

**MARCH 5, 1987**

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The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, March 5th, 1987, in the Council Chamber in Idaho Falls, Idaho. Prior to calling the meeting to order, Mayor Campbell called upon Amber Storer to come forward and lead all those present in the Pledge of Allegiance to the Flag. The Mayor then called the meeting to order and, upon roll call, the following were found to be present: Mayor Thomas Campbell; Councilmen Wes Deist, Paul Hovey, Sam Sakaguchi, Art Chandler, and Melvin Erickson; Absent: Councilman Ralph Wood. Also present: Velma Chandler, City Clerk; Dale Storer, City Attorney and all available Division Directors.

A summary of the minutes of the last Regular Council Meeting held February 19, 1987, was read and the minutes approved.

The Mayor declared open a public hearing to consider the re-zoning of a portion of Block 7, Highland Park Addition and called upon Councilman Deist to conduct the hearing. At the request of Councilman Deist, the City Clerk read the following memo from the City Planner:

City of Idaho Falls  
March 3, 1987

MEMORANDUM

TO: Mayor and Council  
FROM: Rod Gilchrist  
SUBJECT: PROPOSED REZONING - PORTION OF BLOCK 7,  
HIGHLAND PARK ADDITION

Attached is a copy of a petition requesting a rezoning from R-1 to R-3A of Lots 13 through 25 and 28 through 36, Block 7 in the Highland Park Addition. This property is located between Elmore and Canyon Avenues, north of Science Center Drive and immediately on the south to Micro Street. The south half of the block was rezoned to RSC-1 in the recent past and this request includes the remaining northerly portion.

The Planning Commission considered this matter at a recent meeting and at that time recommended approval of the request as submitted. This Department concurs with that recommendation and the matter is now being submitted for your consideration.

s/ Rod Gilchrist

Councilman Deist then asked the City Planner to locate the subject area and further explain the request. Several questions were asked and answered by the City Planner. Attorney Storer asked if the proposed rezoning is consistent with the Comprehensive Plan? The City Planner answered by saying that an amendment to the Comprehensive Plan would be required if this property is rezoned. Attorney Storer asked if there has been any change in this area since the last time the Comprehensive Plan was amended for this area? City Planner Gilchrist answered that there has been a considerable amount of change in the area. It was noted that there is one small lot that is not being included in this request as the City has not been able to contact the owner of the lot.

Mr. Dan Hoopes, agent for the property owners, appeared and stated that he had contacted the owner of this lot and that she had stated that she did not care whether or

not the area was rezoned, but he hesitated including her property without her consent. Councilman Chandler asked who would be responsible to improve the undeveloped streets

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in the area? The City Planner said this would be the responsibility of the developer as he improves the property. Councilman Hovey registered concern as to traffic flow in and out of the area and traffic congestion already in this area.

Councilman Deist then invited anyone present who wished to speak in favor of this request to come forward and be heard at this time.

Mr. Clive Short, 499 E. 19th Street, appeared briefly to represent Marley Campbell, who is in favor of this request, but feels that the developer should pay for the improvements and that only one story buildings should be allowed.

Dan Hoopes, agent for the property owners, re-appeared and gave a brief history of the development plans and stated that he felt this would be an improvement for the area as it is not conducive to R-1 development.

Councilman Deist then invited those against this request to be heard at this time. No one appeared.

Attorney Storer asked the City Planner if the Planning Commission had given consideration to the necessity of amending the Comprehensive Plan? The City Planner answered in the affirmative, stating that the Planning Commission had recommended amendment to the Comprehensive Plan and rezoning to allow for multi-family dwellings and professional offices. It was then moved by Councilman Deist, seconded by Sakaguchi, that the Comprehensive Plan be amended to allow the rezoning. Roll call as follows: Ayes, Councilmen Hovey, Deist, Chandler, Erickson, and Sakaguchi; No, none; carried.

It was then moved by Councilman Deist, seconded by Sakaguchi, that the rezoning be granted as requested and that the City Planner be instructed to reflect said amendment and zoning change on the Comprehensive Plan and official zoning map located in his office. Roll call as follows: Ayes, Councilmen Sakaguchi, Chandler, Erickson, Deist, and Hovey; No, none; carried.

