

## FEBRUARY 26, 1970

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The City Council of the City of Idaho Falls met in a recessed Regular Meeting, Thursday, February 26, 1970, at 7:30 P.M., in the Council Chambers at Idaho Falls, Idaho. There were present at said meeting, Mayor S. Eddie Pedersen; Councilmen Paul Hovey, Dale Parish, Jim Freeman, Mel Erickson, Jack Wood, Gordon Nelson. Also present: Roy C. Barnes, City Clerk; Arthur Smith, City Attorney; Rod Gilchrist, City Planner; Luther Jenkins, City Controller; Pete Hill, Airport Manager; Don Lloyd, Public Works Director.

Minutes of the last recessed Regular Meeting, held February 12<sup>th</sup>, 1970, were read and approved.

Mr. Byron Howell, Uarco Forms Sales representative, appeared before the Council. He explained that, as a professional sideline, he owns cattle. He then drew attention to an existing problem involving and affecting the City; namely, the abandoned sanitary land fill out on the western desert in the immediate vicinity of the race track. The land fill admittedly poses a problem, inasmuch as it is unfenced and garbage and refuse continues to be dumped in the area. Howell noted that this also poses a problem to the County Health and Fire Departments. He announced that he anticipates purchasing a parcel of land immediately adjacent to the sanitary land fill. He said this area would be very suitable for a cattle coral during the calving season. He proposed that he also lease the sanitary land fill with the understanding that he have the use of the well. Howell said he would agree, in consideration for said lease, to fence, police and maintain the sanitary land fill. The Mayor noted that this was virtually identical to a proposal recently received from Mr. David Croft. Asked if he were associated with Mr. Croft, Howell answered in the negative. Asked how long a lease he was interested in, Howell said he would want a lease of sufficient duration so that he would be able to realize his investment on the fencing. The Mayor proposed to Mr. Howell that he prepare the foregoing in writing and that the City Attorney would be available in the event he needed assistance. Howell agreed to have said proposal submitted by Monday, March 2<sup>nd</sup>. It was moved by Councilman Parish, seconded by Freeman, that both proposals be referred to the Public Works Committee and the City Attorney for study and recommendation. Roll call as follows: Ayes, 6; No, none; carried.

License applications for RESTAURANT, Jesse R. Walters, Sr., for Stockyard Café, Robert Schwarze for supplying frozen sandwiches to schools, R. G. Kyne for Sambo's, Mrs. Nyra Ferguson for Second Street Coffee Shop; MASTER PLUMBER, Wilding Plumbing; JOURNEYMAN PLUMBER, Glen Hanway, Roger Sanderson, D. R. Wilding; CLASS D CONTRACTOR, WA, H, Paul B. Hammond Furnance Co.; JOURNEYMAN ELECTRICIAN, Jack Dalton, J. Russell Morton, Charles W. Bateman, John E Boyle; CLASS D JOURNEYMAN, WA, H, Paul B. Hammond; APPRENTICE ELECTRICIAN, Dell Wilkins; DAIRY, Home Delivery Dairy; HOTEL, Thelma Kissell for Hansen Hotel; MOTEL, Julia Russell for Driftwood Motel; BARTENDER, Frank Gibbons, Gary McDonald, Don O. Jespersion, were presented. It was moved by Councilman Erickson, seconded by Freeman, that these licenses be granted, subject to the approval of the appropriate Division Director, where required. Roll call as follows: Ayes, 6; No, none; carried.

From the Purchasing Department this memo was presented:

City of Idaho Falls

February 20, 1970

FEBRUARY 26, 1970

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Used low-boy trailer

Honorable Mayor and Councilmembers:

The Purchasing Department and the Electric Light Division request approval to advertise for bid one (1) used low-boy trailer.

This recommendation subject to your approval.

s/ W. J. Skow  
Purchasing Department

It was moved by Councilman Hovey, seconded by Parish, that authorization be granted to advertise for bids as indicated. Roll call as follows: Ayes, 6; No, none; carried.

