

City Council Minutes

January 18, 2017

35 North 1st East
Rexburg, ID 83440

blairk@rexburg.org
www.rexburg.org

Phone: 208.359.3020 x2313
Fax: 208.359.3022



CITY OF
REXBURG
America's Family Community

January 18, 2017

Mayor Jerry Merrill

Council Members:

Christopher Mann	Jordan Busby
Donna Benfield	Tisha Flora
Brad Wolfe	Sally Smith

City Staff:

Stephen Zollinger – City Attorney
Matt Nielson – Finance Officer
John Millar – Public Works Director
Val Christensen – Community Development Director
Scott Johnson – Economic Development Director
Blair Kay – City Clerk

6:00 P.M. City Hall “Work Meeting”

A. 74-206. EXECUTIVE SESSIONS (d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code.

Attending: Council President Smith, Council Member Flora, Council Member Benfield, Council Member Mann, Council Member Busby, and Mayor Merrill.

Council Member Wolfe asked to be excused.

Mayor Merrill asked for a motion to go into executive session to consider records that are exempt from disclosure as provided in chapter 1, Title 74 of the Idaho Code.

Council Member Busby moved to go into EXECUTIVE SESSIONS per Idaho Statute 74-206 (d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code. Council Member Benfield seconded the motion; Mayor Merrill asked for a roll call vote;

Those voting aye

Council President Smith

Those voting nay

None

Council Member Flora
Council Member Benfield
Council Member Mann
Council Member Busby

The motion carried

Executive Session;
Executive Session ended at 6:28

6:30 P.M. City Hall Council Meeting

Rhett Miller said the prayer.
Lyle Falkner led the pledge.

Roll Call of Council Members:

Attending: Council President Smith, Council Member Flora, Council Member Benfield, Council Member Mann, Council Member Wolfe, Council Member Busby, and Mayor Merrill.

Council Member Wolfe asked to be excused.

Public Comment: not scheduled on the agenda (limit 3 minutes); issues may be considered for discussion on a future agenda. Please keep comments on point and respectful.

Presentations: None

Committee Liaison Assignments for 2017:

A. Council Member Mann: *Golf Board · Emergency Services Board · GIS Oversight · Development Workshop*

Council Member Mann reported the Development Workshop met. They discussed several events that are coming up. He said he was impressed with how many people the Development Workshop employs and is happy to have them in Rexburg. One of the events they discussed is A Date with Chocolate, on March 31st at the Madison Middle School. He said the event is held to promote public awareness and as a fundraiser for the Development Workshop. The funds collected at the fundraiser go towards the many projects they offer.

B. Council Member Busby: *· Airport Board · Traffic & Safety · Trails of Madison County*

Council Member Busby reported the Traffic & Safety Committee did not meet. The Airport Board meeting was postponed; the next meeting will be held on January 25th. He encouraged all to attend the meeting to find out what is happening with the airport.

Mayor Merrill said the Traffic & Safety is in need of new members to serve on the committee. Community Development Director Christensen asked the Mayor and City Council to keep in mind that several members of the Planning and Zoning Commission, terms will be ending and will need to be replaced. Mayor Merrill replied there are several people in the community who have showed interest in serving on the Planning and Zoning Commission.

C. Council Member Benfield: *Police · MYAB · Parks & Recreation*

Council Member Benfield reported the Police Department is doing well! She said she spoke with Police Chief Turman today, he reported that things are quiet and safe. The Recreation Department is busy with the winter sports registrations. The Zone is being rented out quite frequently for many different events.

Council Member Benfield commended Mary Flanary for her efforts with the Mayor's Youth. Mary has been able to keep the youth members active and busy. They toured the Street Shop and the Wastewater Treatment Plant last week. The youth are learning a lot about how the City operates. She said they are planning a mock City Council Meeting for next month. She is pleased that the youth are active and well engaged this year.

D. Council Member Smith: *Legacy Flight Museum · Beautification Committee · M.E.P.I.*

Council President Smith reported the Legacy Flight Museum has not met. They will meet next month to discuss the fly in and breakfast held in June. M.E.P.I. met a week ago to discuss the upcoming events. The Startup Weekend will be held on Feb 2nd – 4th at NorthPoint. They also discussed the first annual East Idaho STEM (Science, Technology, Engineering and Math) Fair that will be held on March 18th at the Madison Jr. High School. She said the Business Competition will be held in June.

