

MINUTES OF THE REGULAR MEETING OF THE  
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
 HELD ON MAY 24<sup>th</sup>, 2021, AT 6:00 P.M.  
 AT MOUNTAIN HOME CITY HALL CHAMBERS  
 MOUNTAIN HOME, IDAHO

- 21153 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21153 SWEARING-IN OF NEW CITY CLERK - Tiffany Belt
- 21153 RECOGNIZING PERSONS IN THE AUDIENCE
- 21153 COUNCIL COMMENTS
- 21154 CONSENT AGENDA - All matters listed within this Consent Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of clarification may be asked about a particular item before the motion is voted on. However, for lengthy discussion or separate motion a Council member or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda. ALL CONSENT AGENDA ITEMS LISTED BELOW ARE ACTION ITEMS.
- A. APPROVAL OF MINUTES  
 Planning and Zoning Commission - May 3, 2021  
 City Council - May 10, 2021
  - B. BILLS - 5/11/21 to 5/24/21 in the Amount of  
 \$331,760.46
  - C. TREASURER'S REPORT - for the Period Ending 4/30/2021
  - D. APPROVE FINDINGS OF FACT AND CONCLUSIONS OF LAW AND  
 DECISION for a Conditional Use Permit to expand a  
 non-conforming structure located at 290 South 2<sup>nd</sup>  
 East Street requested by Green Sleeves Properties  
 and Authorize the Mayor and City Clerk to sign
  - E. APPROVE LETTER OF ENGAGEMENT for Year End Audit  
 Preparation Services with Miracle and Associates  
 for the FY21 budget year at their normal billing  
 rate and Authorize the Mayor to sign
  - F. APPROVE REQUEST TO LEASE PURCHASE 2002 5000 Gallon  
 International Jet Fuel Refueler truck from  
 CityServiceValcon with the Lease paperwork  
 through Mountain West Bank
  - G. APPROVE GRANT APPLICATION APPROVAL REQUEST for Grant  
 #2020/21-011 for a Bureau of Justice Assistance  
 Grant for the Bulletproof Vest Partnership  
 Program for the Police Department and Authorize  
 the Grant Administrator to file the application  
 and other required documents
  - H. PASS RESOLUTION #10-21 - Approving the Lease Agreement  
 with Clayton Stoneburner for the BMX Track at  
 Optimist Park and Authorizing the Mayor and City  
 Clerk to sign
- 21155 OLD BUSINESS
- 21155 NEW BUSINESS
- Items Removed from Consent Agenda Section. ACTION  
 ITEM.
  - Discussion/Decision to allow the City to move forward  
 with the DCIP Fiber Project and negotiate with  
 engineering firms for engineering services from  
 the Fiber Hotel to the Air Force Base. ACTION  
 ITEM. **(Removed from agenda to be brought back at  
 a future meeting)**
  - Discussion/Decision on Planning and Zoning Commission  
 Recommendation to approve a request by Cody

Hunter Black for the Annexation and Zoning to C-4 of the Meadows Mobile Home Park located at 1075 Airbase Road and adjacent parcel with conditions. ACTION ITEM.

21155 FINAL COMMENTS

21155 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON MAY 24<sup>th</sup>, 2021, AT 6:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at the Mountain Home City Hall Chambers, 160 South 3<sup>rd</sup> East, Mountain Home, Idaho on May 24<sup>th</sup>, 2021. A quorum was established with, Councilman Stokes, Councilman Bundy, Councilman Brennan, Councilman McCain and Mayor Sykes being present.

COUNCIL COMMENTS

Councilman Brennan said City Clerk, Nina Patterson would be dearly missed but he hoped she would enjoy the time with her family in retirement.

Councilman Bundy said Nina would be very missed. He said she is the one who keeps everyone on track, but he felt Tiffany Belt would be a great replacement.

Councilman McCain and Councilman Stokes both said they would miss Nina as well.

SWEARING-IN OF NEW CITY CLERK - Tiffany Belt

Tiffany Belt was sworn in as the new City Clerk of Mountain Home and the meeting continued.

FIBER UPDATE

Michael Lujan, Fiber Administrative Assistant gave an update on the Fiber Project.

Councilman Bundy asked what the anticipated timeline would be.

Michael said from the time of starting construction it would be twelve to eighteen months.

Councilman Stokes wanted to know when the sewer lagoons would be hooked up to fiber optic internet.

Michael said they have run into some rock while boring, but it should be in the next couple months.

RECOGNIZING PERSONS IN THE AUDIENCE

Beth Devore came forward and spoke about her desire to build a home on her children's property. She said she would like to know how to go about getting the city code changed so that she may build a home on a lot that already has a home on it. She said she also would like to see better housing options in Mountain Home for senior citizens.

Tess Beagle was present and spoke to the Council about opportunities for small housing in Mountain Home. She said she has been working with Brock Cherry, Community Development Director about building lots that would be more convenient for seniors.

Allan Carroll was present and said he has owned rental properties here in Mountain Home for several years and he feels Mountain Home is headed for a huge crisis with the housing market, if more affordable solutions are not presented to citizens.

