emergency expenditures.

Mr. Cheatum stated he feels that the proposed project is a good use of Capital Contingency funds and that if the Council delays action, it could be another year before the project could be completed.

Ms. Stevens stated she feels it would be beneficial to include neighborhood and community input on the proposed project. She added that she is concerned about ongoing maintenance costs and that the project is being considered outside the regular budget process. Ms. Stevens feels there are several beautification projects and safety improvements throughout the city that are necessary and she would like to see those projects prioritized.

Mr. Mansfield stated that the improvement project has been proposed to begin during the 2021 summer season, as City departments will also be working on projects improving storm drains and ADA ramps in the area. Combining the projects would reduce road closures and allow for the work to be completed while schools are not in session. He added that much of the work can be performed in-house, but that outside contractors would be necessary to complete the project. Mr. Mansfield stated that the project fits within the goals identified in the Comprehensive Plan.

Mr. Bray stated he feels the school district could provide additional funding and that necessary agreements with the school district must be in place regarding maintenance issues before the project is finalized.

Ms. Leeuwrik's motion was voted upon at this time. Those voting in favor were Leeuwrik, Cheatum and Adamson. Bray, Ortega and Stevens voted in opposition to the motion. The motion failed.

Councilmembers asked staff members to work with school district representatives and that the proposal could be considered during the upcoming budget process.

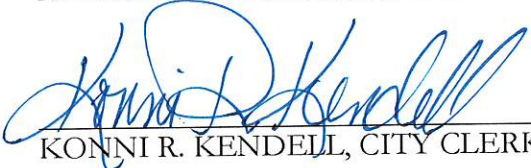
AGENDA ITEM NO. 6: There being no further business, Council President Adamson
ADJOURN adjourned the meeting at 12:21 p.m.

APPROVED:



BRIAN C. BLAD, MAYOR

ATTEST AND PREPARED BY:



KONNI R. KENDELL, CITY CLERK