

MINUTES OF THE REGULAR MEETING OF THE  
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
 HELD ON FEBRUARY 24<sup>th</sup>, 2020, AT 6:00 P.M.  
 AT MOUNTAIN HOME CITY HALL CHAMBERS  
 MOUNTAIN HOME, IDAHO

- 20463 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 20463 PRESENTATION - Mike Keas with the Elmore Masonic Lodge -  
 Trophy for Guns & Hoses Winner
- 20463 PRESENTATION - Foreign Trade Zone information by Steve Fultz  
 Economic Development Director for City of Caldwell
- 20463 UPDATE - Donations received for Dog Park/Jon Hochstrasser
- 20463 PUBLIC HEARING - Water and Wastewater Rate Increases
- 20463 RECOGNIZING PERSONS IN THE AUDIENCE
- 20463 COUNCIL COMMENTS
- 20463 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 - January 6, 2020  
 City Council - February 10, 2020  
 Traffic Safety Committee - February 12, 2020  
 Special City Council - February 18, 2020 4:00  
 p.m.  
 Special City Council - February 18, 2020 7:00  
 p.m.
- B. BILLS - 2/11/20 to 2/24/20 in the Amount of  
 \$679,439.85
- C. TREASURER'S REPORT - for the Period Ending 1/31/2020
- D. APPROVE PLANNING & ZONING RECOMMENDATION for the  
 annexation and zone to C-4 submitted by Jeffrey  
 Kieffer for his property located at 667 Old  
 Highway 30 with an annexation agreement  
 specifying items identified in the staff report  
**(Pulled from Consent Agenda and placed under New  
 Business)**
- E. APPROVE AND ADOPT UPDATED 2020-2030 (CIP) Capital  
 Improvement Plan
- F. APPROVE LICENSED TRAINING PROVIDER AGREEMENT with the  
 American Red Cross for the Recreation Department  
 and Authorize the Mayor to sign
- G. APPROVE LIBRARY BOARD APPOINTMENT  
 1. Appoint Brad Fesperman to fill the term created  
 by the resignation of Nadine Roberts term  
 expiring 02/25
- H. APPROVE BUDGETED TRANSFER from General Fund in the  
 amount of \$464,708.00 to Economic Development in  
 the amount of \$133,779.00 and Golf Course -  
 Operating Expenses in the amount of \$330,929.00
- I. APPROVE SALES ORDER AGREEMENT and other related  
 documents with Boise Office Equipment for the  
 lease of a new copy machine for the Public Works  
 Department and Authorize the Mayor to sign

- J. AWARD BID FOR SKATEPARK PROJECT to Dreamland Skateparks for the base bid amount only and Authorize to proceed with this project **(Pulled from Consent Agenda and placed under New Business)**

20464 OLD BUSINESS

20464 NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.  
Discussion on Water Rates for Resolution to be brought back to next meeting. ACTION ITEM.  
Discussion on Wastewater Rate for Resolution to be brought back to next meeting. ACTION ITEM.  
Discussion/Decision on implementing a No Left Turn at the intersection of East 5<sup>th</sup> North and North 2<sup>nd</sup> West streets. ACTION ITEM.

20465 FINAL COMMENTS

20465 EXECUTIVE SESSION - Pursuant to Idaho code Section 74-206(1)(b) To consider evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent

20466 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON FEBRUARY 24<sup>th</sup>, 2020, 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 February 24<sup>th</sup>, 2020. A quorum was established with, Councilman Stokes, Councilman McCain, Councilman Bundy, Councilman Brennan and Mayor Sykes being present.

PRESENTATION - Mike Keas with Elmore Masonic Lodge - Trophy for Guns & Hoses Winner

Mike Keas with the Elmore Masonic Lodge came before the Council to present a trophy to the Fire Department for winning the Guns and Hoses softball game against Law Enforcement.

PRESENTATION - Foreign Trade Zone information by Steve Fultz

Steve Fultz, who is the Foreign Trade Zone Coordinator for Southwest Idaho Manufacturers Alliance and the Caldwell Economic Development Director gave a presentation to Mayor Sykes and the City Council on Foreign Trade Zone Information.

UPDATE - Donations received for Dog Park/Jon Hochstrasser

Jon Hochstrasser came forward to give an update on the donations received for the Dog Park so far. There has been enough donated to buy 900 feet of fencing, which would fence over an acre.

Councilman Brennan thanked Jon for all the work he has put in to raising donations.

Councilman Stokes also thanked Jon for his work.

PUBLIC HEARING - Water and Wastewater Rate Increases

The Public Hearing was opened at 6:35 p.m.

Larry Martin came forward to speak against the Water and Wastewater increases.

Ralph Binion spoke against the rate increases.

