

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON FEBRUARY 14th, 2022, AT 6:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21380 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21380 Presentation
 1) Recognition of Planning and Zoning Commissioner James Eskridge for his service on the Planning and Zoning Commission.
- 21380 RECOGNIZING PERSONS IN THE AUDIENCE
- 21381 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
- 21381 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/Acceptance of Minutes
 - Planning & Zoning Commission - January 3, 2022
 - Planning & Zoning Commission - January 18, 2022
 - Airport Advisory Committee - January 18, 2022
 - City Council - January 24, 2022
 - City Council Executive Session - February 4, 2022
 - B. Bills - 1/24/22 to 2/14/22 in the Amount of \$310,032.94
 - C. Payroll 12/22/21 TO 1/21/2022 in the Amount of \$651,128.55
 - D. Approve Budget Transfers from General fund to Economic Development, Golf Course, Fiber, and Recreation.
(Pulled from the Consent Agenda and placed under New Business)
 - E. Approve grant application requested for grant 2021/22-014 for an Idaho Commission for Libraries grant for promoting STEM outreach and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
 - F. Approve grant application requested for grant 2022/23-001 for an Idaho Transportation Department Office of Highway Safety grant for Mountain Home Police Department and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
 - G. Approve grant application requested for grant 2022/23-002 for FEMA's SAFER grant for Mountain Home Fire Department and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
 - H. Pass Resolution #05-22 - approving the lease agreement with Beverly Lucia for the Farmers Market at Railroad Park and authorizing the Mayor and City Clerk to sign **(Pulled from the Consent Agenda and placed under New Business)**
 - I. Approve reappointment of Paul Hibbard to the Airport Advisory Committee with a 4-year term to expire in February 2026.
 - J. Approve reappointment of Ian Morcott to the Airport Advisory Committee with a 4-year term to expire in February 2026.
 - K. Approve reappointment of Martin Pike to the Airport

Advisory Committee with a 4-year term to expire in February 2026.

- L. Approve contract with JUB Engineering to perform construction engineering for the Municipal Airport Taxiway Construction Project and authorize the Mayor and City Clerk to sign all required documents.

21382

OLD BUSINESS

- 1) Action Item: (*Legislative continued from January 24, 2022*) Approve resolution to be prepared for a wastewater rate increase from \$25.70, the base rate for the first 5,000 gallons, to \$26.95, and from \$5.40 per 1,000 gallons over the 5,000 gallons to \$5.65 to be effective as of March 1, 2022.
- 2) Action Item: (*Legislative continued from January 24, 2022*) Approve resolution to be prepared for a water rate increase from \$26.30, the base rate for the first 5,000 gallons to \$27.60, and from \$1.51 to \$1.58 per 1,000 gallons over the 5,000 gallons up to 45,000 gallons, and \$1.86 to \$1.95 per 1,000 gallons over 45,000 to be effective as of March 1, 2022.

21383

NEW BUSINESS

- 1) Items removed from Consent Agenda
- 2) **Action Item:** Deliberation/Decision on request by the applicant, Loves for a waiver of building permit fees per Mountain Home City Code 1-13, "Economic Development Incentive Program."
- 3) **Action Item:** Deliberation/Decision on request submitted by Traci Lefever for reconsideration of City Council decision made on December 13, 2021, approving the request by Runway Capital LLC. for the annexation, zoning change, and planned unit development of parcel numbers RP03S06E340745 and RP03S06E340740.
- 4) **Presentation/Next Steps:** On proposed impact fees update by Anne Wescott with Galena Consulting.
- 5) **Action Item:** Set a public hearing date for a new fee for zoning verification letters.
- 6) **Action Item:** Set a public hearing date for the proposed fee increase for nonresident cards at the library.
- 7) **Action Item:** Set a date for the City Council town hall meeting.

