

MAY 6, 1976

The City Council of the City of Idaho Falls met in regular meeting, Thursday, May 6, 1976, at 7:30 P.M. in the Council Chambers in Idaho Falls, Idaho. There were present at said meeting: Mayor S. Eddie Pedersen; Councilmen Paul Hovey, Tom Campbell, Jim Freeman, Mel Erickson, Ralph Wood, and Gil Karst. Also present: Roy C. Barnes, City Clerk; John Evans, City Controller; Don Lloyd, Public Works Director; Steve Harrison, Electrical Engineer; Rod Gilchrist, Building Administrator; Robert Pollock, Police Chief; Les Corcoran, Fire Chief; Ernie Craner, Parks & Recreation Director; Lee Mundell, Personnel Director.

Minutes of the last recessed regular meeting, held April 22nd and a special meeting, held April 28th, 1976 were read and approved.

The Mayor invited Lee Mundell, Personnel Director, to escort Mr. Ralph Cheney, retiring City Employee, to the Council table. It was learned from remarks by the Mayor that Mr. Cheney had been employed by the City for 22 years, most recently as a lube and service man at the City Garage. The Mayor commended Mr. Cheney for his long years of dedicated service with the City and, as a token of appreciation, presented Mr. Cheney with an inscribed billfold. Mr. Cheney then received a congratulatory handshake from all City officials around the Council table.

Councilman Ralph Wood introduced his nephew, Mr. Kent Packer, to the Mayor and City Council, presently serving as President of the Idaho Falls, Student Body. The Mayor expressed appreciation for his presence and his interest in local government.

The Mayor announced that this was the time and the place, as advertised, for a public hearing to consider two re-zoning petitions, as more specifically described in this memo from the Building Administrator:

City of Idaho Falls
May 6, 1976

MEMORANDUM

TO: Mayor and City Council
FROM: Rod Gilchrist
SUBJECT: REZONING PETITIONS - PROPERTY LOCATED BETWEEN GARFIELD AND GLADSTONE STREETS EXTENDED, AND N. WABASH AND N. FANNING

Attached are copies of two petitions to rezone; one submitted by Sharon Ward involving a metes and bounds description of property south of Cleveland Street and west of N. Fanning Avenue; the other is submitted by Ren Bishop, Dan Hoffman, & Kurt Jones, involving Lots 1 through 8, Block 1, and Lots 1 through 4, Block 2 of the Neil Bradley Addition and adjacent un-platted property.

Both petitions are requesting rezoning from R-1 to R-2A. Because of the close proximity of the two requests, the Planning Commission considered both requests at one hearing. No protests were heard at the Planning Commission level, and they recommended approval of the requested rezoning.

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

s/ Rod Gilchrist

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Councilman Campbell noted that the area in question was virtually surrounded by some zoning lower than R-1. He said it would appear to have a better chance of development if zoned R-2A. There were none who appeared for purposes of protesting this requested rezoning. It was moved by Councilman Campbell, seconded by Erickson, that this area, as described, be re-zoned from R-1 to R-2A and the Building Official be directed to reflect said rezoning on the official zoning map, located in his office. Roll call as follows: Ayes, 6; No, none; carried.

Presented by the City Clerk was this damage claim:

Peterson, Moss & Olsen
April 27, 1976

City Clerk
City of Idaho Falls
308 C. Street
Idaho Falls, Idaho

Dear Sir:

Enclosed herewith please find a Notice of Claim being filed by Sandra Kay Turner in connection with the accident which occurred on or about August 4, 1975, wherein a vehicle operated by Sandra Kay Turner and a vehicle operated by Richard Sayer were involved in a collision with a vehicle being operated by Thomas M. Machen.

Your attention to this matter will be very much appreciated.

Yours very truly,
s/ Dennis M. Olsen
Petersen, Moss & Olsen

It was explained that, in the interests of time, this was forwarded to the City's insurance liability carrier on April 29th, without formal Council approval. It was moved by Councilman Karst, seconded by Freeman, that this action be ratified. Roll call as follows: Ayes, 6; No, none; carried.

