

**SEPTEMBER 23, 1999**

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The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, September 23, 1999, in the Council Chambers at 140 South Capital Avenue in Idaho Falls, Idaho.

There were present:

Mayor Linda Milam  
Councilmember Beverly Branson  
Councilmember Ida Hardcastle  
Councilmember Gary Mills  
Councilmember Brad Eldredge  
Councilmember Larry Carlson  
Councilmember Joe Groberg

Also present:

Dale Storer, City Attorney  
Rosemarie Anderson, City Clerk  
All available Division Directors

The City Clerk read a summary of the minutes for the September 9, 1999 Regular Meeting. It was moved by Councilmember Branson, seconded by Councilmember Eldredge, that the minutes be approved as printed. Roll call as follows:

Aye: Councilmember Eldredge  
Councilmember Carlson  
Councilmember Mills  
Councilmember Groberg  
Councilmember Branson  
Councilmember Hardcastle

Nay: None

Motion Carried.

**CONSENT AGENDA ITEMS**

The City Clerk presented several license applications, including BEER LICENSES to Chili's Grill and Bar, Remo's of Idaho Falls, and Snake Bite Restaurant (Transfer Only); BARTENDER PERMITS to Tracy Byington, Daynell L. Crane, Marsha McGinty, Shari L. Pehrson, Phil Reeder, and Miranda J. Rinehart, all carrying the required approvals, and requested authorization to issue these licenses.

The City Clerk requested Council ratification for the publication of legal notices calling for public hearings on September 23, 1999.

It was moved by Councilmember Branson, seconded by Councilmember Eldredge, to approve the Consent Agenda in accordance with the recommendations presented. Roll call as follows:

Aye: Councilmember Eldredge  
Councilmember Carlson  
Councilmember Mills  
Councilmember Groberg

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Councilmember Branson  
Councilmember Hardcastle

Nay: None

Motion Carried.

**REGULAR AGENDA ITEMS**

Mayor Milam requested Councilmember Mills to conduct Annexation Proceedings for Melaleuca Addition, Division No. 1. At the request of Councilmember Mills, the City Clerk read the following memo from the Planning and Building Director:

City of Idaho Falls  
September 20, 1999

MEMORANDUM

TO: Mayor and City Council  
FROM: Renée R. Magee, Planning and Building Director  
SUBJECT: MELALEUCA ADDITION, DIVISION NO. 1

This Division is withdrawing this request for a public hearing. The Division will publish a new legal notice for a hearing on October 14, 1999, since the original advertisement was for August 12, 1999.

s/ Renée R. Magee

No further action from Council was required.

The Airport Director submitted the following memo:

City of Idaho Falls  
September 20, 1999

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Mike Humberd, Director of Aviation  
SUBJECT: PROFESSIONAL SERVICES AGREEMENT

The Airport would like to enter into an Agreement for Professional Services by Work Assignment with Delta Airport Consultants, Inc.

The City Attorney has drawn up the Agreement and it has been signed by Delta Consultants.

The Airport Division requests authorization for the Mayor to execute the Agreement.

s/ Mike Humberd

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It was moved by Councilmember Groberg, seconded by Councilmember Eldredge, to approve the Agreement for Professional Services by Work Assignment with Delta Airport Consultants, Inc. and, further, give authorization for the Mayor to sign the necessary documents. Roll call as follows:

Aye: Councilmember Groberg  
Councilmember Mills  
Councilmember Branson  
Councilmember Hardcastle  
Councilmember Eldredge  
Councilmember Carlson

Nay: None

Motion Carried.

The Electric Director submitted the following memos:

City of Idaho Falls  
September 21, 1999

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Mark Gendron, Electric Director  
SUBJECT: CHANNING WAY AND 25<sup>TH</sup> STREET INTERSECTION  
IMPROVEMENTS

The Engineering Department and the Electric Division have evaluated bids for the referenced project and recommend that all bids be rejected and request authorization to re-bid the project.

The bid tabulation is attached.

s/ Mark Gendron

Councilmember Eldredge explained that the intent is to re-bid the project with the equipment to be provided by the City of Idaho Falls. It was moved by Councilmember Eldredge, seconded by Councilmember Mills, to reject all bids for the Channing Way and 25<sup>th</sup> Street Intersection Improvements. Roll call as follows:

Aye: Councilmember Carlson  
Councilmember Groberg  
Councilmember Hardcastle  
Councilmember Eldredge  
Councilmember Mills  
Councilmember Branson

Nay: None

Motion Carried.

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City of Idaho Falls  
September 21, 1999

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Mark Gendron, Electric Director  
SUBJECT: AGREEMENT FOR THE IMPLEMENTATION OF THE SLICE PRODUCT

Attached for your consideration is the above-referenced Agreement. The City Attorney has reviewed the Agreement.

The Electric Division requests approval of the Agreement and authorization for the Mayor to execute the document.

s/ Mark Gendron

Councilmember Eldredge explained that several weeks ago, the City Council agreed to participate in the Slice Product, which would allow the City to purchase power from the Bonneville Power Administration as if the City owned a piece of the system. This Agreement implements the project that was approved and, specifically, allows for the hiring of a consultant to assist the City in preparing this. The total cost has been estimated to be approximately \$200,000.00, of which the City's share would be approximately \$6,600.00. There being no further discussion, it was moved by Councilmember Eldredge, seconded by Councilmember Mills, to approve the Agreement for the Implementation of the Slice Product and, further, give authorization for the Mayor to execute the necessary documents. Roll call as follows:

Aye: Councilmember Branson  
Councilmember Hardcastle  
Councilmember Mills  
Councilmember Eldredge  
Councilmember Carlson  
Councilmember Groberg

Nay: None

Motion Carried.

