

**APRIL 23, 1981**

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The City Council of the City of Idaho Falls met in Regular Meeting, Thursday April 23, 1981 at 7:30 P.M., in the Council Chamber in Idaho Falls, Idaho. There were present at said Meeting: Mayor Tom Campbell; Councilmen Wes Deist, Paul Hovey, Sam Sakaguchi, Ralph Wood, and Art Chandler. Absent: Councilman Mel Erickson. Also present: Velma Chandler, City Clerk; Dale Storer, Assistant City Attorney; and all other available Division Directors.

Minutes of the last Regular Council Meeting held April 9, 1981, were read and approved.

Mayor Campbell invited Eagle Scout David Chamberlain to come forward to the Council Table. The Mayor commended David for receiving this award and had him introduce his parents and explain the project he supervised to finalize this award, after which David received a congratulatory handshake from all City Officials around the Council Table.

The Mayor announced that this was the time and the place, as legally advertised, to conduct a public hearing to consider a request for the expansion of an existing home occupation to permit sit-down food service on the property owned by Richard and Yuko Nielsen at 688 N. Holmes Avenue, and called upon Councilman Chandler to conduct the hearing. At the request of Councilman Chandler, the City Clerk read this explanatory memo from the City Planner:

City of Idaho Falls  
April 22, 1981

MEMORANDUM

TO: Mayor and Council  
FROM: Rod Gilchrist  
SUBJECT: VARIANCE REQUESTING A RESTAURANT BE PERMITTED IN R3A ZONE

Attached is a copy of a variance submitted by Richard and Yuko Nielsen, 688 N. Holmes Avenue, requesting the expansion of an existing home occupation to permit sit-down food services on the premises. The petitioners earlier submitted a request to rezone the property to commercial zoning.

At that time, it was determined this request would require an amendment to the Comprehensive Plan. The State Planning Act provides that the Plan may be amended once every six months and inasmuch as amendment had recently been approved, the earliest the rezoning request could be considered would be September of this year.

For this reason, the Nielsen's are requesting a use variance at this time. This matter is now being submitted to the Mayor and Council for your consideration.

s/ Rod Gilchrist

Councilman Chandler invited anyone present who would like to speak of his business operation from the time he opened in 1965 to his present operation and future plans.

There being no one else who wished to speak in favor of this request, Councilman Chandler asked if anyone wished to speak in opposition of this proposal. No one appeared to protest.

Councilman Deist asked if there was adequate parking at this location. Mr. Nielsen answered that, in his opinion, he had more than adequate off-street parking. The City Planner was asked to respond to this statement. The City Planner said that he had not seen Mr. Nielsen's parking facilities nor had he reviewed plans for same, so he was not in a position to comment on this at this time.

Councilman Hovey asked the City Planner to explain how improvements have been made on this building without any change in zoning.

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Planner Gilchrist said that the original permit had been issued before he came to Idaho Falls. He said that his office had issued a building permit in the summer of 1979, for remodeling his facility for a home occupation business. Hovey asked if the existing zoning allowed the type of business now being conducted at this location. Gilchrist answered by saying that the present R-3A zoning provides for this type of operation under the home occupation clause. At the request of Councilman Hovey, Gilchrist gave the definition and requirements for a home occupation business. Councilman Hovey asked if the existing zoning allowed the type of business now being conducted at this location. Gilchrist answered by saying that the present R-3A zoning provides for this type of operation under the home occupation clause. At the request of Councilman Hovey, Gilchrist gave the definition and requirements for a home occupation clause. Councilman Hovey asked if the amount of parking would not indicate this to be more than a home business. Gilchrist answered that, in his opinion, this was becoming a borderline question and he had not seen the parking lot plans and could not give a definite answer at this time.

Councilman Chandler asked if the proposed use of this establishment could be allowed under the present zoning. Gilchrist answered that the R-3A zone does not allow for retailing or a restaurant and this proposal could only be allowed with a zone change or a special use permit. Hovey asked if the take out business that Mr. Nielsen is now operating is in violation of the Code. Gilchrist stated this type of business is permitted under the home occupation clause. Assistant City Attorney Storer asked what the zoning was of the property across the street from Mr. Nielsen's property. Gilchrist said it was commercial zoning across the street.

