

CITY OF POCATELLO, IDAHO
CITY COUNCIL
REGULAR CITY COUNCIL MEETING
MARCH 1, 2018

AGENDA ITEM NO. 1: The Regular City Council meeting was called to order at 6:00 p.m.
ROLL CALL AND by Mayor Brian Blad. Council members present were Heidi
PLEDGE OF Adamson, Roger Bray, Rick Cheatum and Linda Leeuwrik.
ALLEGIANCE Council member Jim Johnston was excused.

Mayor Blad let the audience in the pledge of allegiance.

AGENDA ITEM NO. 2: The invocation was offered by Jacqueline Thomas, Praise Temple
INVOCATION of God.

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 Agenda Clarification meeting and the Regular Council meeting
of February 1, 2018.

-PAYROLL AND (b) Consider the Treasurer's Report for February showing cash and
MATERIAL CLAIMS investments as of February 28, 2018 in the amount of
\$7,898,450.21.

-CHILD CARE (c) Confirm the Mayor's appointment of Kari Giesbrecht to serve as a
ADVISORY member of the Child Care Advisory Committee, replacing Terri
COMMITTEE Rash whose term expired. Ms. Giesbrecht's term will begin March
APPOINTMENT 2, 2018 and will expire March 2, 2022.

-RESOLUTION (d) Adopt a resolution (2018-04) authorizing the Mayor and/or Chief
-FIRE TRUCKS Financial Officer to sign documents related to the lease purchase
LEASE PURCHASE agreement with PNC Equipment Finance, LLC for the purchase of
three (3) fire trucks. The lease purchase was approved by Council
on January 18, 2018 and this resolution is an administrative matter in order to process the lease
documents.

-COUNCIL DECISION (e) Adopt the Council's decision to approve the annexation of a parcel
-ANNEXATION OF of land comprised of approximately 11.87 acres owned by Brush
LAND LOCATED AT Meadows, LLC. The parcel is located at 5096 South 5th Avenue and
5096 SOUTH 5TH AVENUE will be zoned Residential Commercial Professional (RCP) with a
Comprehensive Plan designation of "Mixed Use."

A motion was made by Mr. Bray, seconded by Ms. Adamson, to approve the items on the consent
agenda. Upon roll call, those voting in favor were Bray, Adamson, Cheatum and Leeuwrik.

AGENDA ITEM NO. 4: Council member Adamson, on behalf of Mayor Blad, proclaimed
COMMUNICATIONS March 14, 2018 to be Registered Dietitian Nutritionist Day in
AND PROCLAMATIONS Pocatello and encouraged citizens to recognize the contributions of
Registered Dietitian Nutritionists and their commitment to
promoting nutrition.

Jennifer Reader accepted the proclamation.

Council member Bray, on behalf of Mayor Blad, proclaimed March 2018 to be National Nutrition Month® in Pocatello and encouraged citizens to learn about nutrition to achieve optimum health.

Jennifer Reader accepted the proclamation and thanked the Mayor and Council for both proclamations related to nutrition and expressed her appreciation to the community.

AGENDA ITEM NO. 5: Mayor Blad reminded the Council of the March 2nd ribbon cutting to
CALENDAR REVIEW welcome a new daily flight at Pocatello Regional Airport—a quorum
of the City Council may be present; the March 8th Study Session at
9:00 a.m. immediately followed by a Budget Development meeting; the March 15th Council Study
Session Clarification Working lunch at 1:00 p.m.; the March 15th 5:30 p.m. Clarification meeting; and the
March 15th 6:00 p.m. Regular City Council meeting.

Mayor Blad announced the annual spring cleanup at City cemeteries will begin April 2nd. Crews will remove and discard all flowers and decorations. Citizens are asked to remove decorations, etc. they have placed on a cemetery space if they wish to avoid disposal of the item by staff. Cleanup is expected to continue through the end of April.

AGENDA ITEM NO. 6: Council was asked to confirm the Mayor's appointment of Danielle
APPOINTMENT OF Garcia as the Animal Services Director. Ms. Garcia will start her
ANIMAL SERVICES position on March 1, 2018.
DIRECTOR-GARCIA

A motion was made by Ms. Adamson, seconded by Mr. Cheatum, to confirm the Mayor's appointment of Danielle Garcia as the Animal Services Director effective March 1, 2018. Upon roll call, those voting in favor were Adamson, Cheatum, Bray and Leeuwrik.

Ms. Garcia thanked the Mayor and Council members for their support and expressed her desire to enhance the operations within the Animal Services Department and the City of Pocatello.

