

**NOVEMBER 6, 1986**

The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, November 6, 1986, in the Council Chamber in Idaho Falls, Idaho.

Prior to calling the meeting to order, the Mayor welcomed many scouts who were present in the Council Chamber and called upon one of them, Brandon Forbush, 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 Paul Hovey, Ralph Wood, Art Chandler, Mel Erickson, and Wes Deist; Absent, Councilman Sam Sakaguchi. Also present: Velma Chandler, City Clerk; Dale Storer, City Attorney and all available Division Directors.

A summary of the minutes of the last Council Meeting held October 23, 1986, was read and the minutes approved.

Bills for the month of October, 1986, 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	\$ 956,911.00	\$ 44,263.43	\$ 54,077.01	\$ 254,704.38
SALARY	<u>531,313.45</u>	<u>34,108.69</u>	<u>13,866.08</u>	<u>75,043.46</u>
TOTAL	\$1,488,224.45	\$ 78,372.12	\$ 67,943.09	\$ 329,747.84
	<u>ELECTRIC</u>	<u>SANITATION</u>	<u>RECREATION</u>	<u>SEWER CAP IMP</u>
SERV/MAT	\$1,693,701.63	\$ 44,415.77	\$ 10,499.40	\$ 3,450.00
SALARY	<u>120,541.58</u>	<u>33,901.36</u>	<u>10,465.00</u>	<u>.00</u>
TOTAL	\$1,814,243.21	\$ 78,317.13	\$ 20,964.40	\$ 3,450.00
	<u>MUN CAP</u>	<u>LIBRARY</u>	<u>BRIDGE/ART ST</u>	<u>AMBULANCE</u>
SERV/MAT	\$ 5,645.47	\$ 7,568.74	\$ 23,327.80	\$ 30,730.18
SALARY	<u>.00</u>	<u>23,310.15</u>	<u>.00</u>	<u>26,044.81</u>
TOTAL	\$ 5,645.47	\$ 30,878.89	\$ 23,327.80	\$ 56,774.99
	<u>MUN EQUIP FD</u>	<u>SURFACE DRAIN</u>	<u>CITY TOTAL</u>	
SERV/MAT	\$ 105,495.75	\$ 4,610.48	\$3,239,401.04	
SALARY	<u>.00</u>	<u>.00</u>	<u>868,594.58</u>	
TOTAL	\$ 105,495.75	\$ 4,610.48	\$4,107,995.62	

It was moved by Councilman Chandler, seconded by Hovey, that the Controller be authorized to pay all bills on the computerized printout. Roll call as follows: Ayes, Councilmen Chandler, Erickson, Deist, Hovey, and Wood; No, none; carried.

Monthly reports from Division and Department Heads were presented, accepted by the Mayor and ordered placed on file in the office of the City Clerk.

License applications were presented for BARTENDER, Richard Dale Moss, Regeana Lynn Locke, Carrie Lynne Arave, Robert C. Hogarth, Kerry Jo Davies; CATERING, 1st Street Carriage House; GROCERY, Boozer Oil Company, Inc., RESTAURANT, Rax of Idaho, Inc., Buffalo Barn, 1st Street Carriage House; WINE BY THE DRINK, 1st Street Carriage House; RETAIL WINE, Boozer Oil Company; DIPPING PERMIT, Electric Motor Service; ELECTRICAL CONTRACTOR, R&R Electric, Inc.; JOURNEYMAN ELECTRICIAN, Rocky Shore, Preston Olsen; CLASS A GLAZING SUB-CONTRACTOR, Bennett's East Side Paint & Glass, Inc.; CLASS B BUILDING CONTRACTOR, Rhett M. Briggs and Weather Wise Builders. It was moved by Councilman Erickson, seconded by Wood, that these licenses be

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issued. Roll call as follows: Ayes, Councilmen Deist, Hovey, Wood, Chandler, and Erickson; No, none; carried.

A TO BE CONSUMED ON THE PREMISES BEER license application for 1st Street Carriage House and NOT TO BE CONSUMED ON THE PREMISES BEER license applications for Grandview Texaco and Boozer Oil were presented. It was moved by Councilman Erickson, seconded by Wood, that these license applications be approved for issuance. Roll call as follows: Ayes, Councilmen Hovey, Wood, Chandler, Erickson, and Deist; No, none; carried.