Councilman Sakaguchi asked about licensing and health inspection of this type of business. It was determined that Mr. Nielsen does have a license for a catering business and the Health Department has inspected his facilities. Councilman Hovey registered concern that a variance should not be granted until the definite plans of Mr. Nielsen are submitted and reviewed by the Planning and Zoning Department. Mr. Nielsen said that, if he were allowed the variance, it would require only a limited amount of renovation. Councilman Deist asked about the parking and the access of the parking lot. It was explained that an exit onto College Avenue was planned, but at present, there is a seventy-five foot parking area which provides safe entry and exit to and from the business. Councilman Chandler asked the Attorney if, in his opinion, this proposal stays within the criteria of a home occupation. Attorney Storer stated that the question before the Council this night was whether or not to grant the requested variance and he felt that the petitioner already had authorization to operate a home occupation.

Councilman Sakaguchi asked Mr. Nielsen if he was willing to operate for six months and take the chance that he might get a rezone change after that. Mr. Nielsen answered in the affirmative. Sakaguchi stated that, in his opinion, if this variance is allowed for a six month period, no further requests could be approved. Mr. Nielsen stated that he was willing to "cross that bridge when he came to it".

Mrs. Yuko Nielsen appeared briefly to further explain what is planned for the business.

During the discussion, it was the feeling of the Council that further review and investigation should be made before final consideration of this request. Therefore, it was moved by Councilman Chandler, seconded by Sakaguchi, that this variance request be referred back to the Planning and Zoning Committee for further study and review, and then considered on May 21, 1981. Roll call as follows: Ayes, 5; No, none; carried.

The Mayor announced that this was the time and the place to conduct a public hearing, as advertised, to consider a request to reduce the size of parking stalls in the proposed shopping center at 17th Street and Hitt Road, and called upon Councilman Chandler to conduct the hearing.

At the request of Councilman Chandler, the City Clerk read this explanatory memo from the City Planner:

City of Idaho Falls  
April 22, 1981

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MEMORANDUM

TO: Mayor and Council  
FROM: Rod Gilchrist, Planning and Building Director  
SUBJECT: REQUEST TO REDUCE REQUIRED SIZE OF PARKING  
STALL IN PROPOSED SHOPPING CENTER

Attached is a copy of a variance submitted by James Keller, Forsgren and Perkins Engineering, the engineer for Price Development Company. They are requesting a reduction in parking stall size from 10 feet by 20 feet to 9 feet by 18 feet in the proposed shopping center at Seventeenth Street and Hitt Road.

This request is based on the argument that by so doing, approximately 5.5 parking stalls per 1,000 square feet of building area would be provided. This would result in 1.65 times the parking required by local codes. The 10 foot by 10 foot parking stall is required by the Zoning Ordinance and City of Idaho Falls Engineering Standards. Both the Public Works Division and the Planning and Building Division have reviewed this request and recommend the variance not be granted. As this is a new development, still in the design stages, we feel adequate parking can be provided without lowering the standards.

This request is now being submitted to the Mayor and City Council for your consideration.

s/ Rod Gilchrist

Councilman Chandler then invited verbal comments from anyone present who would like to speak in favor of this proposal.

Mr. Rex Frazier, Vice President with Price Developers, the petitioners, appeared to give an update of the request and information he felt would substantiate and better support their request. He said they were in the process of developing a major retail, enclosed mall of approximately five hundred thousand square feet which will be anchored by three major department stores. He stated that the size of parking stalls they are requesting are accepted by the majority of all cities nationwide for a project of this size and nature, and by all major interested tenants. Frazier then introduced Carl Olson and asked him to explain, in detail, the specific size request and the reasoning for this proposal.