Mayor Campbell then declared open a public hearing to consider a request for the rezoning, approval of a PUD, replat, development agreement and an amendment to the Comprehensive Plan of the Lorin C. Anderson Addition. The Mayor called upon Councilman Deist to conduct the hearing. At the request of Councilman Deist, the City Clerk read this explanatory memo from the City Planner:

City of Idaho Falls  
March 3, 1987

MEMORANDUM

TO: Mayor and Council  
FROM: Rod Gilchrist  
SUBJECT: PUD, REZONING & REPLAT - LORIN C ANDERSON  
ADDITION

Attached is a copy of the request for rezoning, the development agreement and the final plat of the above described property. This property is located between St. Clair and Woodruff, immediately south of the Hall Park Shopping Center. The developer is requesting approval of a Planned Unit Development to permit construction of 66 condominium units, 4 professional office complexes and a health fitness center. In order to accommodate this development, it is necessary to rezone a portion of the property from R-3A, R-2 and R-1 to RSC-1, P-B and R-2A. It is also necessary to replat the property to accommodate the proposed development.



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This matter has been the subject of three public hearings and numerous work sessions at the Planning Commission level. At the last public hearing, the Planning Commission recommended approval of the PUD, rezoning as requested, and amending the plat. This Department concurs with that recommendation and the matter is now being submitted for your consideration.

If favorable consideration is given to this rezoning request, the Comprehensive Plan must be changed to reflect this usage change from "Multi-Family Residential and/or Professional Office" and "Urban Residential", to "Multi-Family Residential and/or Professional Office" and "Urban Residential" and "Community Commercial".

s/ Rod Gilchrist

Councilman Deist then asked the City Planner to locate the subject property on a map on the wall and further explain the request. The developers displayed a detailed colored drawing of the proposal and the City Planner reviewed the plans and explained the proposal. Councilman Deist asked the City Planner if the landscaping and buffer zones had been worked out to the satisfaction of the near-by residents? The Planner answered by saying that the Planning Commission had recommended continuing the fence all along the project and the developer has since extended that fencing on the drawing now on display. There was concern registered by several Councilmen that, in the past, some promises and commitments had not been fulfilled and projects have never looked as nice as the plans. The City Planner said that the zoning ordinance on a planned unit development is very explicit for developing and continuing maintenance on such a development. The Attorney advised the Council that they could enforce anything that is included in the development plans and drawings on file in the Planning & Zoning office. He said that the ordinance provides that plans be submitted and that the developer abides by those plans.

Councilman Deist then invited anyone who wished to speak concerning this proposal, to come forward and be heard at this time.

Mr. Tim McFarlane, 2015 St. Clair, appeared in protest to this proposal. His points of contention against this proposal were traffic and the expense of traffic lights; what might be constructed if the Health Club fails to be built; the integrity of the City's buffer zone regulations and adequate protection for property values; zoning required for Health Fitness Center being contrary to plat for Lorin Anderson Addition; public accommodation -- it is not in public interest to have a health fitness facility within one block of another existing facility; and finally, a requirement for rezoning that the "owner" of the land petition for the rezonings. He said that the petitioner in this case is NOT the owner of the land.

Councilman Deist asked Mr. McFarlane if he would be in favor of this request if it did not include RSC zoning? Mr. McFarlane said that, in his opinion, the integrity of a buffer zone for the residents must be respected and acceptable to the home owners who purchased under plans for R-1 development. He said he did not want the Health Club to be constructed in this area.

Attorney Storer asked Mr. McFarlane if he knew who the owners of the property are? Mr. McFarlane said that William Anderson, Jr., who resides in Utah, and his sister Mrs. Lyman Knutson are the owners. He said that David Benton has a vested interest in the property and the fee title is in Mr. Benton's name. The Attorney asked the City Planner if Mr. Benton has approved this request? The City Planner said that his department rarely has a petition processed by the owner as it is almost always by an agent. He said that Mr. Benton has been in attendance at some discussion on the proposal. The Attorney said that

he wanted assurance that the owner and/or owners are aware of the proposal and not in opposition to the proposal.