21387

FINAL COMMENTS

21387

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON FEBRUARY 14th, 2022, 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 February 14th, 2022. A quorum was established with, Councilman McCain, Councilman Brennan, Councilman Stokes, Councilwoman Garvey, and Mayor Sykes being present.

DEPARTMENT HEAD COMMENTS

- Jake Olsen, Golf Course Superintendent, said they are moving turf at the Golf Course
- Scott Conner, Police Chief, said they had four people show up for testing and three pass the testing process.
- Mark Moore, Fire Chief, said they are doing a lot of maintenance right now. He said they have eight firefighters that are going to the Southern Idaho Fire Training Academy later this month. In March they will host BLM training.
- Darcy Braithwaite, Recreation Superintendent, said they have started strong and had over 500 participants in activities so far this year. The spring soccer deadline is approaching, and they still need around 150 kids to make their goal.
- Shasta Hochstrasser, Library Director, said they have had good success with their programming so far this month.
- Hank Patrick, Building Official, said Chris Curtis the City Code Enforcement Officer is now certified to do building inspections as well.
- Rich Urquidi, Public Works Director, said the Water Department has been working on replacing frozen meters, and the Street Department is prepared in case they need to go out tonight and plow. He said they will do some training on Blue Beam. Currently they are finishing up the design on the College Park Project.
- Paula Szafranski, City Treasurer, said there is a memo in the Council packet concerning the audit.
- Brock Cherry, Community Development Director, said there is more and more interest in Mountain Home for commercial opportunities.

PRESENTATION

1) Recognition of Planning and Zoning Commissioner James Eskridge for his service on the Planning and Zoning Commission.

Brock Cherry, Community Development Director presented Planning and Zoning Commissioner James Eskridge with a plaque for his service on the Planning and Zoning Commission.

RECOGNIZING PERSONS IN THE AUDIENCE

- John Krueger asked Mayor Sykes to recuse himself from the meeting.

Mayor Sykes said he would not do that.

- Paul who works for A/R Transport thanked the City for filling pot holes in town.

- Steve McMillian, came forward and spoke on behalf of the Mellen Water

Council Minutes - February 14th, 2022

District and updated the City on the progress of repairing the well for the Mellen Subdivision.

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 said he had a conversation about leases with Brock Cherry. He said he received an email from Rena Krueger that had nothing to do with this agenda.

- Councilwoman Garvey said she received an email from Traci Lefever, and she spoke with Brock as well.

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 Councilmember 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 - January 3, 2022
 - Planning & Zoning Commission - January 18, 2022
 - Airport Advisory Committee - January 18, 2022
 - Special Airport Advisory Committee - January 25, 2022
 - City Council - January 24, 2022
 - City Council Executive Session - February 4, 2022
- B. Bills - 1/24/22 to 2/14/22 in the Amount of \$310,032.94
- C. Payroll - 12/22/2021 TO 1/21/2022 in the amount of \$651,128.55
- D. Approve Budget Transfers from General Fund to Economic Development, Golf Course, Fiber, and Recreation (**Pulled from the Consent Agenda and placed under New Business**)
- E. Approve grant application requested for grant 2021/22-014 for an Idaho Commission of Libraries grant for promoting STEM outreach and authorize the Grant Administrator to complete all grant document and the Mayor and City Clerk to sign all required documents.
- F. Approve grant application requested for grant 2022/23-001 for an Idaho Transportation Department Office of Highway Safety grant for Mountain Home Police Department and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
- G. Approve grant application requested for grant 2022/23-002 for FEMA's SAFER grant for Mountain Home Fire Department and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
- H. Pass Resolution #05-22 - approving the lease agreement with Beverly Lucia for the Famers Market at Railroad Park and authorizing the Mayor and City Clerk to sign (**Pulled from the Consent Agenda and placed under New Business**)
- I. Approve reappointment of Paul Hibbard to the Airport Advisory Committee with a 4-year term to expire in February 2026.
- J. Approve reappointment of Ian Morcott to the Airport Advisory Committee with a 4-year term to expire in February 2026.
- K. Approve reappointment of Martin Pike to the Airport Advisory Committee with a 4-year term to expire in February 2026
- L. Approve contract with JUB Engineering to perform construction engineering for the Municipal Airport Taxiway Construction Project and authorize the Mayor and City Clerk to sign all required documents.

