

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON NOVEMBER 8th, 2021, AT 6:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21303 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21303 PUBLIC HEARING - Planning and Zoning Commission
 Recommendation to Annex & Zone C-4 for Falconcrest
 Subdivision
- 21303 PUBLIC HEARING - Planning and Zoning Commission
 Recommendation to Annex & Zone R-4 with a Planned Unit
 Development (PUD) and Preliminary Plat for Runway
 Estates Subdivision
- 21304 RECOGNIZING PERSONS IN THE AUDIENCE
- 21304 CONFLICT OF INTEREST DECLARATION
 Has any Council Member received information pertaining
 to, or otherwise had any contact with any person
 regarding any items on this City Council agenda? If so,
 please set forth the nature of the contact
- 21304 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 & Zoning Commission - October 18, 2021
 Airport Advisory Committee - October 20, 2021
 City Council - October 25, 2021
 - B. Bills - 10/26/21 to 11/8/21 in the Amount of
 \$749,168.01
 - C. Pay Roll 9/22/21 TO 10/21/2021 in the Amount of
 \$627,912.05
 - D. Approve grant application request for grant #2021/22-
 012 for a substance abuse block grant from Idaho
 Office of Drug Policy for the Library and
 Authorize the Grant Administrator to file the
 application and other required documents
 - E. Approve request to lease purchase a 2021 Ford F-150
 SuperCrew Truck for the Building Department with
 the Lease paperwork through Mountain West Bank
 - F. Pass Resolution #24-21 Authorizing the Execution and
 Delivery of an Equipment Lease Agreement and all
 other schedules attached thereto with Mountain
 West Bank for a new 2021 Ford F-150 SuperCrew
 Truck for the building Department and Authorize
 the Mayor and City Clerk to sign
 - G. Approve Agreement with Cole Architects for Phase 2 of
 Service for the New Aquatics facility design and
 Authorize the Mayor to sign
 - H. Approve Airport Operator/Manager Agreement with
 Altitude Aviation Services, LLC for FBO/Manager
 services at the Mountain Home Airport and
 Authorize the Mayor to sign
 - I. Approve Findings of Facts Decision to amend 3rd Street
 cottages Planned Unit Development
 - J. Approve Water Departments request to start Well #17
 project with Keller and Associates and Authorize
 the Mayor to sign
 - K. Approve agreement with Bureau of Land Management for
 single engine airtanker base of operation at the
 Mountain Home Airport and Authorize the Mayor to
 sign

- L. Approve assignment and assumption of lease and consent for Gene Mussler and Susan Mussler to assign his/her Airport Hangar land lease, Row A, Lot 8 to Ian Morcott and Katherine R. Newcomb superseding previous assumption by Shannon Robnett and Authorize the mayor and City Clerk to sign
- M. Pass Resolution #25-21 - Approving the Lease Agreement with Gene Mussler and Susan Mussler for Hangar Space located at Row A, Lot 8 at the Mountain Home Municipal Airport and Authorize the Mayor and City Clerk to sign
- N. Approve Robert Norris request to sublease Airport Hanger Row B, Lot #4 to sublease to Martin Pike until December 1st, 2022
- O. Approve Troy Bybee request to sublease Airport Hanger located at 2608 Airbase Rd. 83647 to Grandview Flying Service until December 1st, 2022

21305

OLD BUSINESS

- 1) **Action Item:** Discussion/Decision on Mountain Home Academy request of early termination of lease agreements #1762 and #1873 to appear by Zoom.
- 2) **Action Item:** Deliberation/Decision on Planning and Zoning Commission Recommendation to approve the Annexation of Lot 2, Block 1 Falconcrest Subdivision.
- 3) **Action Item:** Deliberation/Decision on Planning and Zoning Commission Recommendation to approve the Zoning c-4 of Lot 2, Block 1 of Falconcrest Subdivision.
- 4) **Action Item:** Deliberation/Decision on Planning and Zoning Commission Recommendation to approve the Annexation of Runway Estate Subdivision
- 5) **Action Item:** Deliberation/Decision on Planning and Zoning Commission Recommendation to approve the Zoning R-4 PUD of Runway Estate Subdivision
- 6) **Action Item:** Deliberation/Decision on Planning and Zoning Commission Recommendation to approve the Preliminary Plat of Runway Estate Subdivision

21307

NEW BUSINESS

- 1) **Action Item:** Items Removed from Consent Agenda Section.
- 2) Discussion on Public Art

21309

FINAL COMMENTS

21310

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON NOVEMBER 8th, 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 3rd East, Mountain Home, Idaho on November 8th, 2021. A quorum was established with, Councilman McCain, Councilman Brennan, Councilman Stokes, Councilman Bundy, and Mayor Sykes being present.