Jo Taylor said she understood both sides of this predicament and while a lot of town residents are on fixed incomes the cost of things also goes up.

Anita Freeman was present to speak against the rate increases.

Judy Gossett came forward to speak against the Water and Wastewater rate increases.

Diane Williams spoke against the proposed rate increases.

Charlene came forward to speak against the proposed rate increases.

Wayne Gossett spoke to the Council against raising rates.

The Public Hearing was closed at 7:13 p.m.

RECOGNIZING PERSONS IN THE AUDIENCE

- Jo Taylor came forward and said she understood everything that was being said by the people that came forward during the public hearing but she thought people needed to know that this Mayor and Council inherited a problem

that should have been taken care of years ago. She said the rates should have been increased a little at a time over the last years, then they wouldn't have to be raised so dramatically now.

#### COUNCIL COMMENTS

Councilman Bundy said he couldn't disagree with anything anyone said but they are in a predicament and something must be done so that operations are paying for themselves.

Councilman McCain said he ran for Council because he wants to help people but something has to be done to keep up with rising infrastructure costs.

Councilman Stokes thanked everyone who came forward to speak for or against the rate increases.

Mayor Sykes said they aren't there to shift blame but to move forward but they are listening to the citizens.

#### CONSENT AGENDA

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##### A. APPROVAL OF MINUTES

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City Council - February 10, 2020

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Special City Council - February 18, 2020 4:00 p.m.

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##### B. BILLS - 2/11/20 to 2/24/20 in the Amount of \$679,439.85

##### C. TREASURER'S REPORT- for the Period Ending 1/31/2020

##### D. APPROVE PLANNING AND ZONING RECOMMENDATION for the annexation and zone to C-4 submitted by Jeffery Kieffer for his property located at 667 Old Highway 30 with an annexation agreement specifying items identified in the staff report **(Pulled from Consent Agenda and placed under New Business)**

##### E. APPROVE AND ADOPT UPDATED 2020 - 2030 (CIP) Capital Improvement Plan

##### F. APPROVE LICENSED TRAINING PROVIDER AGREEMENT with the American Red Cross for the Recreation Department and Authorize the Mayor to sign

##### G. APPROVE LIBRARY BOARD APPOINTMENT

1. Appoint Brad Fesperman to fill the term created by the resignation of Nadine Roberts term expiring 02/25

##### H. APPROVE BUDGETED TRANSFER from General Fund in the amount of \$464,708.00 to Economic Development in the amount of \$133,779.00 and Golf Course - Operating Expenses in the amount of \$330,929.00

##### I. APPROVE SALES ORDER AGREEMENT and other related documents with Boise Office Equipment for the lease of a new copy machine for the Public Works Department and Authorize the Mayor to sign

##### J. AWARD BID FOR SKATEPARK PROJECT to Dreamland Skateparks for the base bid amount only and Authorize to proceed with this project **(Pulled from Consent Agenda and placed under New Business)**

- Councilman Brennan asked to have Item J pulled from the Consent Agenda and placed under New Business.

- At the Council's request Brad Fesperman came forward to express his interest in the open seat on the Library Board.

- Councilman McCain asked to have Item D pulled from the Consent Agenda and placed under New Business.

- Mayor Sykes pulled Items D and J from the Consent Agenda and placed Council Minutes - February 24<sup>th</sup>, 2020

them under New Business.

Councilman Brennan made a motion to approve the Consent Agenda as printed without Items D and J. Councilman Stokes seconded the motion.

The following vote was recorded:

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

Item D: Approve Planning and Zoning Recommendation for the annexation and zone to C-4 submitted by Jeffrey Kieffer for his property located at 667 Old Highway 30 with an annexation agreement specifying items identified in the staff report. ACTION ITEM.

Councilman McCain said he asked to have this item pulled because normally when they have an annexation there is an annexation agreement in place beforehand that states the property owner agrees to hook into Water and Wastewater services as their current Well and Septic fail, also that they will install curb, gutter and sidewalk as development approaches the area being annexed.

It was decided to continue this item to the next City Council meeting, when an annexation agreement had been put together by the City Attorney.

The following vote was recorded:

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

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

Item J: Award Bid for Skatepark Project to Dreamland Skateparks for the base bid amount only and Authorize to proceed with this project. ACTION ITEM.

Councilman Brennan asked how much the grant was for and how much the City would be paying.

Paula Szafranski, City Treasurer said the grant was for \$250,000.00 and the City had a cash match of \$200,000.00.

Mayor Sykes said there was also a Tony Hawk Skatepark Grant of \$5,000.00.

Councilman Bundy made a motion to approve to Award the Bid for the Skatepark Project to Dreamland Skateparks for the base bid amount only and authorize to proceed with this project. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

Discussion/Decision on Water Rates for Resolution to be brought back to next meeting. ACTION ITEM.