This resolution was submitted by the City Clerk:

R E S O L U T I O N (Resolution No. 1976-19)

THIS RESOLUTION, made and executed this 4th day of May, 1976,
by the undersigned MUNICIPAL ORGANIZATION:

WITNESSETH:

WHEREAS, the City of Idaho Falls has been informed of the fact that certain items included in the 1976 Community Development Block Grant application have been ruled ineligible, and

WHEREAS, these items are identified as Activity No. 4, construction of new fire station (\$90,000) and Activity No. 5(b) Eldorado Estates multi-purpose area (\$10,000) and

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WHEREAS, it has been determined by HUD that these activities cannot be funded by the CDBG Program, and

NOW THEREFORE, be it resolved by the Mayor and City Council of the City of Idaho Falls that:

The 1976 application be changed in the following manner—

1. Activity No. 1, Local Housing Rehabilitation, be increased from \$40,000 to \$140,000.
2. Activity No. 4 and 5 (b) be deleted.
3. The City of Idaho Falls concurs in the revised application in the total amount of \$678,000.

THEREFORE, the undersigned MUNICIPAL ORGANIZATION is duly authorized to sign and execute this Resolution on the day and year first above written.

ATTEST: s/ Roy C. Barnes
CITY CLERK

s/ S. Eddie Pedersen
MAYOR

It was noted that, on May 4th, 1976, this resolution was presented to the Mayor and City Council at an informal meeting, and in the interests of time, said resolution was adopted and the Mayor and City Clerk were authorized to sign, at that time. It was moved by Councilman Karst, seconded by Freeman, that this action also be duly ratified. Roll call as follows: Ayes, 6; No, none; carried.

Bills for the month of April, 1976, were presented. The City Clerk read aloud all fund totals for services, materials, and gross payroll as follows:

| <u>FUND</u> | <u>SERVICES AND MATERIALS</u> | <u>GROSS PAYROLL</u> | <u>TOTAL EXPENDITURE</u> |
|-----------------------|-------------------------------|----------------------------|------------------------------|
| General Fund | \$263,718.04 | \$253,551.40 | \$517,269.44 |
| Street Fund | 88,832.52 | 13,670.66 | 102,303.18 |
| Airport Fund | 7,323.03 | 4,988.24 | 12,311.27 |
| Water and Sewer Fund | 145,381.78 | 28,295.01 | 173,676.79 |
| Electric Fund | 162,624.82 | 45,309.67 | 207,934.49 |
| Recreation Fund | 3,248.78 | 2,507.55 | 5,756.33 |
| General Library | 2,383.65 | 10,049.95 | 12,433.60 |
| Regular Library | 149.85 | 640.81 | 790.66 |
| Community Development | <u>2,139.92</u> | <u>553.76</u> | <u>2,693.68</u> |
| <u>TOTALS</u> | <u>\$675,602.39</u> | <u>\$359,567.05</u> | <u>\$1,035,169.44</u> |

LIBRARY CONSTRUCTION EXPENDITURES
BONDS AUTHORIZED
\$2,677,000.00

| <u>DATE</u> | <u>COMPANY</u> | <u>DETAIL EXPENDITURES TO DATE</u> |
|-------------|--|------------------------------------|
| 1-14-75 | I. F. Redevelopment Commission-Land | 500.00 |
| 3-14-75 | Post Register-Bond Advertisement | 147.40 |
| 4-14-75 | Post Register-Lib. Gen. Obligation Bonds | 152.46 |

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| 4-16-75 | I. F. Redevelopment Commission-Land | 256,976.30 | |
| 4-16-75 | Hoyt Galvin & Assoc.- Consulting Fee | 1,598.12 | |
| <u>Year to Date - 4-30-75</u> | | | 259,374.28 |
| 5-75 | | .00 | |
| 6-75 | | .00 | |
| 7-75 | | .00 | |
| 8-75 | | .00 | |
| 9-75 | City of I. F. General Fund | 799.86 | |
| | Hoyt Galvin & Assoc.- Consulting Fee | 1,011.34 | 261,175.48 |
| 10-75 | | .00 | |
| 11-7-75 | Mitchell Construction Co. | 57,596.86 | |
| 11-17-75 | Idaho First National Bank, Boise | 13,385.00 | |
| 11-25-75 | Mitchell Construction Co. | 55,090.64 | 387,247.98 |
| 12-75 | | .00 | |

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|---------|-----------------------------|------------|------------|
| 1-9-76 | Sundberg & Associates, Inc. | 101,000.00 | |
| 1-9-76 | Mitchell Construction Co. | 80,021.74 | 568,269.72 |
| 2-5-76 | Mitchell Construction Co. | 17,520.62 | |
| 2-11-76 | Hoyt Galvin & Associates | 5,594.99 | 591,385.33 |
| 3-12-76 | Mitchell Construction Co. | 35,692.99 | 627,078.32 |
| 4-20-76 | Mitchell Construction Co. | 42,329.93 | 669,408.25 |

Councilman Karst explained all major expenditures. It was moved by Councilman Karst, seconded by Freeman, that the bills be allowed and the Controller be authorized to issue checks or warrants 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 April, 1976, and, there being no questions nor objections, were accepted by the Mayor and ordered placed on file in the office of the City Clerk.

