

CITY OF POCA TELLO, IDAHO
CITY COUNCIL
REGULAR CITY COUNCIL MEETING
MARCH 2, 2023

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 Linda
PLEDGE OF Leeuwrik, Corey Mangum, Josh Mansfield, Scott Marchand and
ALLEGIANCE Brent Nichols. Council member Rick Cheatum was present via Go
To Meeting, an on-line platform.

Mayor Blad led the audience in the pledge of allegiance.

AGENDA ITEM NO. 2: The invocation was offered by Pastor Jonathan Dinger, representing
INVOCATION Grace Lutheran Church.

Mayor Blad announced that Agenda Item #8 had been pulled from the agenda.

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 Clarification and Regular City Council meetings of
February 2 and 16, 2023.

-MATERIAL CLAIMS (b) Consider the material claims for the period of February 16-28, 2023
in the amount of \$1,214,424.22.

A motion was made by Ms. Leeuwrik, seconded by Mr. Mangum, to approve the items on the Consent
Agenda. Upon roll call, those voting on favor were Leeuwrik, Mangum, Cheatum, Mansfield,
Marchand and Nichols.

AGENDA ITEM NO. 4: Ms. Leeuwrik, on behalf of Mayor Blad, proclaimed the month of
PROCLAMATIONS March 2023 to be the National Senior Nutrition Program Month in
Pocatello and encouraged every resident to recognize older adults
and the people who support them through nutrition services as essential contributors to the strength
of our community.

Diane Bilyeu, Senior Activity Center representative, accepted the proclamation and thanked the Mayor
and Council for the recognition.

AGENDA ITEM NO. 5: Mayor Blad reminded the Council members of the March 9th
CALENDAR REVIEW Work Session at 9:00 a.m. and the following meetings to be held
March 16th: Clarification meeting at 5:30 p.m.; and Regular Council
meeting at 6:00 p.m.

Mayor Blad announced that the City of Pocatello will hold an open house to learn more about the City's proposed Comprehensive Plan as part of the City's Our Valley Our Vision engagement efforts. The open house will be held Tuesday, March 7th from 4:30 p.m. to 7:00 p.m. at the Marshall Public Library. For those who are unable to attend the open house, the plan is available online to review and provide feedback until the end of March at pocatello.gov/compplan2040; Annual Spring Clean Up at City Cemeteries begins April 3rd. 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. Clean up is expected to continue through the end of April. He reminded citizens to keep sidewalks clear of snow and ice. When clearing sidewalks and driveways of snow, please do not place snow in the street. It becomes a driving hazard.

AGENDA ITEM NO. 6: This time was 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 on February 8, 2023.

Mayor Blad opened the public hearing.

Council members announced there had been no ex parte communication.

Michael Bells, MGB+A Studio, briefly described the request. He stated that the current zoning is not in compliance with current City zoning. Mr. Bells noted that the proposed rezone will help bring conformity to the area. In response to a question from Council, Mr. Bells clarified that some of the parcels are zoned single family and currently has multi-family apartments built on them.

Carl Anderson, Senior Planner, gave an overview of the request. He stated the proposal to amend the zone map from Residential Medium Density Single-Family (RMS) and Residential Estate (RE) to Residential Medium Density Multi-family (RMM) is consistent with the Residential designation of the Comprehensive Land Use Map. Mr. Anderson added the land area is adjacent to 1-15 to the east, Ammon Park to the south and adjacent to the existing Grove Apartments. He stated the rezone would allow for additional housing options compared to the existing zoning of RE on portions of the site and the site is bound on all sides by development and may facilitate the potential connection of Lakeview Drive to Ammon Street, which would improve connectivity in the area. Mr. Anderson added it could promote infill development in the area and could improve connectivity, while reducing the non-conformity of the existing multi-family development. Mr. Anderson added that all public notice requirements were met. In response to questions from Council, Mr. Anderson explained the five (5) different residential zones and infill criteria. He noted the majority of the surrounding area is zoned Residential Medium Density (RMS).

Mayor Blad announced no written comments had been received.

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

A motion was made by Mr. Mansfield, seconded by Mr. Mangum, to approve the proposed 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 and that the decision be set out in appropriate Council decision format and the subject property is generally located at the 1500 Block of Lakeview Drive. Upon roll call, those voting in favor were Mansfield, Mangum, Cheatum, Leeuwrik, Marchand and Nichols.