AGENDA ITEM NO. 7: This time was set aside for the Council to hear comments from the
PUBLIC HEARING public regarding a request by Dave Packer (mailing address: 150
-CONTRACT REZONE North Main Street, Pocatello, ID 83204), represented by Rocky
REQUEST HAWTHORNE Mountain Engineering and Surveying (mailing address: 600 East
ROAD/QUINN ROAD Oak Street, Pocatello, ID 83201), to rezone by contract a parcel of
vacant land on the east side of Hawthorne Road approximately 430
feet south of Quinn Road from Residential Medium Density Single Family to Residential High Density
to allow construction of 16 duplexes.

At their meeting on August 23, 2017, the Planning and Zoning Commission recommended denial of the request. The applicant has revised his proposal by reducing the number of dwelling units by eight.

Mayor Blad opened the public hearing.

Council members announced there had not been any ex parte communication related to the current application.

Mitch Greer, Rocky Mountain Engineering and Surveying, gave an overview of the proposed application and thanked members of the public who participated in previous public hearings. Mr. Greer

stated modifications to the original project have taken place, including the change from 4-plex units to duplex townhomes.

Matthew Lewis, Senior Planner, gave an overview of the application to rezone by contract the parcel of land as outlined. He stated the applicant has reduced the size of the structures and the number of units planned for the development from the original design, previously considered by the Council.

Mayor Blad announced that written correspondence had been received and distributed to Council members for their consideration.

Niki Taysom, Chubbuck resident, spoke in opposition to the application. She feels it would be more beneficial to establish more single family homes. Ms. Taysom stated she feels more sidewalks should be installed in the area for the safety of children.

Shem Sterner, Pocatello resident, spoke in opposition to the application. He stated he is concerned that the parking available within the development is not adequate and that vehicles will park along Hawthorne Road. Mr. Sterner added that the traffic along Hawthorne Road can become quite congested during busy travel times, and that the traffic from 32 additional homes would only worsen the problem.

Dave Hendricks, Pocatello resident, spoke in opposition to the application. He stated he is not completely opposed to the development, but due to the high number of vehicles which travel Hawthorne Road, he feels it would be more appropriate to move the development entrance to Quinn Road. Mr. Hendricks stated he is concerned that there is not adequate lighting and curb and gutter on Hawthorne Road.

Dana Hendricks, Pocatello resident, spoke in opposition to the application. She stated she is concerned about the additional traffic along Hawthorne Road, as it is already congested. Ms. Hendricks added that the absence of a sidewalk and bike path adds to her safety concerns. She feels it would be more appropriate to move the access of the development to Quinn Road.

Mr. Greer stated project design engineers have worked with City staff, including Fire and Police Department staff and that all emergency services departments have approved the design. He added that City Staff did not support the possibility of moving the development access to Quinn Road, as it would be located too close to the intersection.

In response to questions from Council, Dave Packer stated that one entrance/exit is planned for the development in order to maintain security for the residents. This will deter individuals from using the development as a shortcut between Quinn and Hawthorne Roads.

In response to a question from Council, Mr. Lewis stated plans to install a traffic signal on Hawthorne Road is being considered. However, funding will not be available until 2022 or 2023. He added that traffic counts are relatively equal on Quinn and Hawthorne Roads. Mr. Lewis explained that some of the traffic flow may be reduced on Chubbuck Road (and subsequently to Hawthorne Road) with construction of the Northgate Interchange and modifications to the Chubbuck "Flying Y".

Mr. Lewis stated the minimum width requirement for the access driveway is 20 feet, and the width in the proposed design is 31 feet. He added the hammerhead on the east side is sufficient for emergency vehicle turnaround and all emergency services departments have approved the design. Mr. Lewis stated the minimum parking requirement is two spaces per unit, including garage space, and the development is designed to exceed that requirement to allow for visitor parking. He added that the request being

considered by the Council at this time is specifically to rezone by contract to allow construction of 16 duplexes. Mr. Lewis explained that other design specifications would be addressed during the site plan review process. He stated the distance between the development entrance and the nearest intersection at Quinn Road is 430 feet and that if the entrance were moved to Quinn Road, the entrance would be approximately 120 feet from the nearest intersection. Mr. Lewis stated a traffic analysis could be requested.