License applications for GROCERY STORE, Dairy Inn, A Street Health Foods; RESTAURANT, J.B.'s Big Boy, Ada's Café, Western Amusement, Kentucky Fried Chicken, 290 N. Eastern and 900 E. 17th Street, Valley Vending, Taco Time, Dolores Casella, Stockyard Café, Orange Julius, Guy's Ice Cream Shop, Doug's Dairyland Kitchen, Denny's Burger Hut; FOUNTAIN, Skateland; DAIRY, Owen B. Wallace for Wallace Dairy; MASTER PLUMBER, Robert E. Jackson, William D. Jackson, Val R. Hill, Marlin A. Hill; CLASS D JOURNEYMAN, GAS FITTER, Earl J. Carter; CLASS D JOURNEYMAN, WARM AIR, Glen M. Harris; APPRENTICE ELECTRICIAN, Harold Nephi Christensen with LOC Electric, Eugene Smith with Riv-Eon Electric Sign Co.; COMMERCIAL KENNEL, Dr. W. Benson Allen for Allen Veterinary Hospital; NON-COMMERCIAL KENNEL, Janice M. Cave for Bo-Lay Poodle Kennel; SKATING RINK, Skateland; BOWLING ALLEY, Skyline Lanes; MOTEL, Motel West; BEER, (canned and bottled, to be consumed on the premises), Leo Larsen for Western Amusement at Tautphaus Park; BEER,(transfer only), from Kay K. Toketa to Katz Nukaya for Skyline Lanes Café and Lounge; BARTENDER, Lorene Steele, Melaine B. Allen, Janice Scoville, Madeline Banks, Shirley M. Rowland, Sharin B. Higley, Gary Rish, Nina Moore, William E. Hiatt, Melody C. Hayes, were presented. It was moved by Councilman Erickson, seconded by Karst that these licenses be granted, subject to the approval of the appropriate Division Director, where required. Roll call as follows: Ayes, 6; No, none; carried.

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Presented by the City Clerk was an original agreement, L.D. No, 23512 between the City and the Union Pacific Railroad providing railroad right-of-way for street lights within the urban renewal area. It was moved by Councilman Wood, seconded by Campbell, 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 General Services Director was presented:

City of Idaho Falls
May 6, 1976

TO: Honorable Mayor and City Council
FROM: Chad Stanger
SUBJECT: BID IF-76-11

It is the recommendation of the General Services Division that the City Council accept the low bid of Max Ker and Son Lumber for furnishing approximately thirty-one thousand board feet of 2" x 12" x 16" Douglas Fir at \$260.00 per thousand.

Thank you,
s/ Chad Stanger

It was learned that this lumber would be used for re-planking bleachers at the Sand Creek Park. It was moved by Councilman Hovey, seconded by Freeman, that the low bid of Max Ker & Son be accepted as recommended for the material as stated. Roll call as follows: Ayes, 6; No, none; carried.

Councilman Freeman noted that Saturday, May 22nd, had been designated as the day this re-planking project was to be accomplished. He said that in addition to the re-planking, it was planned to replace all needed lumber on the catch pens and bucking chutes; also the painting of all the facilities. Freeman continued by saying that 55 LDS Wards and 7 Stakes would furnish volunteer labor for this civic undertaking. Freeman expressed appreciation to the LDS Church for their anticipated joint civic effort in this regard.

From the Public Works Director came this memo:

City of Idaho Falls
April 27, 1976

ATTN: Honorable Mayor and City Council
FROM: Donald F. Lloyd, Director
SUBJECT: CONTRACT FOR SUPERVISION AND INSPECTION

The Community Redevelopment Commission and the City of Idaho Falls feel that the arrangements for supervision and inspection of construction should be formalized. We are presenting herewith three (3) copies of contracts which have been prepared and reviewed by Mr. Timothy Hopkins and Art Smith. Public Works Committee is recommending that the Mayor and City Clerk be authorized to sign.

