CITY OF POCATELLO

CITY OF POCATELLO, IDAHO
CITY COUNCIL
REGULAR CITY COUNCIL MEETING
JUNE 5, 2025

AGENDA ITEM NO. 1: ROLL CALL AND PLEDGE OF ALLEGIANCE

The Regular City Council meeting was called to order at 6:00 p.m. by Mayor Brian Blad. Council members present were Rick Cheatum, Corey Mangum, Brent Nichols, and Hayden Paulsen. Council member Linda Leeuwrik was excused.

Mayor Blad led the audience in the pledge of allegiance.

AGENDA ITEM NO. 2: INVOCATION

The invocation was offered by Pastor Nancy Pearson, representing First Presbyterian Church.

Mayor Blad announced Agenda Item No. 13 (a) had been pulled from the agenda.

AGENDA ITEM NO. 3: CONSENT AGENDA

Council was asked to consider the following business items:

(a) MINUTES
Waive the oral reading of the minutes and approve the minutes from the Clarification and Regular City Council meetings of April 17, 2025.

(b) MATERIAL CLAIMS
Approve the Material Claims for the period of May 16 - 31, 2025 in the amount of $2,372,132.37.

(c) RESOLUTION – 2025 DESTRUCTION OF CITY RECORDS
Adopt a Resolution (2025-16) providing for the destruction of temporary records pursuant to Idaho Code §50-907 and the City's Records Policy.

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

AGENDA ITEM NO. 4: PROCLAMATIONS

Mayor Blad announced there were no proclamations.

AGENDA ITEM NO. 5: CALENDAR REVIEW

Mayor Blad reminded Council members of the following meetings:

June 10 and 11 City Council Budget Development meetings beginning at 9 a.m. each day; June 12 City Council Work Session at 9:00 a.m.; June 19 is the Juneteenth holiday - all regularly scheduled City Council meetings on this day have been canceled; June 25 Special City Council Town Hall meeting.

Mayor Blad announced that on June 10 from 4 p.m. – 6 p.m. there will be an Open House for North Portneuf Crossing Project at the Pocatello Water Department located at 1889 North Arthur Avenue; the Poky Paddle will take place on June 13 from 5 p.m. – 8 p.m. at Centennial Park; the June Jaunt Fun Run will be June 14 at 8:00 a.m. Please contact the Parks and Recreation Department for details; June 15 is Father's Day at the Zoo. Fathers will receive a 50% discount off their admission when accompanied by a paid child; City offices will be closed on June 19 for the Juneteenth Holiday. Garbage, compost, and recycling pick-ups will continue on schedule; Municipal Band Concerts on Sunday evenings at the Ross Park Bandshell from 7 p.m. to 8 p.m. beginning June 29 and continuing through August 3. The concerts are free to the community.

AGENDA ITEM NO. 6: CONFIRMATION OF COUNCIL MEMBER APPOINTMENT – BATES

Council was asked to confirm the Mayor's appointment of Dakota Bates to serve as a City Council member fulfilling the unexpired term of Josh Mansfield, City Council member Seat No. 4, with the appointment to be effective June 5, 2025.

A motion was made by Mr. Nichols, seconded by Mr. Cheatum, to confirm the Mayor's appointment of Dakota Bates to serve as a City Council member fulfilling the unexpired term of Josh Mansfield, City Council member Seat No. 4, with the appointment to be effective June 5, 2025. Upon roll call, those voting in favor were Nichols, Cheatum, Mangum, and Paulsen.

Konni Kendell, City Clerk, administered the oath of office to the newly appointed City Council member. Council member Dakota Bates was sworn in and assumed the dais as he completed his oath.

AGENDA ITEM NO. 7: PUBLIC HEARING – SOUTH 5TH AVENUE AREA WIDE PLAN

This time was set aside for the Council to hear comments from the public regarding the South 5th Area Wide Plan. Council was asked to adopt the proposed document as an official City plan by resolution.

Mayor Blad declared the public hearing open.

Jennifer Flynn, Assistant Planner, presented the final draft of the South 5th Area Wide Plan for Council consideration and adoption by resolution. She explained that in 2023, the City was awarded $500,000 from the Environmental Protection Agency to conduct Brownfield assessments and develop redevelopment plans. The plan outlines a community vision focused on diversified housing, improved appearance, safer streets, and enhanced pedestrian and bicycle infrastructure to support economic development. Ms. Flynn said the plan encourages mixed-use zoning, increased student and senior housing, multi-use paths, improved transit, ADA access, park improvements, and code enforcement. It aligns with several existing City and regional planning documents and is intended to guide future public and private developments. The plan was presented at the May 8, 2025 Work Session and is available on the City website and in the agenda materials. She confirmed that since the May 8 Work Session, no changes were made and added that all public notice requirements were met.