Council President Smith reported they are creating a Beautification Committee. She and Melanie Davenport are working on contacting some people to help beautify the city before the visitors are in town to see the eclipse. The committee will also be reviewing the plans for the Center Street Project.

E. Council Member Flora: *School Board · Rexburg Arts Council/ Museum of Rexburg*

Council Member Flora reported she met with the Rexburg Arts Council and they are officially turning in a 501c3 Non-Profit Form. They will also be changing their name to Upper Valley Arts Council. They are excited to become their own entity; however, they will still support the City in helping with art events. The Rexburg Arts Council will be helping with The Great Gatsby Valentine Gala fundraiser. The funds collected at the fundraiser will go towards the restoration of the Romance Theater. They will continue to support the Rexburg Orchestra, the weekly summer concerts, and do a fundraiser during the eclipse event this summer.

Council Member Flora said she met with Jackie Rawlings. They discussed the many events planned for February. Some of the events include the Rexburg's Got Talent Auditions on February 4th. She encouraged everyone to visit the Arts Council web-site to find out the details of all the events.

Council Member Flora said Mr. Cooley with the Standard Journal Newspaper is looking for monthly articles from the Mayor and City Council to share what is happening in the City. The articles need to be kept under a thousand words and a picture needs to be submitted too.

Mayor Merrill stated some of the topics for the newspaper articles will be about the different City departments and what they do. He asked for the articles being turned in to Mr. Cooley be accurate and to check with City Staff to make sure they are.

F. Council Member Wolfe: *Planning & Zoning · Urban Renewal Agency · IBC*

Staff Reports:

A. Finance: - Matt Nielson

1. Finance Reports

Finance Officer Nielson reviewed the Treasurer's Expenditure Report. He explained the reasons why some of the accounts are in the negative. The Airport Construction Account is at a negative \$136,000.00. Public Works Director Davidson is in the process of collecting the funds from the FAA; once the funds are collected it will bring the account into a positive balance.

Finance Officer Nielson reviewed the negative \$100,000.00 in the Paramedic Care Account. Several of the paramedics were sent to the east coast to fight some of the fires that were going on there. He said it takes time to collect the money from those entities; however, once the funds are collected the account will be in the positive.

Finance Officer Nielson explained the Park Impact Account has about one million dollars in reserves for the ball diamonds. The revolving Loan Fund has about 1.2 million dollars total. He said half of the funds are invested in the small business loans and they will be looking at issuing a small loan in the next thirty days.

Finance Officer Nielson reported the sewer plant is at a negative and will take another 1.1 to 1.2 million dollars to complete. After the sewer plant is completed there will only be about two million dollars left in the reserves and zero in the capital reserve. They will probably need to borrow from the operating reserve until the capital is built back up.

Finance Officer Nielson said there is about two million dollars in the Streets Account Reserve. Public Works Director Davidson will be discussing a new Local Improvement District where these funds will be used. He explained the Water Capital Reserve has a negative 1.1 million dollars in the Construction Account. They have submitted a loan request to DEQ for the third time. The loan amount requested is for about 1.1 million dollars.

Council Member Busby asked about the Community Safety Lighting Fund. He said there was a list of areas in the City that need lighting. Public Works Director Davidson said City Engineer Brett McDermott is working on a bid for the safety lighting. Some of the funds will also be used to relight Center Street.

Council Member Flora asked about the Romance Theater being in the negative. Finance Officer Nielson explained it is normal for this account to be in the negative because the funds aren't

transferred until the end of the year; however, they have spent a lot of their capital early on in the year.

CITY OF REXBURG
TREASURER'S EXPENDITURE REPORT BY FUND
FISCAL YEAR TO DATE ENDING 12/31/2016 @ 25% of the Fiscal Year 2017

