

**AGENDA ITEM NO. 1:
ROLL CALL**

Mayor Brian Blad called the City Council Work Session to order at 9:01 a.m. Council members present were Linda Leeuwrik, Corey Mangum, Brent Nichols and Hayden Paulsen. Council members Rick Cheatum and Josh Mansfield were excused.

**AGENDA ITEM NO. 2:
POCATELLO REGIONAL AIRPORT COMMISSION UPDATE**

Pocatello Regional Airport Commission members were present to discuss the Commission's goals and projects as well as Council's policies and expectations.

Molly Beseris, Pocatello Regional Airport Commission chair, thanked the Council for their ongoing support and guidance. She referenced Commission's role in supporting development of the airport through guidance and policy recommendations, including the communication of citizen feedback. Recently, the Commission's primary focus has been to review and establish rental rates for the non-aviation property as a potential revenue source for the airport. She noted that an appraisal for the non-aviation side had been completed, and the Commission is gathering additional information to review and consider before providing recommendations. Ms. Beseris also mentioned the Commission's work in assisting with air service development, citing the positive response from the digital marketing campaign. She highlighted the airport's economic impact on the community in terms of revenue and jobs.

In response to a question from the Council, Alan Evans, Airport Director, explained that the Federal Aviation Administration mandates that lease rates be set using a percentage range based on the property value. He noted that the primary challenge in setting these rates is determining an accurate market value for the land. Mr. Evans added that the Commission has dedicated time to identifying a fair rate that accurately reflects the rising property values without overcharging lessees.

Mayor Blad emphasized that the lack of comparables for use in an appraisal is a significant hurdle in determining an accurate value of non-aviation land, as two previous appraisals were drastically different in value.

Mr. Evans reported on the following projects from 2024: completion of the Airport Master Plan update, taxi lane development for a new hangar, apron pavement maintenance, remarking of the primary runway, reconstruction of a portion of the northeast ramp near the new loading pad installed by the Bureau of Land Management (BLM), and the acquisition of a de-icing trailer. In response to a question from Council, Mr. Evans clarified that BLM fully funded improvements related to their exclusive lease. He highlighted key projects anticipated for the current year, including runway pavement maintenance—primarily funded through FAA grants—the sale of four newly completed hangars, and the issuance of an FAA contract to fund construction of a new control tower, with no cost to the City of Pocatello.

Mayor Blad thanked Molly Beseris for her service on the Pocatello Regional Airport Commission.

**AGENDA ITEM NO. 3:
POCATELLO DEVELOPMENT AUTHORITY (PDA) UPDATE**

Representatives from Pocatello Development Authority (PDA) were present to discuss the PDA's goals and projects as well as Council's policies and expectations.

Brent McLane, Pocatello Development Authority Executive Director, gave a brief overview of the city's four urban renewal districts:

- Following recent improvement, the Naval Ordinance Plant (NOP) district is in the process of closing, and a new district may be opened in the area for additional improvements.
- Keller and Associates has been hired to design a rail overpass that would connect the area north of Kraft Road (the former HOKU site) to Highway 30, providing a secondary access route to reduce heavy truck traffic on nearby streets. Portneuf Development is utilizing a brownfield grant and is in the process of breaking up and removing concrete from the former HOKU site for recycling with plans to add power lines to the pad sites in preparation for future development.
- The Airport District is anticipating an announcement February 27 from Bannock Development.
- Within the Northgate District, a commercial plat featuring 11 lots has been approved, while a residential plat with 30 lots has been submitted. This is significant, as many businesses own land in the area and are awaiting residential growth before moving forward with commercial projects.

PDA has been working with a consultant to explore the feasibility of opening a fifth district in the South 5th Avenue area, from Century High School to Barton Road. In response to questions from Council, Mr. McLane clarified that a consultant has been hired and the process has begun to evaluate the potential of the area, coordinating grants, and considering the completion of utility and street upgrades for the area recently annexed by the City of Pocatello.