Respectfully submitted,
s/ Don

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It was moved by Councilman Karst, seconded by Campbell, that this contract be approved as recommended and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

From the Director of Aviation, a memo was received, introducing an agreement between the City and the Red Baron Flying Service, stating terms and conditions for the presentation of an air show at Fanning Field on July 24th and 25th, 1976. It was noted that this was a similar agreement to the one approved by the City Council a year ago for the same type of entertaining activity. It was moved by Councilman Wood, seconded by Hovey, 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 Building Administrator served to introduce a final plat of the Lynhaven Addition, Division No. 2:

City of Idaho Falls
May 6, 1976

MEMORANDUM

TO: Mayor and Council
FROM: Rod Gilchrist
SUBJECT: FINAL PLAT – LYNHAVEN ADDITION, DIVISION NO. 2

Attached is a copy of the final plat of the above named property. This plat involves a parcel of ground between 16th and 17th Streets, south of Merrett Drive, which was previously un-platted. It is within the City limits of Idaho Falls and is presently zoned R-1 and R-3A. No rezoning is requested; however, a development agreement containing provisions for necessary improvements is attached.

The Planning Commission has recommended approval of the final plat and this Department concurs with their recommendation. It is now being submitted to the Mayor and Council for your consideration.

s/ Rod Gilchrist

It was moved by Councilman Campbell, seconded by Erickson, that this final plat be accepted and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

A development agreement between the City and Lynhaven Addition, Division No. 2 developer was then submitted. It was moved by Councilman Campbell, seconded by Erickson, that this agreement be accepted and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

This memo served to introduce the final plat of the Asper Addition, Division No. 2:

City of Idaho Falls
May 6, 1976

MEMORANDUM

TO: Mayor and City Council
FROM: Rod Gilchrist
SUBJECT: FINAL PLAT – ASPER ADDITION, DIVISION NO. 2

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Attached is a copy of the final plat and the development agreement of a two-lot subdivision which involves a parcel of previously un-platted property on the extension of 15th Street, west of Ponderosa Drive. This property is now within the City limits of Idaho Falls and is now zoned R-1. No re-zoning is contemplated.

The City Planning Commission has recommended approval of this plat and this department concurs with their recommendation. It is now being submitted to the Mayor and Council for your consideration.

s/ Rod Gilchrist

It was moved by Councilman Campbell, seconded by Erickson, that this plat be accepted and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

A development agreement between the City and the Developers of the Asper Addition, Division No. 2 was then submitted. It was moved by Councilman Campbell, seconded by Erickson, that this agreement be accepted and the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

Finally, from the Building Administrator this memo was presented:

City of Idaho Falls
May 6, 1976

MEMORANDUM

TO: Mayor and City Council
FROM: Rod Gilchrist
SUBJECT: VARIANCE REQUESTING BUSINESS SIGNS ON R-3A PROPERTY

Attached is a copy of a request for a variance for placing signs on the property to advertise Southern Idaho Realty, located at the northeast corner of Wabash and First Street. The variance requesting two signs, a large one on First Street and a smaller one on Wabash Avenue.

This property was recently zoned R-3A with the intent of placing a professional office on the property. The variance is made necessary because of the present restrictions in the zoning ordinance which permits only non-flashing signs attached to the building. The request is for non-illuminated free standing pole signs. A diagram of the signs and the plot plan showing the proposed location is attached.

This Department recommends approval of the request, and it is now being submitted to the Mayor and Council for your consideration.

s/ Rod Gilchrist

Councilman Campbell noted that this, generally speaking, was a non-residential area and also the signs, as requested, were non-illuminated. He said a business of this nature needs a sign to successfully operate. Recognizing that many requests for signs of this nature would be unnecessary under the new sign Ordinance, yet to be adopted, Campbell announced that progress on said ordinance is still being made and its presentation for Council consideration

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should be forthcoming in the not to distant future. It was moved by Councilman Campbell, seconded by Erickson, that this variance be approved. Roll call as follows: Ayes, 6; No, none; carried.

ORDINANCE NO. 1455

AN ORDINANCE VACATING AN ALLEY WITHIN THE CITY OF IDAHO FALLS, IDAHO; PARTICULARLY DESCRIBING THE SAME; AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK ON BEHALF OF SAID CITY TO EXECUTE AND DELIVER A QUITCLAIM DEED CONVEYING TITLE TO SAID PROPERTY TO THE OWNERS OF THAT ABUTTING LANDS; PROVIDING WHEN THE ORDINANCE SHALL BECOME EFFECTIVE.