Mayor Blad announced that no written correspondence had been received.

Dale Spencer, Pocatello resident, spoke in support of the proposal. He noted that Westside Players Theater has been located on South 2nd Avenue for 38 years and he felt the plan would benefit the area.

Kevin Spencer, Pocatello resident, spoke in opposition of the proposal. He brought up concerns regarding the annexation of the South 5th area and a business he felt was not keeping the aquifer safe due to their practices. It was revealed that his complaints weren't in relation to the area plan being discussed.

In response to questions from the Council, Ms. Flynn explained how this area plan is different than the annexation. She explained the location of the area plan and explained where a map could be found.

Nikki Taysom, Pocatello resident, spoke in opposition to the proposal. She questioned the need for additional pedestrian improvements along South 5th, requested clearer maps and information, and expressed concern about public safety and the use of funds.

Nanette Smith, Pocatello resident, spoke in opposition to the proposal. She expressed concern about traffic safety near South 5th and 4th Avenues, stating that entering and exiting nearby businesses is dangerous and that a lower speed limit or traffic light is needed. She urged the City to address these safety issues before moving forward with the plan.

Paul Gregerson, Pocatello resident, spoke in opposition to the proposal. He expressed concern about heavy traffic and dangerous conditions near the Maverick on South 5th, recalling past serious accidents in the area. He said trucks often take risks pulling into traffic, creating frequent near misses, and urged the City to address the need for a traffic light and other safety measures before increasing traffic through the area.

In response to questions from the Council, Ms. Flynn explained that the traffic concerns near Maverick are outside the South 5th Area Wide Plan boundary. She said the plan focuses on slowing traffic and improving pedestrian safety through the ISU corridor but does not propose new traffic lights. Ms. Flynn noted that South 5th is under the jurisdiction of Idaho Transportation Department (ITD), so any signals or speed adjustments would require coordination with the state. She explained that the goal of the South 5th Area Wide Plan is to create a continuous and connected bike path network. She noted that while the path runs well in front of the cemetery, it ends past Idaho State University, and the plan advocates for safer pedestrian travel and improved connectivity throughout the corridor from 5th Avenue to 1st Avenue. Ms. Flynn clarified that the southernmost street in the plan area is Velton Avenue and the northernmost is Terry Street.

In response to questions from the Council, Brent McLane, Planning and Development Services Director, explained that the Planning Department does not control street speed limits and that questions on that issue should be directed to the Street Department. He stated the South 5th Area Wide Plan only addresses the defined project boundaries and does not include the area near Maverick, though that area could be considered in a future comprehensive plan. He explained that the plan encourages bike commuting on routes other than South 5th and South 4th, where traffic is lighter. He said South 5th has a mostly adequate bike path, but South 4th is dangerous due to heavy traffic and parked cars. The plan proposes creating safer bike paths on nearby streets, such as 2nd Avenue, to provide a safer southbound route.

In response to a request from the Council, Ms. Flynn explained that the South 5th Area Wide Plan is available through the agenda attachments on the City's website, which include both a presentation overview and the full 83-page plan. She noted that a QR code is also available to access the plan on a smartphone, and she offered to provide the information directly to anyone who contacts her.

Council members acknowledged ongoing concerns about traffic and safety at the South 5th interchange and explained that the issue falls under ITD's jurisdiction. Council members noted they have been in contact with ITD leadership for the past two years and that traffic lights and major reconstruction are planned but likely will not occur until the mid-2030s due to budget constraints. They emphasized that the City has made pedestrian safety improvements where possible, but the interchange remains under ITD control.

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

A motion was made by Mr. Paulsen, seconded by Mr. Mangum, to adopt the proposed document as an official City plan and adopt resolution (2025-17). Upon roll call, those voting in favor were Paulsen, Mangum, Bates, Cheatum, and Nichols.

AGENDA ITEM NO. 8: FINAL PLAT – HOSPITAL VIEW DIVISION 1

Council was asked to approve a final plat application submitted by JG Ventures, LLC, represented by Bryce Marsh, Horrocks Engineering (mailing address: 2194 Snake River Parkway, Suite 205, Idaho Falls, ID 83402) to subdivide 3.669 acres (more or less) into four (4) commercial lots and two (2) common lots. The proposed subdivision is located east of Portneuf Medical Center and will be known as Hospital View Division 1. Staff recommended approval of the final plat with conditions.

Mr. Nichols recused himself from voting as he has a personal conflict of interest.