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Mr. Ron Johnson, 1649 Parley, appeared to register concern as to just what the developers intend to do, and to the broadness and scope of the proposal. He said he feels that this is quite a comprehensive endeavor to accomplish all that is proposed and questions if it can be completed. He said, in his opinion, the entire project is based on the Health Center succeeding and this is questionable. He fears what might be allowed if these proposals are not completed and the property is zoned for any other qualified development. He said that the Council should require some specifics that would give guarantee to the property owners that border the development. He asked the Council not to make a decision this night and further review the proposal and specification requirements for the developers.

Mr. Kenneth Krivanek, 2185 St. Clair, appeared briefly to request more detailed specifications covering the buffer zone.

Mr. Byron Blakely, an architect, appeared representing the developers. He said they had diligently tried to meet all the requirements and demands of the Codes, Engineering Department and the Council. He said that the developers feel that they have gone beyond the normal requirements for developments of this magnitude. He said they were open for comments as this would help the project to sell. He said, further, the plans are for a fitness center which will differ from the nearby health spa.

Mr. Blakely's comment brought up concerns and discussion as to future maintenance of condominiums; order in which the project will be developed; Canal Company's permission for landscaping of canal bank; alternative use of the property in case the planned uses fail, etc. Mr. Willard Price, appeared representing the developers and answered some of the questions posed.

Mr. Kenneth Krivanek reappeared to state that he still has not heard any definition or clarification about the berm on the south end of the project, as to height, density or landscaping. Mr. Price said they planned to construct a five foot high fence with landscaping that would grow to maturity, similar to that fence on the Mountain River Hospital property across the street.

City Attorney Storer asked the City Planner if there had been change in the area since the last amendment to the Comprehensive Plan? The City Planner answered that there has been a considerable amount of change in the area.

Councilman Chandler asked the City Planner what could be allowed if the zoning was approved for the fitness center and it was not constructed. The Planner answered that anything allowed under the RSC-1 zoning requirements could be constructed. Councilman Erickson asked the City Attorney to respond to this. Attorney Storer said that the uses in the zone and what is provided in the development plan could be constructed, but if there was a proposed change with respect to the development plan, it would require further Council approval. There was discussion as to what would constitute a change to require further Council action.

Mr. Dick Mansfield appeared to state that he works for the developer and he had met with the Irrigation Company and understood that they would dredge the canal.

Mrs. Charles Ziebarth, 2020 St. Clair, appeared briefly concerning the landscaping, green belt and lights in the parking lot.

There were some further concerns registered by the Councilman, therefore, it was moved by Councilman Deist, seconded by Sakaguchi, that this matter be recessed until the next Council Meeting on March 19th, 1987. Roll call as follows: Ayes, Councilmen Deist, Hovey, Sakaguchi, Chandler, and Erickson; No, none; carried.

The Mayor then called for a short recess.

Upon reconvening the meeting, the Mayor asked Councilman Deist to conduct annexation proceedings for the Robert Pennock property. Councilman Deist asked the City Clerk to read this explanatory memo from the City Planner:



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City of Idaho Falls  
March 3, 1987

MEMORANDUM

TO: Mayor and Council  
FROM: Rod Gilchrist, Planning and Building Director  
SUBJECT: ANNEXATION AND INITIAL ZONING - ROBERT PENNOCK  
PROPERTY

Attached is a copy of an annexation ordinance and annexation agreement covering the Robert Pennock property which is approximately two (2) acres in size and located on the west side of the Snake River. The actual annexation ordinance covers a large portion of the Snake River and the City's Lower Power Plant, as well as some City-owned property adjacent to the Pennock property.

The Planning Commission considered this matter at a recent meeting and at that time recommended annexation to the City and initial zoning of I&M-1. This Department concurs with that recommendation and the matter is now being submitted for your consideration.

s/ Rod Gilchrist

The City Planner located the subject property on a map on the wall and further explained the request.