PUBLIC HEARING

Planning and Zoning Commission Recommendation to Annex and Zone C-4 for Falconcrest Subdivision

The Public Hearing opened at 6:05 p.m.

Traci Lefever came forward to say that the parcel identified on the brochure box is not the correct parcel. She said this needs to be corrected and noticed again before it can move forward.

Mayor Sykes recessed the meeting at Councilman Bundy's suggestion at 6:05 p.m., while legal counsel was consulted.

The Meeting continued at 6:17 p.m.

City Attorney, Paul Fitzer said even though the legal description is accurate, the box on the map was marked wrong. However, it was not required to have that advertised. He said he would leave it to the Council to decide if they wanted to move forward tonight.

Councilman McCain asked if the proper site was posted.

Rich Urquidi, Public Works Director said the proper site was posted.

Councilman Stokes asked if this was a substantial change.

Paul said it was not, he said by the letter of the law it was not required to re-notice this public hearing.

Councilman Bundy said his concern there was erroneous information.

Laura McManus, a resident said the wrong property was marked in the box that was sent to residents living within 300 ft as well.

Paul said that was a different issue.

The Council recessed at 6:17 p.m. to review the Public Hearing notice that was sent to residents.

The Council came back into session at 6:33 p.m. and the meeting continued.

Paul said to be cautious the Public Hearing would be tabled until the next City Council meeting. No further legal notice is required, the map is not legally required. Still, the correct map will be sent out to property owners within 300 ft. of the proposed project.

Councilman Stokes made a motion to move Public Hearing items 1 and 2, as well as old business action items 2 through 6 to the November 22nd, 2021. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman McCain	NAY
Councilman Brennan	AYE

Councilman Stokes	AYE
Councilman Bundy	AYE

The majority of the vote being in favor, the motion was carried and so ordered.

Councilman McCain said he sees no reason to defer these items because a map is not required for the Public Hearing.

Planning and Zoning Commission Recommendation to Annex & Zone R-4 with a Planned Unit Development (PUD) and Preliminary Plat for Runway Estates

Councilman Stokes made a motion to move Public Hearing items 1 and 2, as well as old business action items 2 through 6 to the November 22nd, 2021. Councilman Brennan seconded the motion.

The following vote was recorded:

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

The majority of the vote being in favor, the motion was carried and so ordered.

RECOGNIZING PERSONS IN THE AUDIENCE

- Chris Alzola was present and spoke about what she felt was an inappropriate Halloween costume worn to the Spooktacular by the Mayor.

- Debra South spoke to the Council about the fireplace that was recently removed from Carl Miller Park. She said she went back over the map for the pavilion and there were four proposed sites and she doesn't understand why that site was chosen when there was already something in the spot where the pavilion was ultimately placed. Debra said she now has concerns about the fountain in Railroad Park being torn out.

Has any Council Member received information pertaining to, or otherwise had any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact.

- Councilman Stokes, Councilman Brennan and Mayor Sykes said they had spoken to Ray Liercke about the Runway Estates Project concerning water. All said the conversations wouldn't sway them in anyway.