Mr. Cal Olson, also a Vice President of Price Developers, appeared stating he was responsible for the development and construction of this proposed mall. He provided each City Official at the Council Table with a copy of the layout of the stalls as they have requested, and as required by City Code, for purposes of comparison. He said that their proposal allowed for 3,560 stalls and City Code requires 1,815 for this size area, based on a calculation of 3.3 stalls under City Code, per 1,000 square feet of sales area. The requirement that his firm is working under is that they provide 5.5 stalls per 1,000 square feet of gross leasable area. The difference being 1,745 stalls or nearly two times the number of stalls required by City Ordinance. He said that the proposal behind requesting the variance is specifically because of the requirements and the dictate of the major

tenants. He said, further, that they had enough ground to exceed the City's requirements both in quantity and size of stalls, but that is not acceptable to the tenants.

Mayor Campbell asked how the City established that a parking stall needed to be ten feet by twenty feet. Councilman Chandler answered by saying that this was the engineering standard which was drawn up to meet the type of vehicles that would be parking in any area and he interpreted from the memo that the Public Works Division and the Planning and Building Division were recommending denial of this request as they feel that the City's standards are adequate. City Planner Gilchrist stated that, in his opinion, the City standards should either be upheld or changed, if they are not deemed adequate. Councilman Deist asked if the three present malls are

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in compliance with City standards. Gilchrist said that they were all in compliance at the time of construction unless they had re-stripped since that time.

Councilman Hovey said that this seemed to be an unorthodox justification, and precedent setting action to accept any less than City requirements, unless there is justification in changing the requirements for all parking lots. Hovey said that, even though the trend is to smaller cars, there are a lot of pickups and larger cars that need to park in these areas and ample space should be provided.

Mr. Rex Frazier reappeared stating that, if the customer has the oversized vehicle, he could use two spaces to allow for easy access. He said that it should be understood that this proposal provided substantially more ground space for parking than the City required for the mall. He said this space was needed for peak times such as Christmas, Easter, and Mother's Day and larger vehicles could use more spaces. He said, further, that this is out of their control, as the tenants are requiring this space plan.

Councilman Deist asked Mr. Frazier that, if it were not for these particular tenants, could he abide by the City's requirements. Frazier replied by saying that, if they did not have to meet the 5.5 to one ratio and this was not a requirement of the tenants, they could comply.

Councilman Hovey said he could not see justification that the prospective tenants required this many spaces as it is evident in Idaho Falls that, other than peak periods, there is not a parking problem in the Idaho Falls area, and he could not see a compelling reason why the City should sacrifice their standards to meet requirements that cannot be proven necessary.

Mr. Frazier said that they were aware that the parking lot would not be filled, other than during Christmas, Easter and Mother's Day shopping periods. He said it is their feeling that, when this mall is completed, many buyers now driving to other cities to shop will stay in Idaho Falls, and so a larger parking area will be needed.

Councilman Deist asked the City Planner if, in his opinion, the ten year old City standard should be reviewed and possibly upgraded. Gilchrist answered that it could be reviewed but, in his opinion, ten feet by twenty feet stalls are not uncommon and this area has a large number of pickups and campers that need additional parking space.

Councilman Sakaguchi stated that, in his opinion, smaller parking stalls might be all right in larger cities where it is basically urban type of living and they use smaller cars, but in our area, we have tourists and residents who have larger vehicles, and so we have the need for larger stalls. Frazier argued that a camper or trailer could use more than one space if there was not adequate room for his vehicle. He said it was a matter of how you stripe a lot, not how much area is provided. Councilman Chandler said that, in his opinion, if the City should grant this variance, they would be saying that the City's specifications are not good and are subject to challenge at anytime. He said that he, personally, feels that the City would be better off to change the specifications, if deemed necessary, rather than work through variances. Chandler said he felt that all developers should have to operate under the same criteria. Frazier argued that they are providing additional spaces and had presented justification of this to the City Staff and he felt that they should support the concept that he is presenting. Planner Gilchrist said that the point the developers are trying to make is that they are proposing nearly twice as many parking spaces as

required in City Ordinance as far as this particular plan is concerned. He said that he and the Public Works Director are concerned about this and feel that the City should have a standard that would apply to everyone who applies for a building permit. Councilman Hovey said that the number of parking spaces was irrelevant as it was the size of the space that was relevant and the City should not budge on its standards just because some other cities have done so.