The City Clerk asked for Council ratification of the issuance of GROCERY Store licenses to Hickory Farms at Country Club Mall and Grand Teton Mall. It was moved by Councilman Erickson, seconded by Wood, that the Council ratify this previous action. Roll call as follows: Ayes, Councilmen Wood, Chandler, Erickson, Deist, and Hovey; No, none; carried.

From the Airport Manager came this memo:

City of Idaho Falls  
November 4, 1986

MEMORANDUM

TO: Honorable Mayor and Councilmen  
FROM: Airport Committee  
SUBJECT: PURCHASE OF FIXED BASE OPERATION

Mr. Ed Browning has sold his interest in the Red Baron Flying Service to Mr. Bob Hoff and Mr. John Hoff, operators of Aeromark, the other Fixed Based Operator. The Hoff's intend to operate Red Baron as a distinct full service Fixed Base Operation. Mr. Ed Browning will retain ownership of the individual rental hangars. The Hoff's will assume control of the log hangar building, maintenance shop and the fuel farm.

The Airport Committee has directed that such a proposal in acceptable only if the net rental due the City is unchanged, and this is reflected in the lease agreements now presented to the Council.

The Airport Committee therefore respectfully requests that the Mayor and Clerk be authorized to execute the lease agreement with John and Robert Hoff, and to execute a termination agreement with Ed Browning, and to execute a lease agreement with Ed Browning for the rental hangars to be retained by him.

s/ James H. Thorsen

Councilman Chandler asked the City Attorney to explain the legal transactions for this proposed operation. Attorney Storer said that there are three documents to be executed in order to transfer ownership of this fixed base facility to the new owner. He explained each one and suggested that each document be accepted subject to the remaining documents being approved by the Council.

Councilman Erickson registered concern on the termination of the old lease and, perhaps, the City may lose protection language that is included in the old lease. Attorney Storer said that the new lease is, basically, the same as the old lease as far as the terms and provision of the lease. The changes are in respect to the rental formula, due to the agreement with the new owner and the computation of the percentage of the gross sales

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on the basis of the combined operation. The changes are made to accommodate the difference in the computation of the rent due. Councilman Erickson asked for assurance that the City's revenue will equal that from the former two operations. Airport Manager Thorsen said that the net results from the ground rental from Ed Browning hangars and the guaranteed rental amount from Aero-Mark facility, plus the minimal guaranteed and the percentage rental off of the existing Red Baron facility is going to equal, roughly the same amount of money that the City has been realizing from the two fixed base operations. After several more questions and assurance from the Airport Manager and the Finance Committee that they feel good about the merger and are confident that the revenues will be maintained or exceeded, depending on the volume of business, it was moved by Councilman Chandler, seconded by Deist, that the Council terminate the existing leases, contingent on all leases being adopted. Roll call as follows: Ayes, Councilmen Hovey, Wood, Chandler, Erickson, and Deist; No, none; carried.

It was moved by Councilman Chandler, seconded by Deist, that the Council approve the lease with the Hoff Brothers, subject to all leases being adopted. Roll call as follows: Ayes, Councilmen Wood, Chandler, Erickson, Deist, and Hovey; No, none; carried.

It was then moved by Councilman Chandler, seconded by Deist, that the Council approve the Ed Browning lease contingent on adoption of all other leases. Roll call as follows: Ayes, Councilmen Wood, Chandler, Erickson, Deist, and Hovey; No, none; carried.

From the City Planner came this memo:

City of Idaho Falls  
November 6, 1986

MEMORANDUM

TO: Mayor and City Council  
FROM: Rod Gilchrist  
SUBJECT: FINAL PLAT - PARKWOOD MEADOWS DIVISION NO. 3

Attached is a copy of the final plat and development agreement for Parkwood Meadows, Division No. 3. This is a one lot subdivision located at the southeast corner of John Adams Parkway and Woodruff Avenue containing 1.37 acres. This property was previously annexed to the City and zoned P-B (Professional Business).

The Planning Commission reviewed this matter at an earlier date and recommended approval of the final plat. This department concurs with that recommendation and this item is now being submitted to the Mayor and City Council for your consideration.

s/ Rod Gilchrist

It was moved by Councilman Wood, seconded by Deist, that the Council accept the final plat for Parkwood Meadows, Division #3 and authorize the Mayor and City Clerk to sign. Roll call as follows: Ayes, Councilmen Hovey, Wood, Chandler, Erickson, and Deist; No, none; carried.