A motion was made by Mr. Mangum, seconded by Mr. Paulsen, to approve a final plat application submitted by JG Ventures, LLC, represented by Bryce Marsh, Horrocks Engineering, to subdivide 3.669 acres (more or less) into four (4) commercial lots and two (2) common lots with the following conditions: 1) All conditions set out in the Public Works Department Memorandum from Merril Quayle, P .E. dated May 6, 2025, shall be met; 2) All conditions set out in the Executive Summary dated June 5, 2025, shall be met; 3) All other standards and conditions of Municipal Code not herein stated but applicable to the subdivision shall apply and that the decision be set out in appropriate Council decision format. Upon roll call, those voting in favor were Mangum, Paulsen, Bates, and Cheatum. Mr. Nichols recused himself from voting on the motion. The motion passed.

AGENDA ITEM NO. 9: FINAL PLAT APPLICATION – FAIRMONT PLACE

Council was asked to approve a final plat application submitted by Cody Christensen, represented by Laura-Louise Radke, Sunrise Engineering (mailing address: 600 East Oak Street, Pocatello, ID 83201) to subdivide 2.22 acres (more or less) into thirteen (13) lots. The properties are located in the 1100 block of East Poplar Street and 600 block of Franklin Avenue. Staff recommended approval of the final plat with conditions.

A motion was made by Mr. Mangum, seconded by Mr. Cheatum, to approve a final plat application submitted by Cody Christensen, represented by Laura-Louise Radke, Sunrise Engineering to subdivide 2.22 acres (more or less) into thirteen (13) lots located in the 1100 block of East Poplar Street and 600 block of Franklin Avenue with the following conditions: 1) All conditions set out in the Public Works Department Memorandum from Merril Quayle, P.E. dated May 23, 2025, shall be met; 2) All other standards and conditions of Municipal Code not herein stated but applicable to the subdivision shall apply and that the decision be set out in appropriate Council decision format. Upon roll call, those voting in favor were Mangum, Cheatum, Bates, Nichols, and Paulsen.

AGENDA ITEM NO. 10: IDAHO FIRE CHIEFS LICENSE PLATE GRANT APPLICATION REQUEST

Council was asked to approve submission of a grant application for the Idaho Fire Chiefs License Plate Grant in the amount of $3,000.00 and if awarded, authorize acceptance of the grant and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. Grant funds will be used for the purchase of fire prevention outreach materials. There is no grant match required.

A motion was made by Mr. Mangum, seconded by Mr. Paulsen, to approve submission of a grant application for the Idaho Fire Chiefs License Plate Grant in the amount of $3,000.00 and if awarded, authorize acceptance of the grant and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. Upon roll call, those voting in favor were Mangum, Paulsen, Bates, Cheatum, and Nichols.

AGENDA ITEM NO. 11: HOUSING PLAN AWARD/ PROFESSIONAL SERVICES AGREEMENT – STANTEC CONSULTING SERVICES, INC.

Council was asked to accept the recommendations of staff and award a contract and approve a professional services agreement between the City of Pocatello and Stantec Consulting Services, Inc. for a Housing Plan and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. The City conducted a Request for Qualifications (RFQ) for the Housing Plan and received eleven (11) responsive and responsible proposals for the services and Stantec Consulting Services, Inc. was deemed the most highly qualified.

A motion was made by Mr. Nichols, seconded by Mr. Mangum, to award a contract and approve a professional services agreement between the City of Pocatello and Stantec Consulting Services, Inc. for a Housing Plan and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. Upon roll call, those voting in favor were Nichols, Mangum, Bates, Cheatum, and Paulsen.

AGENDA ITEM NO. 12: BID ACCEPTANCE AND CONTRACT FOR EAST OAK STREET CHILD PEDESTRIAN SAFETY IMPROVEMENTS PROJECT – D-CO CONCRETE, LLC

Council was asked to approve the following requests regarding the East Oak Street Child Pedestrian Safety Improvements Project:

(a) **ACCEPT BID - D-CO CONCRETE, LLC**
Accept the low responsive bid received on May 13, 2025, from D-Co Concrete, LLC for $237,970.66, and if accepted;

(b) **AUTHORIZE AGREEMENT - D-CO CONCRETE, LLC**
Authorize an agreement between the City of Pocatello and D-Co Concrete, LLC in the amount of $237,970.66 for the East Oak Street Child Pedestrian Safety Improvements Project, and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review.

The City was awarded $250,000.00 through the State of Idaho Children Pedestrian Safety (CPS) Program to provide infrastructure improvements for the Greenacres Elementary School project development. There is no fiscal requirement or match for the project.

A motion was made by Mr. Paulsen, seconded by Mr. Mangum, to approve the requests regarding the East Oak Street Child Pedestrian Safety Improvements Project as outlined in Agenda Item No. 12(a) and 12(b) and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review.

In response to questions from the Council, Mariela Mejia, Project Manager, stated that construction at Greenacres Elementary School is scheduled to begin next week and be completed by the end of July. She explained that the work is planned during the summer to avoid disrupting students when school resumes.

