

APRIL 5, 1979

Pursuant to calling the meeting to order, the Mayor acknowledged the Osgood Boy Scout Troop #21 and welcomed them to the Council meeting, thanking them for their presence and their interest in local government. The Mayor then called upon Lisa Blanchard to come forward and lead all those present in the pledging of allegiance to the flag, after which he asked for a moment of silence for purposes of meditation. The Mayor then called the meeting to order and, upon roll call, the following were found to be present: Mayor Tom Campbell; Councilmen Charles Clark, Mel Erickson, Jim Freeman, Paul Hovey, Sam Sakaguchi, and Ralph Wood. Also present: Roy C. Barnes, City Clerk; Simon Martin, Assistant City Attorney and all other available Division Directors.

Minutes of the last regular meeting, held March 22nd, and special meetings held March 27th and April 2nd, 1979, were read and approved.

The Mayor asked Lorna Coughlin, City Treasurer, to introduce the following gentlemen: Mr. Ralph Hass, Manager, Intermountain Gas Company; Mr. Richard McDonald, Manager, Upper Valley Telecable Company. Mr. Hass presented the Mayor with a 3% Franchise Tax check in the amount of \$144,197.34 in accordance with the terms of the franchise agreement between the City and the Gas Company. Mr. McDonald also presented the Mayor with a 3% Franchise Tax check in the amount of \$15,950.73 in accordance with the terms of the franchise agreement between the City and the telecable company. The Mayor commended these two gentlemen and the companies they represented, noting that said companies were private tax paying utilities and were of great benefit to the City, not only because of the franchise agreement but because of the fine service they rendered the City.

Noting from the agenda that the Council was to consider, this night, both an annexation request and the initial zoning that would follow in the event the annexation was accomplished, as well as a re-zoning petition, the Mayor took this opportunity to review the Council's duties in matters of this nature as well as certain actions taken by previous administrations providing tools available to the Council for making decisions relative to zoning and re-zoning issues. The Mayor noted that, in 1964, a comprehensive zoning ordinance and a land use plan were adopted and also, many years back, a Planning Commission was created for the purpose of studying all zoning and re-zoning proposals in their initial stages and, finally, making recommendations to the Council as to their final decision. Continuing, the Mayor stressed that the Council has an obligation to uphold the spirit of the zoning ordinance, the land use plan and the recommendations of the Planning Commission, although some deviation is permissible, based upon their own input and after hearing pro and con testimony from the affected citizens. The Mayor concluded his remarks by saying that, in the final analysis, it is the Council who makes the decisions, using the tools as aforementioned, in the interests of good planning, according to their interpretation.

The Mayor then invited Councilman Freeman as chairman of the Planning and Zoning Committee, to conduct the annexation proceedings and the various public hearings as indicated on the agenda. Noting that an area to be known as the Westfield Plaza, Division No. 2 had been proposed for annexation, Freeman asked that the following introductory memo from Building Administrator Gilchrist be read aloud:

City of Idaho Falls
April 5, 1979

MEMORANDUM

TO: Mayor and Council
FROM: Rod Gilchrist

SUBJECT: FINAL PLAT, ANNEXATION & INITIAL ZONING – WESTFIELD
PLAZA, DIVISION NO. 2

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Attached is a copy of the final plat of the above described subdivision. This plat was recently the subject of a public hearing at the Planning Commission level, and at that time the Commission recommended approval of the plat, annexation to the City, and initial zoning of R-3A, R-2 as shown on the attached plat.

This department concurs with the recommendation of the Planning Commission. This matter is now being submitted to the Mayor and Council for your consideration.

s/ Rod Gilchrist

Asked for comment, Gilchrist first displayed the original plat plan, prior to annexation of Westfield Plaza, Division No. 1. It was noted that certain things had been required of the developer and were included in the terms of the annexation agreement, having to do with entrance egress, a sight proof fence and appropriate landscaping. Turning then, to the plot plan of Division No. 2, Gilchrist pointed out that the areas now proposed for annexation were an additional 200' strip to the west of the area contained in Division No. 1, fronting West Broadway; also, three lots to be described as Lots 4, 5, and 6, approximately 100' wide, south of Division No. 1, fronting S. Skyline, immediately to the north of Carmel Drive. Gilchrist noted that this proposed annexation, particularly as it pertained to proposed initial zoning, had been before the Planning Commission four times, as well as several workshop meetings. Gilchrist drew attention to a frequent question that had been repeatedly asked as to why this common area had not been considered for annexation all at the same time.