Public Works Director Lloyd said that these standards were accepted some years ago on the recommendation of his office and the Traffic Safety Committee, and at that time, were considered to be adequate and desirable. He recommended that, if the standards are changed, this change would be a City-wide change for all developers. Councilman Chandler asked the City Attorney that, if the Council should deny this variance request and then the Planning and Building Department recommend that the standards be changed, could this request be again considered.

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Attorney Storer said that, if the standards were changed, there would be no need for a variance for this development. Councilman Chandler stated that he felt the Council should table this request for further study and review and reconsider the request at the Council Meeting on May 21.

Frazier reappeared to state that they were working under a very rigid time schedule and the possible delay of the variance being denied would give them great concern, and proposed that, rather than deny the request, the City Council might table the proposal so that the developers and City Staff could come up with a workable solution. He stressed the critical nature of this request as it relates to the development and the betterment of the community. It was moved by Councilman Chandler, seconded by Sakaguchi, that the City Council follow the recommendation of the Public Works Department and the Planning and Building Department and deny this request for a variance, and recommend that the petitioners work with those Departments to consider a change in the City Ordinance. Councilman Deist stated that he was willing to explore the existing Ordinance, but he had the feeling that someone was trying to put a gun to his head, and with all due respect to the developers, whether these particular clients come to Idaho Falls or not, the City's economy will continue to prosper and he feels that the Council should handle this proposal like any other business matter. Frazier said they were not trying to pressure, just get the facts before the Council. Roll call as follows: Ayes, 5; No, none; carried.

Mayor Campbell asked Police Chief Pollock if the Police Committee could meet with the Public Works and Zoning Committees early next week and review the Ordinance pertaining to parking stalls. Pollock said he could handle his part of seeing this was accomplished. Mayor Campbell asked all Departments to work toward an early decision on whether or not the ordinance should be amended.

The Mayor announced that this was the time and the place, as legally advertised, to conduct a public hearing to consider a request for a variance to locate a mobile home at Sears parking lot, and asked Councilman Chandler to conduct the hearing. At the request of Councilman Chandler, the City Clerk read this explanatory memo from the City Planner:

City of Idaho Falls  
April 22, 1981

MEMORANDUM

TO: Mayor and Council  
FROM: Rod Gilchrist, Planning and Building Director  
SUBJECT: REQUEST FOR USE OF MOBILE HOME AS TEMPORARY  
BUSINESS OPERATION

Attached is a copy of a request for a variance submitted by Idaho Music Box Company to locate a mobile home for a period not to exceed 45 days, in the Sears, Roebuck and

Company parking lot on North Yellowstone. This mobile home would be used as a retail business operation.

The petitioner is requesting one variance which would expire on May 20, 1981 and an additional future date to extend from November 25 through December 31, 1981. This matter is now being submitted to the Mayor and Council for your consideration.

s/ Rod Gilchrist

Councilman Chandler asked if there was anyone present who would like to speak in favor of this request.

Mr. Jerry Marr, the petitioner appeared and gave a background of his operation. He said this was his third visit to the City and that they operated in metal sculptured art and music boxes.

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He said they had previously operated through Sears from an outdoor-type location, but had recently had a special trailer unit built to use as a sales office and showroom. He said, further that they did not realize that this unit would be construed as a mobile home until a representative from the Planning & Zoning Department had informed him this placement was not allowed by City Code. He said that he had several thousand dollars invested in this planned operation and asked that he be allowed to remain at this location through May and then return and operate from November 25th through December 31st.

Mr. Charles Lightbody, local Sears Manager, appeared briefly to compliment Mr. Marr for his professional presentation and stated that he fully endorsed Mr. Marr's stay in the City. There being no further comment, it was moved by Councilman Chandler, seconded by Sakaguchi, that the City Council grant this variance through May 30th with the understanding that Mr. Marr work with the Building and Zoning Department before he sets up to operate in the future. Roll call as follows: Ayes, 5; No, none; carried.