AGENDA ITEM NO. 7: Council was asked 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 found the proposal compliant with all applicable standards of Pocatello Municipal Code Sections with conditions listed in the staff report.

A motion was made by Mr. Nichols, seconded by Mr. Marchand, to approve a short plat application request submitted by Roy Miller of Miller Properties, LLC., to subdivide 3.81 acres (more or less) into three (3) lots with the following conditions: 1) All conditions on the Short Plat Subdivision Application Staff Report shall be met; 2) All conditions set out in the Public Works Department Memorandum from Merril Quayle, P.E. dated February 22, 2023, shall be met; 3) The plat shall conform to all State and local laws and ordinances and is subject to review by the City Surveyor; and 4) All other standards and conditions of Municipal Code not herein stated but applicable to residential development shall apply and that the decision be set out in appropriate Council decision format and that the proposed subdivision is located south of the Westwood Mall, north of Gould Street, east of Garrett Way and west of McKinley Avenue. Upon roll call, those voting in favor were Nichols, Marchand, Cheatum, Leeuwrik, Mangum and Mansfield.

AGENDA ITEM NO. 8: As announced earlier, Agenda Item 8, Final Plat application submitted by Gary Ratliff to subdivide 8.67 acres (more or less) into 57 lots, had been pulled from the agenda.

–SHORT PLAT APPLICATION
–WESTWOOD ANNEX SUBDIVISION

AGENDA ITEM NO. 9: Council was asked to approve and authorize the Mayor to sign the following:

–FINAL PLAT APPLICATION
–PARKSIDE TOWNHOUSES DIVISION NO. 2

AIRPORT GRANT AGREEMENT AND PROFESSIONAL SERVICES AGREEMENT

–GRANT
APPLICATION
FAA

- 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

–PROFESSIONAL
SERVICES
AGREEMENT
T-O ENGINEERS

- 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.

A motion was made by Mr. Leeuwrik, seconded by Mr. Mangum, to approve and authorize the Mayor to sign all pertinent documents, subject to Legal Department review, pertaining to a grant application to the FAA in the amount of \$796,785.00 as outlined in Agenda Item No. 9(a) and approve and authorize the Mayor to sign all pertinent documents, subject to Legal Department review, related to a Professional Services Agreement with T-O Engineers as outlined in Agenda Item No. 9(b). Upon roll call, those voting in favor were Leeuwrik, Mangum, Cheatum, Mansfield, Marchand and Nichols.

AGENDA ITEM NO. 10:
AIRPORT
AGREEMENT AND
RESOLUTIONS

- Council was asked to approve and authorize the Mayor to sign the following lease amendments and Resolutions for property at the Airport:

–BEN CARDON

- 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;

–STACY MEYER

- 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 \$963.00 per year and the term will be 20 years; and

–EASTERN IDAHO
AEROMODELERS

- 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.

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.

A motion was made by Mr. Mansfield, seconded by Mr. Mangum, to adopt a resolution (2023-09) and approve and authorize the Mayor to sign, subject to Legal Department review, a lease agreement with Ben Cardon for an aircraft hangar, approximately 1,760 square feet and the rental rate will be \$302.37 per month and the term will be five (5) years as outlined in Agenda Item No. 10(a) and adopt a resolution (2023-10) and approve and authorize the Mayor to sign, subject to Legal Department review, a lease agreement with Stacy Meyer for approximately 4,500 square feet of property and the rental rate will be \$963.00 per year and the term will be 20 years as outlined in Agenda Item No. 10(b) and adopt a resolution (2023-11) and approve and authorize the Mayor to sign, subject to Legal Department review, a lease agreement with Eastern Idaho Aeromodelers for approximately 8.26 acres of property and the rental rate will be \$390.06 per year and the term will be four (4) years as outlined in Agenda Item No. 10(c) and 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. Upon roll call those voting in favor were Mansfield, Mangum, Cheatum, Leeuwrik, Marchand and Nichols.

AGENDA ITEM NO. 11: Council was asked 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.

