

AGENDA

CITY OF POCA TELLO REGULAR CITY COUNCIL MEETING

March 2, 2023 • 6:00 PM
Council Chambers | 911 North 7th Avenue

During low/medium COVID-19 community level designations, individuals are encouraged, but not required, to wear masks/face coverings.

During high COVID-19 community level designations, individuals will be required to wear masks/face coverings.

**The meeting will be live-streamed at:
<https://streaming.pocatello.gov/> and available on Sparklight
Cable channel 56**

Any citizen who wishes to address the Council shall first be recognized by the Mayor, and shall then give their name and address for the record. If a citizen wishes to read documentation of any sort to the Council, they shall first seek permission from the Mayor. A three (3) minute time limitation is requested for Council presentations.

City Hall is accessible to persons with disabilities. Program access accommodations can be provided with three (3) days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.gov; 208.234.6248 or 5815 South 5th Avenue, Pocatello, Idaho.

The purpose of the agenda is to assist the Council and interested citizens in the conduct of this public meeting. **Citizens should examine the agenda for the item of their interest. However, citizens are advised that only Public Hearings allow for public comment during the discussion/consideration process.**

RECESS: In the event the meeting is still in progress at 7:30 p.m., the Mayor may call a ten-minute recess to allow Council members and participants a brief rest period.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. INVOCATION

The invocation will be offered by Pastor Jonathan Dinger, representing Grace Lutheran Church.

3. CONSENT AGENDA

The following business items may be approved by one motion and a vote. If any one member of the Council so desires, any matter listed can be moved to a separate agenda item. **(ACTION ITEM)**

(a) **MINUTES:** Council may wish to waive the oral reading of the minutes and approve the minutes from the Clarification and Regular City Council meetings of February 2 and 16, 2023.

(b) **MATERIAL CLAIMS:** Council may wish to consider the Material Claims for the period of February 16-28, 2023.

Documents:

[**AGENDA-ITEM-3.PDF**](#)

4. PROCLAMATIONS

5. CALENDAR REVIEW

Council may wish to take this opportunity to inform other Council members of upcoming meetings and events that should be called to their attention.

6. PUBLIC HEARING – ZONE MAP AMENDMENT – 1500 BLOCK LAKEVIEW DRIVE

This time has been set aside for the Council to hear comments from the public regarding a request by MGB+A Studio, (mailing address: 145 West 200 South, Salt Lake City, UT 84101) for a Zone Map Amendment to rezone approximately 17.33 acres of property from Residential medium Density Single-Family and Residential Estate to Residential Medium

Density Multi-Family. The subject property is generally located at the 1500 Block of Lakeview Drive. The Planning and Zoning Commission recommended approval of the request following a public hearing held February 8, 2023. **(ACTION ITEM)** (Quasi-judicial Public Hearing)

Documents:

[AGENDA-ITEM-6.PDF](#)

7. SHORT PLAT APPLICATION – WESTWOOD ANNEX SUBDIVISION

Council may wish to approve a short plat application submitted by Roy Miller of Miller Properties, LLC (mailing address: 6034 Fruitwood Lane, Pocatello, ID 83204) to subdivide 3.81 acres (more or less) into three (3) lots. The proposed subdivision is located south of the Westwood Mall, north of Gould Street, east of Garrett Way and west of McKinley Avenue. Staff finds the proposal compliant with all applicable standards of Pocatello municipal Code Sections with conditions listed in the staff report. **(ACTION ITEM)**

Documents:

[AGENDA-ITEM-7.PDF](#)

8. FINAL PLAT APPLICATION – PARKSIDE TOWNHOUSES DIVISION NO. 2

Council may wish to approve a final plat application submitted by Gary Ratliff represented by Creek Hollow and Associates, Inc., (mailing address: 611 Wilson Avenue, Suite 1A, Pocatello, ID 83201) to subdivide 8.67 acres (more or less) into 57 lots. The proposed subdivision is generally located west of South 2nd Avenue and north of Bengal View Drive. **(ACTION ITEM)**

Documents:

[AGENDA-ITEM-8.PDF](#)

9. AIRPORT GRANT AGREEMENT AND PROFESSIONAL SERVICES AGREEMENT

Council may wish to approve and authorize the Mayor to sign the following:

- a) A grant application to the FAA in the amount of \$796,875.00 and all other pertinent documents, subject to Legal Department review. The required 6.25% match will be funded using budgeted Airport Passenger Facility Charge (PFC) funds. The projects to be funded by the grant will be the purchase of two (2) pieces of snow removal equipment; and if approved
- b) A Professional Services Agreement with T-O Engineers and all other

pertinent documents, subject to Legal Department review, for services necessary to administer the grant and purchase the equipment. The total fee is \$77,148.40. **(ACTION ITEM)**

Documents:

[AGENDA-ITEM-9.PDF](#)

10. AIRPORT LEASE AGREEMENTS AND RESOLUTIONS

Council may wish to approve and authorize the Mayor to sign the following agreements and resolutions for property at the Airport:

- a) Adopt a Resolution and approve a lease agreement with Ben Cardon for an aircraft hangar, approximately 1,760 square feet, for the purpose of private aircraft storage. The rental rate will be \$302.37 per month and the term will be five (5) years;
- b) Adopt a Resolution and approve a lease agreement with Stacy Meyer for approximately 4,500 square feet of property upon which Mr. Meyer will build a hangar for private aircraft storage. The rental rate will be \$973.70 per year and the term will be 20 years; and
- c) Adopt a Resolution and approve a lease agreement with Eastern Idaho Aeromodelers for approximately 8.26 acres of property for the purpose of operating a remote controlled model airplane field. The rental rate will be \$390.06 per year and the term will be four (4) years.