Mr. Zane Hall, developer, appeared before the Council saying first, the answer to that question was one of economics. Explaining, Hall noted that administrative, legal, engineering, and pre-development costs in connection with any given development is a major factor. Continuing, Hall pointed out that he and his staff had at all times made an extended effort to give due consideration to near-by residents, as evidenced by earlier comments having to do with the fence, the landscaping and a sprinkling system. Also, Hall said the area was so planned to discourage truck traffic on Skyline and to hold the line on commercial development to the south, as evidenced by the agreement to construct a buffer fence. Hall said that, at this time, he would even agree to continue the fence and landscaping to Skyline if this were deemed necessary.

There were several affected parties who appeared at this time but, being confused that this was either a public hearing to consider initial zoning of the area about to be annexed or part of a public hearing that would immediately follow to consider a re-zoning petition on adjacent properties, this book of minutes will register and record their protests at the proper time. The final plat as the lands to be known as Westfield Plaza, Division No. 2 was then presented. It was moved by Councilman Freeman, seconded by Clark, that this plat be accepted and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 5; No, one; carried. Councilman Hovey voting no.

The annexation agreement between the City and the Westfield Plaza, Division No. 2 developer was then submitted. It was moved by Councilman Freeman, seconded by Erickson, that this agreement be accepted and the Mayor and City Clerk be authorized to sign, subject to and with the understanding that the aforementioned fence and landscaping be extended to Skyline Drive. Roll call as follows: Ayes, 6; No, none; carried.

ORDINANCE NO. 1578

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. (WESTFIELD
PLAZA)

APRIL 5, 1979

The foregoing ordinance was presented in title. It was moved by Councilman Freeman, seconded by Erickson, 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, 6; No, none; carried. The majority of all the members of the Council present having voted in the affirmative, the Mayor declared the rule dispensed with and ordered the ordinance placed before the Council for final consideration, the question being, "SHALL THE ORDINANCE PASS?" Roll call as follows: Ayes, 6; No, none; carried.

The Mayor announced that this was the time and the place, as advertised, to conduct a public hearing to consider initial zoning of the lands included in the aforementioned annexation.

Mr. Gene Blanchard, 1834 Carmel, appeared before the Council, pointing out that his residence was immediately across Carmel Drive to Lots 4, 5, and 6, included in said annexation. Blanchard, having knowledge that these were recommended for R-2 and R-3A zoning, protested these zones on the grounds that this would devalue his property. He said they were zoned residential by the County.

Mr. Pehr Agren, 122 South Skyline Drive, appeared before the Council to explain that he was the owner of the triplex at the above address and that, working with the Developer, an arrangement had been made for a property switch and that part of the arrangement provided that he would own, instead of said triplex, a four-plex located on Lot 6. He said he was in hopes the Council would take this into consideration in the initial zoning of the lands in question. Mrs. Lorraine Riley, 203 South Skyline, appeared briefly to protest the recommended R-3A zone along Skyline, in the interests of the condominium tenants across the street which she was representing. Mrs. Riley said her protest was on the grounds that this type of rezoning would encourage additional traffic which presently creates a problem, particularly from this point to the Broadway and Skyline intersection. She said that, in her opinion, a need still exists for P-B zones throughout the City and that this type of zone would be more acceptable.

Mr. Don Dobson, 265 South Skyline Drive, appeared briefly. In answer to his question, Gilchrist explained that the lots proposed for R-3A zoning were 125 feet in depth. Dobson concurred with the remarks of Mr. Blanchard and Mrs. Riley by registering his protest to this recommended rezoning. In the absence of further comment, it was moved by Councilman Freeman, seconded by Clark, that these lands be initially zoned as follows: Lots 4 and 5, R-3A; Lot 6, R-2; Lot 7, C-1, and the Building Official be directed to reflect said zoning on the official zoning map, located in his office. Roll call as follows: Ayes, 5; No, 1; carried. Councilman Hovey voting no.