City of Idaho Falls  
September 21, 1999

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Mark Gendron, Electric Director  
SUBJECT: LOAN FUND ORDINANCE

Attached for your consideration is an Ordinance establishing an Electric Division Public Purpose Fund.

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The Electric Division respectfully recommends adoption of this Ordinance.

s/ Mark Gendron

Councilmember Eldredge explained that due to the efforts of our City Attorney, the State Legislature passed a bill that allowed those Cities with electric utilities to establish a fund for the purpose of conservation and energy efficiency. This Ordinance allows the City of Idaho Falls to put this fund in place. At the request of Councilmember Eldredge, the City Attorney read the following Ordinance by title:

**ORDINANCE NO. 2347**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, ESTABLISHING AN ELECTRIC LIGHT PUBLIC PURPOSE FUND; DEFINING TERMS IN THE ORDINANCE; ESTABLISHING A FUND FOR THE PURPOSE OF ADMINISTERING PUBLIC PURPOSE PROGRAMS; LIMITING THE USE OF MONIES DEPOSITED INTO SUCH FUNDS FOR SPECIFIC PURPOSES; REQUIRING AUDIT OF SUCH FUND; PROVIDING FOR SEVERABILITY AND ESTABLISHING EFFECTIVE DATE.

The foregoing Ordinance was presented by title only. Councilmember Eldredge moved, and Councilmember Mills seconded, that the provisions of Idaho Code Section 50-902 requiring all Ordinances to be read by title, and once in full, on three separate dates be dispensed with and the Ordinance be passed on all three readings. Roll call as follows:

Aye: Councilmember Hardcastle  
Councilmember Branson  
Councilmember Eldredge  
Councilmember Carlson  
Councilmember Groberg  
Councilmember Mills

Nay: None

Motion Carried.

The memo from the Electric Director regarding the Alpha Fuel Cell Unit Sales and Testing Partnership Agreement was withdrawn by the Division Director.

The Fire Chief submitted the following memo:

City of Idaho Falls  
September 14, 1999

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Bob Drake, Fire Chief  
SUBJECT: AMBULANCE SERVICES AGREEMENT RENEWAL

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Attached for your review is the annual renewal of an Ambulance Services Agreement between the City of Idaho Falls and Bonneville County for FY 1999/2000. This Agreement provides for County-wide ambulance service and will be in effect until September 30, 2000. The Agreement also includes current dates and costs.

The Fire Department respectfully requests approval and authorization for the Mayor and City Clerk to sign the documents.

s/ Bob Drake

It as moved by Councilmember Hardcastle, seconded by Councilmember Branson, to approve the renewal of the Ambulance Services Agreement with Bonneville County for fiscal year 1999/2000 and, further, give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows:

Aye:            Councilmember Branson  
                  Councilmember Hardcastle  
                  Councilmember Mills  
                  Councilmember Eldredge  
                  Councilmember Carlson  
                  Councilmember Groberg

Nay:            None

Motion Carried.

The Municipal Services Director submitted the following memos:

City of Idaho Falls  
September 17, 1999

MEMORANDUM

TO:            Honorable Mayor and City Council  
FROM:        S. Craig Lords, Municipal Services Director  
SUBJECT:    BID IF-99-32, ONE (1) NEW THREE PHASE MOBILE  
                  SUBSTATION

Attached for your consideration is the tabulation for Bid IF-99-32, One (1) New Three Phase Mobile Substation.

It is the recommendation of Municipal Services to accept the low evaluated bid of Delta Star, Inc. to furnish the required mobile substation for a total amount of \$1,018,713.00. This award amount is based on Delta Star's Alternate Bid for an amount of \$890,830.00; Option 2A – Primary windings with a serial multiple switch; a +/- 15% Reinhausen RMT J-13/3 load tap changer for an amount of \$121,383.00; and the recommended spare parts for an amount of \$6,500.00.

s/ S. Craig Lords

Councilmember Branson explained that MSI (MobileSource Industries, Inc.) has filed a letter of protest, as follows:

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MSI - MobileSource  
Industries, Inc.  
1128 Mansfield Avenue  
Indiana, Pennsylvania  
15701  
September 17, 1999

TO: Ms. Willa Swim, Idaho Falls  
FROM: MobileSource Management Team  
RE: Bid IF-99-32

Dear Ms. Swim:

Although your notice to attend the September 23, 1999 Council Meeting is too short of notice for us to attend, we would like you to read this letter to the Council on our behalf.

We feel it is our duty to inform you that Delta Star has been unsuccessful recently in providing mobile substations with highest primary voltage connection above 138 kV. Your unit obviously has a highest voltage connection of 161 kV, making our comments very relative, in our opinion.

Please note the following Delta Star performance data, which can be verified via phone contact with the customer if necessary:

Florida Utility - Mobile with HV connection above 138 kV  
Repeated Test Failures - Order cancelled with Delta Star and awarded to MSI.

Carolina Utility - Mobile with HV connection above 138 kV  
Repeated Test Failures - Customer agreed to concessions from Delta Star after what we understand was 2 years of trying to meet original specs without success.

Louisiana Utility - Same situation as Carolina Utility.

New York Utility - 2 units 25 MVA top rating cancelled after Repeated Test Problems.

Neither MSI or other mobile suppliers besides Delta Star have perfect records. All suppliers have their challenges at certain times. However, our concern about the repeated difficulties by the above supplier make it impossible for us in good conscience to keep silent about your plans to purchase as indicated in your September 17, 1999 letter.