CONSENT AGENDA

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 - Planning & Zoning Commission - October 18, 2021
 - Airport Advisory Committee - October 20, 2021
 - City Council - October 25, 2021
- B. BILLS - 10/26/21 to 11/7/21 in the Amount of \$749,168.01
- C. PAY ROLL - 9/22/2021 TO 10/21/2021 in the amount of \$627,912.05
- D. Approve Grant Application Request for Grant #2021/22-012 for a substance abuse block grant from Idaho Office of Drug Policy for the Library and Authorize the Grant Administrator to file the application and other required documents
- E. Approve request to lease purchase a 2021 Ford F-150 SuperCrew Truck for the Building Department with the Lease paperwork

- through Mountain West Bank
- F. Pass Resolution #24-21 - Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached to thereto with Mountain West Bank for a new 2021 Ford F-150 SuperCrew Truck for the Building Department and Authorize the Mayor and City Clerk to sign
 - G. Approve agreement with Cole Architects for Phase 2 of Service for the New Aquatics facility Design and Authorize the Mayor to sign
 - H. Approve Airport Operator/Manager Agreement with Altitude Aviation Services, LLC for FBO/Manager services at the Mountain Home Airport and Authorize the Mayor to sign
 - I. Approve Findings of Facts Decision to amend 3rd Street Cottages Planned Unit Development requested by Fable, LLC.
 - J. Approve Water Departments request to start Well #17 project with Keller and Associates and Authorize the Mayor to sign
 - K. Approve Agreement with Bureau of Land Management for single engine airtanker base of operation at the Mountain Home Airport and Authorize the Mayor to sign
 - L. Approve assignment and assumption of lease and consent for Gene Mussler and Susan Mussler to assign his/her Airport Hangar land lease, Row A, Lot 8 to Ian Morcott and Katherine R. Newcomb superseding previous assumption by Shannon Robnett and Authorize the Mayor and City Clerk to sign
 - M. Pass Resolution #25-21 - Approving the Lease Agreement with Gene Mussler and Susan Mussler for Hangar Space located at Row A, Lot 8 at the Mountain Home Municipal Airport and Authorize the Mayor and City Clerk to sign
 - N. Approve Robert Norris request to sublease Airport Hanger Row B, Lot #4 to Martin Pike until December 1st, 2022
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Councilman Brennan questioned the appointment of Tom Hoegg as the new City Airport Manager and the change in pay from for the position from \$1,750.00 to \$2,000.00.

Rich Urquidi, Director of Public Works said the difference in pay was due to some changes in what is required of the position.

Tom Hoegg was present and said he is not taking on the job of Airport Manager for personal gain, he is doing it because it is the right thing to do. He said he brings in a lot of business for the Airport and it has never been busier than it is currently.

- Councilman Brennan said he would like to pull bill 50-434-86-10 in the amount of \$333,524.42

Mayor Sykes pulled the referenced bill and put it under New Business to be discussed.

Councilman Stokes asked if the ARPA funding had been received for the City yet.

Paula Szafranski, City Treasurer said we had received our check in the amount of \$1.5 million dollars.

Mayor Sykes said the second installment of money would come in July of 2022.

Councilman Stokes made a motion to approve the Consent Agenda as printed pulling bill 50-434-86-10 from Item B. Councilman McCain seconded the motion.

The following vote was recorded:

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

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

OLD BUSINESS

Discussion/Decision on Mountain Home Academy request of early termination of lease agreements #1762 and #1873 to appear by Zoom. ACTION ITEM.

Since the Council was unable to meet via zoom with the Mountain Home Academy, Tiffany Belt, City Clerk asked the Council to give her their questions, so she could relay them to the Academy.

Councilman Bundy wanted to know if the Academy would agree to maintain the ground until someone has taken over the lease.

Councilman Brennan said he thought the idea was to convert the lease to a zero dollar lease and have them maintain the property until it is taken over by a new tenant.

Councilman McCain agreed and said the City also needs to know which of the buildings they are taking with them and what they will be leaving on the property.

Councilman Brennan said he thought there should be a stipulation that they cannot occupy the property.

Tiffany said she thought that was brought up in the last meeting this was discussed but she would go back and watch that meeting and find out what all the questions were for the Academy.

Action Item: Deliberation/Decision on Planning and Zoning Commission Recommendation to approve the Annexation of Lot 2, Block 1 Falconcrest Subdivision.

Councilman Stokes made a motion to move Public Hearing items 1 and 2, as well as old business action items 2 through 6 to the November 22nd, 2021. Councilman Brennan seconded the motion.

The following vote was recorded:

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

The majority of the vote being in favor, the motion was carried and so ordered.

Action Item: Deliberation/Decision on Planning and Zoning Commission Recommendation to approve the Zoning C-4 of Lot 2, Block 1 of Falconcrest Subdivision.