The foregoing Ordinance was presented in title. It was moved by Councilman Campbell, 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 foregoing vacating ordinance provided for a quit claim deed to be executed and delivered in favor of the owners of abutting lands; namely, John A. Jardine and Griffith Harman. It was moved by Councilman Campbell, seconded by Erickson, that the Mayor and City Clerk be authorized to sign said quit claim deed. Roll call as follows: Ayes, 6; No, none; carried.

Councilman Hovey presented change order No. 1 on the new library construction contract. Hovey explained that said change order consisted of four items as follows; Item #1, extra concrete and rock excavation resulting in an additive change in the amount of \$14,055.28; Item #1A, site adaptation resulting in no change in the contract amount; Item #2, credit for revision on the northwest corner where excavation was not necessary, resulting in a deductive change in the amount of \$4,836.50; Item #3, credit for deleting various mechanical and electrical equipment not needed for freeze up conditions, resulting in a deductive change in the amount of \$2,980.92; net additive change, \$6,237.86. It was moved by Councilman Hovey, seconded by Karst, that this change order be approved and the Mayor be authorized to sign. Roll call as follows: Ayes, 6; No, none; carried.

Introduced by Councilman Karst was this letter from Attorney Eugene Bush, representing Stoddard-Mead Ford:

Sharp, Anderson & Bush
May 6, 1976

City Council
City of Idaho Falls
Idaho Falls, Idaho

Gentlemen:

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Request is hereby made for a variance from the standard curb cuts applicable to the City of Idaho Falls.

The Stoddard-Mead truck garage has recently been constructed on Denver Street. In order to avoid difficult turning requirements with attendant hazards to the orderly flow of traffic on Denver Street, a single curb cut commencing 20 feet west of the east property line and continuing to a point 10 feet east of the west property line is requested.

This will enable the trucks coming into the garage to turn right off of Denver Street into the appropriate bay without the necessity of stopping its turn and backing up.

There is a storage and parking area to the rear of the building and the requested curb cut will enable those trucks going to that area to similarly turn off of Denver Street without stopping and backing up in order to reach the desired designation.

If you need further information please let me know.

Sincerely yours,
s/ Eugene Bush

It was moved by Councilman Karst, seconded by Campbell, that this be referred to the Public Works Committee for study and recommendation to the full Council. Roll call as follows: Ayes, 6; No, none; carried.

Councilman Campbell introduced a request from the City of Ucon for building inspection services, effective June 1st, 1976, similar to the services this City provides the City of Ammon. It was moved by Councilman Campbell, seconded by Erickson, that this be referred to the City Attorney with instructions to prepare an appropriate agreement and that said agreement then be presented to the City Council for consideration. Roll call as follows: Ayes, 6; No, none; carried.

Councilman Campbell reported that he had recently met with the Bonneville Council of Governments Board and that, at said meeting, the subject of Bonneville County and cities within Bonneville County joining the Eastern Idaho Economic Development Association was discussed. It was noted that Idaho Falls had previously declined an invitation to participate in said Association. Campbell continued by saying that all elected officials were again urged to join. It was inferred that more E.D.A. monies would be made available through a regional organization. Campbell extended an invitation for all Councilmen to attend a meeting on June 2nd, at which time Mr. Al Ames, State Director of E.D.A. would be in attendance to discuss and explain the advantages of joining and participation in said regional organization.

Councilman Karst introduced the subject of a massive surface drainage program encompassing virtually the entire area within the City, east of the Snake River. He said this City receives none to ten inches of rain annually and that, normally, drainage does not pose a problem but that, more often than not, when rain is experienced, it deluges the area and there are not ample facilities for handling. Karst then discussed the City's limited drainage facilities. He said there were only two natural drainage streams, other than the Snake River; namely, Crow Creek and Sand Creek. He said none of these could be depended on for a long term drainage program, inasmuch as it will only be a matter of time when the City will be prohibited from running untreated surface drainage into the river. Karst continued by saying installation of drywells is no longer allowed and use of French drains is

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discouraged, inasmuch as the stored water might find its way into the underground aquifer. Karst said there were many places throughout the City where metal plates must be placed over catch basins during a heavy rain as the free flow of surface drainage would otherwise find its way into the sanitary sewer causing basements to flood and the temporary overloading of the sewage treatment plant and, meanwhile, the metal plates cause ponding of water on the streets. Karst said this program, if attacked in its entirety at one time, would cost 5 to 10 million dollars which, obviously, would be financially prohibitive.