We hope that this letter is not viewed as negative, because it is essentially the truth. We would very much like to build this unit for you; however, if you feel that you cannot award to MSI because of our writing this letter, we would recommend you award to another competitor other than Delta Star.

s/ MSI Management Team

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The Electric Director appeared to state that they have been working on acquiring a mobile substation for approximately 3 years. More than a year ago, this same substation went out for bid, and all bids received were rejected at that time. This has been a long process for the City to obtain a substation on wheels. This will benefit the Electric Division, in the unlikely event that the City loses one of its critical substations, that power can be restored. The Electric Director stated that there were three bidders that bid this project. One of the bidders, MobileSource Industries, submitted the above letter. The specific concerns that MobileSource raised have been evaluated by the City's Electric Engineer Scott McBride, by the City's Consulting Engineer Selah Group, Inc., and by the Electric Director. The concern is very limited to a small technical issue, that being "corona" or high voltage partial discharge. The transformers that Delta Star acknowledges that they have had problems with in mobile units, only occurred on transformers with voltages of 230 kV and higher. The Electric Director stated that the letter from MobileSource Industries is very misleading.

The Municipal Services Director appeared and requested that the following letter of recommendation from the Consulting Engineer, Selah Group, Inc., also be made a part of the record:

Selah Group, Inc.  
P. O. Box 50674  
Idaho Falls, Idaho 83405  
September 17, 1999

City of Idaho Falls Electric Division  
Chief Electrical Engineer  
Mr. Scott McBride  
P. O. Box 50220  
Idaho Falls, Idaho 83405-0220

Subject: Mobile Substation Supplier Award Recommendations for Bid No.  
IF-99-32

Dear Mr. McBride:

Based on price and a superior technical evaluation, it is recommended to award the identified mobile substation bid to Delta Star, Inc. with their Alternate Bid No. 2 system offering.

The results of the technical evaluation and a revised bid cost summary are attached for your records.

These recommendations have been provided as a result of SELAH GROUP'S independent technical bid evaluation, which has been conducted per your request.

Please call me if you have any questions on the attached data.

s/ Todd W. Renak, P. E.  
Vice President  
SELAH GROUP, Inc.

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Evaluation Criteria	Maximum Available Points	1. MobileSource Industries, Inc. Indiana, PA	2. Delta Star, Inc. San Carlos, CA Alternate Bid II	3. Pauwels Contracting, Inc. Winnipeg Manitoba, Canada
Technical Specification Compliance	30	22.5	25	25
Price	20	10	20	15
Weight and Mobility	10	7.5	7.5	5
Existing User Feedback	10	5	5	5
ISO 9000 Series Compliance	10	2.5	10	10
Electric Utility Experience	20	15	20	10
TOTALS	100	62.5	89.5	73

**CITY OF IDAHO FALLS  
BID COST TABULATION FOR BID IF-99-32  
ONE (1) NEW THREE PHASE MOBILE SUBSTATION**

Bid Item	1. MobileSource, Inc. Indiana, PA	2. Delta Star, Inc. San Carlos, CA	Delta Star, Inc. Alternate Bid II	3. Pauwels Contracting, Inc. Winnipeg Manitoba, Canada
PRICE/Base System	\$819,990.00	\$853,626.00	\$890,830.00	\$876,312.00
Field Startup and Site Training	\$10,230.00 (See Calculation #1)	Included Above	Included Above	\$11,040.00 (See Calculation #2)
Summary of Options:				
Price Extended Warranty	\$25,000.00	Included	Included	Included
Load Tap Changer	\$179,000.00	\$355,167.00	\$121,383.00	\$123,928.00
125Vdc Battery System	Not Required	Not Required	Not Required	Not Required
Recommended Spare Parts	\$16,600.00	\$6,500.00 (See Calculation #3)	\$6,500.00 (See Calculation #3)	\$9,049.00
TOTAL PRICE	\$1,050,920.00	\$1,215,293.00	\$1,018,713.00	\$1,020,329.00

**CITY OF IDAHO FALLS  
BID COST CALCULATIONS FOR BID IF-99-32**

**Calculation No. 1: MobileSource Industries (MSI), Inc. Startup and Site Training Costs**

Bid Item	Quantity	Unit Cost	Extended Cost	Notes:
Startup/Training Labor	5	\$1,000.00/Day	\$5,000.00	Use 5 days of startup and training labor as a baseline
Travel Labor	2	\$800.00/Day	\$1,600.00	Use 2 days or 16 hours of travel time as basis
Travel Expenses	1.10	\$1,800.00/Trip	\$1,980.00	Travel expenses include airfare, rental car, meals, and lodging. Expenses billed as actual plus 10% per MSI's proposal
Rental Test Equipment	1.10	\$1,500.00/Week	\$1,650.00	Expenses bid at actual plus 10% per MSI's proposal
TOTAL			\$10,230.00	

**Calculation No. 2: Pauwell's Startup and Site Training Costs**

Bid Item	Quantity	Unit Cost	Extended Cost	Notes:
Startup/Training Labor	5	\$1,250.00/Day	\$6,250.00	Use 5 days of startup and training labor as a baseline
Travel Labor	16	\$170.00/Day	\$2,720.00	Use 2 days or 16 hours of travel time as basis

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Bid Item	Quantity	Unit Cost	Extended Cost	Notes:
Travel Expenses	1.15	\$1,800.00/Trip	\$2,070.00	Travel expenses include airfare, rental car, meals, and lodging. Expenses billed at actual plus 15% of Pauwell's proposal
Rental Test Equipment	1.15	Not Required	0.00	Expenses bid at actual plus 15% per Pauwell's proposal
TOTAL			\$11,040.00	

Calculation No. 3: Delta Star Spare Parts Cost Estimate

Bid Item	Quantity	Unit Cost	Extended Cost	Notes:
HV Bushing	1	Included in Base Bid	\$0.00	
LV Bushing	1	Included in Base Bid	\$0.00	
Complete Set of Gaskets	1	\$2,000.00	\$2,000.00	Engineering Estimate
Pump	1	\$4,000.00	\$4,000.00	Engineering Estimate
Motor for Cooler	1	\$500.00	\$500.00	Engineering Estimate
TOTAL			\$6,500.00	

Councilmember Mills requested what the delivery time would be for this mobile substation. The Electric Director stated that it would be 26 weeks to 40 weeks depending on the award of the bid. Delta Star stated that they could deliver the mobile substation in 26 weeks.