#	FUND	WAGES	CAPITAL	OTHER	TOTAL	BUDGET	BUDGET	END BAL.
48	AIRPORT CONSTRUCTION		77,996	0	77,996	277,200	28%	-136,089
47	AIRPORT OPERATIONS	203		4,499	4,702	28,300	17%	8,904
49	AIRPORT RESERVE			0		535,000	0%	340,621
36	ARTS PROMULGATION			4,599	4,599	201,500	2%	108,687
28	BUILDING SAFETY AND P&Z	106,965	28,889	118,321	254,175	1,851,300	14%	983,263
85	COMMUNITY SAFETY LIGHTING			19,386	19,386	471,000	4%	324,677
83	EI BUSINESS COMPETITION			0		21,000	0%	2,152
19	FIRE DISTRICT			0		1,363,000	0%	774,524
21	FIRE EMPLOYEES TRUST			1,294	1,294	36,000	4%	29,926
20	FIRE IMPACT FEES			0		100,600	0%	76,696
18	FIRE JOINT EQUIPMENT		22,713	0	22,713	699,200	3%	541,253
17	FIRE OPERATIONS	349,693	1,569	321,408	672,670	3,041,800	22%	-294,973
37	FIRE PARAMEDIC CARE UNIT	132,643		55,452	188,095	349,900	54%	-100,944
93	FIRE PIPES & DRUMS			1,063	1,063	8,400	13%	10,924
32	FIRE STATION ADDITION			0			0%	
01	GENERAL	1,086,389	7,769	930,010	2,024,168	10,816,700	19%	3,092,879
29	GEOGRAPHIC INFORMATION SYS.	52,856		36,403	89,259	436,200	20%	-34,758
51	GOLF COURSE CONSTRUCTION			1,142	1,142	30,000	4%	-603,742
50	GOLF COURSE OPERATIONS		10,725	70,159	80,884	448,900	18%	1,257,313
24	LEGACY FLIGHT MUSEUM		21,512	8,600	30,112	168,100	18%	61,033
53-58	LID CONSTRUCTION FUNDS		14,224	4,290	18,514	1,250,000	1%	-21,881
59-79	LID DEBT SERVICE FUNDS			0		534,000	0%	-70,786
45	MAYOR'S YOUTH COMMITTEE			396	396	7,200	6%	2,658
38	PARKS IMPACT FEES			0		1,118,500	0%	1,000,303
41	PARKS RIVERSIDE CONSTRUCTION			0		1,878,500	0%	
14	POLICE ANIMAL CONTROL	15,963		19,974	35,937	130,400	28%	-27,151
08	POLICE D.A.R.E.			13	13	23,700	0%	3,192
09	POLICE DRUG INTERD./EDUC.			619	619	20,000	3%	19,788
07	POLICE IMPACT FEES			271	271	76,000	0%	-94,739
91	POLICE SHOP WITH A COP			9,772	9,772	43,100	23%	18,219
13	POLICE SMALL GRANTS	5,373		5,306	10,679	45,500	23%	2,146
03	RECREATION PROGRAMS	10,323		27,072	37,395	316,900	12%	-15,865
22	REVOLVING LOAN			1,730	1,730	24,700	7%	1,273,982
94	REXBURG ARTS COUNCIL TRUST			0		4,500	0%	2,362
81	REXBURG CULTURAL ARTS	2,098		16,288	18,386	71,200	26%	-5,863
23	REXBURG RAPIDS	4,303		17,270	21,573	719,300	3%	231,020
40	ROMANCE THEATER	11,528	33,557	12,669	57,754	112,000	52%	-52,548
25	SANITATION OPERATIONS	55,889	36,000	386,780	478,669	1,975,500	24%	1,649,907
35	SEWER CAPITAL RESERVE			0		1,785,800	0%	2,167,373
27	SEWER OPERATIONS	124,456	287,400	504,526	916,382	7,181,900	13%	20,783,776
52	SEWER PLANT CONSTRUCTION		2,477,662	0	2,477,662	2,000,000	124%	-2,477,662
31	SHOP CONSTRUCTION		56,649	0	56,649		0%	7,982
84	STREET 2nd EAST & MOODY RD CONST.		13,970	0	13,970	3,633,300	0%	-13,970
30	STREET DOWNTOWN REVITALIZATION					667,800	0%	
33	STREET IMPACT FEES			0		350,000	0%	175,720
44	STREET NEW CONSTRUCTION			0		2,069,400	0%	298,919
02	STREET OPERATIONS	112,771	4,260	239,077	356,108	3,304,200	11%	-163,566
43	STREET REPAIR CONTRACTS		10,033	645	10,678	1,702,000	1%	1,446,295
04	TABERNACLE (Aud. & Museum)	10,091	-2,025	11,270	19,336	183,000	11%	-15,518
05	TABERNACLE ORCHESTRA			2,477	2,477	7,900	31%	-474
39	TRAILS OF MADISON COUNTY			75	75	5,000	2%	-75
90	VETERANS MEMORIAL TRUST			0		6,100	0%	5,003
34	WATER CAPITAL RESERVE			0		1,873,800	0%	1,560,426
26	WATER OPERATIONS	89,207	137,499	370,597	597,303	12,923,200	5%	16,285,571
42	WATER CONSTRUCTION FUND		1,106,209	0	1,106,209	9,973,500	11%	-1,106,209
	TOTAL	2,170,751	4,346,611	3,203,453	9,720,815	76,902,000	13%	49,310,681

Citizens are invited to inspect the detailed supporting records of the above financial statement.