The Mayor announced that this was the time and the place, as advertised, to conduct a public hearing to consider a rezoning petition from Jerry Shively, et al, as more clearly explained by this introductory memo from the Building Administrator Gilchrist:

City of Idaho Falls
April 5, 1979

MEMORANDUM

TO: Mayor and Council
FROM: Rod Gilchrist

SUBJECT: REZONING REQUEST – LOT 2, BLOCK 1, WESTFIELD PLAZA,
DIVISION NO. 1 AND ADJACENT PROPERTY TO BE KNOWN AS
LOT 3, BLOCK 1, WESTFIELD PLAZA, DIVISION NO. 2

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Attached is a copy of a rezoning petition submitted by the developers of Westfield Plaza, requesting rezoning from R-3A to C-1 of the above-described property. This matter was recently discussed at a public hearing at the Planning Commission level and at that time the Commission recommended approval of the requested rezoning.

This Department concurs with the recommendation of the Planning Commission. This matter is now being submitted to the Mayor and Council for your consideration.

s/ Rod Gilchrist

Councilman Freeman registered apprehension about this rezoning request on the grounds that this would appear to be too much of a commercial encroachment along Skyline. He said that, in his opinion, this was not in compliance with the comprehensive land use plan. Mr. Hall reappeared briefly to refute this argument by asking to whom this encroachment would affect. He said that, in his opinion, this requested rezoning would be in compliance with the land use plan, considering the relatively short distance from this point to the commercialized intersection to the north. He said the fence, previously agreed upon, would serve as a buffer and that the area across the street is zoned commercial. Hall drew attention to his development plan, whereby, if this were rezoned, Skyline, from this point north to the intersection, would be widened to provide a left-turn lane into the shopping area. Councilman Hovey drew attention to the area to the north of the Broadway-Skyline intersection, reminding Mr. Hall that, in previous rezoning requests, the line was held between commercial and residential zoning. Councilman Wood registered an opinion to the effect that this rezoning request appeared, to him to be justified on the grounds that there was commercial zoning across the street and on the grounds, further, that this rezoning, if accomplished now, would provide a solution to facilitate the shopping area but that it might not be available at a later date. In answer to a question by the Mayor as to why the Agren property needed to be zoned commercial, just for purposes of access, Hall explained that the development plan called for a commercial structure to replace the triplex. Hall explained, further, that the cost of relocating Mr. Agren was so excessive that it would be necessary to convert the land into some profitable commercial venture to obtain a proper return on his investment.

Mr. Blanchard reappeared briefly to register an opinion to the effect that extension of the fence out to Skyline would not, in itself, stop the commercial trend. He said this rezoning, if permitted, would simply move the buffer to the south which, in itself, would tend to create a precedent for further commercialization in that direction. Mrs. Riley reappeared briefly, registering particular concern about down-grading Lot 2 from R-3A to C-1 on the grounds that this represented poor planning. Referring back to Hall's earlier comments about traffic, Mrs. Riley said she failed to understand how this rezoning would help control traffic. On the contrary, Mrs. Riley said that, in her opinion, this would add to the traffic problem. In the absence of further comment, it was moved by Councilman Freeman, seconded by Clark, that this rezoning petition be respectfully denied. Roll call as follows: Ayes, 4; No, 2, carried. Councilmen Sakaguchi and Wood voting no.

The Mayor announced that this was the time and place, as advertised, for a public hearing to consider a conditional use permit, as more fully explained by this introductory memo from the Building Administrator:

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City of Idaho Falls
April 5, 1979

MEMORANDUM

TO: Mayor and Council
FROM: Rod Gilchrist
SUBJECT: CONDITIONAL USE PERMIT – WELL SITE NO. 14

Attached is a copy of a request for a conditional use permit to build a well house for the proposed City Well Site No. 14. This request is being submitted by the City Water Department. The proposed structure will be adjacent to the existing Well Site No. 11.

It is proposed that this structure be located on City-owned property west of Dale Drive and south of Broadway.

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

s/ Rod Gilchrist

There were none who appeared to protest or otherwise comment on this application. It was moved by Councilman Freeman, seconded by Clark, that this conditional use permit be granted. Roll call as follows: Ayes, 6; No, none; carried.

The Mayor announced that this was the time and the place, as advertised, to consider a variance request, as more fully explained by this introductory memo from the Building Administrator:

City of Idaho Falls
April 5, 1979

MEMORANDUM

TO: Mayor and Council
FROM: Rod Gilchrist
SUBJECT: REQUEST FOR VARIANCE REQUESTING RELIEF FROM CERTAIN REQUIREMENTS OF THE UNIFORM BUILDING CODE

Attached is a copy of a request for a variance, submitted by Gary E. Brown of American Land Title Company. This request has to do with remodeling of a building located at 380 "B" Street which is immediately adjacent to the City Plaza at the corner of Park Avenue and "B" Street.