This memo from the City Controller was studied:

City of Idaho Falls  
February 26, 1970

TO: Mayor S. Eddie Pedersen and City Council  
FROM: L. I. Jenkins, City Controller  
SUBJECT: MUNICIPAL CIVIC AUDITORIUM BOND AND INTEREST FUND

Since the bonded indebtedness for construction of the Civic Auditorium will be paid off this year 1970, and there may be a balance remaining in the fund after the final payment, I believe, the Council should have the City Attorney prepare a resolution to close out the Municipal Civic Auditorium Bond and Interest Fund and transfer any unexpected balance to the credit of the General Fund. The original bond ordinance provided that until such time as the bonds were sold the interest was to be paid from the General Fund. The General Fund then paid interest of the first three months on the bonds in the amount of \$13,650. Therefore, the request that the unexpended balance in the Bond Fund be transferred to the General Fund is in order.

s/ L. I. Jenkins

It was moved by Councilman Parish, seconded by Freeman, that the City Attorney be directed to prepare a resolution which would close out the Civic Auditorium Fund. Roll call as follows: Ayes, 6; No, none; carried.

Another memo from the City Controller was presented, to-wit:

City of Idaho Falls

February 26, 1970

**FEBRUARY 26, 1970**

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TO: Mayor S. Eddie Pedersen and City Council  
FROM: L. I. Jenkins, City Controller  
SUBJECT: TABULATION OF BIDS - HEALTH AND ACCIDENT INSURANCE

Due to increase in the cost of health and accident insurance to both the City and employees requested by our present carried Blue Cross, it was deemed advisable to solicit bids from other insurance companies to determine whether or not the City could better its position.

On February 24<sup>th</sup>, bids were received and opened from seven insurance companies. The bids were tabulated and evaluated and two companies were selected for consideration, Continental Life and Accident and Blue Cross. This tabulation stating coverage and cost is presented to the Council for your consideration.

s/ L. I. Jenkins

It was moved by Councilman Parish, seconded by Freeman, that the two lowest bids of Continental Life and Accident and Blue Cross be referred to the Mayor and all Division Heads for study and recommendation as to their preference and also, the favored room rate coverage. Roll call as follows: Ayes, 6; No, none; carried.

The City Clerk drew attention to the fact that the Planning Director, by memo, had proposed and requested a zoning hearing to be held March 26<sup>th</sup>, 1970, for the purpose of considering certain amendments to the RSC-1 section of the zoning ordinance. It was moved by Councilman Wood, seconded by Hovey, that the City Clerk be authorized to publish legal notice of said hearing, as required by law. Roll call as follows: Ayes, 6; No, none; carried.

A final plat, an annexation agreement and an annexation ordinance was presented on John Heights Addition, Division #8. It was noted that the Planning Commission had approved the plat and recommended annexation in February of 1969. However, inadvertently or otherwise, the plat had been recorded in July of 1969 without formal Council approval. It was moved by Councilman Wood, seconded by Erickson, that this matter be referred to the City Attorney for investigation and recommendation. Roll call as follows: Ayes, 6; No, none; carried.

The City Clerk presented an expired lease between the City and the L.D.S. Hospital, covering certain lands in the amount of 45,440 square feet, used by the hospital as a parking lot. It was moved by Councilman Freeman, seconded by Erickson, that this lease be renewed with identical terms and conditions as the expired one with the understanding that the new lease contain an appropriate cancellation provision. Roll call as follows: Ayes, 6; No, none; carried.

The following paper was presented to the Council:

**"A CASE FOR A LOCAL HOUSING AUTHORITY"**

Millions of American citizens live in substandard housing, because they cannot afford to buy or rent adequate housing. Many of these people are living on fixed incomes which, through care and diligence they accumulated during their working years. At the time they

**FEBRUARY 26, 1970**

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had no reason to believe the monies thus saved would not be sufficient to enable them to spend their golden years in dignity.