There was no one who appeared either for or against this request. It was moved by Councilman Deist, seconded by Sakaguchi, that the Council approve the annexation for the Robert Pennock property and authorize the Mayor and City Clerk to sign. Roll call as follows: Ayes, Councilmen Deist, Hovey, Sakaguchi, Chandler, and Erickson; No, none; carried.

The following captioned ordinance was then presented:

**ORDINANCE NO. 1853**

AN ORDINANCE ANNEXING CERTAIN LANDS TO  
THE CITY OF IDAHO FALLS; DESCRIBING SAID  
LANDS AND DECLARING SAME A PART OF THE  
CITY OF IDAHO FALLS, IDAHO. (Robert Pennock  
Property)

The foregoing ordinance was presented in title. It was moved by Councilman Deist, seconded by Sakaguchi, 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 READ ON THREE SEVERAL DAYS BE DISPENSED WITH?" Roll call as follows: Ayes, Councilmen Hovey, Sakaguchi, Chandler, Erickson, and Deist; 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, Councilmen Hovey, Sakaguchi, Chandler, Erickson, and Deist; No, none; carried.

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Mayor Campbell then declared open a public hearing to consider the initial zoning of the newly annexed area. There being no question nor comment, it was moved by Councilman Deist, seconded by Sakaguchi, that the Robert Pennock property and a large portion of the Snake River and the City's Lower Power Plant, as well as some City-owned property adjacent to the Pennock property, be zoned I&M-1 as requested and that the comprehensive plan be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, zoning and amendment to the comprehensive plan on the comprehensive plan and zoning maps located in his office. Roll call as follows: Ayes, Councilmen Sakaguchi, Chandler, Erickson, Deist, and Hovey; No, none; carried.

Mayor Campbell then invited Councilman Deist to conduct annexation proceedings for Cedar Ridge Addition, Division #1. Councilman Deist asked the City Clerk to read the following memo:

City of Idaho Falls  
March 3, 1987

MEMORANDUM

TO: Mayor and Council  
FROM: Rod Gilchrist  
SUBJECT: FINAL PLAT, ANNEXATION & INITIAL ZONING - CEDAR RIDGE ADDITION, DIVISION NO. 1

Attached is a copy of the final plat, annexation ordinance and annexation agreement relative to Cedar Ridge Addition, Division No. 1. This property is located on the north side of E. Sunnyside Road, between the Sunnyside-Holmes Addition on the west, and the Shamrock Park Addition on the east. The plat includes approximately 28 acres and is proposed as a residential subdivision, with 56 R-1 single-family lots on 16 acres, and 6 & 1/2 acres of R-3 multi-family zoning on one large lot and one smaller lot fronting on Sunnyside.

The Planning Commission, at their regular meeting in March, considered this matter and at that time recommended approval of the final plat, annexation to the City and initial zoning of R-1 & R-3. This Department concurs with that recommendation and the matter is now being submitted for your consideration.

s/ Rod Gilchrist

The City Planner then located the subject area on a map on the wall and further explained the request.

Councilman Deist then invited anyone who wished to speak against this request to come forward and be heard at this time.

Mr. Jerry Keehn, owner of "The Willows" on Sunnyside Road appeared to state that he is not against this request, but asked how this area will be developed and what effect it might have on the future widening of Sunnyside Road and the maintenance thereof. The

City Planner, City Attorney and Boyd Hoyt, the developer of this property, answered Mr. Keehn's questions.

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There being no one else who wished to speak concerning this project, it was moved by Councilman Deist, seconded by Sakaguchi, that the Council accept the final plat and authorize the Mayor and City Clerk to sign. Roll call as follows: Ayes, Councilmen Deist, Hovey, Sakaguchi, Chandler, and Erickson; No, none; carried.

It was then moved by Councilman Deist, seconded by Sakaguchi, that the Council approve the annexation agreement for Cedar Ridge Addition, Division #1 and authorize the Mayor and City Clerk to sign. Roll call as follows: Ayes, Councilmen Hovey, Sakaguchi, Chandler, Erickson, and Deist; No, none; carried.