The Uniform Building Code states that no window can be placed in the wall of a building on property line in Fire Zone No. 1. The petitioner has proposed to construct two windows in the side of the building adjacent to the park.

The City Building Department has no objection to this request as long as the City Park remains in this location. This matter is now being submitted to the Mayor and Council for your consideration.

s/ Rod Gilchrist

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Councilman Freeman explained that the building in question was owned by Richard Clayton who had agreed, verbally, to comply with the Building Code and erect, or have erected, a fire proof wall in the event, sometime in the future, a structure were to be constructed in the area now designated as a mini-plaza. Asked for comment, Assistant City Attorney Martin said this verbal agreement should be in writing and be made a part of a properly recorded Development Agreement. There were none who appeared to protest or otherwise comment on this variance request. It was moved by Councilman Freeman, seconded by Clark, that this variance be approved as requested, subject to receipt of a properly signed and recorded Development Agreement, stating terms as heretofore described. Roll call as follows: Ayes, 6; No, none; carried.

This memo from the Police Chief was presented:

City of Idaho Falls
March 29, 1979

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Police Council Committee
SUBJECT: CHANGE IN PARKING RECOMMENDED BY MAYOR'S PARKING COMMITTEE

Councilman Charles Clark and Jim Freeman (Police Council Committee) approve the recommendation of the Mayor's Parking Committee to change the parking on "A" and "B" Streets between Yellowstone Avenue and Memorial Drive, and on Shoup Avenue and Capital Avenue between Broadway and "C" Street, to diagonal parking on the one side with parallel parking on the opposing side of said streets. Park Avenue between "C" Street and Broadway would be changed to have diagonal parking on one side of the street with No Parking on the opposing side in order to provide two traffic lanes.

s/ Robert D. Pollock

Councilman Clark as Chairman of the Police Committee, reported that said Committee was recommending adoption of Plan B as described in the foregoing memo, with modifications. In answer to a question, Clark explained that, in the opinion of the Committee, it should be the prerogative of the Police Department, working with the businessmen, to determine which sides of the affected streets be designated for diagonal parking and which sides for parallel parking. The Mayor invited protest or other comment from any downtown businessman or any other citizen who might, at this time, wish to oppose this parking proposal. In the absence of such comment, then, it was moved by Councilman Clark, seconded by Freeman, that this parking proposal, as described, be endorsed and approved and placed into effect as soon as possible. Roll call as follows: Ayes, 5; No, none; carried. Councilman Hovey voting no.

With reference to the foregoing, Mr. Norman Top, a downtown businessman and an advocate of the new parking proposal, appeared before the Council to express appreciation and thanks for the favorable consideration given this plan by the Mayor and City Council. Speaking for all downtown businessmen, Top said they would be willing and anxious to cooperate with the Police Department in the implementation of this parking arrangement. Councilman Freeman registered comment to the effect that he was pleased by

the merchants innovative idea and their effort and cooperation in bringing it to fruition.

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Continuing, Freeman said that, even though this plan was experimental and could prove unsuccessful, the least the Council could do would be to give it a try. Councilman Erickson registered concern about downtown parkers who, in many instances, avoid receiving citations by periodically moving their vehicles. Erickson expressed the need for study of an appropriate ordinance in an effort to create an amendment whereby this practice could be made prohibitive. Concurring with the remarks of Freeman, Erickson continued by saying this new parking concept would not provide a utopia but, in the interests of progress, should be tried on an experimental basis. Addressing his remarks to the members of the Parking Committee, the Mayor stressed the need for continued help from the downtown businessmen to make this plan effective. He said one of the problems could conceivably be one of attitude and if there are those who feel negatively about this parking plan it won't work, using, as an example, the problem that will probably arise because of service and delivery men. He said that, for some time, it will require education directed toward those who use the downtown streets and cooperative effort by the businessmen would prove invaluable and would be greatly appreciated.

Recognizing that Mr. Boyd Wecker, a downtown businessman had been very enthusiastic and helpful on this parking proposal, the Mayor proceeded to appoint him as a member of the Downtown Parking Committee. It was moved by Councilman Wood, seconded by Clark, that this appointment be confirmed. Roll call as follows: Ayes, 6; No, 1; carried.