Mayor Blad commended the PDA for successfully closing the NOP district ahead of schedule and for their outstanding execution of Tax Increment Financing (TIF) districts within the city. He also emphasized the numerous benefits and advantages of TIF districts.

**AGENDA ITEM NO. 4:
PROPOSED FISCAL YEAR 2025 BUDGET AMENDMENTS**

Finance Department staff were in attendance to present to Council detailed information on proposed Fiscal Year 2025 February Budget amendments for the public hearing to be held February 20, 2025.

Gene Hill, Chief Financial Officer, referenced the notice of public hearing for the proposed 2025 budget amendments, which are needed to properly address unanticipated grants, funds, and expenses that require Council authorization. He



explained the budget amendment process and noted that this would be the first amendment of the year, with a goal of reducing the typical three amendments per year to two. Mr. Hill highlighted many of the amendments, as outlined in the agenda packet, emphasizing that all expenses are being covered with existing City funds, and in most cases, funds are simply being moved to the correct budget line item. He closed by stating that the public hearing would be held on February 20.

AGENDA ITEM NO. 5: COUNCIL ADVISORY BOARD UPDATES

This time was set aside for the Mayor and Council members to give an update regarding recent advisory board activities.

Council member Mangum stated that there had been no recent meeting at NeighborWorks Pocatello. He reported that the Housing Alliance and Community Partnerships board had a new member appointed, and the board is now complete. Many housing vouchers have been filled, positively impacting the community. Additionally, landlord lunches are being held to discuss housing issues and ways the Housing Authority of Pocatello (HACP) can help. One option is for HACP to manage private properties for landlords. Mr. Mangum also mentioned the possibility of future development. He closed by emphasizing the Golf Advisory Committee's strong support for developing a clubhouse at the Riverside Golf Course.

Council member Paulsen provided updates on SEICAA, where Amber Davis was recently elected as chair. Christmas projects were a success and included a \$20,000 grant from Walmart that benefitted 11 families, and 800 pairs of socks were distributed to senior citizens. Down payment assistance is available for up to eight homes. SEICAA conducted a citizen survey that reported the following as top needs: affordable housing, mental health care options, jobs, food, and childcare. Regarding the Child Care Advisory Committee, Mr. Paulsen noted that the Office of Emergency Management is requesting data on childcare, with training available for childcare centers and potential Narcan training. Regarding the Parks and Recreation Advisory Board, a Parks, Recreation, Outdoor Spaces, and Trails presentation revealed that the public is calling for more connectivity. A tree plan is in development and plans for a new skate park will soon be drawn. He added that there has been a 20% increase in usage at the Community Recreation Center since its upgrade.

Council member Nichols reported that the Animal Shelter Advisory Board is continuing discussions on the spay/neuter issue, but the proposed ordinance is currently on hold due to overtaxed enforcement. The voucher program for spay/neuter services is preferred, and donations are encouraged. Mr. Nichols stated that the Human Relations Advisory Committee is working on a platform to provide information and resources for disadvantaged populations, while also addressing misinformation regarding Immigration and Customs Enforcement deportations.

Council member Leeuwrik stated that she had no updates at this time except from the Investment and Audit Committee. The current audit for Fiscal Year 2024 is on track and in the final stages.

Mayor Blad noted that interviews for the director's position at Bannock Transportation Planning Organization are scheduled for today. He added that work on regulations and



monitoring grants and applications is progressing. Regarding the Pocatello Mayor's Youth Advisory Council (MYAC), the youth are conducting an essential needs drive in April to support local food pantries and to keep the MYAC Little Free Pantries filled. He pointed out that Grocery Outlet has been a supportive partner for MYAC's pantries.

**AGENDA ITEM NO. 6:
ADJOURN**

There being no further business, Mayor Blad adjourned the meeting at 9:47 a.m.

APPROVED:

BRIAN C. BLAD, MAYOR

PREPARED BY:

SHAWNIE SATTERFIELD FERRIN, DEPUTY CITY CLERK

ATTESTED BY:

KONNI R. KENDELL, CITY CLERK