Councilmember Eldredge explained that the City of Idaho Falls has some Delta Star transformers on the system at this time, and they seem to be performing adequately at the 161 kV.

There being no further discussion or comments, it was moved by Councilmember Branson, seconded by Councilmember Eldredge, to accept the low evaluated bid from Delta Star, Inc. to furnish the required mobile substation. Roll call as follows:

Aye: Councilmember Branson  
Councilmember Hardcastle  
Councilmember Mills  
Councilmember Eldredge  
Councilmember Carlson  
Councilmember Groberg

Nay: None

Motion Carried.

City of Idaho Falls  
September 20, 1999

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: S. Craig Lords, Municipal Services Director  
SUBJECT: 1999-2000 LEGAL SERVICES PROPOSAL

Attached for your consideration is a proposal from Holden, Kidwell, Hahn, and Crapo to provide legal services for the 1999-2000 fiscal year.

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It is the recommendation of Municipal Services that the City Council approve said proposal and authorize the Mayor to sign.

s/ S. Craig Lords

It was moved by Councilmember Branson, seconded by Councilmember Eldredge, to approve the Legal Services Proposal from Holden, Kidwell, Hahn, and Crapo to provide legal services for the 1999-2000 fiscal year and, further, give authorization for the Mayor to sign the necessary documents. Roll call as follows:

Aye: Councilmember Groberg  
Councilmember Mills  
Councilmember Branson  
Councilmember Hardcastle  
Councilmember Eldredge  
Councilmember Carlson

Nay: None

Motion Carried.

City of Idaho Falls  
September 20, 1999

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: S. Craig Lords, Municipal Services Director  
SUBJECT: SALARY AND BENEFIT INCREASE

Attached for your consideration are wage and benefit increases for the Police Association, Municipal Employee's Association and all other non-covered employees.

It is respectfully requested that the Mayor and Council approve said wage and benefit increases.

s/ S. Craig Lords

It was moved by Councilmember Branson, seconded by Councilmember Eldredge, to approve the wage and benefit increases for the Police Association, Municipal Employee's Association, and all other non-covered employees as presented. Roll call as follows:

Aye: Councilmember Eldredge  
Councilmember Carlson  
Councilmember Mills  
Councilmember Groberg  
Councilmember Branson  
Councilmember Hardcastle

Nay: None

Motion Carried.

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City of Idaho Falls  
September 16, 1999

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: S. Craig Lords, Municipal Services Director  
SUBJECT: DELTA DENTAL RENEWAL

Attached for your consideration is a renewal with Delta Dental of Idaho to provide dental insurance to the City for a one-year period beginning October 1, 1999 with no change in premiums.

It is respectfully requested that the Council approve said Contract and authorize the Mayor to sign.

s/ S. Craig Lords

It was moved by Councilmember Branson, seconded by Councilmember Eldredge, to approve the renewal with Delta Dental of Idaho and, further, give authorization for the Mayor to sign the necessary documents. Roll call as follows:

Aye: Councilmember Eldredge  
Councilmember Carlson  
Councilmember Mills  
Councilmember Groberg  
Councilmember Branson  
Councilmember Hardcastle

Nay: None

Motion Carried.

The Planning and Building Director submitted the following memo:

City of Idaho Falls  
September 20, 1999

MEMORANDUM

TO: Mayor and City Council  
FROM: Renée R. Magee, Planning and Building Director  
SUBJECT: RESOLUTION TO DECLARE THE MILLIGAN AND PANCHERI  
AREA AS APPROPRIATE FOR URBAN RENEWAL ACTIVITIES

Attached is a Resolution declaring the area south of Pancheri Drive and west and adjacent to the Snake River to be a deteriorated and deteriorating area and appropriate for urban renewal activities. This Resolution also authorizes the Idaho Falls Redevelopment Agency to prepare an urban renewal plan for the area. The plan will be financed by the property owners of the deteriorating area if this Resolution is approved and the Agency completes a Memorandum of

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Understanding with the property owners. This Division respectfully requests the Mayor and Council to adopt this Resolution.

s/ Renée R. Magee

**RESOLUTION (Resolution No. 1999-15)**

A RESOLUTION BY THE CITY COUNCIL DETERMINING A CERTAIN AREA WITHIN THE CITY TO BE A DETERIORATED AND DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTION 50-2018(h) AND (i) AND 50-2903(6)(b), DIRECTING THE URBAN RENEWAL AGENCY OF IDAHO FALLS, IDAHO TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN, WHICH PLAN MAY INCLUDE REVENUE ALLOCATION PROVISIONS FOR ALL OR PART OF THE AREA.