Mrs. Darlene Hardy, 1686 Brentwood, appeared before the Council to register a protest pertaining to dirt bike riders in the vicinity of her residential location, particularly in vacant lots, canal banks, school parking lots, etc. She asked for passage of a more stringent ordinance that would prohibit or control this practice. Reminding the Council that, in most instances, this activity was taking place on private property, she asked about the possibility that such bike riders, caught in these acts, have their bikes impounded. Mrs. Hardy said she had frequently called the police on such occasions but to no avail. Asked for comment, Police Chief Pollock appeared briefly to urge that these calls to the police continue. Pollock pointed out that there aren't enough officers to have one posted at all locations that would be considered conducive to this type of offensive bike riding. He said that, from experience, it has been determined that the police are limited in this type of control except to issue nuisance citations. In answer to a question by Councilman Erickson as to why the noise ordinance would not prove an effective tool, Pollock said this hasn't proven to be the case. He said his officers cannot get close enough to the offender to get a proper reading and the minute a police officer arrives on the scene, the rider disperses. Councilman Hovey commented to the effect that if these areas are not posted, the police officer's hands are virtually tied. Speaking in deference of the property owner, Hovey said he realized that many areas have been posted but the signs are quickly removed. It was moved by Councilman Clark, seconded by Freeman, that this protest registered by Mrs. Hardy be referred to the Police Committee for study and consideration. Roll call as follows: Ayes, 6; No, none; carried.

The City Clerk drew attention to three legal notices, published without Council approval, in the interests of time, as follows:

Notice of public hearing on April 5th, 1979 to consider the granting of a conditional use permit.

Notice of public hearing on April 5th, 1979 to consider an appeal to the Mayor and City Council to permit installation of side windows at 380 "B" Street.

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Notice of public hearing on April 19th, 1979 to consider certain proposed amendments to the zoning ordinance.

It was moved by Councilman Freeman, seconded by Erickson, that these actions be duly ratified. Roll call as follows: Ayes, 6; No, none; carried.

The City Clerk then presented a notice of small claims action from Joseph Mann pertaining to alleged loss sustained on a vehicle at the impounding lot. It was noted that this was forwarded to the City Attorney on March 29th in the interests of time, without formal Council approval. It was moved by Councilman Hovey, seconded by Erickson, that this action also be ratified. Roll call as follows: Ayes, 6; No, none; carried.

Bills for the month of March, 1979, having been properly audited by the Fiscal Committee, were presented. The City Clerk read aloud all fund totals for materials, services, and payroll, as follows:

	<u>GENERAL</u>	<u>STREET</u>	<u>AIRPORT</u>	<u>WATER/SEWER</u>
SERV/MAT:	\$ 629,850.32	\$ 26,272.01	\$ 9,794.36	\$ 187,366.14
SALARY:	<u>343,175.62</u>	<u>18,960.44</u>	<u>6,916.31</u>	<u>42,030.97</u>
TOTAL:	\$ 973,025.94	\$ 45,232.45	\$ 16,710.67	\$ 229,397.11
	<u>ELECTRIC</u>	<u>RECREATION</u>	<u>GEN LIBRARY</u>	<u>REG LIBRARY</u>
SERV/MAT:	\$ 344,109.26	\$ 7,013.44	\$ 3,674.33	\$ 228.59
SALARY:	<u>60,354.07</u>	<u>9,111.81</u>	<u>17,456.38</u>	<u>971.50</u>
TOTAL:	\$ 404,463.33	\$ 16,125.25	\$ 21,139.71	\$ 1,200.09
	<u>BRIDGE/ART ST</u>	<u>REVENUE SHARE</u>	<u>COM DEV</u>	<u>CITY TOTALS</u>
SERV/MAT:	\$ 23,095.35	\$ 6,544.53	\$ 22,130.50	\$1,260,078.83
SALARY:	<u>.00</u>	<u>.00</u>	<u>2,657.60</u>	<u>501,643.70</u>
TOTAL:	\$ 23,095.35	\$ 6,544.53	\$ 24,788.10	\$1,761,722.53

Councilman Hovey explained all major expenditures. It was moved by Councilman Hovey, seconded by Erickson, that the bills be allowed and the Controller be authorized to issue warrants or checks on the respective funds for their payment. Roll call as follows: Ayes, 6; No, none; carried.