-WATER SLIDE AND
SLIDE TOWER
REPLACEMENT
DONATION
ACCEPTANCE AND
RECOGNITION
AGREEMENT
-ROSS PARK
AQUATIC COMPLEX

A motion was made Mr. Cheatum, seconded by Ms. Leeuwrik, to approve a donation and recognition agreement with the Milder family for a donation towards the replacement of the Ross Park Aquatic Complex water slide and slide tower and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. Upon roll call, those voting in favor were Cheatum, Leeuwrik, Mangum, Mansfield, Marchand and Nichols.

AGENDA ITEM NO. 12: Council was asked to approve 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.

-GOLF
CONCESSIONAIRE
AGREEMENT RENEWAL
-FORE GOLF

A motion was made by Mr. Mansfield, seconded by Mr. Marchand, to approve 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. Upon roll call, those voting in favor were Mansfield, Marchand, Cheatum, Leeuwrik, Mangum and Nichols.

AGENDA ITEM NO. 13: Council was asked to consider the Pocatello Police Department's ANNUAL TRADE AND PURCHASE OF HANDGUNS -POLICE DEPARTMENT 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:

-TRADE-IN OF USED FIREARMS 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

-PURCHASE OF NEW FIREARMS 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.

A motion was made by Ms. Leeuwrik, seconded by Mr. Mangum, to accept the Pocatello Police Department's recommendation and accept a quote from Salt Lake Wholesale (Blue Label Glock Dealer for Law Enforcement) for the trade-in and purchase of firearms as outlined in Agenda Item No. 13(a) and 13(b) and that the total purchase cost will be \$7,283.00. Upon roll call, those voting in favor were Leeuwrik, Mangum, Cheatum, Mansfield, Marchand and Nichols.

AGENDA ITEM NO. 14: Council was asked to consider a Guaranteed Maximum Price -CONSTRUCTION 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.

A motion was made by Mr. Mangum, seconded by Mr. Mansfield, 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. Upon roll call, those voting in favor were Mangum, Mansfield, Cheatum, Leeuwrik, Marchand and Nichols.

AGENDA ITEM NO. 15: Council was asked to consider the recommendations of staff and -BID ACCEPTANCE AND CONTRACT consider the following requests pertaining to the 2023 Manhole Rehabilitation Project:

-ACCEPT BID ADVANCED LINING, LLC 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

–CONTRACT
AGREEMENT
ADVANCED
LINING, LLC

- 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.

A motion was made by Mr. Nichols, seconded by Ms. Leeuwrik, to declare a sole source procurement and accept a bid from Advanced Lining, LLC in the amount of \$65,952.00 as outlined in Agenda Item No. 15(a) and approve and authorize the Mayor to sign all pertinent documents, subject to Legal Department review, 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 as outlined in Agenda Item No. 15(b). Upon roll call, those voting in favor were Nichols, Leeuwrik, Cheatum, Mangum, Mansfield and Marchand.

AGENDA ITEM NO. 16:
–WATER POLLUTION
CONTROL
FACILITY (WPCF)
PACKAGE #1
IMPROVEMENTS
CONSTRUCTION
CONTRACT AND
ENGINEERING
SERVICES DURING
CONSTRUCTION
(SDC) AWARD

- 16: Council was asked to consider the recommendations of staff and consider the following requests pertaining to the WPCF #1 Improvements Project:

–AWARD BID
ENGINEERED
STRUCTURES, INC.

- 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

–AMENDMENT #4
WPCF PACKAGE #1
PROFESSIONAL
SERVICES
AGREEMENT
KELLER
ASSOCIATES

- b) 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.

A motion was made by Mr. Mangum, seconded by Ms. Leeuwrik, to award a 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 as outlined in Agenda Item No. 16(a) and 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, subject to

Legal Department review as outlined in Agenda Item No. 16(b). Upon roll call, those voting in favor were Mangum, Leeuwrik, Cheatum, Mansfield, Marchand and Nichols.

AGENDA ITEM NO. 17: There being no further business, Mayor Blad adjourned the meeting
-ADJOURN at 6:34 p.m.

APPROVED BY:



BRIAN C. BLAD, MAYOR

ATTESTED BY:



KONNI R. KENDELL, CITY CLERK

PREPARED BY:



WENDY A. PRATHER, DEPUTY CITY CLERK