WHEREAS, on the 6<sup>th</sup> day of July, 1966, the Council and Mayor of Idaho Falls, Idaho, respectively, created the Idaho Falls Redevelopment Agency (hereinafter "Agency"), authorizing it to transact business and exercise the powers granted by Session Laws 1965, Chapter 246 (Chapter 20, Title 50, Idaho Code) upon making the findings of necessity required for creating said Urban Renewal Agency;

WHEREAS, as a result of several meetings in May, July, and August, the Agency Board discussed the possibility of examining certain properties for inclusion within an urban renewal area, the Agency Board authorized staff to consider designating certain property adjacent to the Lindsay Boulevard Urban Renewal Area (referenced herein as the Milligan and Pancheri Area), as appropriate for urban renewal activities;

WHEREAS, as a result of several meetings in May, July, and August, the Agency Board discussed the possibility of examining certain properties for inclusion within an urban renewal area, the Agency Board authorized staff to consider designating certain property adjacent to the Lindsay Boulevard Urban Renewal Area (referenced herein as the Milligan and Pancheri Area), as appropriate for urban renewal activities;

WHEREAS, on behalf of the Agency, Harlan W. Mann, Real Estate and Community Development consultant (hereinafter the "Consultant"), has examined the Milligan and Pancheri Area for the purpose of determining whether such area is a deteriorated or deteriorating area as defined under Idaho Code Section 50-2018 (h) and 50-2903(6)(b);

WHEREAS, the Consultant performed such examination and submitted his report dated July 30, 1999, to the Agency, a copy of which is attached hereto as Exhibit 1 (referred to as the "Report");

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated or deteriorating

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area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the Agency, on September 14, 1999, adopted a Resolution accepting the Report and authorizing the Chairman of the Agency to transmit the Report to the Council requesting its consideration for designation of an urban renewal area and requesting that the Council direct the Agency to prepare an Urban Renewal Plan for the area, which plan may include a revenue allocation provision as provided by law;

WHEREAS, it is desirable and in the best public interest that the Agency prepare an Urban Renewal Plan for the area identified in the Report located in the City of Idaho Falls, County of Bonneville, State of Idaho.

NOW, THEREFORE, be it resolved that:

1. That the Council of Idaho Falls finds and declares:
  - a. That the described area in the Report is a deteriorated or deteriorating area existing in Idaho Falls, Idaho as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended;
  - b. That there is a need for the Agency, an urban renewal agency, to function in accordance with the provisions of said Chapters 20 and 29, Title 50, Idaho Code, as amended, within a designated area for the purpose of establishing an urban renewal plan; and,
  - c. That the area identified in the Report is determined as a deteriorated or deteriorating area, or in combination thereof, and such is designated as appropriate for an urban renewal project.
2. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

DATED this 24<sup>th</sup> day of September, 1999.

CITY OF IDAHO FALLS,  
IDAHO

By: s/ Linda Milam  
Mayor

**SEPTEMBER 23, 1999**

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**EXHIBIT 1**

**PANCHERI-MILLIGAN  
URBAN RENEWAL ELIGIBILITY REPORT  
PREPARED FOR THE IDAHO FALLS CITY COUNCIL  
AND  
THE IDAHO FALLS REDEVELOPMENT AGENCY  
BY  
HARLAN W. MANN  
CONSULTANT  
JULY 30, 1999**

**PANCHERI-MILLIGAN  
URBAN RENEWAL ELIGIBILITY REPORT**

**BACKGROUND**

An Agreement of June 30, 1999, with the City of Idaho Falls, Idaho, authorized preparation of the subject report. The report will provide the technical support for the first step in planning an urban renewal project in the Pancheri-Milligan area of Idaho Falls.

Idaho Code Section 50-2008(a) states:

An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

Hence, Step One in planning a renewal project is a Resolution by the City Council making certain findings about a specific geographic area in the City. This Resolution would also authorize the Redevelopment Agency to prepare an urban renewal plan for the area. The attached definitions of deteriorating area and urban renewal project are very pertinent to this step and are the focus of this report.

Step Two in the renewal planning process is the Redevelopment Agency's preparation of an urban renewal plan and recommendation of its approval to the City Council. The City Council initiates Step Three by referring the plan to the Planning and Zoning Commission and setting a public hearing on the plan. Step Three is completed by a Planning and Zoning Commission finding that the urban renewal plan conforms to the City's Comprehensive Plan. Step Four is the third reading and adoption of a City Council Ordinance approving the plan, after a public hearing.

**DISCUSSION**

This report focuses on whether the Pancheri-Milligan Area as outlined on the attached map qualifies as a deteriorating area pursuant to Idaho Code Section 50-2018(i) and as a deteriorated area pursuant to Section 50-2903(7)(b) under the virtually identical definitions. A copy of this joint

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definition is attached. The first statutory reference is from the basic urban renewal statute, while the second comes from the revenue allocation law.

A substantial portion of the area is predominately open land, so the area must qualify under a specific portion of Idaho Code Section 50-2018(i) and a different statutory provision, Idaho Code Section 50-2903(7)(c), a copy of which is attached. These provisions cross-reference Section 50-2008(d), Idaho Code, a copy of which is also attached.

Finally, the report will discuss whether the area is appropriate for an urban renewal project.

### A. Present Conditions

The attached definition of deteriorating and deteriorated area (Idaho Code Sections 50-2018(i) and 50-2903(7)(b)) lists nine different conditions that may be present in such an areas, with the tenth being the catch-all "any combination of such factors." The presence of these conditions was documented by a field trip on July 22 and 23, 1999, with various City Officials, and Assessor file information. Then each area and its public infrastructure were evaluated, and the numbers corresponding to the applicable characteristics were placed at the appropriate locations on the attached map.

### B. Open Land Area

The definition of Section 50-2903(7)(c) lists several of the same characteristics as Sections 50-2018(i) and 50-2903(7)(b) under the same or similar descriptions. "Diversity of ownership" is the same, while "obsolete platting" appears to be equivalent to "faulty lot layout in relation to size, adequacy, accessibility, or usefulness." "Deterioration of structures or improvements" is apparently a combination of "a substantial number of deteriorated or deteriorating structures" and "deterioration of site or other improvements." The final term, "or otherwise," at least implies that a predominately open area shares some of the same characteristics as the previous definition of deteriorated area, Idaho Code Section 50-2903(7)(b). There is also an additional qualification that, "The provisions of Section 50-2008(d), Idaho Code, shall apply to open areas."