Reports from Division and Department Heads were presented for the month of March, 1979, and there being no questions nor objections, were accepted by the Mayor and ordered filed in the Office of the City Clerk.

License applications for RESTAURANT, Arthur Treacher's Fish and Chips, Paxman's, Town House Restaurant, J. B.'s Big Boy; ELECTRICAL CONTRACTOR, Leonard Petroleum Equipment, Inc.; JOURNEYMAN ELECTRICIAN, D. H. Fonnesebeck, Alexander E. Ainsworth; APPRENTICE ELECTRICIAN, Jay Packer with Nelson Electric, Terry D. Garner with Nelson Electric; JOURNEYMAN PLUMBER, Wayne Bowden, Edward Harr, Jack Wickham, Leslie Speas, Robert W. Livesay; CLASS C CONTRACTOR, GAS FITTING, WET HEAT, Northwestern Boiler; CLASS C JOURNEYMAN, Leslie Spear; CLASS C JOURNEYMAN, GAS FITTING, WET HEAT, R. Edwards for Northwestern Boiler; CLASS D JOURNEYMAN, WARM AIR, Rex Onan, Cecil Lofthouse; CONTRACTOR'S LICENSE, C. Reinhart and Son, Inc., City of Idaho Falls; PHOTOGRAPHY, The King's Image; DANCE HALL, Littletree Inn; PAWN BROKER, Nick's Trading Post; SECOND HAND STORE, Dean Seedall; BARTENDER,

Sharron Lewis, Debra Solis, Ronald Lloyd Bingham, Darrell Bruce Iverson, Matt Young, were

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presented. It was moved by Councilman Clark, seconded by Freeman, that these licenses be granted, subject to the approval of the appropriate Division Director or his authorized representative, where required. Roll call as follows: Ayes, 6; No, none; carried.

The City Clerk presented the following legal notice:

NOTICE OF SPECIAL CITY COUNCIL MEETING

Pursuant to Section 50-604 of the Idaho Code and Section 1-10-2 of the Code of the City of Idaho Falls, Idaho, notice is hereby given that there will be a Special Meeting of the City Council of the City of Idaho Falls, Bonneville County, Idaho, on Wednesday, April 11, 1979, at the hour of 12:00 o'clock Noon in the Bonneville Hotel, 410 C Street, Idaho Falls, Idaho. The purpose of the meeting is to consider an ordinance authorizing the issuance and sale and providing the terms of \$2,750,000 Airport Revenue Bonds of the City of Idaho Falls, Idaho; also to consider other official documents pertaining to the issuance and sale of said bonds.

Dated this 6th day of April, 1979.

s/ Thomas Campbell
MAYOR

Request was made for authorization to publish the foregoing notice in accordance with the law. It was moved by Councilman Hovey, seconded by Erickson, that authorization be granted to publish for the reason as indicated. Roll call as follows: Ayes, 6; No, none; carried.

Also, the City Clerk requested authorization to publish legal notices calling for a public hearing on April 19th to consider a temporary placement of a mobile home; also, to consider a variance for a drive-up window. It was moved by Councilman Hovey, seconded by Erickson, that authorization be granted to publish these legal notices as indicated. Roll call as follows: Ayes, 6; No, none; carried.

This memo from the General Services Director was reviewed:

City of Idaho Falls
April 5, 1979

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Chad Stanger
SUBJECT: LEASE AGREEMENT - IDAHO FALLS CONSOLIDATED HOSPITALS, INC.

APRIL 5, 1979

The City of Idaho Falls presently owns a piece of real property which is under lease to the Idaho Falls Hospital of the Church of Jesus Christ of Latter Day Saints. Since the initiation of this Lease Agreement, ownership of the hospital has changed. It is the recommendation of Property Management and the General Services Division that the City Council approve changing the name of the lessee to Idaho Falls Consolidated Hospitals, Inc., to reflect the change in ownership, and continue the present lease until its expiration on the 31st day of December, 1981.

Thank you!
s/ Chad Stanger

It was moved by Councilman Erickson, seconded by Sakaguchi, that approval be granted for the changing of name of the Lease Agreement as indicated for the reason as stated. Roll call as follows: Ayes, 6; No, none; carried.

