

**OCTOBER 26, 1997**

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Pursuant to a call by the Mayor the City Council of the City of Idaho Falls met in Special Session in the Bonneville Hotel on the 26<sup>th</sup> day of October, 1997, at 12:00 o'clock Noon for the purpose of considering the acquisition of new lands for a sanitary land fill: also considering any other business which might be appropriately presented. These were present at said meeting: Mayor S. Eddie Pedersen, Councilmen Gil Karst, Paul Hovey, Tom Campbell, Jim Freeman, Mel Erickson and Ralph Wood. Also present: Roy C. Barnes, City Clerk; Arthur Smith, City Attorney; Don Lloyd, Public Works Director; Rod Gilchrist, City Planner

Councilman Karst introduced a purchase option between Bish Jenkins & Sons, Inc., as party of the first part and the City of Idaho Falls as party of the second part, giving the party of the second part the right to purchase certain lands from the party of the first part. Karst, in his introductory remarks, explained that the primary purpose and advantage to the City for the purchase of these lands over a period of time was to insure a gravel supply but that a secondary purpose would be the use for said lands, after the gravel supply was exhausted, for a sanitary land fill.

At the invitation of Karst, Public Works Director Lloyd, by using a map on the wall, revealed the location of four tracts of land totaling 40 acres, as follows:

Tract 1 (10 acres) – located adjacent and west of North Boulevard extended, the south boundary being an extension of the north boundary of the existing City owned land fill site, commonly referred to as the Hatch Pit. In this connection, Lloyd pointed out that a 40 acre tract owned by H-K Contractors lies immediately east of Tract 1, is presently being mined and, further, that the City is negotiating to acquire said lands for future land fill purposes. Lloyd continued by noting that tract 2, 3 and 4, each being 10 acres, lie adjacent to tract 1 to the west.

Karst then continued by saying that one of the redeeming features of this location is the fact that the tracts in question are relatively close to the City, thus cutting transportation costs. Turning, then, to the purchase option agreement, Karst explained that this option to purchase is granted in consideration of the immediate payment by the second party to the first party of \$20,000 but that said payment would entitle the City to immediately enter on the premises and remove gravel. Continuing with his explanation of the purchase option, Karst said the City is granted the right and option to purchase tract 1 on or before Oct. 30, 1978 for \$44,000; assuming this is accomplished, the City would then have the right and option to purchase tract 2 on or before October 30, 1979 for \$48,000; assuming this is accomplished, the City would then have the right and option to purchase tract 3 on or before October 30, 1980 for \$52,000; assuming this is accomplished, the City would then have the right and option to purchase tract 4 on or before October 30, 1981 for \$56,000; however, on this last purchase, the \$20,000 paid now would apply, bringing said net figure down to \$ 36,000. Karst commented to the effect that the increased price per tract each year was deemed justifiable, taking into consideration the inflation factor. He also reminded the Council that the land, once acquired and after having fulfilled its purpose as a sanitary land fill, would have value on a reclaimed basis. In answer to a question by Councilmen Hovey, Karst explained that, according to the terms of the City-County joint agreement, the City is responsible for land acquisition for sanitary land fill sites and, therefore, it would behoove the City to select, where possible, sites close to the City.

In answer to a question by Councilman Campbell, Karst said this expenditure would appropriately be charged against the street department budget, inasmuch as the primary near-term objective was a gravel source. It was moved by Councilman Karst, seconded by Campbell, that the purchase option, as describe, be accepted and the Controller

be authorized to issue a warrant to Bish Jenkins & Sons in the amount of \$20,000 as required in said purchase option agreement. Roll call as follows: Ayes, 6; no, none; carried.

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There being no further business, it was moved by Councilman Karst, seconded by Erickson that the meeting adjourn at 1:15 P.M. carried.

s/ Roy C. Barnes  
City Clerk

s/ S. Eddie Pedersen  
Mayor

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