Mayor Campbell announced that this was the time and the place, as advertised, to conduct a public hearing to consider a request to convert the old third Ward L. D. S. Church into professional offices and called upon Councilman Chandler to conduct the hearing. At the request of Councilman Chandler, the City Clerk read this memo:

City of Idaho Falls  
April 22, 1981

MEMORANDUM

TO: Mayor and Council  
FROM: Rod Gilchrist  
SUBJECT: REQUEST TO CONVERT OLD 3RD WARD L.D.S. CHURCH TO PROFESSIONAL OFFICES

Attached is a copy of a request for a variance submitted by David Groberg and Gloria Cartan doing business as Community Support Services of Idaho Falls. This request is to utilize the old Third Ward L.D.S. Church building located at the corner of 13th Street and South Lee Avenue into professional offices. These offices would be operated primarily for human resources consulting, such as family, marriage and physiological counseling.

This request is now being submitted to the Mayor and Council for your consideration.

s/ Rod Gilchrist

Councilman Chandler asked if there was anyone present who would like to speak in favor of the request.

Mr. Dennis Owen, 201 12th Street, appeared and read this petition with approximately 45 signatures:

City of Idaho Falls  
April 23, 1981

We, the residents of the vicinity of the LDS Third Ward Building, hope that the sale of this building does not alter the residential character of our neighborhood. We believe that this building and its grounds are of historical and architectural value. We welcome the efforts of Community Support Services of Idaho Falls to purchase the Third Ward building and convert a portion of it to professional offices. If a variance is granted for this use, we ask the City Council to make sure that adequate steps are taken to preserve the brick and stone exterior of the building and the lawns and mature trees on its grounds.

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Councilman Chandler asked the Attorney if the Council could dictate the usage of the building after it was sold? Attorney Storer said that the Council could not impose any conditions upon an owner to not change the building nor the grounds.

Dr. William Karg, one of the prospective buyers appeared to state that they have no plans to change the aesthetic beauty of the building nor the grounds. Mr. Hans Boettcher, 200 12th Street, appeared briefly to ask if this type of business operation would reduce the value of homes in the area. The City Planner answered by saying that, in his opinion, it would not effect the value of the nearby homes to any extent. Mr. Owens re-appeared to state that he would agree with the Planner that it would not reduce the value of the homes. Mayor Campbell asked who the prospective buyers were, and what were their plans for maintenance of the grounds. It was explained that four individuals planned to purchase the church and they all agreed that the yard and the structure should not be altered and the grounds well maintained.

Mr. Lester J. Cook, 186 East 13th Street, appeared requesting that the stipulation be made that the patients use the parking lot rather than the street for parking. There being no further comment, it was moved by Councilman Chandler, seconded by Sakaguchi, that this request for a variance be granted. Roll call as follows: Ayes, 5; No, none; carried.

The Mayor announced that this was the time and the place, as advertised, to conduct a public hearing to allow two mobile homes to be used as temporary units at EG&G's laboratory site and called upon Councilman Chandler to conduct the hearing. Councilman Chandler asked the City Clerk to read this memo from the City Planner:

City of Idaho Falls  
April 7, 1981

MEMORANDUM

TO: Velma Chandler  
FROM: Rod Gilchrist  
SUBJECT: REQUEST FOR LEGAL AD - VARIANCE FOR TRAILERS FOR EG&G OF IDAHO

Would you please prepare the necessary notices for a legal ad for a variance to allow two mobile homes to be used as temporary units at EG&G's laboratory site on North Boulevard. These trailers are to be placed in Marshall Research Park in an I&M-1 zone. The legal description of the property where these mobile homes are to be located is as follows:

Marshall Research Park, Division No. 1, Lot 1, Block 1

Please advertise for a public hearing before the Mayor and Council on April 23, 1981.

s/ Rod Gilchrist

Mr. Joe Kellar, appeared briefly, representing EG&G and explained the need for this request. Councilman Hovey stated that he would abstain from voting on this issue, on the basis that it may be construed as an actual or potential conflict of interest. It was moved by Councilman Chandler, seconded by Sakaguchi, that the Council grant the variance during construction period or for 18 months, whichever is the lesser period. Roll call as follows: Ayes, 4; No, none; carried. Councilman Hovey abstaining.