Others live in substandard housing because inadequate preparation for life in a highly technological society has left them powerless to break the chain of poverty. Their only marketable assets are strong hands and backs. When supply of such persons exceeds demand, the mechanization constantly reduces the demand; or, when sickness or injury to which they are prone by virtue of inadequate diet and unsanitary housing strikes, their situation become desperate. Mostly the desperation of the poor is of the quiet kind, but occasionally desperation can achieve violent proportions. Witness the "hot" summers in our cities in 1967 and 1968.

An enlightened social order cannot resolve the problems of the poor by asking Scrooge's question, "Are there no jails and poor houses?" An enlightened social order must seek solutions to the problems of poverty and in the interim it must provide the means by which the poor can share in the benefits of the affluence they see about them. This is not charity - its is the hard-headed facts of life.

In Bonneville County more than 700 welfare cases are receiving public assistance. Some 3,000 persons are receiving social security benefits, and no one knows for sure how many other persons are living on incomes inadequate to provide the basic necessities of decent life. Estimates range upward to 20% of the total population. And, except for the Department of Public Assistance, there has been little in the way of systematic attack on the effects of poverty in Bonneville County. The City-County Health Department attempts to meet health needs. The County welfare system is able to assist the medically indigent and others to some degree. The Salvation Army, through their Community Chest, is able to assist to some extent in cases of extreme emergency. And, the Homes Extension Service of the County Agents Office is able to help some in diet planning and food preparation. However, all these agencies admit that there is a kind of "Band-aid" approach to the problem. They do little to erase the causes of poverty, or to lift the self-image of the poverty stricken.

An important factor in an improved self-image must be a decent place in which to live. We of the Regional Council for Christian Ministry's Social Concerns Committee believe that provision for adequate housing is economically desirable. It is in the best interests of everyone that such housing should be available to every citizen at a cost he can afford, and designed to suit his particular needs. We believe the responsibility making these safe and sanitary units available lie with both private developers and with the public at large.

At present, the City of Idaho Falls is preparing for public hearing regarding a major improvement proposed for the downtown section of the City. Part of that preparation has been the establishment of the need for improvement and the development of a workable plan. Part of the plan includes provision for the relocation of business and individuals who may be

**FEBRUARY 26, 1970**

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displaced by a renewal project. In order to meet this requirement, the Redevelopment Commission has been appointed to serve as a Local Housing Authority as well as to fulfill its overall planning responsibilities. This provision has fulfilled the requirements of H.U.D., but we suggest the issue of decent housing for every citizen is too large to leave in a group which, by the nature of its necessary orientation toward a particular project, has neither the time nor the resources to give to housing needs appropriate attention.

We would like to propose the following course of action:

1. We ask the Mayor and City Council to appoint a City of Idaho Falls Local Housing Authority. We suggest that it be composed of persons representing the skills necessary to solve the housing problems of the poor. We suggest at least five commissioners drawn from: Real Estate, the Construction Industry, Banking and Finance, Industrial or Community Planning, and at least one citizen at large who is prepared to represent the interest of the more affluent.
2. The first task of the L.H.A. (Local Housing Authority) will be the determination of the full extent of the housing needs of the community.
3. They would then determine the most effective method for meeting these needs, and
4. Proceed to the planning development and management of such public units as may be necessary as well as the encouragement of private development where it is feasible.

We believe that it is probable that any plan which serves the needs of all the people will include both public and private development. Since we know there are no simple solutions to complex problems, such as housing, we are anxious that cooperative efforts be established immediately. We do not believe that public housing is in any way competitive with private development, nor does private development eliminate public responsibility.

We recommend private developers for the start they have made in solving the housing needs of the elderly, but we believe the experience of other cities in Idaho, namely, Twin Falls, Jerome, Buhl, Boise, Nampa, American Falls, Pocatello and others, demonstrates that public and private development is compatible and necessary.