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

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

Mayor Sykes pulled Items D and H from the Consent Agenda and placed them under New Business.

Councilman Stokes made a motion to approve the Consent Agenda as Council Minutes - February 14th, 2022

printed pulling Items D and H. Councilman Brennan seconded the motion.

The following vote was recorded:

| | |
|---------------------|-----|
| Councilman McCain | AYE |
| Councilman Brennan | AYE |
| Councilman Stokes | AYE |
| Councilwoman Garvey | AYE |

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

OLD BUSINESS

A) Action Item: (Legislative continued from January 24, 2022) Approve resolution to be prepared for a wastewater rate increase from \$25.70, the base rate for the first 5,000 gallons, to \$26.95, and from \$5.40 per 1,000 gallons over the 5,000 gallons to \$5.65 to be effective as of March 1, 2022.

Public Works Director, Rich Urquidi said when the base rate went from \$19.25 to \$20.20 that was around \$250,000.00 increase in revenue. He believes this increase will increase revenue about \$270,000.00. Rich listed all of the projects that would be possible with this increase.

Rich said wastewater, up until a couple of years ago was extremely behind and enterprise funds were being used to offset the cost to treat wastewater. He said this increase should be a gain of \$241,000.00 in revenue. He said the increase in revenue will enable the city to change the sewer line on 6th street that currently runs under the hospital. Rich said they want to get an updated Master Plan so there is an idea of what needs to be done. He said they will possibly need a new lagoon.

Councilman Brennan asked if there would be a five percent increase next year as well.

Rich said the plan is to just ask for the minimal five percent each year and plan projects around that.

Councilman Stokes asked what the cost estimates are for the 6th street project and the new lagoon.

Rich said a lagoon cell is about seven million and a water treatment facility is about thirty-two million.

Councilwoman Garvey said she felt that some of the money from ARPA funding that was directed toward fiber should be moved to fund wastewater and water.

There was a discussion on the ARPA funding, what had been used so far, and where the remainder should go.

Councilman Brennan said he felt they should move forward with the increase so that there are not thirty percent increases down the line for customers.

Councilman McCain agreed.

Councilman Stokes said he has been for the needed water and wastewater increases.

Councilwoman Garvey made a motion to pass Action Items A and B with the caveat that she feels when the city has money it should go toward water because it is so vital. Councilman Brennan seconded the motion.

The following vote was recorded:

| | |
|--------------------|-----|
| Councilman McCain | AYE |
| Councilman Brennan | AYE |

| | |
|---------------------|-----|
| Councilman Stokes | AYE |
| Councilwoman Garvey | AYE |

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

B) Action Item: (Legislative continued from January 24, 2022) Approve resolution to be prepared for a water rate increase from \$26.30, the base rate for the first 5,000 gallons to \$27.60, and from \$1.51 to \$1.58 per 1,000 gallons over the 5,000 gallons up to 45,000 gallons, and \$1.86 to \$1.95 per 1,000 gallons over 45,000 to be effective as of March 1, 2022.

Councilwoman Garvey made a motion to pass Action Items A and B with the caveat that she feels when the city has money it should go toward water because it is so vital. Councilman Brennan seconded the motion.

The following vote was recorded:

| | |
|---------------------|-----|
| Councilman McCain | AYE |
| Councilman Brennan | AYE |
| Councilman Stokes | AYE |
| Councilwoman Garvey | AYE |

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

NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

Item D: Approve Budget Transfers from General Fund to Economic Development, Golf Course, Fiber, and Recreation.

Councilman Brennan said he would like to see each transfer broken down into separate votes.

Councilwoman Garvey said this was basically a formality as this was already approved by the Council.