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

A motion was made by Ms. Adamson, seconded by Mr. Cheatum, to approve a request by Dave Packer, represented by Rocky Mountain Engineering and Surveying, to rezone by contract a parcel of vacant land on the east side of Hawthorne Road approximately 430 feet south of Quinn Road from Residential Medium Density Single Family to Residential High Density to allow construction of 16 duplexes, with the following conditions: 1) Upon contract rezone, the subject property shall be zoned as Residential High (RH); 2) sight obscuring fence at least six (6) feet in height shall be erected around the perimeter of the development; 3) per Municipal Code 17.05.560 L, a minimum of five (5) bicycle spaces shall be provided; 4) all outdoor lighting shall meet the requirements as provided under Pocatello Municipal Code 17.05.420; 5) any proposed signage shall meet Residential Commercial Professional requirements as set forth under Municipal Code 15.20.180; 6) any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; any activity requiring a separate development or building permit shall comply with applicable regulations; and 7) additional density shall require an amendment and processing through the applicable land use process and that the decision be set out in appropriate Council decision format. Upon roll call, those voting in favor were Adamson, Cheatum, Bray and Leeuwrik.

AGENDA ITEM NO. 8: North Star Supply, LLC (mailing address: PO Box 722, Pocatello, ID 83204) and Rocky Mountain Engineering and Surveying (600 SHORT PLAT East Oak Street, Pocatello, ID 83201), have submitted an application -CENTURY BUSINESS CENTER SUBDIVISION to subdivide 4.01 acres (more or less) into four light industrial lots located at the southwest corner of South 5th Avenue and Hildreth Road. The subdivision is to be known as Century Business Center Subdivision.

Staff recommended approval of the request with conditions outlined in the staff report.

A motion was made by Mr. Bray, seconded by Mr. Cheatum, to approve a request by North Star Supply, LLC and Rocky Mountain Engineering and Surveying and approve an application to subdivide 4.01 acres (more or less) into four light industrial lots located at the southwest corner of South 5th Avenue and Hildreth Road with the following conditions: 1) All conditions on the Subdivision Application Staff Report as listed shall be met; 2) all conditions set out in the Public Works Department Memorandum from Merrill Quayle, P.E. dated February 2, 2018, shall be met; 3) Subdivision Covenants, Conditions and Restrictions (CCR's), if applicable, shall be submitted to the City prior to recording; 4) all corrections to the plat which were noted by City staff shall be made prior to submittal of the final plat; 5) the plat shall conform to all State and local laws and ordinances; and 6) all other standards and conditions of Municipal Code not herein discussed but applicable to residential development shall apply and that the subdivision is to be known as Century Business Center Subdivision and that the decision be set out in appropriate Council decision format. Upon roll call, those voting in favor were Bray, Cheatum, Adamson and Leeuwrik.

AGENDA ITEM NO. 9: Council was asked to approve and authorize the Mayor to sign a lease agreement between the City and ITC Services, Inc. for property at the Pocatello Regional Airport. The proposed leased premises is approximately 7,750 square feet of building space and approximately 15,000 square feet of accompanying outdoor storage for the purpose of operating a hay tarping business.

The proposed term is two years with a two-year renewal at a rental rate of \$1,200.00 per month, increasing by 6% after the initial two-year term. The Lessee will be responsible for all utility, repair and maintenance costs as outlined in the lease.

A motion was made by Mr. Cheatum, seconded by Ms. Leeuwrik, to approve and authorize the Mayor to sign a lease agreement between the City and ITC Services, Inc. for property at the Pocatello Regional Airport and that the proposed leased premises is approximately 7,750 square feet of building space and approximately 15,000 square feet of accompanying outdoor storage for the purpose of operating a hay tarping business and that the proposed term will be two years with a two-year renewal at a rental rate of \$1,200.00 per month, increasing by 6% after the initial two-year term and that the Lessee will be responsible for all utility, repair and maintenance costs as outlined in the lease. Upon roll call, those voting in favor were Cheatum, Leeuwrik, Adamson and Bray.

AGENDA ITEM NO. 10: Council was asked to consider the following requests regarding an Idaho Transportation Department Grant.

GRANT APPLICATION/
ACCEPTANCE FOR
ADA CURB RAMP
PROGRAM

GRANT APPLICATION a) Application for an ADA Curb Ramp grant in the amount of \$60,000; and if awarded

AGREEMENT ACCEPTANCE b) Authorize the Mayor to sign the Agreement form outlining the program.

The Idaho Americans with Disabilities Act (ADA) Curb Ramp Program is a state-administered program that provides funding for projects to address curb ramps on the state highway system. The grant will be used to remove and replace 10 to 12 non-compliant curb ramps along 4th and 5th Avenues (depending on construction costs).

This application will be approved late fall of 2018 with 75% of the money available spring of 2019. There is a two-year construction window and the remaining 25% will be distributed after the project has passed inspection. Grant funding can only be used for construction and the City of Pocatello Engineering Department will do the design. No city funds are required for this project.