Finance Officer Nielson explained the operating expenditures should be at 25% for this time of year. Some are slightly higher. The Building Department is slightly higher because they purchased a vehicle. The Legacy Flight Museum is also high at 54% because they purchased a Beechcraft airplane.

Finance Officer Nielson said overall the City has spent 23% in operating which equals to about 5.7 million dollars and about four million dollars in capital. The majority of the funds have been spent on the water and wastewater projects.

CITY OF REXBURG

FY 2017

BUDGET SUMMARY REPORT

3 months ending
12/31/2016

Page 1

EXPENDITURES

OPERATING EXPENDITURES

	BUDGET	ACTUAL	25%	FORECAST
Arts	374,100	97,954	26%	379,100
Building Maintenance	37,700	9,319	25%	37,700
Building Safety	698,100	198,578	28%	736,100
Customer Services	351,300	72,670	21%	351,300
Economic Development	283,700	86,919	31%	303,500
Emergency Services	3,376,900	860,765	25%	3,200,900
Financial Management	810,700	198,086	24%	810,700
GIS	436,200	89,259	20%	436,200
Golf Courses	448,900	80,884	18%	448,900
Human Resources	105,100	25,821	25%	105,100
Information Technology	461,700	91,216	20%	461,700
Legacy Flight Museum	56,100	30,112	54%	56,100
Legal Services	226,500	59,562	26%	226,500
Mayor, Council & Mayor's Youth Advisory Board	376,000	97,151	26%	376,000
Miscellaneous	51,400	6,516	13%	52,900
Parks & Ball Diamonds	557,600	111,481	20%	557,600
Planning & Zoning	261,500	55,596	21%	261,500
Recreation Administration & Programs	519,000	63,533	12%	519,000
Rexburg Rapids	432,800	21,573	5%	432,800

Police Department

Administration Division & Fund 09	1,102,100	236,155	21%	1,102,100
Patrol Division & Funds 13	2,095,900	478,429	23%	2,103,900
Investigations Division	647,900	173,833	27%	647,900
Community Services Division & Funds 08,11,14	566,400	134,217	24%	570,700
Total Police Department	4,412,300	1,022,634	23%	4,424,600

Public Works

Shop	480,200	108,535	23%	480,200
Sanitation	1,934,400	478,669	25%	1,934,400
Water	2,395,200	597,303	25%	2,398,700
Wastewater - Treatment	2,275,900	610,332	27%	2,275,900
Wastewater - Collection	1,370,700	306,049	22%	1,370,700
Street Operations	1,882,300	356,108	19%	1,886,300
Street Repair Contracts	240,000	10,678	4%	245,000
Total Public Works	10,578,700	2,467,674	23%	10,591,200

TOTAL OPERATING EXPENDITURES

24,856,300 5,747,303 23% 24,769,400

CAPITAL EXPENDITURES

Engineering	624,300	160,460	26%	624,300
Construction 06,30,31,32,39,41,42,44,46,49,51-58,82,85	20,755,200	3,771,607	18%	21,623,700
Contributed Capital	2,600,000		0%	2,600,000
Capital Reserve Funds 07,18,20,33,34,35,38	1,885,900	22,985	1%	2,375,900
LID Debt Service Funds 59-69	1,166,100		0%	1,166,100
Trust & RLF Funds 15,16,19,21,22,90,91	64,900	13,861	21%	211,600
TOTAL CAPITAL EXPENDITURES	27,096,400	3,968,913	15%	28,601,600

Contingent Operating Expenses	2,577,000		0%	2,307,700
Contingent Capital Expenses	2,149,800		0%	1,909,800
Internal Transfers Out for Operations	2,899,500	4,599	0%	3,179,300
Internal Transfers Out for Capital	17,323,000		0%	17,175,600

TOTAL EXPENDITURES FOR ALL FUNDS

76,902,000 9,720,815 13% 77,943,400

Finance Officer Nielson reviewed the Operating Revenues Report. There is a deficit because the City has spent 3.7 million dollars more than what has been collected. The City will be collecting about half a million dollars from streets and about two million dollars from property taxes. Some of the deficit has been cash flowed by the reserves. In the capital section the 1.1 million dollars will be collected from the DEQ Loan in about 60 days.