Rich Urquidi, Public Works Director said they needed to do upgrades to water pipes in a couple of older sections of town. He said after those upgrades the next thing that would be looked at is getting another well and availability funds from growth will pay for a lot of that.

James Bledsoe, from Keller Associates gave a presentation to the Council on the Water Rates which had figures for how much it costs the City to get water to the citizens. He said a 15% rate increase and 5% thereafter would get the City to be self sufficient on water costs. One of the great things about this is the six year Capital Improvement Plan doesn't have any more debt and the City would finally be in the position to pay as it goes.

Councilman McCain asked Rich to explain that when a new subdivision comes in the water lines, wastewater lines, curb, gutter and sidewalk is paid for by the developer.

Rich said that was correct and then as each new home comes in, the new customer will pay to bring the lines to each home and that money goes into availability funds. He said currently availability is helping to pay for treating water and not going toward growth. The existing users need to pay for themselves and new users need to pay for the growth they are putting on the system.

The Council discussed cutting the rate increase in half with the understanding that they would have to raise the rates the same percentage amount again next year to catch up with the rate increases. The Council wanted citizens to expect the rates would be going up again next year in the same percentage amount so the City can be self sustaining.

Councilman Brennan made a motion to raise the Water rates 10.5% for a base rate of \$22.30 and maintain a 5,000 gallon base rate with a tier structure of \$1.31 per thousand gallons from 5,001 - 45,000 and \$1.62 per thousand gallons above 45,000 gallons. Councilman Bundy seconded the motion.

The following vote was recorded:

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

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

Discussion/Decision on Wastewater Rate for Resolution to be brought back to next meeting. ACTION ITEM.

The Council discussed with Rich Urquidi, Public Works Director and James Bledsoe from Keller Associates the Wastewater Rates and what the City needed to break even on what is being spent for wastewater infrastructure and treatment.

The Council discussed splitting the rate increase between this fiscal year and next fiscal year but again said citizens should be prepared for another 12.5% increase next year if the increase was split between the two years.

Councilman Stokes made a motion to not change what was requested and increase the base Wastewater Rates to \$21.00 for 5,000 gallons and every thousand gallons over 5,000 to be \$4.20 per thousand gallons.

There was no second for the motion and the motion died.

Councilman Brennan made a motion to raise the Wastewater base rate 12.5% to \$19.70 for 5,000 gallons and \$4.20 per thousand gallons over 5,000. Councilman McCain seconded the motion.

The following vote was recorded:

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

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

Discussion/Decision on implementing a No Left Turn at the intersection of East 5<sup>th</sup> North and North 2<sup>nd</sup> West streets. ACTION ITEM.

Councilman Brennan said he brought this before the Council because he thinks there is too much going on right there for everyone to be turning left when they come over the railroad tracks.

The Council discussed the matter and decided it should be tabled and brought before the Traffic Safety Committee at their March Meeting so they could add their input and give a recommendation to the City Council.

Decision on Water and Wastewater rates effective date. ACTION ITEM.

Councilman Stokes made a motion for the new Water and Wastewater rates to take effect May 1<sup>st</sup>, 2020. Councilman Bundy seconded the motion.

The following vote was recorded:

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

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

#### FINAL COMMENTS

- Councilman McCain said he was glad so much of the community came forward to participate in the discussion on Water and Wastewater rates.
- Councilman Bundy said he thinks it is great when people come to speak before the Council and then stay to watch the rest of the meeting.
- Councilman Brennan said the Fire Department did a great job putting out what he considered to be a large fire on Sunday.

#### EXECUTIVE SESSION

Executive Session - Pursuant to Idaho code Section 74-206(1)(b) To consider evaluation, dismissal or disciplining of, or to hear complaints or charges brough against, a public officer, employee, staff member or individual agent

Councilman Brennan made a motion to go into Executive Session - Pursuant to Idaho Code Section 74-206(1)(b) To consider evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent. Councilman Stokes seconded the motion.

The following vote was recorded:

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

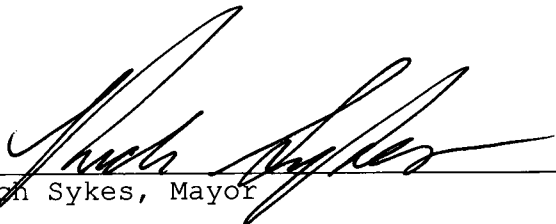
The vote being unanimous, the motion was carried and so ordered.

The Council entered into Executive Session at 9:03 p.m.

The Council came out of Executive Session at 10:40 p.m.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 10:40 P.M. by orders from Mayor Sykes.

  
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Rich Sykes, Mayor

ATTEST:   
Nina Patterson, City Clerk