The following captioned ordinance was then presented:

**ORDINANCE NO. 1854**

AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IDAHO FALLS; DESCRIBING SAID LANDS AND DECLARING SAME A PART OF THE CITY OF IDAHO FALLS, IDAHO. (Cedar Ridge, Division No. 1)

The foregoing ordinance was presented in title. It was moved by Councilman Deist, seconded by Sakaguchi, 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 READ ON THREE SEVERAL DAYS BE DISPENSED WITH?" Roll call as follows: Ayes, Councilmen Hovey, Sakaguchi, Chandler, Erickson, and Deist; 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, Councilmen Hovey, Sakaguchi, Chandler, Erickson, and Deist; No, none; carried.

The Mayor then declared open a public hearing to consider the initial zoning of the newly annexed area. It was moved by Councilman Deist, seconded by Sakaguchi, that the initial zoning of this area be established as recommended and that the property be zoned R-1 & R-3, that the comprehensive plan be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, zoning and amendment to the comprehensive plan on the comprehensive and zoning maps located in his office. Roll call as follows: Ayes, Councilmen Deist, Hovey, Sakaguchi, Chandler, and Erickson; No, none; carried.

Bills for the month of February, 1987, were presented after having been properly audited by the Fiscal Committee:

	<u>GENERAL</u>	<u>STREET</u>	<u>AIRPORT</u>	<u>WATER/SEWER</u>
SERV/MAT	\$ 956,641.41	\$ 378,247.30	\$ 254,326.77	\$ 692,909.87
SALARY	<u>788,177.80</u>	<u>49,126.20</u>	<u>22,215.59</u>	<u>123,491.76</u>
TOTAL	\$1,744,819.21	\$ 427,373.50	\$ 276,542.36	\$ 816,401.63
	<u>ELECTRIC</u>	<u>SANITATION</u>	<u>RECREATION</u>	<u>MUN CAP</u>
SERV/MAT	\$3,352,285.96	\$ 281,469.96	\$ 43,719.88	\$ 3,065.20
SALARY	<u>166,326.60</u>	<u>52,059.04</u>	<u>33,647.60</u>	<u>.00</u>

TOTAL	\$3,518,612.56	\$ 333,529.00	\$ 77,367.48	\$ 3,065.20
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	<u>LIBRARY</u>	<u>BRIDGE/ART ST</u>	<u>AMBULANCE</u>	<u>MUN EQUIP FD</u>
SERV/MAT	\$ 27,650.37	\$ 1,803.04	\$ 100,867.30	\$ 182,824.89
SALARY	<u>35,538.44</u>	<u>.00</u>	<u>32,198.65</u>	<u>.00</u>
TOTAL	\$ 63,188.81	\$ 1,803.04	\$ 133,065.95	\$ 182,824.89

  

	<u>GEN OB</u>	<u>CITY TOTAL</u>
SERV/MAT	\$ 291,582.59	\$6,567,394.54
SALARY	<u>.00</u>	<u>1,302,781.68</u>
TOTAL	\$ 291,582.59	\$7,870,176.22

There being no questions nor objections, it was moved by Councilman Chandler, seconded by Hovey, that the Controller be authorized to pay all bills as listed on the computerized printout. Roll call as follows: Ayes, Councilmen Erickson, Deist, Hovey, Sakaguchi, and Chandler; No, none; carried.

Monthly reports were presented from Division and Department Heads. There being no objections, these were accepted by the Mayor and ordered placed on file in the office of the City Clerk.