CITY OF REXBURG
FY 2017

BUDGET SUMMARY REPORT
3 months ending
12/31/2016

Page 2

REVENUES	BUDGET	ACTUAL	25%	FORECAST
OPERATING REVENUES				
County Road Tax	844,000	69,891	8%	844,000
Federal Grants	497,000	7,560	2%	462,000
Franchise Fees	1,629,400	123,047	8%	1,629,400
Fund Balances for Operations	1,951,400		0%	2,530,600
Interest	161,500	14,344	9%	161,500
Interfund Charges for Services	2,873,700	695,925	24%	2,873,700
Miscellaneous	529,300	90,231	17%	529,300
Operating Contributions	2,706,000	551,253	20%	2,718,000
Parks, Recreation, Museums, Arts, Golf	1,219,100	59,430	5%	1,219,100
Permits & Licenses	737,200	260,968	35%	737,200
Property Tax	4,314,400	369,403	9%	4,314,400
State Taxes & Grants	2,695,900	14,366	1%	2,705,900
Utility Charges -Water	2,489,000	518,087	21%	2,489,000
Utility Charges -Wastewater	4,162,000	1,009,538	24%	4,162,000
Utility Charges -Sanitation	1,975,000	517,532	26%	1,975,000
TOTAL OPERATING REVENUES	28,784,900	4,301,575	15%	29,351,100
CAPITAL REVENUES				
Borrowing	5,888,700	956,446	16%	5,888,700
Capital Reserve Funds	5,006,100	646,348	13%	5,048,800
Construction Funds	5,358,400	52,924	1%	5,711,800
Contributed Capital	2,485,000		0%	2,813,500
Engineering Billings	623,300		0%	623,300
Fund Balances for Capital	3,563,600		0%	3,711,800
Grants	2,444,500	-121,535	-5%	2,444,500
LID Funds	498,100	39,808	8%	498,100
Trust Funds	1,483,300	105,094	7%	1,530,000
TOTAL CAPITAL REVENUES	27,351,000	1,679,085	6%	28,270,500
Contingent Operating Revenues	34,800		0%	2,800
Contingent Capital Revenues	508,800		0%	508,800
Internal Transfers In for Operations	2,889,500	4,599	0%	3,158,800
Internal Transfers In for Capital	17,333,000		0%	17,170,600
TOTAL REVENUES ALL FUNDS	76,902,000	5,985,259	8%	78,462,600
OPERATIONS SUMMARY				
TOTAL OPERATING REVENUES	28,784,900	4,301,575	15%	29,351,100
TOTAL OPERATING EXPENDITURES	24,856,300	5,747,303	23%	24,769,400
---NET OPERATIONS	3,928,600	-1,445,728	-8%	4,581,700
CAPITAL SUMMARY				
TOTAL CAPITAL REVENUES	27,351,000	1,679,085	6%	28,270,500
TOTAL CAPITAL EXPENDITURES	27,096,400	3,968,913	15%	28,601,600
---NET CAPITAL TRANSACTIONS	254,600	-2,289,828	-9%	-331,100
TOTAL ALL REVENUES	76,902,000	5,985,259	8%	78,462,600
TOTAL ALL EXPENDITURES	76,902,000	9,720,815	13%	77,943,400
NET ALL REVENUES OVER EXPENDITURES	0	-3,735,556	-5%	519,200

Finance Officer Nielson reviewed the Cash and Investments Report. The City has dropped about 2.5 million dollars since the beginning of the fiscal year because of the wastewater project. He said as the rates have increased. The City has shifted quite a bit of money from the short term investments

into two-year investment terms with Moreton Asset Management Securities and Zions. They have been managing the investments and the City is averaging about 1.4% return instead of a .4% return which is about \$60,000.00 more per year.

