

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON APRIL 11th, 2022, AT 6:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21460 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21460 DEPARTMENT HEAD REPORTS
- 21460 PRESENTATION - Bill Heitman with St. Luke's Elmore Medical
- 21461 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.
- 21461 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
 Airport Advisory Committee - March 15, 2022
 Planning & Zoning Commission - March 21, 2022
 City Council - March 28, 2022
 - B. Bills - 3/28/22 to 4/11/22 in the Amount of \$315,207.31
 - C. Payroll 2/22/22 TO 3/21/2022 in the Amount of \$623,650.22
 - D. Approve street bond refund to Ron Storey for a project located at 890 S. 3rd W. B Street.
 - E. Approve Scope of Work Agreement with Keller Associates for a wastewater project located at North 6th East and East 8th North authorizing the Mayor and City Clerk to sign.
 - F. Approve request to appraise the four parcels of City-owned property located in the Industrial Park.
(Pulled from Consent Agenda and placed under New Business)
 - G. Approve memorandum of understanding with 366th Security Forces and City Police Department for Law Enforcement Support.
 - H. Pass Resolution #12-2022R authorizing the destruction of police department surplus property and authorizing the Mayor and City Clerk to sign.
 - I. Authorize City Clerk to move forward with TPO roof option for City Hall not to exceed the amount \$80,000.00. **(Pulled from Consent Agenda and placed under New Business)**
- 21462 OLD BUSINESS
- A) **Discussion Item:** Update on Irrigation District Board meeting regarding the potential purchase of office space.
- 21463 NEW BUSINESS
- 1) Items removed from Consent Agenda
 - 2) **Action Item:** Deliberation/Decision to move forward with the hiring process for an Assistant City Planner for the Community Development Department.
 - 3) **Action Item:** Discussion/Decision on Planning and Zoning Commission recommendation for Zoning R-4 PUD for LaBelle Estates Subdivision and findings of facts.
 - 4) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation for a preliminary plat for LaBelle Estates Subdivision and findings of facts.
- Council Minutes - April 11th, 2022

21466 RECOGNIZING PERSONS IN THE AUDIENCE
21466 FINAL COMMENTS
21466 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON April 11th, 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 April 11th, 2022. A quorum was established with, Councilman Stokes, Councilwoman Garvey, Councilman Brennan, Councilman McCain and Mayor Sykes being present.

DEPARTMENT HEAD COMMENTS/REPORTS

- Jake Olsen, Golf Course Superintendent, said they are getting everything ready for spring and summer.
- Scott Conner, Police Chief, said they are getting ready for month of the military child. He said they have one graduating from the police academy this week and they are working on their budget.
- Mark Moore, Fire Chief, said there have been a couple significant fires, one city, one rural. He said they will be out trying to raise money for the burnout fund. Mark said there are some events the Fire Department will be attending in the next month.
- Shasta Hochstrasser, Library Director, said tomorrow is Drop Everything and Read day. She went over the programming for the next couple weeks at the library.
- Miguel Pedroza, Parks Superintendent said they are changing to a local service for portable restrooms. He thanked the Street Department for helping with the patchwork at the cemetery.
- Dave Sonnentag, Water Superintendent said well #11 and #15 are back together.
- Rich Urquidi, Director of Public Works said they are getting the farm ready for the year.
- Paula Szafranski, City Treasurer, said Baskets for Babies will be coming up. The donations go toward the Domestic Violence Council. She thanked St. Luke's for being a collection point for the event.
- Brock Cherry, Community Development Director, said Taco Bell finally pulled their building permit. He said several contractors are interested in the property Loves was under contract for.
- Councilman Stokes made a motion to add an item to the agenda under new business. Item #5: Update on number of EDU's approved, Well #17 and water. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Stokes	AYE
Councilwoman Garvey	AYE
Councilman McCain	AYE

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

PRESENTATION

Bill Heitman with St. Luke's Elmore Medical

Bill Heitman was present to address the Council from St. Luke's Elmore Medical Center and he spoke about the new mobile 3D mammography Council Minutes - April 11th, 2022

machine that will be brought in spring of May 2023.

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.

- There was nothing to disclose at this time.

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

Airport Advisory Committee - March 15, 2022
 Planning & Zoning Commission - March 21, 2022
 City Council - March 28, 2022

- B. Bills - 3/28/22 to 4/11/22 in the Amount of \$315,207.31
- C. Payroll - 2/22/2022 TO 3/21/2022 in the amount of \$623,650.22
- D. Approve street bond refund to Ron Storey for a project located at 890 S. 3rd W. B Street.
- E. Approve Scope of Work Agreement with Keller Associates for a wastewater project located at North 6th East and East 8th North authorizing the Mayor and City Clerk to sign.
- F. Approve request to appraise the four parcels of City-owned property located in the Industrial Park. **(Pulled from Consent Agenda and placed under New Business)**
- G. Approve memorandum of understanding with 366th Security Forces and City Police Department for Law Enforcement Support.
- H. Pass Resolution #12-2022R authorizing the destruction of police department surplus property and authorizing the Mayor and City Clerk to sign.
- I. Authorize City Clerk to move forward with TPO roof option for City Hall not to exceed the amount of \$80,000.00. **(Pulled from Consent Agenda and placed under New Business)**

- Councilman McCain asked why the City had decided to go with a TPO roof.

Tiffany Belt, City Clerk said that was the only quote they received, and the contractor said that was the best way to go on the roof.

- Councilwoman Garvey asked to recuse herself on Item B: Bills. She said it is a conflict of interest.

- Councilman Brennan said they received no paperwork for Item F and he would like to know why it is being appraised.