It was then moved by Councilman Wood, seconded by Deist, to accept the development agreement and authorize the Mayor and City Clerk to sign. Roll call as follows: Ayes, Councilmen Wood, Chandler, Erickson, Deist, and Hovey; No, none; carried.

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This memo from the Public Works Director was then read:

City of Idaho Falls  
November 5, 1986

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger  
SUBJECT: ELEVATED WATER TANK ENGINEERING SERVICES

The Agreement with Ellsworth Engineering, providing for engineering services on a direct cost basis for the above referenced project, contains a clause stipulating that the costs for the described services are not to exceed \$10,000.00 without the City's approval.

Additional work on the project has resulted in more time being spent for engineering services. Consequently, Public Works requests that the City Council approve an extension of the "not to exceed amount" from the \$10,000.00 stipulated to \$12,000.00.

Respectfully,  
s/ Chad Stanger

Councilman Deist explained the need for the requested extension. It was moved by Councilman Deist, seconded by Chandler, that the Council accept an extension to the "not to exceed amount" from the \$10,000.00 stipulated to \$12,000.00. Roll call as follows: Ayes, Councilmen Chandler, Erickson, Deist, Hovey, and Wood; No, none; carried.

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

City of Idaho Falls  
November 4, 1986

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger  
SUBJECT: ELEVATED WATER TANK PAINTING - CHANGE ORDER #1

Attached is Change Order No. 1 for the painting contract on the elevated water tank with Northwest Bridge and Tank Company requesting the following:

Item #1 - Repair and replace support angles, eight (8) at \$210.00 each for a total of \$1,680.00, was additional work unanticipated by the City at the time the contract was awarded.

Item #2 - Fourteen (14) additional days to the contract completion date, four (4) of which are necessitated by the additional work requested in Item #1, and ten (10) additional days to compensate for those days during which the weather prohibited the contractor from working.

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It is the recommendation of the Public Works Committee to approve Change Order #1 to the above referenced contract and authorize the Mayor's signature.

Respectfully,  
s/ Chad Stanger

It was moved by Councilman Deist, seconded by Chandler, that the Council approve this Change Order #1 and authorize the Mayor to sign. Roll call as follows: Ayes, Councilmen Erickson, Deist, Hovey, Wood, and Chandler; No, none; carried.

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

City of Idaho Falls  
November 6, 1986

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger  
SUBJECT: WELL #16 PROPERTY PURCHASE

The Public Works Division has been attempting to purchase a parcel of property, suitable for a well site, in the northwest area of the City.

Negotiations have been concluded on a suitable parcel located in Blocks 1 and 2 of the Highland Park Addition and owned by Martin Brothers Land and Livestock Limited partnership with a purchase price of \$50,000.00.

The Public Works Division requests approval from the City Council to purchase the subject property with authorization for the City Attorney to prepare the necessary documents and the Mayor to sign same.

Respectfully,  
s/ Chad Stanger

There being no questions nor comments, it was moved by Councilman Deist, seconded by Chandler, that the City Council authorize the purchase of this property and, also, authorize the City Attorney to prepare the necessary documents and the Mayor to sign same. Roll call as follows: Ayes, Councilmen Deist, Hovey, Chandler, Wood, and Erickson; No, none; carried.

From the Municipal Services Director, came this memo:

City of Idaho Falls  
November 4, 1986

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: S. Craig Lords, Municipal Services Director  
SUBJECT: AUTHORIZATION TO BID - FENCING PROJECT AT MCDERMOTT FIELD

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The Municipal Services Division, along with Parks and Recreation Division, respectfully request authorization to advertise and receive bids for a fencing project at McDermott Field, (west side foul line fence).

Respectfully submitted,  
s/ S. Craig Lords

Mayor Campbell explained that this project would be the last portion of the fence that the City must replace to have new fence all around McDermott Field. It was moved by Councilman Chandler, seconded by Erickson, that authorization be given to advertise for bids for this project. Roll call as follows: Ayes, Councilmen Hovey, Wood, Chandler, Erickson, and Deist; No, none; carried.

Also, from the Municipal Services Director:

City of Idaho Falls  
November 4, 1986

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: S. Craig Lords, Municipal Services Director  
SUBJECT: BID NO. IF-87-3, ONE MEDIUM SIZE SEDAN - POLICE  
DETECTIVES

Attached is the Tabulation for bid No. IF-87-3, Police Detective Sedan.

