

November 8, 2019

The City Council of the City of Idaho Falls met in Executive Session, Friday, November 8, 2019, in the City Annex Conference Room in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 7:30 a.m.

There were present:

Mayor Rebecca L. Noah Casper
Councilmember Michelle Ziel-Dingman
Councilmember Thomas Hally
Councilmember Shelly Smede
Councilmember Jim Freeman

Absent:

Councilmember Jim Francis
Councilmember John Radford

Also present:

Bryce Johnson, Police Chief
Royce Clements, Police Captain
Jessica Clements, Police Department Public Information Officer
Pamela Alexander, Municipal Services Director
Kerry Beutler, Community Development Services Assistant Planning Director
Michael Kirkham, Assistant City Attorney

The Executive Session was called pursuant to the provisions of Idaho Code Section 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency.

There being no further business, the Executive Session concluded at 7:50 a.m.

The City Council of the City of Idaho Falls met in Special Meeting, Friday, November 8, 2019, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 8:00 a.m.

There were present:

Mayor Rebecca L. Noah Casper
Councilmember Thomas Hally
Councilmember Shelly Smede
Councilmember Michelle Ziel-Dingman
Councilmember John Radford (by telephone)
Councilmember Jim Freeman (arrived at 8:17 a.m.)

Absent:

Councilmember Jim Francis

Also present:

Bryce Johnson, Police Chief
Royce Clements, Police Captain
Jessica Clements, Police Department Public Information Officer
Pamela Alexander, Municipal Services Director
Kerry Beutler, Community Development Services Assistant Planning Director
Michael Kirkham, Assistant City Attorney
Kathy Hampton, City Clerk

Mayor Casper called the meeting to order at 8:14 a.m. with the following agenda item:

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Municipal Services Department: The Municipal Services Department recommends acceptance of the environmental testing and inspection of the Idaho Livestock Commission Company of Bonneville County, Idaho, titled Idaho Livestock Auction Company.

Councilmember Smede stated one (1) of the stipulations to complete this purchase was an environmental study including Phase II of soil and air; asbestos and lead-based paint; and, the historic preservation of the area. She stated no detection of pesticides were reported in any soil sample that was collected at the site and there were very low-level detections of Semi-volatile Organic Compounds (SVOCs) in soil samples. Some soil vapors samples exceeded the Environmental Protection Agency (EPA) Residential Screening Levels (RSLs) although these were attributed to auto exhaust contamination from the nearby Northgate Mile or on-site vehicles. Councilmember Smede noted waterline breaks and repairs are not uncommon on this property. She also stated asbestos containing building materials were found present in the building primarily in commercial floor tiles and/or mastic glue located in office spaces on both levels of the building. Asbestos was also found present in the window glazing original to the construction of the building. Lead-based paint coatings were sampled and were found to be at significantly lower levels relative to the EPA threshold. Councilmember Smede stated alterations to the property resulted in a loss of integrity. The property is recommended not eligible for listing on the National Register of Historic Places and, therefore, does not qualify as a historic property. Councilmember Smede indicated this property is an important piece of history related to agriculture. She noted a placard will be included on the facility commemorating this history.

Mayor Casper stated this item was reviewed in the Executive Session with all reports sounding favorable. Councilmember Smede reviewed roof, windows, and, flooring costs which amounts to approximately \$30,000. This amount was less than anticipated. Mayor Casper noted keeping the current structure is unknown at this point. She stated the sale will be finalized with the current owners and the current owners will continue operation through the end of the calendar year. She also confirmed the property is the site that has been designated and will be rehabilitated for the future Idaho Falls Police Department (IFPD) facility as she believes the City is good at redevelopment and renewal. Mayor Casper stated no construction will begin until an architectural design for cost estimates has been completed. The Councilmembers will then need to consider funding. A Request for Qualifications (RFQ) for the architectural design will be distributed in the near future. The length of time for this process is unknown. Mayor Casper encouraged the Councilmembers to move forward without undue delay.

It was then moved by Councilmember Smede, seconded by Councilmember Dingman, to accept the results of the environmental testing for the property. Roll call as follows: Aye – Councilmembers Smede, Hally, Dingman, Radford, Freeman. Nay – none. Motion carried.

There being no further business, the meeting adjourned at 8:25 a.m.

s/ Kathy Hampton
CITY CLERK

s/ Rebecca L. Noah Casper
MAYOR