Councilman Stokes made a motion to move Public Hearing items 1 and 2, as well as old business action items 2 through 6 to the November 22nd, 2021. Councilman Brennan seconded the motion.

The following vote was recorded:

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

The majority of the vote being in favor, the motion was carried and so ordered.

Action Item: Deliberation/Decision on Planning and Zoning Commission Recommendation to approve the Annexation of Runway Estate Subdivision.

Councilman Stokes made a motion to move Public Hearing items 1 and 2, as well as old business action items 2 through 6 to the November 22nd, 2021. Councilman Brennan seconded the motion.

The following vote was recorded:

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

The majority of the vote being in favor, the motion was carried and so ordered.

Action Item: Deliberation/Decision on Planning and Zoning Commission Recommendation to approve the Zoning R-4 PUD of Runway Estate Subdivision.

Councilman Stokes made a motion to move Public Hearing items 1 and 2, as well as old business action items 2 through 6 to the November 22nd, 2021. Councilman Brennan seconded the motion.

The following vote was recorded:

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

The majority of the vote being in favor, the motion was carried and so ordered.

Action Item: Deliberation/Decision on Planning and Zoning Commission Recommendation to approve the Preliminary Plat of Runway Estate Subdivision.

Councilman Stokes made a motion to move Public Hearing items 1 and 2, as well as old business action items 2 through 6 to the November 22nd, 2021. Councilman Brennan seconded the motion.

The following vote was recorded:

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

The majority of the vote being in favor, the motion was carried and so ordered.

NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

Item B: Bills (50-434-86-10) ACTION ITEM.

Councilman Brennan said he felt that he was misled to believe the first installment of ARPA funding would go toward the new Well. Instead, it seems as though it will fund the fiber optic construction.

Rich Urquidi, Public Works Director said parts or both the Well project and the fiber project would be paid for with the first installment of the ARPA funds.

Councilman Brennan said his interpretation of the vote from the last Council Meeting was the first installment of ARPA funding would be directed toward the well project. He said this seems to be a never-ending pot of money and there is no LID yet, and no fiber to the citizens yet, and he doesn't feel this has been transparent.

Mayor Sykes said when he asked Rich, he said he wouldn't be using all the ARPA funding at this time for the Well and if they don't purchase the Council Minutes - November 8th, 2021

equipment soon the price will go up substantially. He said they are working to get Idaho Regional Optical Network hooked up to the city and then they will be trying to work with ETC about the reconnect grant, which is approximately \$25 million and would help the County residents connect as well.

Councilman Bundy asked what the timeline is to provide fiber to the citizens.

Mayor Sykes the first LID is a little short for a fifty percent take rate. He said this project was started because of the delay to the City wells so we are not losing as much water when there is an emergency at one of the wells.

Councilman Stokes said he shared Councilman Brennan's frustration. He wanted to know if the City purchase policy was followed.

Mayor Sykes said the purchase policy had been followed.

Councilman Brennan asked how the first installation of ARPA funding was supposed to be spent and how the second would be spent. He said he would like to put this project on hold until the second installation of funding and he would like to see each piece of equipment come before the Council for approval.

Paul Fitzer, City Attorney said he has described it before that now there is a master plan whether it was for a sewer facility or fiber optics with not to exceed amounts, once the master plan has been approved with approximate costs you cannot then say you want different parts of a plan brought back to the Council for further approval.

Councilman Stokes asked about the state bidding process large purchases are supposed to go through.

Paula Szafranski, City Treasurer said those purchases had been run through Sourcewell.

Councilman McCain said he did remember a conversation about that money going toward the well, but he also remembered Rich saying how much money would be needed this year for the well and that he wouldn't need it all.

Councilman Brennan asked why the well is spread over three years.

Rich said it is because of the time it will take to find the equipment and drill the hole.

Councilman Brennan asked what the expense would be for the well pump and what year of the project would it be in.

Rich said the well and motor is \$150,000.00, and it would be in the second year.

Councilman Brennan asked how much it might go up in cost waiting a year.

Rich said they have figured in thirty percent for inflation, but until a test well had been drilled, they wouldn't know what size pump would be needed.