Councilman Stokes asked what would happen if something was not approved.

Paula Szafranski, City Treasurer said it would be a negative on the treasurer's report and would be noted on the audit.

Councilman Brennan said while he felt there would be consequences there were other pots of money that could absorb the costs, even if uncomfortable, and some items could be auctioned off for possibly more than the city paid for the items.

Councilman McCain made a motion to pay the budget transfers as printed. Councilwoman Garvey seconded the motion.

The following vote was recorded:

| | |
|---------------------|-----|
| Councilman McCain | AYE |
| Councilman Brennan | NAY |
| Councilman Stokes | AYE |
| Councilwoman Garvey | AYE |

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

Item H: Pass Resolution #05-22 - Approving the lease agreement with Beverly Lucia for the Farmers Market at Railroad Park and authorizing the Mayor and City Clerk to sign.

Councilman McCain said a five-year lease was too long in his mind and he didn't see any insurance provided.

There was a discussion about whether or not to allow a five-year lease on Railroad Park.

Councilman Brennan said he felt a Special Use Permit would be more appropriate.

Councilwoman Garvey said she would like to see an insurance clause added to the lease.

Paul Fitzner, City Attorney, said he agrees the insurance should be added but was stricken before as too burdensome. He said five years would put this on future councils.

Councilman Stokes said he would like to see the Farmers Market absorb the pop-up flea market that takes place in the park on Saturday mornings.

Councilman McCain didn't feel the lease should have to absorb the flea market when she has no control over it.

There was a discussion about the legalities of selling in the park and the cost of leasing vs a special use permit.

Councilman Brennan made a motion to deny the five-year lease for the Farmers Market requested by Beverly Lucia.

Councilman Brennan asked if it is possible to offer anything to Beverly when she wasn't here to say whether or not the terms are acceptable.

Paul said you could offer the lease conditional on her approval of the terms set forth by the Council.

Councilman Brennan amended his motion to allow the Farmers Market to continue on the Special Events Permit charged daily with the ability to schedule it out for the season. Councilman McCain seconded the motion.

The following vote was recorded:

| | |
|---------------------|-----|
| Councilman McCain | AYE |
| Councilman Brennan | AYE |
| Councilman Stokes | NAY |
| Councilwoman Garvey | NAY |

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

ACTION ITEM: Deliberation/Decision on request by the applicant, Loves for a waiver of building permit fees per Mountain Home City Code 1-13, "Economic Development Incentive Program."

Brock Cherry, Community Development Director, explained there is a City ordinance section for Economic Development Incentives, which was approved in 2018. He said this is a request to utilize the ordinance for Loves. He said if a company is approving more than three jobs, they can apply for this waiver of building fees. He also explained that the company is applying for property tax relief with Elmore County.

Cody Garrison with Ambrose Property Group is working with Loves on their new facility and gave a presentation on the proposed Loves warehouse for Mountain Home.

Brock gave an overview of the potential economic impact of the proposed Loves warehouse.

Councilman Stokes made a motion to approve the request by Loves for a waiver of building permit fees per Mountain Home City Code 1-13, "Economic

Development Incentive Program." in an amount not to exceed \$120,000.00. Councilman Brennan seconded the motion.

The following vote was recorded:

| | |
|---------------------|-----|
| Councilman McCain | AYE |
| Councilman Brennan | AYE |
| Councilman Stokes | AYE |
| Councilwoman Garvey | AYE |

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

Action Item: Deliberation/Decision Deliberation/Decision on request submitted by Traci Lefever for reconsideration of City Council decision made on December 13, 2021, approving the request by Runway Capital LLC. For the annexation, zoning change, and planned unit development of parcel numbers RP03S06E340745 and RP03S06E340740.

Paul Fitzer, City Attorney outlined the process of the request for reconsideration of a City Council decision.