CITY OF REXBURG
FY 2017

**CASH & INVESTMENT
 BALANCE REPORT**

CASH & INVESTMENTS*	BALANCE AS OF 12/31/2016	Percentage of Portfolio
Bank of Commerce Legacy Flight Museum Checking	40,291	0.21%
Beehive Credit Union CD	250,000	1.27%
Cash On Hand	1,350	0.01%
Citizens Community Bank CDARS	1,431,813	7.30%
Citizens Community Bank Checking (RLF)	153,705	0.78%
Idaho Central Credit Union CD	250,000	1.27%
Idaho Central Credit Union Savings	25	0.00%
Moreton Asset Management Government Securities	3,653,653	18.62%
Real Estate Investments (Streets)	307,085	1.56%
State Diversified Bond Fund	7,338,077	37.39%
State Local Government Investment Pool--City	683,354	3.48%
State Local Government Investment Pool--Fire District	435	0.00%
Wells Fargo Bank Drug Fund Checking	19,884	0.10%
Wells Fargo Bank Fire District Checking & Savings	275,509	1.40%
Zions Bank Capital Advisors	2,502,844	12.75%
Zions Bank Collateralized Acct	1,847,924	9.42%
Zions Bank Direct Auction-Agencies	444,231	2.26%
Zions Bank Direct Auction-CD	200,000	1.02%
Zions Bank General Checking	204,656	1.04%
Zions Bank Payroll Checking	22,419	0.11%
TOTAL	19,627,255	100.00%

Discussion:

B. Public Works and Engineering: Keith Davidson

1. Recommendation of Intent to Create LID47 by Resolution 2017 – 01

Discussion:

Public Works Director Davidson reviewed the areas of LID47 that need repaired including sidewalk, curb and gutter. Local Improvement District 47 covers a larger area than previous LIDs. The blue lines indicate sidewalk and the pink indicate curb and gutter that need to be replaced, starting on 1st South to 4th South. He explained the estimated cost is based on using a handset for the curb and gutter.

5th West Overview.



DRY



Ricks Avenue Overview.



Misc. Street Overview for LID47



Council Member Mann asked if development is anticipated on 5th West and if they were to develop that area, shouldn't the City wait to make any repairs or additions to the sidewalk, curb and gutter. There is a lot of traffic on South 5th West. He questioned the possibility of widening the street in the future. Public Works Director Davidson said the traffic volumes haven't necessitated the widening of the street. The street is wide enough to add a turn lane to alleviate traffic flows if needed.

Public Works Director Davidson explained normally with large construction projects letters are sent out notifying the residents of the Local Improvement District and about the option of hiring their own contractor to install their sidewalks. The street, curb and gutters are installed by the contractor the City hires to avoid any delays or problems.

Council Member Flora questioned if the estimated costs are included in the letters sent out to the residents. He mentioned the costs are included in the letters. The costs of installing the curb and gutter have many variables. In LID47 the curb and gutter is mainly against the sidewalk which will require a handset technique to be used to install the curb and gutter, causing the costs to be higher.

Public Works Director Davidson reviewed the repairs needed on Ricks Ave. There are water lines, sidewalk, curb and gutters that need replaced. Council President Smith questioned if Ricks Avenue

will be the only entrance into the Freddy's Restaurant. He said most of the traffic going into Freddy's will come right off of 2nd East.

Public Works Director Davidson indicated the road on 4th West will need to be reconstructed due to the widening of the canal last year.

Public Works Director Davidson said on North 2nd West David Beck is building apartment complexes on one side of the road, so he will cover that section of the road with sidewalks, curb and gutter.

Public Works Director Davidson reviewed the areas on 3rd South without sidewalks. Pioneer Road also has areas that are missing sidewalks in front of the hotel. He explained generally the property owner is responsible for the cost of sidewalk, curb and gutter. He indicated the City realigned the road on Main Street. He asked City Council for direction regarding who would be responsible for the cost to add sidewalk, curb and gutter at that location. The situation is a little unique at that location because City realigned the road; however, it's generally the property owner's responsibility to pay for the costs.

Council Member Mann questioned if the sidewalk is on the backside with no access or benefit to the property owner, would they still be responsible for the cost. Public Works Director Davidson explained parcels that have a side yard with no access still pay for the sidewalk; however, not for curb and gutter.

Council Member Flora questioned if there were sidewalks before the realignment of the road. Public Works Director Davidson explained there were no sidewalks before the realignment of the road; however, there were homes there. The City purchased that ground to realign Pioneer Road onto Main Street. The purchase of the ground and realignment of the road was funded by FAA to clear up the area in front of the runway.