The City Clerk asked for Council ratification of the publishing of a legal notice calling for a public hearing, held this night, to consider a request for commercial usage of property at 688 N. Holmes. It was moved by Councilman Hovey, seconded by Chandler, that this action be duly ratified. Roll call as follows: Ayes, 5; No, none; carried.

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The City Clerk asked for Council ratification of the publishing of a legal notice calling for a public hearing, held this night, to consider the use of a trailer as a temporary business operation. It was moved by Councilman Hovey, seconded by Chandler, that this action also be ratified. Roll call as follows: Ayes, 5; No, none; carried.

Next, the City Clerk asked for ratification of publishing a legal notice calling for a public hearing, held this night, to consider a request to make parking stalls nine feet by eighteen feet in a commercial zone. It was moved by Councilman Hovey, seconded by Chandler, that this action be duly ratified. Roll call as follows; Ayes, 5; No, none; carried.

The City Clerk then asked for ratification of the publishing of two legal notices calling for public hearings on May 7th, 1981, to consider the re-zoning of property at 804 and 808 Cleveland Street; and property located adjacent to Remo's Restaurant on Anderson Street. It was moved by Councilman Hovey, seconded by Chandler, that this action be ratified. Roll call as follows: Ayes, 5; No, none; carried.

Finally, under matters requiring Council ratification, was the forwarding of a damage claim in the name of Sharon Hafterson to the City's Liability Insurance Carrier on April 17, 1981 without formal Council approval.

Jewel Electric, Inc.  
310 Northgate Mile  
Idaho Falls, Idaho  
April 15, 1981

Sharon Hafterson  
1147 Stokes  
Idaho Falls, Idaho

Description of Work: Lights dimming - refrigeration won't work

I traced loose neutral to power pole. I helped the City repair it by staying on the site as per their request.

Total paid: \$75.00

It was moved by Councilman Hovey, seconded by Chandler, that this action of the City Clerk be duly ratified. Roll call as follows: Ayes, 5; No, none; carried.

Mrs. Luella Crandall appeared briefly to solicit the City's support in the placing of flags on veteran's graves on Memorial Day. It was moved by Councilman Deist, seconded by Chandler, that the City Council authorize the Parks and Recreation Department to help co-ordinate and give assistance to the War Mothers on Memorial Day. Roll call as follows: Ayes, 5; No, none; carried.

License applications for: DANCE HALL, La Copa; RESTAURANT, La Copa; ELECTRICAL CONTRACTOR, Bailey Electric; ELECTRICAL JOURNEYMAN, Steve Bailey; ELECTRICAL APPRENTICE, Franklin O. Ricks with L.O.C. Electric; MASTER PLUMBER, Mark Goyen; JOURNEYMAN PLUMBER, Mark Goyen, Ray Goyen, David Goyen, Russell Goyen; BARTENDERS, Dennis W. Adams, Terry Armatage, Cathy Vergeman, Michael J. Campbell, Woodena Colson, Richard V. Elg, Karen J. Hershberger, Sharron Lewis, Linda Warner, Karen M. Wilkins, Joan Tomich, Joseph A. Pennazoli; PUBLIC RIGHT OF WAY, Tap Construction Company; BEER (CANNED AND BOTTLED TO BE CONSUMED ON THE PREMISES) La Copa; BEER (CANNED, BOTTLED, DRAUGHT TO BE CONSUMED ON THE PREMISES) Firelight Pizza, were presented. It was moved by Councilman Deist, seconded by Wood, that these licenses be issued, subject to the approval of the appropriate Division Director, were required. Roll call as follows: Ayes, 5; No, none; carried.

From the City Clerk, came this memo:

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City of Idaho Falls  
April 23, 1981

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Velma Chandler, City Clerk

Gentlemen:

I have received a request to transfer a Beer License from Reid's Pizza Haus, Reed B. Waters, to Firelite Pizza, George Atwood. City Code provides that a Beer License may be transferred with approval of the City Council.

s/ Velma Chandler

It was moved by Councilman Hovey, seconded by Chandler, that the City Council authorize the City Clerk to execute the necessary documents to transfer this Beer License as requested. Roll call as follows: Ayes, 5; No, none; carried.