Another memo from the General Services Director was presented:

City of Idaho Falls
April 5, 1979

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Chad Stanger
SUBJECT: AIRPORT LOG HOUSE LEASE

The General Services Division concurs with Property Management's recommendation to extend the Lease of the log house and pasture at 2380 Foote Drive for one (1) year to Idaho Falls Aviation at \$200.00 per month. It is requested that the City Council approve this Lease Extension and authorize the Mayor and City Clerk to sign the Lease Agreement.

s/ Chad Stanger

It was moved by Councilman Erickson, seconded by Sakaguchi that the Lease, as described, be extended for a period of one year and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

This memo from the Public Works Director was presented:

City of Idaho Falls
April 5, 1979

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Donald F. Lloyd
SUBJECT: DRAINAGE L. I. D. NO. 54

The development of Twenty-fifth Street, east of St. Clair Road has been delayed due to lack of drainage facilities. On Tuesday, April 3, 1979, we presented to a

Council Work Session, a solution to this drainage problem through the use of a

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Local Improvement District. Since this drainage is essential and we can offer no other means of financing, we are recommending that the City Attorney be authorized to prepare a Notice of Intent for L. I. D. No. 54.

s/ Don

It was moved by Councilman Sakaguchi, seconded by Hovey, that the City Attorney be authorized and directed to prepare a Notice of Intent to create L. I. D. No. 54 for Council consideration. Roll call as follows: Ayes, 6; No, none; carried.

From the Building Administrator, this memo was submitted:

City of Idaho Falls
April 5, 1979

MEMORANDUM

TO: Mayor and Council
FROM: Rod Gilchrist
SUBJECT: FINAL PLAT AND DEVELOPMENT AGREEMENT - WYCOFF
ADDITION

Attached is a copy of the Final Plat and the Development Agreement of the above-described subdivision. This proposed Plat is a three-lot industrial subdivision adjacent to the south side of Sunnyside Road, west of the Yellowstone Highway.

This Department concurs with the recommendation of the Planning Commission and this matter is now being submitted to the Mayor and Council for your consideration.

s/ Rod Gilchrist

Asked for comment, Gilchrist appeared briefly and displayed the Final Plat of the Wycoff Addition, heretofore unplatted. It was noted that the proposed Plat establishes three lots for industrial development. It was moved by Councilman Freeman, seconded by Clark, that this Plat be approved and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

The foregoing memo also served to introduce a Development Agreement between the City and Wycoff Addition developer. It was moved by Councilman Freeman, seconded by Clark, that this Agreement be approved and the Mayor and City Clerk be authorized to sign. Roll call as follows; Ayes, 6; No, none; carried.

This memo from the Director of Aviation was presented:

City of Idaho Falls
April 5, 1979

MEMORANDUM

TO: Mayor and City Council
FROM: Airport Committee

SUBJECT: RENTAL CAR COMPANY AIRPORT LEASE AND CONCESSION
AGREEMENT

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The current Airport Lease and Concession Agreement with the following companies has expired:

1. Valley Rentals, Inc., d.b.a. Avis Rent-A-Car
2. Triangle Recreational Sales and Service (Budget Rent-A-Car)
3. Overland West, Inc. d.b.a. Hertz Rent-A-Car
4. Boise Car and Truck Rental Company, d.b.a. National Car Rental

New Lease Agreements have been prepared to recover, through a new schedule of rentals, the Lessees' proportionate share of the cost of construction within the proposed Airport Terminal Building Expansion Project.

These Agreements have been reviewed and approved by the City Attorney.

The Committee recommends that the City Council authorize the Mayor and City Clerk to execute the new Agreements.

s/ Robert Miller

It was moved by Councilman Clark, seconded by Wood, that these four Airport Lease and Concession Agreements be approved, and in each instance, the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

Another memo from the Director of Aviation was forthcoming, as follows:

City of Idaho Falls
April 4, 1979

MEMORANDUM

TO: Mayor and City Council
FROM: Airport Committee
SUBJECT: LEASE AND CONCESSION AGREEMENT FOR INTER-COMMUNITY BUS SERVICE

Sun Valley Stage Lines has submitted a request to provide inter-community bus service facilities between the Airport and certain terminus outside the City.