A motion was made by Mr. Bray, seconded by Ms. Leeuwrik, to approve the requests as outlined in Agenda Item No. 10(a) and 10(b) regarding an Idaho Transportation Department Grant to be used to remove and replace non-compliant curb ramps along 4th and 5th Avenues. Upon roll call, those voting in favor were Bray, Leeuwrik, Adamson and Cheatum.

AGENDA ITEM NO. 11: Council was asked to accept the recommendation of Utility Billing staff and declare the purchase of 88 boxes of Electronic Radio Transmitters (ERT) from Hydro Specialties Company, the designated distributor for ITRON Water Products, to be a valid sole source expenditure. This equipment purchase in the amount of \$169,296.00 will complete year four of the City's 5-year plan to become 100% radio read. Council may also wish to authorize the Mayor to sign documents related to the purchase, subject to Legal Department review.

Funds for this request have been allocated in the Water Department's Fiscal Year 2018 budget.

A motion was made by Mr. Bray, seconded by Mr. Cheatum, to accept the recommendation of Utility Billing staff and declare the purchase of 88 boxes of Electronic Radio Transmitters (ERT) from Hydro Specialties Company, the designated distributor for ITRON Water Products, to be a valid sole source expenditure and that the equipment purchase in the amount of \$169,296.00 will complete year four of the City's 5-year plan to become 100% radio read and authorize the Mayor to sign documents related to the purchase, subject to Legal Department review. Upon roll call, those voting in favor were Bray, Cheatum, Adamson and Leeuwrik.

AGENDA ITEM NO. 12: Council was asked to accept the recommendations of Street Operations staff and approve the purchase of GSB-88 2:1 + Latex Emulsion from Asphalt Systems, Inc. to be a valid sole source expenditure for the City's 2018 Summer Paving Program and authorize the Mayor to sign documents related to the purchase. The product is a trademarked material that no other company makes and therefore, it is impractical/impossible to obtain three bids. The amount requested is 137 tons for a total purchase price of \$103,635.00 (F.O.B. Salt Lake City, Utah).

A motion was made by Ms. Leeuwrik, seconded by Mr. Cheatum, to accept the recommendations of Street Operations staff and approve the purchase of GSB-88 2:1 + Latex Emulsion from Asphalt Systems, Inc. to be a valid sole source expenditure for the City's 2018 Summer Paving Program and authorize the Mayor to sign documents related to the purchase. The product is a trademarked material that no other company makes and therefore, it is impractical/impossible to obtain three bids and that the amount requested is 137 tons for a total purchase price of \$103,635.00 (F.O.B. Salt Lake City, Utah). Upon roll call, those voting in favor were Leeuwrik, Cheatum, Adamson and Bray.

AGENDA ITEM NO. 13: Council was asked to consider the following piggy-back bids and if they are accepted, authorize the Mayor to sign the necessary documents, subject to Legal Department review. The piggy-back bids are:

VALLEY SLURRY SEAL a) For approximately 255,000 square yards of in-place Slurry Surface product. Total estimated price is \$346,800.00; and

MICKELSEN CONSTRUCTION COMPANY b) Hot Mix Asphalt at \$54.00 per ton.

These vendors have agreed to honor piggy-back prices as outlined in their bid documents. Funds are available in the Street Department's Fiscal Year 2018 budget.

A motion was made by Mr. Bray, seconded by Ms. Adamson, to accept the piggy-back bids as outlined in Agenda Item No. 13(a) and 13(b) for products to be used by Street Operations. Upon roll call, those voting in favor were Bray, Adamson, Cheatum and Leeuwrik.

AGENDA ITEM NO. 14: Council was asked to approve the recommendation of Street Operations Staff to enter into a Professional Services Contract with Booth Architecture, PLLC in the amount of \$49,000.00 to design the partial remodel of City property located at 2405 Garrett Way. Council may also wish to authorize the Mayor's signature on documents related to the contract, subject to Legal Department review.

Costs for the remodel will be split 50/50 with capital contingency dollars in the General Fund and the Sanitation Fund.

A motion was made by Mr. Bray, seconded by Ms. Leeuwrik, to approve the recommendation of Street Operations staff to enter into a Professional Services Contract with Booth Architecture, PLLC in the amount of \$49,000.00 to design the partial remodel of City property located at 2405 Garrett Way and authorize the Mayor's signature on documents related to the contract, subject to Legal Department review. Upon roll call, those voting in favor were Bray, Leeuwrik and Adamson. Cheatum voted in opposition to the motion. The motion passed.

