

CITY OF POCA TELLO, IDAHO
CITY COUNCIL STUDY SESSION
MARCH 11, 2010

AGENDA ITEM NO. 1: Mayor Brian Blad called the City Council
ROLL CALL Study Session to order at 9:02 AM. Council
members present were Roger Bray, Craig
Cooper, Ron Frasure, Gary Moore, and Eva Johnson Nye. Council
member Brian Underwood arrived at 11:38 AM.

AGENDA ITEM NO. 2: Dr. Stephen Feit, Airport Commission Chair
AIRPORT COMMISSION Person, and David Allen, Staff Liaison,
UPDATE discussed the Commission's goals and
projects, as well as Council's policies and
expectations. Dr. Feit mentioned that the terminal remodel project
is proceeding and is expected to be finished in late May or early
June. He reminded the Council that there will be an Airport
Appreciation Day this spring. It will include an open house and
allow individuals to see the improvements that are taking place at
the airport. Dr. Feit stated that the Commission is continuing to
look for ways to increase boardings at the airport. He mentioned
that boardings for February showed an increase over February 2009
boardings. Dr. Feit provided information on the Japanese Garden
that is being created at the Airport. The Commission is planning
to dedicate the Japanese Garden when the Sister City delegation
from Iwamizawa Japan is in town. He also mentioned that the
trailer park located at the Airport will need to be closed as the
sewer system is failing.

During the discussion on the trailer park it was mentioned that
most of the trailers cannot be moved as they are old and do not
meet the codes which allow mobile homes to be moved. Dr. Feit
informed the Council that there are five trailers and the owners
believe that the City should provide them compensation if the
trailer park is closed.

Mr. Allen mentioned that staff is exploring possible funding
sources to assist the homeowners with relocation.

Mr. Moore stated that a time line should be given to the property
owners to allow them to move. He believes that one to two years
would be adequate time to plan for relocation.

In response to questions from the Council, Mr. Allen stated that
there are various reasons why the trailer park should be closed,
one of which is that it's not compatible with airport operations.
He mentioned that staff will work with the Legal Department to
determine the appropriate way to inform the property owners that
they will need to move.

AGENDA ITEM NO. 3: Chrystal Martin, Child Care Advisory
CHILD CARE ADVISORY Committee Chair Person; Judy Boren, Child
COMMITTEE UPDATE Care Advisory Committee member; and Dianne

Brush, Staff Liaison; discussed the Committee's goals and projects, as well as Council's policies and expectations. Ms. Brush informed the Council that there is a vacancy on the Committee and they are accepting applications. She mentioned that the Committee will come forward at a future date with proposed changes to the Child Care Code so the Code will be in line with State requirements.

Ms. Martin overviewed changes to the Code that the Committee is considering. Some of the changes are: that a person watching one child will need to be licensed, that all children on the premises must be counted for child to staff ratio, all firearms must be in a locked cabinet, and requiring all children on premises to be immunized. She mentioned that the Committee will also update the sections that need to be changed to meet State requirements.

Ms. Boren provided information on the training that is provided for child care providers and staff. She stated that last year the Idaho STARS program provided 75 training sessions. Ms. Boren overviewed the Care Courses programs that are available to providers. She mentioned that the Idaho STARS program has created a quality rating and improvement system for centers. Ms. Boren informed the Council that there are grants for providers to assist them in improving learning opportunities for the children under their care.

AGENDA ITEM NO. 4: Dr. Glenn Thackray, ISU Geosciences faculty member, and Steve Ernst, Bannock County Planner, provided information on the Lower Portneuf Valley Aquifer and the need for Bannock County to develop a Ground Water Protection Overlay for the area of the County north of the Portneuf Gap. Mr. Ernst informed the Council that Bannock County is developing a Ground Water Protection Overlay and Dr. Thackray will provide information on the aquifer's unique characteristics, and existing threats to water quality from sources such as leaking septic tanks and improperly stored/disposed hazardous materials.

