

CITY OF POCA TELLO, IDAHO  
CITY COUNCIL  
SPECIAL CITY COUNCIL MEETING  
OLYMPUS DRIVE/CHUBBUCK ROAD  
OCTOBER 23, 2018

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AGENDA ITEM NO. 1: Mayor Brian Blad called the Special City Council meeting to ROLL CALL order at 3:02 p.m. Council members in attendance were Heidi Adamson, Roger Bray, Rick Cheatum, Jim Johnston, Linda Leeuwrik and Beena Mannan. Also in attendance were Ruth Whitworth, City Clerk; Anne Nichols, Administrative Services Manager; Jared Johnston, City Attorney; Joyce Stroschein, Chief Financial Officer/Treasurer; Heather Buchanan, Human Resources Director; Merrill Quayle, Development Engineer; and Tom Kirkman, Deputy Public Works Director. Also in attendance was Buck Swaney, Millennial Development Partners; and Ken Pope, Portneuf Development, LLC.

Mr. Johnston announced that he is affiliated with businesses within the Northgate development and asked the City Attorney if he should participate in the Council's conversation regarding the funding request.

In response to Mr. Johnston's question, Mr. Jared Johnson stated since Mr. Johnston is affiliated with businesses profiting from the project that he should not participate in the conversation or any motion made by City Council regarding the project.

Mr. Johnston, therefore, recused himself from participating in the matter.

AGENDA ITEM NO. 2: Council was asked to consider a request by Buck Swaney, FUNDING REQUEST representing Town Center JV, for funding related to road expansion and infrastructure improvements in an area near the Olympus Drive and Chubbuck intersection.

Mr. Swaney gave an overview of the breakdown of costs he has identified for the Olympus Drive and Chubbuck Road intersection. He shared that Millennial Development Partners has picked up much of the cost for the road improvements and is now seeking assistance from the City. Copies of an invoice from Jack B. Parson were distributed to Council for their review. Mr. Swaney noted that these costs were presented to Pocatello Development Authority during their monthly meeting.

Mr. Bray shared that he is not comfortable with paying for a bill that the City did not create. He asked staff to clarify the general guidelines regarding development costs and if these costs are the City's responsibility.

In response to questions from Council, Merrill Quayle, Development Engineer, stated that he cannot recall a time when the City was obligated to build a road to a development. He noted that funds were available for road improvements when the project was first discussed. However, the funding allocated for the road was diverted to construction of the proposed interchange.

General discussion followed regarding the project which included changes that have occurred through the course of construction and the diversion of funds to keep the project moving forward.

Mayor Blad mentioned Idaho Transportation Department representatives recommended the funds allocated for the road construction to be used toward the proposed interchange project so the project could be awarded immediately.

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Ms. Adamson asked for clarification of the parties responsible for each side of Olympus Drive and Chubbuck Road.

Discussion continued regarding responsible parties for each phase of the road improvements and how to identify who should pay for each phase. A breakdown of possible responsible parties was shared.

In response to questions from Council, Ms. Stroschein stated there may be alternative funding sources such as Capital Contingency or Capital Improvement funds. She gave examples of the process necessary to use City funds for the project if Council chose to approve the request.

Mr. Swaney shared if Council was to approve his funding request, the funds could be recovered from the proposed Tax Increment Financing (TIF) District. He predicts 100 homes will be sold in 2019 and this will help cover the expense.

Mayor Blad announced that a meeting to discuss the proposed TIF District is currently being scheduled. The meeting will include developers, Bannock County representatives and City representatives. Mayor Blad suggested that the City pay for the total request of \$744,655.00 to keep the project moving forward. Or, if Council would feel more comfortable, ask the Pocatello Development Authority to pick up a portion of the costs. A request for reimbursement from the TIF District for the expense could be a condition of the funding request. It was noted that it will be at least three years before any funds would be received from the TIF District.

A motion was made by Mr. Cheatum for staff to prepare the necessary information to place the funding request by Mr. Swaney in the amount of \$744,655.00 on the November 1, 2018 Regular City Council meeting for consideration. Mr. Cheatum's motion died for lack of a second.

A motion is made by Ms. Mannan for staff to prepare the necessary information to place the funding request by Mr. Swaney to consider Olympus Drive West Side improvements in the amount of \$235,950.00 and Olympus Drive East Side improvements in the amount of \$281,217.50 for the November 1, 2018 Regular City Council meeting for consideration. Ms. Mannan's motion died for lack of a second.

Ms. Adamson shared that she would like the matter to come before the Council at a Work Session to allow more discussion. She does not feel the Council is comfortable with considering an amount at this time.

A motion was made by Mr. Bray, seconded by Ms. Mannan, for staff to prepare a proposal to consider funding for Olympus Drive East Side Improvements in the amount of \$281,217.50 on the November 1, 2018 Regular Council meeting and to consider the Olympus Drive West Side Improvements and Infrastructure improvements separately at a later date.

Council discussion regarding the funding request continued. As a result, Mr. Bray withdrew his motion.

A motion was made by Mr. Bray, seconded by Ms. Adamson, for staff to prepare a proposal outlining the funding request from Mr. Swaney with the following breakdown: (a) Infrastructure Improvements in the amount of \$227,487.50; (b) Olympus Drive West Side Improvements in the amount of \$235,950.00; and (c) Olympus Drive East Side Improvements in the amount of \$281,217.50 and place the request on the November 1, 2018 Regular City Council meeting for

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consideration. Upon roll call, those voting in favor were Bray, Adamson, Cheatum, Leeuwrik and Mannan.

AGENDA ITEM ON. 3: There being no further discussion, Mayor Blad adjourned the  
ADJOURN meeting at 4:23 p.m.

**(On October 25, 2018 Mr. Swaney withdrew his request for funding. Therefore, it was not placed on the November 1, 2018 Regular Council meeting agenda.)**

APPROVED BY:

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BRIAN C. BLAD, MAYOR

PREPARED BY AND ATTEST:

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RUTH E. WHITWORTH, CITY CLERK