Council Member Busby moved to approve Resolution 2017-01 to create LID47; Council Member Flora seconded the motion; Mayor Merrill asked for a vote:

Those voting aye

Council President Smith
Council Member Flora
Council Member Benfield
Council Member Mann
Council Member Busby

Those voting nay

None

The motion carried

Public Works Director Davidson reported the inside of the blue water tower on 5th South needs to be repainted. The project is out to bid with an estimated cost of about \$300,000.00.

Council Member Busby asked if there is enough water storage in other places to cover the shortage when the blue water tower is drained. There is sufficient water storage. Public Works Director Davidson said there are bypass valves that will open to allow water flow from the upper and middle zones to come through. They may need to expand some of the pipe sizes to allow enough water to flow. BYU- Idaho has been in contact with the City. There are low water flows in that area and they are concerned with what the draining of the water tower will do.

Public Works Director Davidson explained some of the issue that could occur with the draining of the water tower. They will need to stay in close contact with the Fire Department to make sure there is enough water pressure in case of a fire in that area. There is another issue that could arise by taking water from the middle zone to the lower zone; the water pressure could be too high for certain pipes in that area to handle. The water tower will need to be off line for 60 days. There are other factors of concern such as weather and irrigation season.

Mayor Merrill asked how they determine when the water tower needs repainted. Public Works Director Davidson said the interior of the water tower is showing rust where the epoxy coating has rubbed off. The contractor will sandblast the interior of the water tower to get to the bare surface to start the recoating process.

Council Member Busby asked about the longevity of the water tower. The water tower has been operating for about thirty years. Public Works Director Davidson said the longevity varies, the water tower has been there since the 80's and they have painted since then.

Council Member Benfield asked if the businesses on Main Street are encouraged to remove the snow and ice off their sidewalks. Public Works Director Davidson explained using ice melt on new concrete isn't the best, he recommends sand.

Mayor's Report: Mayor Merrill reported he attended the Idaho Transportation Department Meeting in Rigby. He spoke with Amanda the TRPTA Representative at that meeting and she shared a thank you letter they received.

Mayor Merrill reported he met with the Rexburg Chamber of Commerce Board of Directors. They asked for an economic development report every quarter to keep them informed of what is going on in the City. He and Scott Johnson will be attending the board meeting every quarter.

Public Hearings: - NONE

Items for Consideration:

- A. **Rezone approximately 801 West 7th South** from Low Density Residential 2 (LDR2) to High Density Residential 2 (HDR2) - Bron Leatham and Bob Conger
(Recommended for approval on January 05, 2017 by the Planning and Zoning Commission)



Discussion:

Mr. Leathman reviewed the rezone at 801 West 7th South from Low Density Residential 2 (LDR2) to High Density Residential 2 (HDR2). He is requesting to rezone the property High Density Residential 2 because the surrounding areas are being developed as High Density Residential. The infrastructure such as water, sewer and other utilities are adequate for the rezone. The connectivity to the university is also adequate. There aren't really any conflicting issues surrounding the rezone. In the Comprehensive Plan Map, the property was zoned commercial; however, High Density Residential is more beneficial.

Mr. Leathman said a concern that was brought up with the rezone request was traffic and pedestrian connectivity. He initiated a traffic study; the Urban Renewal Agency is also participating in the study. The traffic study includes the 19 acres he is requesting the rezone on and 60 acres in the surrounding area.

Mr. Leathman stated a traffic study is not required prior to a rezone. The traffic study results at this point don't show anything alarming even with full build out; however, it will require a reworking of the 7th South and Pioneer Road intersection. To the south, where Golden Beauty Drive connects to

University Blvd., a traffic signal will need to be added as development increases. There will be more information when the traffic study is complete.

Council President Smith asked to view the 60 acres included in the traffic study. The map showing the 60 acres was reviewed on the overhead screen. She questioned if 7th South is the only way in and out of the 19 acres being rezoned. Mr. Leathman said they have master planned how the development will connect to 7th South and Golden Beauty Drive.