Councilman McCain made a motion to pay the bill for fiber optics for the reel truck, vac truck and boring rig machine for a total of \$333,524.42, bill number 50-434-86-10. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Stokes	NAY
Councilman Brennan	NAY

Councilman McCain	AYE
Councilman Bundy	AYE

The vote being a tie the Mayor voted AYE and, the motion was carried and so ordered.

Discussion on Public Art. ACTION ITEM.

Councilman Stoke gave a presentation on Public Art and funding it through ordinance the way some other cities do. Eventually, there would be a part time employee that would create a city master plan for the arts.

Councilman Brennan said that he had spoken privately with Councilman Stokes regarding this matter. He said before we can get to a part time employee or arts director, he wasn't sure how those decisions and guidance should be made. He said it felt this was on the right track.

Councilman Stokes said the idea was as the City grows 1% of the money would be set aside for the arts.

The council discussed how the proposed program would work. It was decided that this discussion would continue.

FINAL COMMENTS

- Betsy Hiddleston, Communication Assistant thanked everyone for coming to the Downtown Ribbon Cutting. She said KTVB came down and put a great spotlight on Mountain Home during the ribbon cutting. She said she is focusing on building relationships with the media and doing videos for the city departments.

- Gene Palmer, Street Superintendent said they are getting ready for winter.

Mayor Sykes thanked the Street Department as they are the department that everything lands on.

- Miguel Pedroza, Parks Superintendent said they are working on fall cleanup, and they have had some work to do at the arena and the new dog park is open.

- Dave Sonnentag, Water Superintendent said they are getting caught up on services that need to be replaced and the wells have been winterized.

Mayor Sykes thanked Dave for helping with an after hours call last Friday night.

- Hank Patrick, Building Official said the full time Code Enforcement Officer started today and he will be studying to get his residential inspector certification.

- Mark Moore, Fire Chief said the hiring committee for the Fire Department will be doing interviews this week. He said there will be a Department presence at Fred Prouty's service this week since he had been a member of the Mountain Home Fire Department for such a long time.

- Shasta Hochstrasser, Library Director said this week is Family Reading Week and they have activities planned for the whole week.

- Police Chief, Scott Conner said they will be helping on Friday with the service for Fred Prouty and Miriam Mitchell who was active with the COP organization passed away and her service is this week. He said several officers are taking the Survival Spanish for Law Enforcement Course. He had a new hire start today and they are doing background checks on the potential Animal Shelter employees.

- Tiffany Belt, City Clerk congratulated Becky Garvey and Daniel Brennan on winning the City Council election. She thanked the Council for approving Cole Architect to design the second phase of the pool design. Tiffany said after several discussions they are going to table making adjustments to the tattoo policy until next year because they need to get the policy out, but they will be looking at it again for next year's policy in early summer. She said they are looking at doing some workshop style meetings once a month.

- Rich Urquidi, Public Works Director said thanked the Council for approving the scope of work for Well 17 as well as the things on the agenda regarding the Airport and BLM's usage of the City Airport. Rich thanked CK Aviation for taking over the Airport and getting things on the right track and he felt Altitude Aviation who had originally put in for the contract and was now taking it over will do a great job going forward. He said Water and Wastewater are busy making sure everything is in working order.

- Paula Szafranski, City Treasurer said she also wants to thank the Street Department for their help setting up the Christmas display in Railroad Park, which they are trying to get done before the cold weather sets in.

- Mayor Sykes said there were some questions about where the City was getting the cash match for the new pool. He said the money is an in-kind match, the money the City had set aside for pool operations this year and money that was given to the City from Covid. He said this is not in partnership with the WECRD and the two taxing entities cannot comingle funds.

Mayor Sykes gave a statement about his Halloween costume that had drawn some criticism and he said he never intended to offend anyone with his costume choice.

- Councilman McCain congratulated Councilman Brennan and Becky Garvey on their win.

- Councilman Stokes thanked everyone who came to speak tonight and said it takes a lot of courage to speak to the Council.

- Councilman Bundy thanked Debbie and the Museum staff for letting his government classes tour the museum. He also congratulated the winners of the election.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:53 P.M. by orders from Mayor Sykes.


Rich Sykes, Mayor

ATTEST:


Tiffany Belt, City Clerk