We do not presume to know the extent of the housing needs of the poor in Bonneville County - but there is reason to believe the need is substantial. At this point we ask only that

the machinery to determine the extend of the need and the best method for meeting the need be set in motion.

Rupeiks Report, March 25, 1966 rates some 16% of the City's single family units and about 20% of its multi-family units as in below-average or in poor condition (page 19). Median

**FEBRUARY 26, 1970**

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Monthly rent in Idaho Falls in 1966 was \$81.00 compared to a figure of \$67.00 for all urban areas. (Rupeiks Report, Page 12).

National Council for  
Christian Ministry Social  
Concerns Committee  
Prepared by: Jack Viggers

It was moved by Councilman Wood, seconded by Hovey, that this be referred to the Building and Zoning Committee for study and recommendation. Roll call as follows: Ayes, 6; No, none; carried.

The Mayor reappointed Messrs. Glen Westergard and Worth Wright as members of the Board of Adjustment and, also, Mr. Ken Cunnington as a new member on that same Board, to replace Larry Matson whose term expired. It was moved by Councilman Wood, seconded by Hovey, that these reappointments and the appointment be confirmed. Roll call as follows; Ayes, 6; No, none; carried.

The Mayor then appointed Messrs. Terry Kirkey and LaVaun Merrill as members of the Planning Commission to replace Messrs. John Yeates and John Gamble whose terms have expired. It was moved by Councilman Parish, seconded by Freeman, that these appointments be confirmed. Roll call as follows: Ayes, 6; No, none; carried.

A written proposal was submitted from Mr. C. E. Trout, professional golf course architect, Boise, Idaho, stating terms, conditions and fees for architectural and engineering design of an 18 hole golf course at the Sand Hills Park. This was turned to Councilman Nelson who said he had not had an opportunity to peruse the proposal, but that this would not be necessary for the report which he wished to give the Mayor and City Council this night. He said that, in his opinion and also the opinion of the Golf Advisory Committee, the time has come when consideration of a second 18 hole municipally owned golf course is a necessity. On a busy day during the golfing season at Pinecrest, it is not unusual to turn away 30 to 50 golfers, not to mention the waiting period for those who finally get on the course. Nelson said this City is large enough to warrant and justify a second course. Nelson continued by saying that, in his opinion and that of the Golf Advisory Committee, if the Council concurs as to the need for a second course, a professional architect is needed. For purpose of illustration he cited one major deficiency at the present course. Due to the recent unseasonably warm weather many golfers have been playing the course but use of the regular greens must remain prohibitive because of poor drainage. Recognizing that there will not be sufficient funds in the 1970 budget for an architect's fees, Nelson proposed that this expenditure can best and most appropriately be met by increasing green fees. Councilman Erickson registered mild concern toward this proposal. He said golfing in this City has always been reasonable from the standpoint of fees and he would like

to see it remain so. Erickson asked about sales tax and expressed hope that any increase in fees would absorb same. At the invitation of Councilman Nelson, Golf Pro George Orullian appeared briefly to apprise the Council as to how Idaho Falls' rates compare with other near by golf courses. It was learned that they are comparable to those of the near-by 9 hole courses and under those of the near-by 18 hole courses. Nelson said he wished to make it clear for the record, that any increased fees would not be applied toward golf course construction, but, instead, toward the retention of an architect. It was moved by Councilman Nelson, seconded by Freeman, that effective immediately, all

**FEBRUARY 26, 1970**

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season tickets at Pinecrest Golf Course be increased to \$55.00 plus tax, all season tickets for the spouse be increased to \$35.00 plus tax, all season tickets for juniors be increased from \$15 to \$20 plus tax, all daily fees be increased .25 to include the tax and that an architect be retained as soon as possible for preliminary design of an 18 hole golf course at the Sand Hills Park. Roll call as follows: Ayes, 6; No, none; carried.