Traci Lefever was invited to speak to the Council about her request for reconsideration of the decision made by the Council on December 13, 2021. She outlined why she felt the Council should reconsider the decision to approve the request by Runway Capital LLC. for the annexation, zoning change, and planned unit development of parcel numbers RP03S06E340745 and RP03S06E340740. She said she felt the project did not meet the City's own requirements.

Peggy Breski gave a rebuttal as a project planner on behalf of the property owner and developer for the Runway Estates project.

Councilman McCain made a motion to set an Executive Session for possible litigation. Councilwoman Garvey seconded the motion.

Mayor Sykes questioned the need for an Executive Session, he felt for transparencies sake this meeting should be done in an open forum.

Paul said there needs to be an open session to discuss what the council would like to do, but also recommended an executive session. He said there are legal ramifications for what the council discusses.

Councilman McCain amended his motion to set an Executive Session on February 28th, 2022, at 5:00 p.m. Councilman Brennan seconded the motion.

The following vote was recorded:

| | |
|---------------------|-----|
| Councilman McCain | AYE |
| Councilman Brennan | AYE |
| Councilman Stokes | AYE |
| Councilwoman Garvey | AYE |

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

Brock Cherry, Community Development Director, said he wanted it on the record there had been some confusion about whether or not the Airport Committee had been notified about the proposed development at the time. He wanted to make it clear that at one point he was under the impression the committee knew about the project, and it turned out that was not the case but they have taken steps to rectify that since.

Presentation/Next Steps: On proposed impact fees update by Anne Wescott with Galena Consulting.

Anne Wescott with Galena Consulting was present and gave an updated presentation on proposed impact fees.

The Council discussed the proposed impact fees and if they should impose the full amount of the fees right away or if they should stagger the implementation of the fees.

Action Item: Set a public hearing date for a new fee for zoning verification letters

Councilman Stokes made a motion to set a public hearing date for February 28th, 2022 and to set the fee at fifty dollars. Councilwoman Garvey seconded the motion.

Tiffany Belt, City Clerk said the 28th was not enough time to notice the public hearing in the paper twice.

Councilman Stokes amended his motion to set a public hearing date for March 14th, 2022 and to set the fee at fifty dollars. Councilwoman Garvey seconded the motion.

The following vote was recorded:

| | |
|---------------------|-----|
| Councilman McCain | AYE |
| Councilman Brennan | AYE |
| Councilman Stokes | AYE |
| Councilwoman Garvey | AYE |

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

Action Item: Set a public hearing date for the proposed fee increase for nonresident cards at the library.

Councilman McCain made a motion to set a public hearing date for March 14th, 2022, for the proposed fee increase for nonresident cards at the library. Councilman Stokes seconded the motion.

Councilman Brennan asked why the fee for nonresidents is more and if it was comparable to what city residents pay in taxes.

* Shasta Hochstrasser, Library Director said yes, it is just comparable to what City residents are paying through taxes for the library.

The following vote was recorded:

| | |
|---------------------|-----|
| Councilman McCain | AYE |
| Councilman Brennan | AYE |
| Councilman Stokes | AYE |
| Councilwoman Garvey | AYE |

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

Action Item: Set a date for the City Council town hall meeting.

The Council asked questions of what a town hall would entail for the Council.

It was decided to do more workshops to engage with the citizens on topics being brought to the Council for consideration.

Councilman McCain made a motion to table setting a date for the City Council town hall meeting. Councilwoman Garvey seconded the motion.

The following vote was recorded:

| | |
|---------------------|-----|
| Councilman McCain | AYE |
| Councilman Brennan | AYE |
| Councilman Stokes | AYE |
| Councilwoman Garvey | AYE |

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

FINAL COMMENTS

• Brock Cherry, Community Development Director, said he needs direction from the Council about the Impact Fees.

The consensus from the Council was to start the process with the Planning and Zoning Commission to implement the impact fees.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 10:02 P.M. by orders from Mayor Sykes.



Rich Sykes, Mayor

ATTEST: 

Tiffany Belt, City Clerk