Section 50-2008(d) lists the findings that the City Council must make in the Ordinance approving an urban renewal plan. In addition, this section lists the special findings that the Council must make "if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency." There is one set of findings if the area of open land is to be developed for residential uses and a separate set of findings if the land is to be developed for nonresidential uses.

Basically, such open land areas may be acquired by the Agency and developed for nonresidential uses if such acquisition is needed to solve various problems, associated with the land or the public infrastructure, that have retarded its development. These problems include defective or usual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot

layout, all of which are included in one form or another in the Section 50-2903(7)(b) definition of deteriorated area. The problems that are listed only in Section 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography, and “the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.”

The conclusion of this discussion about open land areas is that such areas qualify if any of the standard 50-2018(i) and 50-2903(7)(b) characteristics apply. But such areas also qualify if any of the problems listed only in 50-2008(d)(4)(2) apply. Clearly, lack of water and sewer facilities, inadequate street system, lack of fire protection facilities, lack of parks and recreation facilities, are all conditions which retard development of the area. In addition, the current topography of the gravel pit operation makes the land unsuitable for commercial, residential, or public uses without extensive, costly grading. Areas where gravel has been mined out are destined for economic disuse, unless the land can be reclaimed through grading of material from unmined areas.

The report text that follows below discusses each of the applicable characteristics of a deteriorated area, as defined by Section 50-2903(7)(b). Several of these characteristics including diversity of ownership and predominance of defective or inadequate street layout, have exact or approximate counterparts listed under Section 50-2008(d)(4)(2), so their associated numbers, 6 and 2, may be used interchangeably. Other numbers, such as 4 (unsanitary or unsafe conditions) and 9 (the existence of conditions which endanger life or property by fire or other causes), fit the broader characteristic of “any combination of such factors or other conditions which retard development of the area.” As discussed above, the lack of public infrastructure in the predominately open areas has been a significant factor in regarding development in these areas. Open land areas are designated with the letters “OL”. In addition, lack of public infrastructure in open land areas is designated by the letters “L(P.I.)”.

C. Deteriorating/Deteriorated Area Characteristics

The following is a listing of conditions found in the area by their corresponding numbers in the definition and a brief explanation of that condition and how it was evaluated and identified:

1. (1) A substantial number of deteriorated or deteriorating structures. Given the age of the structures in the area, most would be evaluated in the deteriorating category. New buildings and those that were substantially rehabilitated within the last five to ten years were not considered deteriorating. Deteriorated buildings would be those that are so run down that they should be demolished, allowing the land to be recycled for other uses. Only a few of the buildings would fit this category, but no attempt was made to differentiate between deteriorating and deteriorated structures. The structures are found on selected sites along Milligan, in the concrete plant at the north end of Milligan, and the small residential subdivision off Pioneer Road.

2. (2) Predominance of defective or inadequate street layout. The current street system, Milligan Road and Pioneer Road, are inadequate in their present condition and alignment to serve this large area when it is developed for mixed use outlined by the City's Comprehensive Plan. Milligan Road is fully improved for 600 feet or so south of Pancheri but continues southward along the river as a narrow gravel road that dead-ends at the lower end of the proposed project area. Pioneer Road is paved but has no connecting road to Milligan and to the interior of the large proposed project area.

3. (3) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. With a very few exceptions, the area has never been subdivided, so it has a single very large lot (the Monroc ownership) with a few smaller lots scattered around the edges off Milligan Road and Pioneer Road.

4. (4) Unsanitary or unsafe conditions. There are several conditions existing within the proposed renewal area that apply to this characteristic. Typical unsanitary conditions include excessive amounts of junk, trash, and weeds in violation of City sanitation codes. Another unsanitary condition occurs in areas that lack sanitary sewers or where the sanitary sewer system has insufficient capacity. Basically, this area has no sanitary sewer system. Therefore, when the number 4S appears on the map, it indicates problems with the sanitary sewer system, in this case, the lack of sewer mains.

There is also a number of unsafe conditions throughout the area. Most are found with the street system and include lack of sidewalks, curbs, and gutters; narrow, inadequate streets; and lack of street lights. The number "4ST" on the map indicates unsafe conditions with the street system. Lack of a curb system on most of Milligan exposes drivers to danger because of Milligan's close proximity to the Snake River. The number "4SL" indicates a lack of street lights, a condition existing on the lower portion of Milligan Road.

5. (5) Deterioration of site and other improvements. Site improvements include parking lots, fences, and landscaping areas, basically things other than structures that make up a developed property. The term "other improvements" is the place where public improvements such as streets, sidewalks, curbs, gutters, bridges, storm drains, parks, water mains, sanitary sewers, and public facilities such as swimming pools and public buildings are included. When the number 5 appears on the map in a street right-of-way or on a park, that denotes a deteriorated street, bridge, or park. Milligan Road and Pioneer Road are the only public improvements in the area, and they received this designation. Contacts with the City staff confirmed the status of streets, water mains, sanitary and storm sewers, and drainage facilities throughout the area.

6. (9) The existence of conditions which endanger life or property by fire and other causes. The primary focus of this characteristic is inadequate fire protection facilities, particularly fire hydrants, for the few existing developments and projected new development. Correction requires building a fire protection system for the area. Therefore, a number 9 appearing on the map in the location indicates a lack of adequate fire protection facilities.

7. (10) Any combination of such factors. This number is placed on the areas where two or more of the other characteristics are present.

D. Effects of Present Conditions

1. (a) Results in economic underdevelopment of the area. Field review and aerial photographs show the current underdeveloped status of the area. The large gravel pit and concrete plant facility property is the best example of underdevelopment.

2. (b) Substantially impairs or arrests the sound growth of a municipality. The City's Comprehensive Plan calls for mixed use in this area; however, the current industrial use discourages such use and will make it more difficult as reclamation costs increase. Such areas may be bypassed. The resulting uneven growth adversely affects the sound growth of the City because it places additional burdens on the City's capital improvement programming in attempting to keep up with the unmet infrastructure needs.