It was then moved by Councilman Hovey, seconded by Chandler, that the City Attorney be authorized to review the Ordinance covering the transfer of licenses and make the necessary revisions of the Ordinance. Roll call as follows: Ayes, 5; No, none; carried.

The memo from the Electrical Engineer was then presented:

City of Idaho Falls  
April 20, 1981

MEMORANDUM

TO: Honorable Mayor and Council  
FROM: Steve Harrison, Manager

SUBJECT: CHANGE ORDER NO. 7, S. J. GROVES CONTRACT

Attached is a proposed Change Order No. 7 for the general construction contract relative to the bulb turbines.

Change Order No. 7 represents a group of twelve (12) individual changes, some of which have already been completed. The net change requested is a positive change of \$220,069.63. The attached IECO recommendation defined those changes.

IECO and the Electric Division recommends favorable Council consideration of this Change Order.

s/ Steve Harrison

Councilman Hovey reviewed some of the highlights and major changes included in this Change Order. It was moved by Councilman Hovey, seconded by Wood, that Change Order No. 7 to the S. J. Groves Contract be approved and ordered paid. Roll call as follows: Ayes, 5; No, none; carried.

Also, from the Electrical Engineer, came this memo:

City of Idaho Falls  
April 21, 1981

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MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Steve Harrison, Manager  
SUBJECT: LICENSE APPLICATION FOR GEM STATE PROJECT

Attached is a copy of a proposal from CH2M Hill for engineering services related to the proposed Gem State FERC License Application.

The estimated cost for this service is \$446,000.00. The Controller has verified that sufficient money is contained in the current budget for funding this work.

The Electric Division recommends favorable consideration of this proposal.

s/ Steve Harrison

It was moved by Councilman Hovey, seconded by Wood, that the proposal from CH2M-Hill for engineering services related to the proposed Gem State FERC License Application be approved. Roll call as follows: Ayes, 5; No, none; carried.

From the General Services Director, this memo was read:

City of Idaho Falls  
April 21, 1981

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger, General Services Director  
SUBJECT: BID NO. IF-91-21, SURPLUS OFFICE EQUIPMENT

The General Services Director has received bids on the sale of various pieces of miscellaneous office equipment which the City has advertised as surplus to the needs of the City and available for sale.

It is the recommendation of the General Services Division that the City Council accept the high bid on each individual item and authorize the General Services Division to notify the successful bidders.

s/ Chad Stanger

It was moved by Councilman Chandler, seconded by Wood, that the General Services Division be authorized to accept the high bid on each item. Roll call as follows: Ayes, 5; No, none; carried.

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

City of Idaho Falls  
April 22, 1981

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger, General Services Director  
SUBJECT: BID NO. IF-81-20

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It is the recommendation of the General Services Division that the City Council accept the sole bid of Williamsen Truck Equipment to furnish one (1) Dump Body (10 foot length) at \$3,684.00 and one (1) Dump Body (12 foot length - Addendum No. 1) at \$4,076.00 as per bid specifications.

s/ Chad Stanger

It was moved by Councilman Chandler, seconded by Wood, that the bid of Williamsen Truck Equipment be accepted to furnish one dump body, ten foot length at \$3,684.00 and one dump body, twelve foot length at \$4,076.00 as recommended. Roll call as follows: Ayes, 5; No, none; carried.

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

City of Idaho Falls  
April 22, 1981

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger, General Services Director  
SUBJECT: BID #IF-81-19

It is the recommendation of the General Services Division that the City Council accept the low bid of Ellsworth Brothers to furnish one (1) cab and chassis (one-ton 60" CA) without trade at \$7,972.00 and Smith Chevrolet to furnish one (1) cab and chassis (1 1/2 ton--84" CA) without trade at \$7,972.00 as per bid specifications.

s/ Chad Stanger

It was moved by Councilman Chandler, seconded by Wood, that the low bid of Ellsworth Brothers to furnish one cab and chassis without trade at \$7,972.00, and Smith Chevrolet to furnish one cab and chassis, with trade, at \$19,492.87 be accepted. Roll call as follows: Ayes, 5; No, none; carried.