Mr. Paulsen's motion was voted upon at this time. Upon roll call, those voting in favor were Paulsen, Mangum, Bates, Cheatum, and Nichols.

AGENDA ITEM NO. 13: PROFESSIONAL SERVICES AGREEMENT – BIOTA CONSULTING

Council was asked to approve the following lease agreements and adopt corresponding Resolutions for property at the Airport and authorize the Mayor's signature on all applicable documents, subject to Legal Department review:

(a) **IDAHO INLINE HOCKEY – PULLED FROM AGENDA**
As announced earlier, Agenda Item No. 13 a) A lease agreement with Idaho Inline Hockey for approximately 3.25 acres of property upon which they will construct and operate an indoor hockey facility, was pulled from the agenda.

(b) LEASE AGREEMENT WITH RDM ONSITE
A lease agreement with RDM Onsite for approximately 4,208 square feet of warehouse space for the purpose of cold storage of business supplies and equipment. Term will be five (5) years and rental rate will be $553.80 per month; and

(c) LEASE AGREEMENT RENEWAL WITH MARILYN MERRILL
A lease agreement renewal with Marilyn Merrill for approximately 1,760 square feet of hangar space for the storage of aircraft. Term will be five (5) years and rental rate will be $324.20 per month.

All rental rates will be increased annually according to the CPI with a full rate review in 2026 and every five (5) years thereafter.

A motion was made by Mr. Mangum, seconded by Mr. Bates, to approve the following lease agreements with rental rates to be increased annually according to the CPI with a full rate review in 2026 and every five (5) years thereafter and adopt the following corresponding resolutions and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review: 13b) Adopt a resolution (2025-18), and approve a lease agreement with RDM Onsite for approximately 4,208 square feet of warehouse space for the purpose of cold storage of business supplies and equipment, with a five (5) year term and rental rate of $553.80 per month; and 13c) Adopt a resolution (2025-19) and approve a lease agreement renewal with Marilyn Merrill for approximately 1,760 square feet of hangar space for the storage of aircraft, with a five (5) year term and rental rate of $324.20 per month. Upon roll call, those voting in favor were Mangum, Bates, Cheatum, Nichols, and Paulsen.

AGENDA ITEM NO. 14: ORDINANCE – ANNEXING APPROXIMATELY 77.95 ACRES OF LAND NORTH OF EAST CENTER STREET AND SOUTHEAST OF VISTA DRIVE

Council was asked to approve an ordinance annexing approximately 77.95 acres of land to extend the Pocatello city limits north of East Center Street and southeast of Vista Drive. The subject property will be zoned Residential Low Density (RL) with concurrent Comprehensive Plan Land Use Map designation of Residential (R).

A motion was made by Mr. Nichols, seconded by Mr. Cheatum, that the ordinance, Agenda Item No. 14, 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 Nichols, Cheatum, Bates, Mangum, and Paulsen.

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

Mayor Blad declared the final reading of the ordinance annexing approximately 77.95 acres of land to extend the Pocatello city limits north of East Center Street and southeast of Vista Drive and that subject property will be zoned Residential Low Density (RL) with concurrent Comprehensive Plan Land Use Map designation of Residential (R). Mayor Blad asked, "Shall the ordinance pass?" Upon roll call, those voting in favor were Bates, Cheatum, Mangum, Nichols and Paulsen. Mayor Blad declared the ordinance passed, that it be numbered 3159 and that only the ordinance summary sheet be submitted to the Idaho State Journal for publication.

AGENDA ITEM NO. 15: ITEMS FROM THE AUDIENCE

Wayne "Skip" Rudd, Pocatello resident, spoke regarding maintenance of tennis facilities in the community. He provided written information for the Council to review at their convenience and offered to return to answer questions, stating that the issue is of significant concern to many community members.

Council members thanked Mr. Rudd, stated tennis facility improvements are already on their radar, and that they are pursuing grants and working with ISU on the issue. Council members invited Mr. Rudd to follow up directly to discuss the matter further.

Stephen Adams, Pocatello resident, spoke regarding the April 5, 2025, officer-involved shooting of Victor Perez. He feels the critical incident video was poorly edited and lacked transparency. He believes the Idaho Attorney General's Office now has all relevant information for the investigation.

Nikki Taysom, Pocatello resident, spoke regarding community safety. She expressed concern that children and families are not safe and urged the City and community to take action to address ongoing issues.

AGENDA ITEM NO. 16: ADJOURN

There being no further business, Mayor Blad adjourned the meeting at 6:54 p.m.

APPROVED BY:

B Blad

BRIAN C. BLAD, MAYOR

ATTESTED BY:

Konni R Kendell

KONNI R. KENDELL, CITY CLERK

PREPARED BY:

Aubriana Resendes

AUBRIANA T. RESENDES, DEPUTY CITY CLERK