COUNCIL COMMENTS

• Mayor Sykes said he and his wife Kim Sykes, had the opportunity to give out a scholarship on behalf of the Lions Club and it was amazing to see. He thanked the school district for all the work they do with students and those people involved in the kid's lives that get them to that point.

• Councilman Brennan asked if there should be a bigger venue for the Public Hearing for Thunderbolt Landing.

Councilman Bundy said we lose the permanent recording of the meeting and the ability to stream it.

City Attorney, Geoff Schroeder said there will still be a record of the meeting though streaming might be more difficult.

City Clerk, Tiffany Belt said they would look at options to getting the meeting broadcast outside of the Council Chambers, but the notice of Public Hearing had already been mailed with the location listed as the Council Chambers.

• Councilman Brennan thanked the first responders who worked on the silo explosion last week.

#### CONSENT AGENDA

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##### A. APPROVAL OF MINUTES

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City Council - May 10, 2021

- B. BILLS - 5/11/21 to 5/24/21 in the Amount of \$331,760.46
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- D. APPROVE FINDINGS OF FACT AND CONCLUSIONS OF LAW AND DECISION for a Conditional Use Permit to expand a non-conforming structure located at 290 South 2<sup>nd</sup> East Street requested by Green Sleeves Properties and Authorize the Mayor and City Clerk to sign
- E. APPROVE LETTER OF ENGAGEMENT for Year End Audit Preparation Services with Miracle and Associates for the FY21 budget year at their normal billing rate and Authorize the Mayor to sign
- F. APPROVE REQUEST TO LEASE PURCHASE a 2002 5000 Gallon International Jet Fuel Refueler truck from CityServiceValcon with the Lease paperwork through Mountain West Bank
- G. APPROVE GRANT APPLICATION APPROVAL REQUEST for Grant #2020/21-011 for a Bureau of Justice Assistance Grant for the Bulletproof Vest Partnership Program for the Police Department and Authorize the Grant Administrator to file the application and other required documents
- H. PASS RESOLUTION #10-21 - Approving the Lease Agreement with Clayton Stoneburner for the BMX Track at Optimist Park and Authorizing the Mayor and City Clerk to sign

Councilman Bundy asked about the lease on Item H.

City Clerk, Tiffany Belt said they would not be charged this year for the lease because they would be using the 2021 season to get the track back in shape and it would not be used for events this year.

Councilman Stokes said he would like to let the leasee know to reach out to Justin at the Motocross track for equipment, so that the BMX track isn't using City equipment or funds for their track.

Councilman Bundy made a motion to approve the Consent Agenda as printed. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Bundy	AYE
Councilman Brennan	AYE
Councilman McCain	AYE

The vote being unanimous, the motion was carried and so ordered.

OLD BUSINESS

There was no old business to discuss at this meeting.

NEW BUSINESS

Item Removed from Consent Agenda Section. ACTION ITEM.

There were no items removed from the Consent Agenda.

Discussion/Decision to allow the City to move forward with the DCIP Fiber Project and negotiate with engineering firms for engineering services from the Fiber Hotel to the Air Force Base. ACTION ITEM.

This item was removed from the agenda to be brought back at Special City Council Meeting to be held on May 26<sup>th</sup>, 2021.

Discussion/Decision on Planning and Zoning Recommendation to approve the request by Cody Hunter Black for the Annexation and Zoning to C-4 of the Meadows Mobile Home Park located at 1075 Airbase Road and adjacent parcel with conditions. ACTION ITEM.

Councilman McCain said he would like to see the agreement from Development Services, and he would like to see something from DEQ stating the plan to cover the sewer ponds was acceptable to them.

Mayor Sykes said he would like to see the Council come up with the requirements they would like to see done before they would consider annexing Meadows Mobile Home Park.

There was a discussion about what the requirements for Cody Black to annex Meadows Mobile Home Park into the City.

It was decided to table this item until an agreement on what would be required from Cody Black before annexation was ready from the Development Services staff and Cody Hunter Black.

FINAL COMMENTS

- Councilman Brennan asked Brock why there could not be a mother-in-law unit on a property.

Brock Cherry, Community Development Director answered an accessory dwelling unit is not allowed currently in the City and he said he doesn't think it would be a bad idea but there are some concerns with that as well because of the use of things like air b&b.

Councilman Brennan asked if there was a way to look at these on a case-to-case basis.

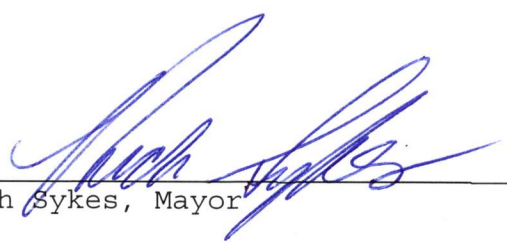
Geoff Schroeder, City Attorney said it will really depend on a lot of different factors.

Councilman McCain said there is a mother-in-law cottage ordinance already, but it cannot be used for rental purposes and should not have 220 voltage in the unit for cooking.

Mayor Sykes said he felt since the lot in question on this matter was so close to being the right size for it to be sectioned as its own lot maybe there was something that could be done.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:18 P.M. by orders from Mayor Sykes.



Rich Sykes, Mayor



ATTEST:

Tiffany Belt, City Clerk