AGENDA ITEM NO. 15: Council was asked to approve an agreement at the rate schedule provided with Medical Transportation Management, Inc., the Idaho Medicaid-contracted broker of non-emergency medical transportation, subject to Legal Department review. The agreement is necessary to allow Pocatello Regional Transit (PRT) to continue service to eligible individuals and to receive Medicaid reimbursements for costs. The revenues are an important source of local match for PRT's urban and rural programs.

A motion was made by Mr. Cheatum, seconded by Ms. Leeuwrik, to approve an agreement with Medical Transportation Management, Inc., the Idaho Medicaid-contracted broker of non-emergency medical transportation, subject to Legal Department review. Upon roll call, those voting in favor were Cheatum, Leeuwrik, Adamson and Bray.

AGENDA ITEM NO. 16: Council was asked to consider the following ordinances:
ORDINANCES

ANNEXATION OF 13.91 ACRES EAST OF JUNIPER RESERVE DIVISION ONE a) An ordinance which annexes a parcel of land comprised of approximately 13.91 acres owned by Juniper Land Corporation. The parcel is located east of Juniper Reserve Division One and south of Partridge Ridge Subdivision – Fifth Division and will be zoned Residential Low Density (RL) with a Comprehensive Plan designation of "Residential."

A motion was made by Mr. Bray, seconded by Mr. Cheatum, that the ordinance, Agenda Item No. 16(a) be read only by title and placed on final passage for publication, and that only the ordinance summary sheet be submitted for publication. Upon roll call, those voting in favor were Bray, Cheatum, Adamson and Leeuwrik.

Jared Johnson, City Attorney, read the ordinance by title.

Mayor Blad declared the final reading of the ordinance annexing a parcel of land comprised of approximately 13.91 acres owned by Juniper Land Corporation, and that the parcel is located east of Juniper Reserve Division One and south of Partridge Ridge Subdivision – Fifth Division and will be zoned Residential Low Density (RL) with a Comprehensive Plan designation of “Residential.” Mayor Blad asked, “Shall the ordinance pass?” Upon roll call, those voting in favor were Adamson, Bray, Cheatum and Leeuwrik. Mayor Blad declared the ordinance and summary sheet passed, that it be numbered 3002 and be submitted to the Idaho State Journal for publication.

REZONE BY CONTRACT 3.99 ACRES SOUTH OF THE INTERSECTION BETWEEN SOUTH 5 TH AVENUE AND HILDRETH DRIVE	b) An ordinance to rezone by contract approximately 3.99 acres of undeveloped land located south of the intersection between South 5 th Avenue and Hildreth Drive, from Residential Commercial Professional (RCP) to Light Industrial (LI) for the sole use of wholesale sales, pursuant to Pocatello Municipal Code 17.02.180(B)(I), subject to conditions.
---	---

A motion was made by Mr. Cheatum, seconded by Mr. Bray, that the ordinance, Agenda Item No. 16(b), be read only by title and placed on final passage for publication, and that only the ordinance summary sheet be submitted for publication. Upon roll call, those voting in favor were Cheatum, Bray, Adamson and Leeuwrik.

Jared Johnson, City Attorney, read the ordinance by title.

Mayor Blad declared the final reading of the ordinance to rezone by contract approximately 3.99 acres of undeveloped land located south of the intersection between South 5th Avenue and Hildreth Drive, from Residential Commercial Professional (RCP) to Light Industrial (LI) for the sole use of wholesale sales, pursuant to Pocatello Municipal Code 17.02.180(B)(I), subject to conditions. Mayor Blad asked, “Shall the ordinance pass?” Upon roll call, those voting in favor were Adamson, Bray, Cheatum and Leeuwrik. Mayor Blad declared the ordinance and summary sheet passed, that it be numbered 3003 and be submitted to the Idaho State Journal for publication.

AGENDA ITEM NO. DISCUSSION ITEMS	17: Niki Taysom, Chubbuck resident, shared her support for the United States Constitution and read excerpts from a religious book.
-------------------------------------	--

Andy Moldenhauer, President of Firefighters Local 187, announced a fundraiser would take place on March 3rd at the Fred Meyer store to raise funds for firefighters to attend the “Seattle Stairclimb” on March 11th, benefitting the Leukemia and Lymphoma Society. He stated seven firefighters from Pocatello would be participating in the event.

There being no further business, Mayor Blad adjourned the meeting at 7:13 p.m.

APPROVED BY:

BRIAN C. BLAD, MAYOR

REGULAR CITY COUNCIL MEETING
MARCH 1, 2018

9

ATTEST:

RUTH E. WHITWORTH, CMC, CITY CLERK

PREPARED BY:

KONNI R. KENDELL, DEPUTY CLERK