3. (c) Retards the provision of housing accommodations or (d) constitutes an economic or social liability. Continuing a major industrial use in an area along the Snake River frustrates the goal of mixed use, including housing, for the area as outlined by the Comprehensive Plan. In addition, the type of industrial use has limited the amount of public infrastructure in an area at the edge of the City. Inadequate public infrastructure tends to increase public service costs without much increased generation of property and other taxes. Hence such an area tends to become an economic liability for the City.

4. (e) And is a menace to the public health, safety, morals, or welfare in its present condition or welfare in its present condition or use. The previous discussion has established that this area has had slower growth, and as a result, has become a modest economic liability. In addition, the unsafe condition of the existing streets and inadequate fire protection facilities create safety problems for the residents and businesses. Accordingly, these conditions represent a menace or threat to the public welfare or prosperity and safety of the community.

D. Appropriateness of the Area for an Urban Renewal Project

The second part of the City Council's determination is the policy decision of whether or not the area is appropriate for an urban renewal project.

Note that part of the definition of an urban renewal project includes, "undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated and deteriorating areas." This report has provided evidence that the Pancheri-Milligan Area is a deteriorating area because of the presence of various conditions, most of which are related to the public infrastructure. The public infrastructure is very inadequate and only marginally serves the needs of existing development. Any planned new development is thwarted because of the lack of necessary public infrastructure, particularly for the interior of the large Monroc property. Developers often tend

to bypass such areas because of the high cost. This leaves the City with the problems of serving the new development that will eventually occur beyond the area.

Fortunately the preparation and approval of an urban renewal plan, including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure problems in this area and to achieve mixed use development as outlined by the Comprehensive Plan. In effect, property taxes generated by new developments within the area can be used by the Redevelopment Agency to finance a wide variety of needed public improvements and facilities. Finally, the new developments would also generate additional jobs that would, in turn, benefit residents of the community.

### CONCLUSION

This report concludes that the Pancheri-Milligan area described in this report is a deteriorating and deteriorated area and, as such, is appropriate for an urban renewal project.

### DEFINITION OF DETERIORATING AREA, IDAHO CODE SECTION 50-2018(i) AND DETERIORATING AREA, IDAHO CODE SECTION 50-2903(6)(b)

A deteriorating or deteriorated area is any area (which by reason of the presence of (1) a substantial number of deteriorated or deteriorating structures; (2) predominance of defective or inadequate street layout; (3) faulty lot layout in relation to size, adequacy, accessibility, or usefulness; (4) unsanitary or unsafe conditions; (5) deterioration of site or other improvements; (6) diversity of ownership; (7) tax or special assessment delinquency exceeding the fair value of the land; (8) defective or unusual conditions of title; (9) the existence of conditions which endanger life or property by fire and other causes; or (10) any combination of such factors), (a) results in economic underdevelopment of the area);<sup>1</sup> (b) substantially impairs or arrests the sound growth of a municipality; (c) retards the provision of housing accommodations; or (d) constitutes an economic or social liability; and (e) is a menace to the public health, safety, morals, or welfare in its present condition or use; provided, that if such deteriorating area consists of open land the conditions contained in the provision in Idaho Code Section 50-2008(d) shall apply.<sup>2</sup>

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<sup>1</sup>This appears only in the revenue allocation statute.

<sup>2</sup>This appears only in the urban renewal statute.

### IDAHO CODE SECTION 50-2903(7)(c)

(c) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of Section 50-2008(d), Idaho Code, shall apply to open areas.

DEFINITION OF URBAN RENEWAL PROJECT, IDAHO CODE SECTION 50-2018(j)

“Urban renewal project” may include undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertakings and activities may include:

- (1) acquisition of a deteriorated area or a deteriorating area or portion thereof;
- (2) demolition and removal of buildings and improvements;
- (3) installation, construction, or reconstruction of streets, utilities, parks, playgrounds, off-street parking facilities, public facilities or buildings and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this act in accordance with the urban renewal plan;
- (4) disposition of any property acquired in the urban renewal area (including sale, initial leasing or retention by the agency itself) at its fair value for uses in accordance with the urban renewal plan except for disposition of property to another public body;
- (5) carrying out plans for a program of voluntary or compulsory repair and rehabilitation of building or other improvements in accordance with the urban renewal plan;
- (6) acquisition of real property in the urban renewal area which, under the urban renewal plan, is to be repairs or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
- (7) acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration, or to provide land for needed public facilities;
- (8) lending or investing federal funds; and,
- (9) construction of foundations, platforms, and other like structural forms.

IDAHO CODE SECTION 50-2008(d)

(d) Following such hearing, the local governing body may approve an urban renewal project and the plan therefore if it finds that (1) a feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations

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within their means and without undue hardship to such families; (2) the urban renewal plan conforms to the general plan for the municipality as a whole; (3) the urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and, (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivision, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

Councilmember Mills explained that this Resolution only accepts the Report that has been compiled by Harlan Mann. He requested the Planning and Building Director to come forward and give further explanation. The Planning and Building Director stated that the Resolution accepts the Eligibility Report that was done by Harlan Mann for the Idaho Falls Redevelopment Agency. It does recognize that the open gravel pit, commonly known as the Monroc property, is a deteriorating area and could be eligible to be an urban renewal area. It does authorize the plan, if that plan is financed by the developers of the property. Mayor Milam commented that there is no cost to the City. The Planning and Building Director stated that the Redevelopment Agency cannot move forward unless there is a Memorandum of Understanding with the people who have an option on the property to finance the next step.