It is the recommendation of the Municipal Services Division to accept the sole bid of Smith Chevrolet, to furnish one (1) medium size sedan - Chevrolet Celebrity for an amount of \$11,427.60 less trade-in No. 536 of \$1,900.00 for final amount of \$9,527.60.

Respectfully submitted,  
s/ S. Craig Lords

Councilman Deist stated that, in his opinion, it is unusual for the City to obtain only one bid on vehicles and asked if there was a valid reason for this. Municipal Services Director Lords said that all suppliers had the opportunity to bid, but only one bid had been received. It was moved by Councilmen Chandler, seconded by Hovey, that this bid be awarded. Roll call as follows: Ayes, Councilmen Wood, Chandler, Erickson, Deist, and Hovey; No, none; carried.

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

City of Idaho Falls  
November 5, 1986

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: S. Craig Lords, Municipal Services Director  
SUBJECT: BID NO, IF-87-2, FOUR (4) ONE MEGABYTE MEMORY  
CARDS

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Attached is the Tabulation for Bid No. IF-87-2, four (4) one megabyte Memory Cards for use with an IBM System 38, Model 18 Computer.

It is the recommendation of the Municipal Services Division to accept the low bid of Ocean Computers, Inc., to supply four (4) IBM Memory Cards for a total amount of \$15,000.00.

Respectfully submitted,  
s/ S. Craig Lords

It was moved by Councilman Chandler, seconded by Erickson, that the Council award this bid as recommended. Roll call as follows: Ayes, Councilmen Chandler, Erickson, Deist, Hovey, and Wood; No, none; carried.

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

City of Idaho Falls  
November 4, 1986

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: S. Craig Lords, Municipal Services Director  
SUBJECT: MUNICIPAL INDOOR SWIMMING POOL - ORMOND  
BUILDER'S CHANGE ORDER NUMBERS 4, 5, 6, AND 7

Attached are three (3) copies each of Change Order Numbers 4, 5, 6, and 7 in the aggregate amount of \$8,917.00.

The Change Orders are as follows:

Change Order No. 4 - Additional electrical bonding points within the swimming pool tank as requested by the City Electrical Authority  
\$ 774.00

Change Order No. 5 - Furnish and install two (2) windows in the west wall of the building. Opening is required by the Uniform Building Code Section 3802(b).  
\$1,383.00

Change Order No. 6 - Upgrade waterproofing membrane on walls and floor of pool tank to obtain a product compatible with the tile setting bed.  
\$6,912.00

Change Order No. 7 - Change the T & G cedar ceiling to stucco in Room 206 and use the T & G cedar on the vertical walls of the three skylights.  
(\$ -152.00)

TOTAL \$8,917.00

Please see attached documents for additional information concerning the Change Orders.

The Project Architect has approved all of the Change Orders and was initially involved in Change Orders No. 5, 6, and 7. Change Order No. 4 was required by the City's Electrical Inspector.

The Municipal Services Division concurs with the Architect that these Change Orders are valid and hereby respectfully request approval from the Mayor and City Council that the Mayor be authorized to sign the attached documents.

Respectfully submitted,  
s/ S. Craig Lords

Councilman Chandler said that there was some Councilmember concerns on Change Order #5 as to responsibility. Therefore, it was moved by Councilman Chandler, seconded by Erickson, that the Council approve all change orders as requested and authorize the Municipal Services Director to review Change Order #5 with the architect to determine if it is his responsibility, as the designer, to have the windows installed to meet the Building Code requirements. Roll call as follows: Ayes, Councilmen Erickson, Deist, Hovey, Wood, and Chandler; No, none; carried.

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

City of Idaho Falls  
November 4, 1986

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: S. Craig Lords, Municipal Services Director  
SUBJECT: DESIGN OF ENERGY CONSERVATION MEASURES AT CITY HALL

Attached are copies of an Agreement between the City of Idaho Falls and Leland Dillie in the amount of \$3,335.00 for the design, bid documents, and construction phase of the Bonneville Power Administration funded energy conservation measures at City Hall.

The Municipal Services Division hereby respectfully requests authorization from the Mayor and City Council to have the Mayor sign the attached documents.

Respectfully,  
s/ S. Craig Lords

It was moved by Councilman Chandler, seconded by Hovey, that the Mayor be authorized to sign the documents as requested. Roll call as follows: Ayes, Councilmen Deist, Hovey, Wood, Chandler, and Erickson; No, none; carried.