The Airport Committee recommends that the City Council authorize the Mayor and City Clerk to execute the attached Lease and Concession Agreement.

s/ Robert Miller

It was moved by Councilman Clark, seconded by Wood, that this new Lease and Concession Agreement with Sun Valley Stage Lines be approved and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

The following ordinance was thereupon introduced in written form by Councilman Hovey and was read by title. Councilman Hovey moved that the rule requiring the reading of the Ordinance three different days be dispensed with and the motion was

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adopted by the vote of not less than one-half plus one of the members of the full Council, to-wit: Aye: Councilmen Clark, Erickson, Freeman, Hovey, Sakaguchi, and Wood; Nay, None.

The motion was thereupon read again by title and was then read the third time by title, after which pursuant to motion made by Councilman Hovey and seconded by Councilman Erickson the Ordinance was adopted by the following vote: Aye: Councilmen Clark, Erickson, Freeman, Hovey, Sakaguchi, and Wood; Nay, None.

The ordinance was thereupon signed by the Mayor in evidence of his approval, was attested by the City Clerk, was ordered recorded, title of which is as follows:

ORDINANCE NO. 1577

AN ORDINANCE AMENDING ORDINANCE NO. 1575 OF THE CITY OF IDAHO FALLS, ENTITLED: "AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF \$36,150,000 ELECTRIC REVENUE BONDS, SERIES 1979 OF THE CITY OF IDAHO FALLS, IDAHO" WITH RESPECT TO THE RESERVE ACCOUNT DEPOSIT.

This letter was presented and read aloud:

I. F. Public Library
March 27, 1979

Honorable Thomas Campbell and
The City Council
308 C Street
Idaho Falls, Idaho 83401

Dear Mayor and City Councilmen:

Today I offered my resignation to the Library Board of Trustees. The last five and one half years have been full, productive ones for our City's Library so it's not easy to say good-bye. I feel now, however, that I've come to a point in my life where I should move on to new challenges and experiences.

We've all worked hard to build this fine library and its services. It is now time for a new person to take over and offer the vibrancy of a fresh vision. We have a potential which has barely been tapped and I know our successes of the last several years can be met and exceeded in the coming years.

I've had a rare opportunity here in Idaho Falls. Ours is a new situation, wherein a Library Board, City Administration, Community, and Staff can function together in a truly harmonious, mutually supportive fashion. I have every confidence that the new challenges which face the library will be met and dealt with successfully.

I've enjoyed the close association I've had with both Mayor Pedersen and Mayor Campbell and the various Councilmen over the years, as well as with my fellow

Division Directors. Your advice and support have been of immense value to me

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and to the library. The staff and Library Board are composed of dedicated, competent people for whom I have both the utmost respect and affection. I will miss them sorely.

I have asked the Library Board to make my resignation effective at the end of the working day, Friday, June 1, 1979.

Respectfully submitted,
s/ Jeanne Goodrich

Councilman Erickson reported that the Library Board was very reluctant to accept Jeanne's resignation as she has so proven herself with credit ability in the professional field of library expertise. Also, continued Erickson, she should be given credit for her part in the passage of the library bond issue. It was moved by Councilman Erickson, seconded by Hovey, that Jeanne's resignation be regretfully accepted, effective June 1st, 1979, and that the Mayor be directed to write a letter of appreciation for her dedicated service in the capacity of City Librarian for the City. Roll call as follows: Ayes, 6; No, none; carried.

Councilman Hovey noted that the City's fire insurance policy was now up for renewal and that the present carrier had submitted a bid increasing the premium from \$.162 to \$.172 per hundred. Continuing, Hovey said another quotation had been received from Home Insurance in the amount of \$.1412 per hundred and face value of City owned insurable properties would be increased from \$25 Million to \$27 Million; savings of \$2,000 per year would be realized from this lower offer. It was moved by Councilman Hovey, seconded by Sakaguchi, that authorization be granted to accept the offer, as described, from Home Insurance Company. Roll call as follows: Ayes, 6; No, none; carried.

Councilman Freeman, speaking for the Mayor and all Councilmen, asked that these minutes record the recent death of Ex-Mayor Thomas Sutton. It was noted that he had served as City Councilman for 17 years and as Mayor for the two year period 1949-1951. The Mayor reported that the City had sent flowers and a sympathy card to the family.

There being no further business, it was moved by Councilman Freeman, seconded by Erickson, that the meeting adjourn at 9:50 p.m.; carried.

s/ Roy C. Barnes
CITY CLERK

s/ Thomas Campbell
MAYOR

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