Council Member Flora moved to approve the rezone at approximately 801 West 7th South from Low Density Residential 2 (LDR2) to High Density Residential 2 (HDR2); Council President Smith seconded the motion; Mayor Merrill asked for a vote:

Those voting aye

Council President Smith

Council Member Flora

Council Member Benfield

Council Member Mann

Council Member Busby

Those voting nay

None

The motion carried

B. Continued Development Code Ordinance Amendments (Ordinance No. 1115):

(Planning and Zoning Commission recommended changes to the Development Code as itemized in the Working Copy of the Development Code dated 01/05/2017) The more substantive changes are as follows: (1) Add Development Review Committee (2) Add Radon Testing (3) Refine Definitions (4) Change Side Yard Setback (5) Change Minimum Lot Width (6) Contain runoff to your own lot (7) Change Pedestrian Emphasis Overlay setbacks (8) Reduce Mixed Use Zones to one Mixed Use Zone and add eight foot sidewalks to the MU Zone including trees and landscaping, encourage underground parking (9) Blade signs can be allowed between 11 and 16 feet (10) Maximum Dwelling Densities. (11) Amend some conditional uses (12) Parking Lot Connectivity required (13) All buildings require a building permit (14) Modify Commercial Lighting Standards (15) Planned Unit Development – One Acre minimum (16) Add Storage Facilities to Chapter 5. The entire document with the proposed (Substantive and Non-substantive) changes can be viewed on “Rexburg, org /Government/Development Code/**WORKING FILE FOR DEVELOPMENT CODE 01/05/2017**”.

Discussion:

Community Development Director Christensen reviewed the items being changed in the Development Code. He referred to these items as clean up items.

Community Development Director Christensen explained some of the substantive items for example building heights and design standards will be discussed in Planning and Zoning Meeting. There will be more changes to the Development Code in the future. The items on the agenda have already been discussed with the Task Force Committee and Planning and Zoning Commission.

Council Member Busby moved to approve the amendments to the Development Code (Ordinance No. 1115) as presented: The more substantive changes are as follows: (1) Add Development Review Committee (2) Add Radon Testing (3) Refine Definitions (4) Change Side

Yard Setback (5) Change Minimum Lot Width (6) Contain runoff to your own lot (7) Change Pedestrian Emphasis Overlay setbacks (8) Reduce Mixed Use Zones to one Mixed Use Zone and add eight foot sidewalks to the MU Zone including trees and landscaping, encourage underground parking (9) Blade signs can be allowed between 11 and 16 feet (10) Maximum Dwelling Densities. (11) Amend some conditional uses (12) Parking Lot Connectivity required (13) All buildings require a building permit (14) Modify Commercial Lighting Standards (15) Planned Unit Development – One Acre minimum (16) Add Storage Facilities to Chapter 5. The entire document with the proposed (Substantive and Non-substantive) changes can be viewed on “Rexburg.org /Government/Development Code/WORKING FILE FOR DEVELOPMENT CODE 01/05/2017”; Council President Smith seconded the motion; Mayor Merrill asked for a vote:

Those voting aye

Council President Smith
Council Member Flora
Council Member Benfield
Council Member Mann
Council Member Busby

Those voting nay

None

The motion carried

Calendared Bills and Tabled Items:

- A. **“LAND USE ACTION”** – Bills Recommended/Approved in a Land Use Public Hearing Procedure (Recommend Suspension of the Rules): – NONE
- B. **BILL Introduction:** – NONE
- C. **First Reading:** Those items which are being introduced for first reading:
 - 1. **Ordinance 1155 for LID46 Final Assessment Roll**
 - 2. **Ordinance 1157 amending the Development Code (Ord. 1115)**

Council Member Mann moved to first read Ordinance 1155 for LID46 Final Assessment Roll and consider it first read; Council Member Busby seconded the motion; Mayor Merrill asked for a vote:

Those voting aye

Council President Smith
Council Member Flora
Council Member Benfield
Council Member Mann
Council Member Busby

Those voting nay

None

The motion carried

- D. **Second Reading:** Those items which have been first read: - NONE
- E. **Third Reading:** Those items which have been second read: NONE

Mayor’s Business:

Consent Calendar: The consent calendar includes items which require formal City Council action, however they are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar for discussion in greater detail. Explanatory information is included in the City Council’s agenda packet regarding these items.

- A. Minutes from January 4th, 2017 meeting; Council President Smith indicated a correction be made to the January 4th meeting minutes. The date of the Airport Board meeting is scheduled for January 25th not 20th.
- B. Approve the City of Rexburg Bills

Council Member Busby moved to approve the Consent Calendar containing the minutes and city bills; Council President Smith seconded the motion; Mayor Merrill asked for a vote:

Those voting aye

Council President Smith
Council Member Flora
Council Member Benfield
Council Member Mann
Council Member Busby

Those voting nay

None

The motion carried

Adjourned at 8:01 P.M.

APPROVED:

Jerry Merrill, Mayor

Attest:

Marianna Gonzalez, Deputy City Clerk