License applications for BARTENDER, JoAnn Jensen, Rhonda Starnes, Rhett McNett, Helga Iszard, Kevin Butikofer; ITINERANT MERCHANT, Homier Distributing Company; COMMERCIAL KENNEL, Animal Medical Center, Bo-Lay Kennel; MOTION PICTURE THEATRE, Sky-vu Theatre; RESTAURANT, Sky-Vu Theatre; SECOND HAND STORE, The Second Hand Store; LIQUOR, Bonneville Lounge (transfer); APPRENTICE ELECTRICIAN, Gary L. Packard and Benny S. Beck; ELECTRICAL CONTRACTOR, Wheeler Electric, Inc., Electrical Support Services, Intermountain Electric, Cee-Jay Company, Nulite Electric, T-J Electric, Richard's Electric, Packer Electric, Dale Garner Electric, Ronn S. Allen Electric, Perrenoud Electrical Services, Purser Electric; JOURNEYMAN ELECTRICIAN, David Lusk, T. Grant Gallup, Willard Smith, Robert Pattee, Stacey Smith, Charles Bateman, G.C. Bird, Douglas Wheeler, Dick Wheeler, Jeffrey Wheeler, Larry Quebbeman, Clair Packer, Ardon Ricks, Richard Linger, William Fohrenck, Richard Van Orden, Rick Butler, Todd Allen Campbell, Ronn Allen, Richard Lindbloom, Dale Garner, Craig Perrenoud, Steven Purser, D. Peder Jeppesen; MASTER PLUMBER, Atlas Mechanical, Inc., Westside Plumbing & Heating, Inc., Rmark Plumbing, United Plumbing & Heating, Inc., American Plumbing & Heating, B & G Plumbing; JOURNEYMAN PLUMBER, Gary Park, Roger Sanderson, Ron D. Summers, Dave Goyen, Russ Goyen, Mark J. Goyen, Vern C. Hutchens, Dale McBride, Richard M. Martin; CLASS C CONTRACTOR, WA, GF, Natural Energy Systems Mechanical, Inc.; CLASS C CONTRACTOR, WH, GF, Rmark Plumbing; CLASS C CONTRACTOR, WA, WH, American Plumbing & Heating; CLASS D CONTRACTOR, GF, B & G Plumbing; CLASS B JOURNEYMAN, WA, WH, GF, Roger Sanderson; CLASS B JOURNEYMAN, WA, GF, REF, David R. Judd; CLASS C JOURNEYMAN, WH, GF, David Goyen, Mark Goyen, Russell Goyen, Dale McBride; CLASS C JOURNEYMAN, WA, GF, LaRall Kent, Vern Hutchens; CLASS D JOURNEYMAN, WA, Cecil Lofthouse; CLASS D JOURNEYMAN, GF, Gary Mark Kent, Ron Summers; CLASS B BUILDING CONTRACTOR, Olsen Design & Construction, Modern Steele Builders, Richard's Custom Homes, Larry Schuldt Construction, D. J. Harwood Construction, Ted N. Hill Construction, Inc. and a CLASS C BUILDING CONTRACTOR, Wallcraft Construction Company, were presented carrying all required Department Head approvals. It was moved by Councilman Erickson, seconded by Sakaguchi, that these licenses be issued. Roll call as follows: Ayes, Councilmen Erickson, Deist, Hovey, Sakaguchi, and Chandler; No, none; carried.

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A TO BE CONSUMED ON THE PREMISES BEER license application transfer for Bonneville Lounge from Sammy Wong to Richard Clayton, Sr., was presented carrying all required approvals. It was moved by Councilman Erickson, seconded by Sakaguchi, that this license be issued. Roll call as follows: Ayes, Councilmen Chandler, Erickson, Deist, Hovey, and Sakaguchi; No, none; carried.

The City Clerk asked for Council ratification of the issuance of a RESTAURANT license to The Barbecue Pit and BARTENDER licenses to Craig Cushing and Wilma Urrizaga. It was moved by Councilmen Erickson, seconded by Sakaguchi, that this previous action be duly ratified. Roll call as follows: Ayes, Councilmen Chandler, Erickson, Deist, Hovey, and Sakaguchi; No, none; carried.

This memo from the Public Works Director was then read:

City of Idaho Falls  
March 5, 1987

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger  
SUBJECT: BID AUTHORIZATION - WATERLINE REPLACEMENTS

The designs are complete on those water line replacements identified in the current fiscal year's budget. The Public Works Division requests authorization to advertise to receive bids for these water line replacements.

Respectfully,  
s/ Chad Stanger

It was moved by Councilman Sakaguchi, seconded by Deist, that authorization be given to advertise to receive bids for water line replacements as requested. Roll call as follows: Ayes, Councilmen Sakaguchi, Chandler, Erickson, Deist, and Hovey; No, none; carried.