(ACTION ITEM)

All rental rates will be increased annually at least by the amount of the CPI for the previous year, with a full rate view in 2026 and every five (5) years thereafter.

Documents:

[AGENDA-ITEM-10.PDF](#)

11. WATER SLIDE AND SLIDE TOWER REPLACEMENT DONATION ACCEPTANCE AND RECOGNITION AGREEMENT – ROSS PARK AQUATIC COMPLEX

Council may wish to approve a donation and recognition agreement with the Milder family, represented by Carol Milder, for financial resources donated towards replacement of the Ross Park Aquatic Complex water slide and slide tower. If approved, Council may wish to authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. **(ACTION ITEM)**

Documents:

[AGENDA-ITEM-11.PDF](#)

12. GOLF CONCESSIONAIRE AGREEMENT RENEWAL – FORE GOLF

Council may wish to consider approving the a 5-year renewal of the Golf Concession Agreement with FORE Golf, allowing for continued operation and management of the Highland and Riverside Golf Courses for the renewal term of January 1, 2024 through December 31, 2028. **(ACTION ITEM)**

Documents:

[AGENDA-ITEM-12.PDF](#)

13. ANNUAL TRADE AND PURCHASE OF HANDGUNS – POLICE DEPARTMENT

Council may wish to consider the Police Department's recommendation and accept a quote from Salt Lake Wholesale (Blue Label Glock Dealer for Law Enforcement) for the following firearms to be used by members of the Pocatello Police Department: **(ACTION ITEM)**

- a) Trade-in one (1) old Glock 21, 12 old Glock 17's Gen 4, and two (2) old Glock 17's Gen 5 firearms; and if approved
- b) Purchase 18 new Glock 47 MOS handguns, three (3) Glock 19 MOS handguns and two (2) Glock 45 MOS handguns.

Staff can purchase the new Glock handguns at a discounted rate of \$316.65 per gun. Total purchase cost will be \$7,283.00. Funds are available in the Police Department's Fiscal Year 2023 budget.

Documents:

[AGENDA-ITEM-13.PDF](#)

14. CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GM) CONTRACT AMENDMENT

Council may wish to approve a Guaranteed Maximum Price Amendment to the original CM/GC contract for the fuel station project at 2405 Garrett Way and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-14.PDF

15. BID ACCEPTANCE AND CONTRACT – MANHOLE REHABILITATION PROJECT

Council may wish to accept the recommendations of staff and consider the following requests pertaining to the 2023 Manhole Rehabilitation Project:

- a) Declare a sole source procurement and accept the bid received on February 9, 2023 from Advanced Lining, LLC for the total bid amount of \$65,952.00; and if the bid is accepted

- b) Authorize the Mayor's signature on a Contract Agreement between Advanced Lining, LLC and the City of Pocatello for the 2023 Manhole Rehabilitation Project in the amount of \$65,952.00, subject to Legal Department review. Funding is available in WPC Department FY2023 budget. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-15.PDF

16. WATER POLLUTION CONTROL FACILITY (WPCF) PACKAGE #1 IMPROVEMENTS CONSTRUCTION CONTRACT AND ENGINEERING SERVICE DURING CONSTRUCTION (SDC) AWARD

Council may wish to accept the recommendations of staff and consider the following requests pertaining to the WPCF #1 Improvements Project:

- a) Award the bid for the WPCF Package #1 Improvements project to Engineered Structures, Inc. (ESI) including additive bid item #1 in the amount of \$10,317,746.69; and

- b) Approve Amendment #4 to the WPCF Package #1 Improvements Professional Services Agreement with Keller Associates in the amount of \$749,608.00 and authorize the Mayor's signature on all pertinent documents, including Change Orders up to five percent (5%) of the project total, subject to Legal Department review. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-16.PDF

17. ADJOURN

PUBLIC HEARING PROCEDURE

1. Explanation of hearing procedures by Mayor or staff.
 - Ten (10) minute time limit on applicant presentation.
 - Three (3) minute time limit on public testimony.
 - Names and addresses are required from those presenting/testifying.
 - Questions/comments should be addressed to the Mayor and Council.
 - Council members must make their decision regarding the application on facts already in the record and information presented at the public hearing. Conflicts of interest, site visits and ex-parte contacts by Council members will be acknowledged.
 - Protocol requires that Council and audience be recognized by the Mayor prior to speaking.
2. Mayor opens hearing.
3. Presentation by applicant.

Note: Remember, applicant bears the responsibility for making his/her case. This is also the time for Council members to ask their questions of the applicant.
4. Presentation by staff.
5. Written correspondence submitted for the record.
6. Testimony by those supporting the application.
7. Testimony by those uncommitted on the application.

8. Testimony by opponents to the application.
9. Rebuttal by the applicant.
10. Mayor closes the hearing and initiates motion/deliberations.
Note: The Mayor may choose to require a motion prior to the discussion in order to focus deliberations, or, the Mayor may choose to allow deliberations prior to the motion in order to facilitate wording of the motion.
11. Develop a written and reasoned statement supporting the decision.