Councilman Wood presented the following letter:

December 24, 1969  
Idaho Falls, Idaho

RE: Lease of Airport Ground

City of Idaho Falls  
Pete Hill

Dear Pete:

Please be informed that I desire to terminate my current lease of the airport ground to the west and south of the runway. Due to expansion of my ground on the desert I feel the need to terminate my lease at this time.

Please convey my thanks to any and all who have helped in any way to make this ground more productive.

Sincerely,  
s/ A. Wylie Snarr

It was moved by Councilman Wood, seconded by Erickson, that the Wylie Snarr airport farm lease be cancelled. Roll call as follows: Ayes, 6; No, none; carried.

Councilman Wood then stressed the need for the selection of one or more lessees for the farm property previously leased to Wylie Snarr, preparatory to the coming farm season. He submitted the following:

February 26, 1970

TO THE CITY OF IDAHO FALLS

Gentlemen:

I wish to lease the approximate 70 acres of airport property farm ground situated to S.E.S. and W of the SW end of runway 2-20. This area is that which is ditch irrigated.

**FEBRUARY 26, 1970**

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On the basis of the present farm lease, which is satisfactory to me. I offer cash rent of \$1,500.00 (fifteen hundred dollars) per year for a period of three years.

s/ Edward Dickson

It was moved by Councilman Wood, seconded by Erickson, that the land in question be leased to E. T. Dickson under the terms and conditions as described, that the City Attorney be directed to prepare an appropriate farm lease, after which the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

Another offer on the balance of the Wylie Snarr leased farm was then submitted, as follows:

Mr. Pete Hill:

I have come to an agreement with Wylie Snarr on the purchase of his pumps and main line on the airport property and will try to make a deal with you on rental of the ground.

I was over there recently and the weeds along the fence on this side isn't very pretty to look at. If I rent it for \$800.00 per year cash rent I will see to it that it will be neater on the northwest side of the runway. If I don't have to take care of appearance I will go to \$1,000.00 cash rent.

There are a lot of noxious weeds on one piece and it will take time to get it back in shape for good farming. The rest of the place has been farmed pretty hard too.

s/ Bill Nixon

It was moved by Councilman Wood, seconded by Erickson, that this offer be accepted for a period of five years with the understanding that Mr. Dixon be responsible for weed control, that the City Attorney be directed to prepare an appropriate farm lease, after which the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

**ORDINANCE NO. 1265**

AN ORDINANCE AMENDING CHAPTER 14, TITLE 10, CITY CODE OF IDAHO FALLS, IDAHO, BY ADDING CERTAIN STREETS AND PORTIONS OF STREETS WITHIN THE CITY TO THE TWO-HOUR PARKING ZONE AND PARTICULARLY DESIGNATING SUCH STREETS.

The foregoing Ordinance was presented in title. It was moved by Councilman Erickson, seconded by Hovey, that the provisions of Section 50-902 of the Idaho Code requiring all Ordinances to be fully and distinctly read on three several days be dispensed with. The question being, "SHALL THE PROVISIONS OF SECTION 50-902 OF THE IDAHO CODE REQUIRING ALL ORDINANCES TO BE

**FEBRUARY 26, 1970**

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READ ON THREE SEVERAL DAYS BE DISPENSED WITH?" Roll call as follows: Ayes, 6; No, none; carried. The majority of all the members of the Council present having voted in the affirmative, the Mayor declared the rule dispensed with and ordered the Ordinance placed before the Council for final consideration the question being, "SHALL THE ORDINANCE PASS?" Roll call as follows: Ayes, 6; No, none; carried.

Airport Manager Hill gave a brief report of the recent turbulence tests conducted at the N.R.T.S. with particular emphasis on the degree to which the operation favorably affected the local economy during that period.

There being no further business, it was moved by Councilman Freeman, seconded by Parish, that the meeting adjourn at 9:00 P.M., carried.

ATTEST: s/ Roy C. Barnes  
CITY CLERK

s/ S. Eddie Pedersen  
MAYOR

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