Also, from the Public Works Director, came this memo:

City of Idaho Falls  
March 3, 1987

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger  
SUBJECT: WELL #8 PUMPING SYSTEM BID AWARD

Attached is a tabulation of bids and a letter from the engineering firm, CH2M Hill recommending award of the bid on Well #8 Pumping System Replacement.

The Public Works Committee concurs with the recommendation of CH2M Hill and recommends City Council award the bid to the low bidder, Wheeler Electric, Inc. and authorize the Mayor to sign the contract documents.

Respectfully,

s/ Chad Stanger

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It was moved by Councilman Sakaguchi, seconded by Deist, that the bid on Well #8 Pumping System Replacement be awarded to Wheeler Electric, Inc. and the Mayor be authorized to sign the contract documents. Roll call as follows: Ayes, Councilmen Deist, Hovey, Sakaguchi, Chandler, and Erickson; No, none; carried.

This memo from the Municipal Services Director was then read:

City of Idaho Falls  
March 4, 1987

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: S. Craig Lords, Municipal Services Director  
SUBJECT: ELM STREET POOL SITE

Attached is a Tabulation of Bids and Sealed Bids for Parcel I and II of the Elm Street Pool Site. It is the recommendation of the Municipal Services Division, in concurrence with the Parks and Recreation Division, that the Mayor and Council reject all bids and authorize the Municipal Services Division to negotiate a sale of the property in a manner deemed appropriate and lawful.

Respectfully submitted,  
s/ S. Craig Lords

Mr. Ron Frazell was present representing the YMCA. He said he had no problem with this request. It was moved by Councilman Chandler, seconded by Hovey, that the bids received for sale of the two parcels of property at the Elm Street Pool Site be rejected and the Municipal Services Division be authorized to negotiate a sale of the property in a manner deemed appropriate and lawful. Roll call as follows: Ayes, Councilmen Hovey, Sakaguchi, Chandler, Erickson, and Deist; No, none; carried.

Also, from the Municipal Services Director, came this memo:

City of Idaho Falls  
March 4, 1987

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: S. Craig Lords, Municipal Services Director  
SUBJECT: AIRPORT FARM LEASE - ROD JEFFERY

Attached are copies of a proposed Lease Agreement between the City of Idaho Falls and Rod Jeffery for approximately 85 acres of City-owned farm ground located at the Airport.

The proposed Agreement has been prepared by Property Management and the City Attorney. The Director of Aviation has approved the Lease Agreement and Mr. Jeffery has executed said Agreement.

The Municipal Services Division respectfully requests that the Council approve this Agreement and authorize the Mayor and City Clerk to sign said documents.

Respectfully submitted,  
s/ S. Craig Lords

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It was moved by Councilman Chandler, seconded by Hovey, that this airport farm lease with Rod Jeffery be approved and the Mayor and City Clerk be authorized to sign said document. Roll call as follows: Ayes, Councilmen Sakaguchi, Chandler, Erickson, Deist, and Hovey; No, none; carried.

Next, from the Municipal Services Director, this memo was read:

City of Idaho Falls  
March 4, 1987

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: S. Craig Lords, Municipal Services Director  
SUBJECT: DOORS - CIVIC AUDITORIUM

Attached are copies of an Agreement between the City of Idaho Falls and Leland Dille in the amount of \$1,000.00 for the design, bid documents, and construction phase of a project consisting of furnishing and installing new doors at the Civic Auditorium.

The Municipal Services Division is respectfully requesting approval of this Agreement and authorization for the Mayor to sign said documents.

Respectfully submitted,  
s/ S. Craig Lords

It was moved by Councilman Chandler, seconded by Hovey, that the Council accept this agreement and that the Mayor be authorized to sign said document. Roll call as follows: Ayes, Councilmen Chandler, Erickson, Deist, Hovey, and Sakaguchi; No, none; carried.

There being no further business, it was moved by Councilman Sakaguchi, seconded by Chandler, that the meeting adjourn at 9:30 P.M., carried.

s/ Velma Chandler  
City Clerk

s/ Thomas Campbell  
Mayor

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