Dr. Thackray provided information on the Bonneville Flood and explained how the flood affected the aquifer of today. He stated that the Highway Pond is an opening into the aquifer and is a big area of vulnerability and that the aquifer is recharged mainly from the Mink Creek and Gibson Jack drainages. Dr. Thackray mentioned that more water is being taken out of the aquifer than is being recharged into the aquifer. He stated that the quality of water that comes from the tap in Pocatello is good and all water quality requirements are being met. Dr. Thackray went on to explain how Trichloroethylene (TCE) moved through the aquifer, the steps that are being taken to clean it from the system, and how TCE is measured in the City's water system. He further explained the costs associated with monitoring the TCE contamination.

Dr. Thackray explained that there are approximately 245 underground fuel storage tanks in the area. It is estimated that 16% of the tanks could be leaking, which adds to the contaminants in the aquifer. He explained that septic tank degradation also impacts water quality.

Additional discussion was held on how the aquifer is affected during high and low water years. Studies have shown that in low water years the amount of pollutants in the aquifer increases. However, scientist cannot say categorically that low water equals high contamination levels. Dr. Thackray once again stated that the municipal water supply complies with all standards, but contamination adds costs to supplying the water.

AGENDA ITEM NO. 5: Nile Spears, Gateway Habitat for Humanity Board President; Brenda Pollard, Gateway Habitat for Humanity Executive Director; Robert Chambers, Planning and Development Services Director; and Lee Ann Dutton, Neighborhood and Community Services Manager; discussed the possibility of Gateway Habitat for Humanity leasing office space within City Hall. Mr. Chambers stated that Gateway Habitat for Humanity is an important partner in expanding safe and affordable housing to certain segments of the population.

Ms. Dutton reminded the Council that Community Development Block Grant (CDBG) funds are to be used to create safe and affordable housing. She explained that individuals who are placed in Habitat for Humanity homes are required to put in at least 500 hours during the construction of their home. Additionally, their payments are usually less than the standard mortgage amounts because they do work with the volunteers who are building the homes. Ms. Dutton stated that the City needs Habitat to be successful to help the City meet the requirements of the CDBG. She stated that there is space in City Hall which Habitat for Humanity could share with other part-time staff.

Mr. Chambers mentioned that the space will help create long-term success for Habitat for Humanity. He stated that staff is requesting Council permission to move forward and prepare documents for future Council consideration.

Mr. Frasure expressed concerns that the City could be setting a precedent and he asked why Habitat for Humanity could not partner with other organizations.

Mr. Chambers stated that staff is making the recommendation for the lease as Habitat for Humanity shares the same purpose as the CDBG program. He reminded the Council that CDBG funds are being used to fund Habitat for Humanity. Mr. Chambers mentioned that staff did

contact Pocatello Neighborhood Housing Services and they have no room for the group at the present time.

Mr. Spears stated that Habitat for Humanity is seeking a partnership with the City to lend credibility to the Gateway Habitat for Humanity organization and focus where people will come to receive information on Habitat. He believes there will be a benefit with this partnership and hopes to move from City Hall within two years.

Ms. Dutton reminded the Council that the City partnered with Pocatello Neighborhood Housing in the same way that Habitat for Humanity is requesting. She reiterated that if Habitat for Humanity could construct two homes a year, they could receive funding from their national organization for their own office space.

Mr. Spears explained how having an Executive Director would help Habitat for Humanity become a viable group. He feels this is a step to help Habitat for Humanity become an organization that can build more than one house every two years.

Mr. Bray stated that Habitat for Humanity fills a niche in the community. It provides homes for individuals who cannot qualify for traditional loans.

It was the consensus of the Council that staff should proceed with developing an agreement for Council consideration.

AGENDA ITEM NO. 6: Michelle Pak, Associate Planner; Ted Davis, ARTS AND CULTURE Planning and Zoning Commission member; and CHAPTER FOR Kim Hirning, Pocatello Arts Council member; COMPREHENSIVE PLAN discussed a proposed Arts and Culture Chapter for the Comprehensive Plan. Ms. Pak overviewed the steps taken to develop the Arts and Culture Chapter for the Comprehensive Plan. She provided an overview of the goals that are included in the proposed chapter. The goals are: encourage an environment that enhances arts and cultural experiences; promote arts and culture that reflects the community's identity and invokes civic pride; and promote the expression of arts and culture as a key component to a positive quality of life.

Mr. Davis mentioned that the Chapter stated that the Pocatello Arts Council takes the lead in promoting the Chapter.

Additional discussion was held on the possible impacts to the Arts Council if the Chapter is passed.