Councilman Erickson stated that there had been an unfortunate happening recently where a resident's cat had been picked up by the animal control system and put to sleep. He recommended that the City provide for licensing of cats, on a voluntary basis, to help identify the owner of a cat before it is destroyed. He suggested that the fees for licensing cats would be the same as now required for dogs. It was moved by Councilman Erickson, seconded by Chandler, that the City Attorney be authorized to draft a resolution

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covering this licensing on a voluntary basis and the fees to be the same as required for dog licensing. Roll call as follows: Ayes, Councilmen Hovey, Wood, Chandler, Erickson, and Deist; No, none; carried.

The City Attorney presented the following resolution:

**R E S O L U T I O N (Resolution No. 1986-12)**

A RESOLUTION ESTABLISHING AND ADOPTING PARKING LOT RATES AT THE IDAHO FALLS MUNICIPAL AIRPORT AND SETTING FORTH THE EFFECTIVE DATE OF SUCH RATES.

WHEREAS, Section 4-8-8, City Code, City of Idaho Falls, authorizes the City Council to adopt reasonable operational rules and regulations for the Municipal Airport, and

WHEREAS, fees collected from the users of the parking lots at the Municipal Airport pay for the operation and maintenance of the lots and the debt service on the revenue bonds issued to build the facilities,

WHEREAS, parking lot rates at the Municipal Airport have not been increased since 1982, and

WHEREAS, it is necessary to adjust the parking lot rates to compensate for the affects of inflation;

THEREFORE, be it resolved by the Mayor and City Council of the City of Idaho Falls: that the following parking lot rates for the Municipal Airport are hereby established and adopted:

1. Short Term Lot Rates: \$0.55 per half hour; \$5.00 maximum all day.
2. Long Term Lot Rates: \$1.25 for the first three hours; \$0.35 for each additional hour with a \$4.00 maximum daily rate. The weekly maximum rate shall be \$20.00.
3. Effective Date: The rates set forth in this Resolution shall be in full force and effect from and after November 15, 1986, and upon passage of this Resolution in the manner provided by law.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR THIS 7TH day of November, 1986.

ATTEST:  
s/ Velma Chandler  
City Clerk

s/ Thomas Campbell  
Mayor

Attorney Storer explained that the parking fees at the airport have not been increased since 1982 and it has been requested that fee changes be made for short term and long term rates. It was moved by Councilman Deist, seconded by Chandler, that the Council accept

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the resolution and authorize the Mayor to execute same. Roll call as follows: Ayes, Councilmen Wood, Chandler, Erickson, Deist, and Hovey; No, none; carried.

The City Attorney presented a City redemption tax deed and resolution in favor of Ray Nessin:

**R E S O L U T I O N (Resolution No. 1986-13)**

WHEREAS, the City of Idaho Falls, did, under and pursuant to the provisions of Chapter 17, Title 50, Idaho Code, and by deed of the City Treasurer, dated the 22nd day of November, 1973, recorded as Instrument No. 454956 in the records of Bonneville County, Idaho, acquire title to and possession of the following-described real property, to-wit:

Lots 34 and 35, Block 21, Capitol Hill Addition to the City of Idaho Falls, Bonneville County, Idaho, according to the recorded plat thereof.

WHEREAS, RAY NESSIN has offered to pay to the City of Idaho Falls the amount for which said property was sold to the City, together with all the installments of assessments subsequent to the one for which said property was sold and then due, together with penalties and interest thereon;

NOW, THEREFORE, BE IT RESOLVED:

That the Mayor and City Clerk be, and they hereby are, authorized and directed, upon the payment of said sum of money by said purchaser to execute and deliver to the said RAY NESSIN a quit claim deed to said property, pursuant to the provision of Section 50-1751, Idaho Code.

PASSED BY THE COUNCIL this 6th day of November, 1986.

APPROVED BY THE MAYOR this 6th day of November, 1986.

s/ Thomas Campbell  
Mayor

ATTEST:  
s/ Velma Chandler  
City Clerk

It was moved by Councilman Chandler, seconded by Hovey, that the Mayor and City Clerk be authorized to sign the resolution and the deed. Roll call as follows: Ayes, Councilmen Wood, Chandler, Erickson, Deist, and Hovey; No, none; carried.

There being no further business, it was moved by Councilman Wood, seconded by Erickson, that the meeting adjourn at 8:10 P.M., carried.

s/ Velma Chandler  
City Clerk

s/ Thomas Campbell  
Mayor