Still, from the General Services Director, came this memo:

City of Idaho Falls  
April 22, 1981

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger  
SUBJECT: BID #IF-81-22, ONE NEW 1981 FOUR DOOR STATION WAGON--FIRE

It is the recommendation of the General Services Division that the City Council accept the sole bid of Stoddard-Mead Ford to furnish one (1) new 1981 Four Door Station Wagon with trade at \$8780.00.

s/ Chad Stanger

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It was moved by Councilman Chandler, seconded by Wood, that the low bid of Stoddard-Mead Ford to furnish one new 1981 four door station wagon with trade at \$8,780.00 be accepted. Roll call as follows: Ayes, 5; No, none; carried.

Next, from the General Services, this memo was read:

City of Idaho Falls  
April 22, 1981

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger  
SUBJECT: LEASE AGREEMENT - LLOYD MICKELSON

Attached is a lease agreement between the City of Idaho Falls and Mr. Lloyd Mickelsen. The agreement pertains to City owned property located north of the City Dog Pound and adjacent to property owned by Mr. Mickelsen.

The property is unimproved and is being leased to Mr. Mickelsen for the purpose of grazing livestock

Approval of this agreement terminates a previous lease held by Mr. Mickelsen and thereby reduces the amount of acreage under lease to Mr. Mickelsen. The previous agreement was approved by the City Council.

The General Services Division recommends that the City Council approve the attached agreement and authorize the Mayor and City Clerk to sign.

s/ Chad Stanger

It was moved by Councilman Chandler, seconded by Wood, that this lease agreement between the City of Idaho Falls and Lloyd Mickelsen be approved and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 5; No, none; carried.

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

City of Idaho Falls  
April 22, 1981

MEMORANDUM

TO: Honorable Mayor and City Council  
FROM: Chad Stanger  
SUBJECT: LEASE AGREEMENT - SNAKE RIVER ROWING CLUB

Attached is a lease agreement between the City of Idaho Falls and the Snake River Rowing Club for City owned property on the Snake River and previously leased by Lloyd Mickelsen,

The agreement as proposed, stipulates that the property is to be used by the rowing club as a site for a portable storage building, shell launching and parking lot as recommended by the Parks and Recreation Division.

**APRIL 23, 1981**

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It is the recommendation of the General Services Division that the City Council approve this agreement and authorize the Mayor and City Clerk to sign.

s/ Chad Stanger

It was moved by Councilman Chandler, seconded by Wood, that the agreement between the City of Idaho Falls and the Snake River Rowing Club be accepted and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 5; No, none; carried.

From the City Controller came this memo:

City of Idaho Falls  
April 22, 1981

TO: Mayor Thomas Campbell and City Council  
FROM: John D. Evans, Controller  
SUBJECT: R.W. BECK AND ASSOCIATES - PROFESSIONAL SERVICES AGREEMENT

Requesting Council action authorizing the Mayor and City Clerk to execute the attached R.W. Beck and Associates "Professional Services Agreement," to provide technical assistance and advice as requested by the City of Idaho Falls in connection with the "Implementation of Improvements to Utility Customer and Billing Procedures".

I request authority to authorize 14.5 man weeks of consulting service pursuant to the agreement.

s/ John Evans

Councilman Hovey said that the Utility Billing Department recently completed Phase I of the R.W. Beck and Associates study and that the Finance Department had reviewed the second phase and felt it advisable to retain R.W. Beck on an "on call" basis to assist whenever requested. It was moved by Councilman Hovey, seconded by Wood, that the professional services agreement with R.W. Beck and Associates be accepted to provide technical assistance and advice as requested by the City, and the Mayor and City Clerk be authorized to execute the agreement. Roll call as follows: Ayes, 5; No, none; carried.

There being no further business, it was moved by Councilman Hovey, seconded by Wood, that the meeting adjourn at 9:55 P.M., carried.

s/ Velma Chandler  
CITY CLERK

s/ Thomas Campbell  
MAYOR

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