Ms. Pak mentioned if the Council is supportive of adding a chapter to the Comprehensive Plan, a public hearing will be scheduled with

the Planning and Zoning Commission. Once the Planning and Zoning Commission reviews the proposal, a recommendation would come to the City Council for consideration.

It was the consensus of the Council that staff should move forward with the proposal.

AGENDA ITEM NO. 7: Michelle Pak, Associate Planner, and Ted PORTABLE STORAGE UNITS Davis, Planning and Zoning Commission member, discussed a proposed ordinance for regulating portable storage units. Ms. Pak thanked business owners who provided information on the proposed code. She clarified that the current code does not adequately address portable storage units and mentioned that staff had discussed the possibility of requiring permits for placement of the units. However, after discussions with business owners, staff determined that self-regulation of the time limits could work. Ms. Pak mentioned that the proposed size standards need to be adjusted to allow for the use of larger units. Concerns that were raised on where units can be placed were also discussed.

General discussion was held on the amount of time a unit could be placed on the street. Some Council members felt that they should not be on a street any longer than 2 days while other felt that 2 weeks would be an appropriate time period.

Ms. Pak clarified that in the draft ordinance time frames were not given for commercial use of storage units. However, concerns were expressed that a time limit of 12-months for storage units to be at construction sites is not adequate. Ms. Pak stated that adjustments to the proposed ordinance will be made based on the comments staff has received and will receive from businesses that rent the units. The revised ordinance will go to the Planning and Zoning Commission for a public hearing. Following the public hearing it will come to the Council for consideration.

Ms. Pak provided pictures of various storage units in Pocatello. She explained that currently concerns with storage units in residential areas cannot be addressed and that is why staff is requesting permission to move forward with an ordinance to address portable storage units. Ms. Pak stated that staff will reconsider the amount of advertising that can be placed on a portable storage unit.

Dee Ann Wilson, Shirley Jones, and Denny Jones, business owners who rent portable storage units, were present to discuss their concerns with the proposed ordinance. Ms. Wilson stated that they are pleased that staff will consider their concerns when they revamp the ordinance.

Mr. Jones informed the Council that his business does not paint all of their storage units the same due to the costs that would be involved.

Ms. Wilson asked when the Council determines time limits for units in residential areas they consider people who have had a floor or fire in their homes. She mentioned that those individuals usually need the container for more than two weeks. Mr. Jones concurred that containers that are used for these purposes need to be kept longer than two weeks.

General discussion was held about the amount of time a unit should be left at a construction site in residential and commercial areas.

Council member Brian Underwood joined the Study Session during the discussion.

Mr. Jones feels that issues on storage units should be complaint driven. If a neighbor feels a container has been in the area too long, then the time period should be addressed.

Council provided general direction to staff on how to proceed with the proposed ordinance.

AGENDA ITEM NO. 8: Mike Irwin, Fire Chief, and David Swindell, FIRE AERIAL Chief Financial Officer, discussed financing APPARATUS FINANCING options for a 75' Heavy Duty Aerial Fire Apparatus. Mr. Irwin provided information on the need for the new Aerial Fire Apparatus. It was mentioned that the bid for the equipment will be considered at the March 18, 2010, Regular City Council meeting.

Mr. Swindell mentioned that the apparatus will replace a 1990 ladder truck. He reminded the Council that the cost for a ladder truck is higher than the price for a pumper truck.

Mr. Irwin overviewed the built-in safety features on the apparatus that will be recommended for purchase. He mentioned that the safety features also make the unit easier to handle.

Mr. Swindell overviewed a way to pre-pay for the equipment. If the City pre-pays for the equipment it would reduce the purchase price by \$17,387.00. In order to pre-pay for the equipment the City would need to take out a loan. He stated if the Council approves pre-payment the Fire Department's budget authority would need to be increased. Mr. Swindell provided information on an anticipated payment schedule.

General discussion was held concerning other possible funding sources.

It was the consensus of the Council that staff may proceed with exploring funding possibilities for the Aerial Fire Apparatus.

General discussion was held on the condition of the City Hall roof and parking lot.

Mayor Blad adjourned the meeting at 12:10 PM.

APPROVED:

BRIAN C. BLAD, MAYOR

ATTEST:

RHONDA L. JOHNSON, MMC, CITY CLERK