Asked for comment, Public Works Director Lloyd showed on the map the area that had received remedial attention but he said this program had been discontinued in 1971.

Karst then continued his presentation by saying that the Engineering Department had made an in-depth study of the City, east of the river and had tentatively, outlined district boundaries for possible storm drainage L.I.D.'s, taking into consideration natural terrain and water flow and including in said water flow all contributing areas within said proposed districts. At the invitation of Karst, Design Engineer Turner appeared before the Council and, with the assistance of a City map, depicted the above mentioned tentative storm drainage L.I.D. Districts. Turner said the entire east side area could be handled as one L.I.D. except for the cost factor. For purposes of illustration, Turner outlined a particular area which should have priority consideration for the creation of an L.I.D. and, if created, would be known as L.I.D. #47. This area would be boundaried on the north by 9th Street, on the east by St. Clair Road, on the south by 17th Street and on the west as follows: Division Avenue from 9th, south to the alley between 11th and 12th; easterly on said alley to S.E. Bonneville Drive; southerly along S.E. Bonneville Drive to Ponderosa Avenue; then westerly along S.E. Bonneville Drive to the west boundary of the Asper Addition, excluding Lots 11,12,13 and 14, Block 5 of the Anderson-Jeppson Addition.

Turner continued by saying that area was designated as the No. 1 priority for an L.I.D. because it was entirely within the City limits and because within said area was the Lynhaven Addition where development is imminent. A 12" to an 18" trunk line would suffice for said addition but good planning to provide surface drainage for the entire area would call for a 27" line, cost of which would be borne by all effected residents if an L.I.D. were created. Turner discussed the cost of such an L.I.D. It was learned said cost would approximate \$290,000 coinciding with the property assessment in a like amount, arrived at by multiplying the total square footage of 5,006,700 by the cost per square foot of .58. Based on this formula, the cost for a 70' x 118' lot would be \$479.08, amortized at 7% over 15 years, or %52.60 per year. Using another illustration, Turner pointed out that the cost for a 75' x 130' lot would be \$565.50 or \$62.09 per year.

Mr. David Benton, local engineer, appeared briefly to ask why the triangle to the north, boundaried by St. Clair on the east, 9th on the south and the Idaho Canal on the west could not be included. Turner said it was possible and would be at the discretion of the City Council, although, because of the terrain, a different drainage slope would be encountered. Again, with specific reference to proposed L.I.D. #47 as outlined, Turner showed where storm drainage lines would be located, culminating at a lift station at 15th and June Avenue where the drainage water would be pumped into the Idaho Canal. In answer to a question by Councilman Hovey as to how such a district could be sold to the property owners not directly affected, Turner said this is a common problem in the creation of any storm drainage district. This led to general discussion on the same subject. The Mayor noted that, from his experience, having seen several such districts created and completed, much objection could be expected, initially, from those not directly affected; in other words, those who are contributors of drainage water, but do not experience flooding. But later on, continued the Mayor, when the results are known and experienced, most assessed property owners are satisfied.

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Mr. Cheney re-appeared before the Council briefly to volunteer an observation that there are many known instances where unsuspecting parties are sold real estate without having been advised of existing drainage problems. He said the City is faced with many engineering problems, including drainage, that should have been corrected years ago when the area was developed.

Turner then briefly discussed other areas, such as Falls Valley, where it would be difficult to create a drainage district because so much of the land that contributes drainage water is outside the City. Turner concluded his presentation with a general resume', showing low areas where there's water back-up, plans for future locations of main trunk lines and lift stations.

In the absence of further comment, it was moved by Councilman Karst, seconded by Campbell, that the Council endorse the general concept of eastside drainage districts and that the Engineering Department be authorized and directed to proceed with the development of proposes L.I.D. District #47. Roll call as follows: Ayes, 6; No, none; carried.

There being no further business, it was moved by Councilman Erickson, seconded by Wood, that the meeting adjourn at 9:20 P.M., carried.

ATTEST: s/ Roy C. Barnes
CITY CLERK

s/ S. Eddie Pedersen
MAYOR

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