Councilmember Carlson questioned as to what the boundaries of the Monroc property are. The Planning and Building Director stated that when the request was originally presented to the Redevelopment Agency, the boundaries were from Pancheri Drive to the Sunnyside interchange area. Mr. Mann determined that only the northern portion of the Monroc property, from Pancheri Drive to approximately Fawna Industries, would be eligible.

The City Attorney stated that the purpose of the Resolution is to make a finding that this area is a deteriorated or deteriorating area, that is necessary in order to comply with the statutory prerequisites for the exercise of the powers and authority of the Urban Renewal Agency within that area. This will allow for the process to go forward.

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Councilmember Groberg stated that this area has been used for extraction over the years. This land is proximate to a developing area for other uses. This is considered deteriorating, due to the extraction process, compared to the uses that it could be put to. It is appropriate, if a tax paying development could be put there, that the tax increment financing could be used to bring this area into the City at a higher use than the extraction use.

It was moved by Councilmember Mills, seconded by Councilmember Groberg, to adopt the Resolution and, further, give authorization for the Mayor to sign the necessary documents. Roll call as follows:

Aye:           Councilmember Carlson  
                  Councilmember Eldredge  
                  Councilmember Hardcastle  
                  Councilmember Groberg  
                  Councilmember Mills  
                  Councilmember Branson

Nay:           None

Motion Carried.

The Public Works Director submitted the following memos:

City of Idaho Falls  
September 14, 1999

MEMORANDUM

TO:            Honorable Mayor and City Council  
FROM:         Chad Stanger, Public Works Director  
SUBJECT:     BID AWARD – HEMMERT DRIVE TO WELL NO. 12 WATER LINE  
                  CONNECTION

On September 7, 1999, bids were received and opened for the Hemmert Drive to Well No. 12 Water Line Connection. A tabulation of the bid results is attached.

Public Works recommends award to the low bidder, Silver Creek Construction Company, Inc., in the amount of \$83,300.80; and, authorization for the Mayor and City Clerk to sign the documents.

s/ Chad Stanger

It was moved by Councilmember Carlson, seconded by Councilmember Hardcastle, to accept the low bid from Silver Creek Construction Company, Inc. to complete the Hemmert Drive to Well No. 12 Water Line Connection Project and, further, give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows:

Aye:           Councilmember Mills  
                  Councilmember Groberg  
                  Councilmember Carlson  
                  Councilmember Branson

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Councilmember Hardcastle  
Councilmember Eldredge

Nay: None

Motion Carried.

City of Idaho Falls  
September 14, 1999

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger, Public Works Director  
SUBJECT: BID AWARD – 8<sup>TH</sup> STREET DETENTION POND

On September 7, 1999, bids were received and opened for the 8<sup>th</sup> Street Storm Water Detention Pond. A tabulation of the bid results is attached.

Public Works recommends award to the low bidder, TMC Contractors, Inc., in the amount of \$143,139.50; and, authorization for the Mayor and City Clerk to sign the documents.

s/ Chad Stanger

It was moved by Councilmember Carlson, seconded by Councilmember Hardcastle, to accept the low bid from TMC Contractors, Inc. to complete the 8<sup>th</sup> Street Storm Water Detention Pond and, further, give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows:

Aye: Councilmember Groberg  
Councilmember Mills  
Councilmember Branson  
Councilmember Hardcastle  
Councilmember Eldredge  
Councilmember Carlson

Nay: None

Motion Carried.

City of Idaho Falls  
September 20, 1999

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger, Public Works Director  
SUBJECT: BID AWARD – SOUTH BOULEVARD SEWER, ALLEY BETWEEN 11<sup>TH</sup> AND 12<sup>TH</sup> STREETS

**SEPTEMBER 23, 1999**

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On September 15, 1999, bids were received and opened for the South Boulevard Sewer, located in the alley between 11<sup>th</sup> and 12<sup>th</sup> Streets. A tabulation of the bid results is attached.

Public Works recommends award of this Contract to the low bidder, Green Velvet Reclamation, Inc. in the amount of \$107,795.00; and, authorization for the Mayor and City Clerk to sign the documents.

s/ Chad Stanger

It was moved by Councilmember Carlson, seconded by Councilmember Hardcastle, to accept the low bid from Green Velvet Reclamation, Inc. to complete the South Boulevard Sewer, Alley Between 11<sup>th</sup> and 12<sup>th</sup> Street Project and, further, give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows:

Aye: Councilmember Carlson  
Councilmember Groberg  
Councilmember Hardcastle  
Councilmember Eldredge  
Councilmember Mills  
Councilmember Branson

Nay: None

Motion Carried.

City of Idaho Falls  
September 21, 1999

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger, Public Works Director  
SUBJECT: BID AWARD – SCOTTS ADDITION STORM DRAINAGE  
IMPROVEMENTS – PHASE II

On September 21, 1999, bids were received and opened for the Scotts Addition Storm Drainage Improvements, Phase II. A tabulation of the bid results is attached.

Public Works recommends award of this Contract to the low bidder, HK Contractors, Inc., in the amount of \$545,450.00; and, authorization for the Mayor and City Clerk to sign the Contract Documents.

s/ Chad Stanger

It was moved by Councilmember Carlson, seconded by Councilmember Hardcastle, to accept the low bid from HK Contractors, Inc. to complete the Scotts Addition Storm Drainage Improvements, Phase II Project and, further, give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows:

Aye: Councilmember Branson  
Councilmember Hardcastle

**SEPTEMBER 23, 1999**

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Councilmember Mills  
Councilmember Eldredge  
Councilmember Carlson  
Councilmember Groberg

Nay:           None

Motion Carried.

There being no further business, it was moved by Councilmember Carlson, seconded by Councilmember Branson, that the meeting adjourn at 8:05 p.m.

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CITY CLERK

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MAYOR

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