Mayor Sykes said just to get an idea of what the ground is worth.

Councilman Brennan asked if there was a plan.

Mayor Sykes said they are trying to figure out the best utilization of property and in the future there may be a need for a new City Hall.

Councilman Brennan asked how long an appraisal lasts for.

Paul Fitzer, City Attorney said it lasts six months.

Councilman Brennan said he doesn't want to spend the money on an appraisal if there is not an immediate plan and he would like Item F removed from the Consent Agenda.

- Councilman Stokes asked if there was an approximate cost for Item E.

Rich said the design will have to come in before they get the construction costs of everything.

Councilman Stokes asked if there needed to be an indemnification clause on Item G.

Paul said since they are both government entities, they are both bound by the tort claims act, though if the Council wished to add it, it would be simple enough.

Councilman Brennan made a motion to approve the consent agenda as printed removing items F and I. Councilwoman Garvey seconded the motion.

Paul said there also needs to be the indemnification clause added to Item G.

Councilman Brennan amended his motion to include the indemnification clause to Item G.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Stokes	AYE
Councilwoman Garvey	AYE
Councilman McCain	AYE

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

OLD BUSINESS

Discussion Item: Update on Irrigation District Board meeting regarding the potential purchase of office space.

Councilman Brennan said he attended the Irrigation District Board meeting and found they have an interest in selling the office space if the right deal came along. Specifically, they are interested in obtaining newer vehicles. He said the City could possibly trade out the vehicles at a decent mileage and give them to the district until an agreed upon amount had been met. He asked what the requirement for an appraisal is.

Paul Fitzner, City Attorney said the statutory restriction is when the City wants to sell property there has to be an appraisal done and/or the City Council has to have a reasonable basis for upon which they are setting the value short of having an appraisal. When acquiring property there isn't the requirement of appraisal, however it is up to the Council to make sure they are being responsible in their trading.

Councilman Brennan asked if real property traded for vehicles would be okay.

Paul said that was fine, there are ways to quantify the amount you are trading.

Councilman Brennan asked City Clerk, Tiffany Belt if the department losing a truck to the proposed arrangement would be getting a replacement in return.

Mayor Sykes said it would have to come out of general fund and couldn't come out of enterprise funds and can only be used for those purposes.

Paul said that was correct, but you could take a vehicle out of enterprise funds so long as you get that money back to the enterprise fund from the general fund.

There was a discussion on what the additional office space might be used for.

Councilman Brennan said he would like to see if the Council could meet some terms set by the irrigation district.

Councilman Stokes said he was on board if it helps the district and City Hall.

Councilwoman Garvey said she would like to tour the building to see if

it meets the needs of the city and she would like to meet with Paula to go over the budget. Also, she wondered if vehicles could be traded right now, since they are so scarce.

It was decided this item would come back before the Council to be discussed on May 9th, 2022, after the Council has been able to tour the building and discuss the budget and after the Department Heads have been able to meet and discuss their vehicle needs as well.

NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

Item F: Approve request to appraise the four parcels of City-owned property located in the Industrial Park.

Brock Cherry, Community Development Director went over what the possibility of appraising the four parcels of land the city owns and what the City could potentially do with the land or proceeds from the sale of the land.

There was a discussion about the possibility of appraising and possibly auctioning the land.

Rich Urquidi, Director of Public Works said it made more sense to go out for an appraisal now than it did a few years ago, because there was actually developed land to compare it to.

It was decided to table this item until the Department Heads could look at all the options and start to formulate a plan on how they would like to proceed with future growth.

Item I: Authorize City Clerk to move forward with TPO roof option for City Hall not to exceed the amount of \$80,000.00.

Councilman McCain said he doesn't like the idea of doing a TPO roof. He said they don't work in this area.

There was a discussion about the roof replacement options for City Hall.

It was decided Tiffany Belt, City Clerk would reach out to Alan at Roberts Truss to see if he could recommend someone to give a quote on a pitched roof, since they got no quotes for that after advertising in the Mountain Home News and Idaho Statesman.

2)Action Item: Deliberation/Decision to move forward with the hiring process for an Assistant City Planner for the Community Development Department.

Brock Cherry, Community Development Director said there has been a departure of the Economic Development Assistant but in the time before that position was vacated, there had been another position filled that was a Senior Economic Development Specialist as well as Communications. He said the Assistant Planner position is needed because of the unprecedented volume of development coming through his office right now.

Councilman McCain said this was very needed.

Councilman Brennan asked what the difference in pay grades would be.

Brock said the old position was a seven and the new one would be ten.

Councilman Brennan said he fully supports an additional employee being brought in, but he felt there was still a need for a part time Code Enforcement Officer in the spring, summer, and fall months. He wondered if

there would be any other way to fund the position.

Paula Szafranski, City Treasurer said it would depend on how the job is split on which departments you could pull money from to make up the salary.

It was the consensus of the Council this would be approved, contingent on the part time Code Enforcement position be opened.

Councilman Stokes said he was in favor of the education requirement for the position. He felt there should be more experts as the city grows.

Councilwoman Garvey asked why an assistant planner position and not a planner position.

Brock said the market for a planner was very tight right now. He said with an assistant planner there is the opportunity to get someone who may eventually grow into a planner position.

Councilwoman Garvey asked if Brock was ready to train these people to review commercial blueprints. She said she agrees there is need for another person, but Brock still needs to be the person at the forefront.

Councilman Brennan made a motion to approve moving forward with the hiring process for an Assistant City Planner for the Community Development department contingent on the part time Code Enforcement Officer position still being left open and immediately posted to be filled. Councilman McCain seconded the motion.

Councilman Stokes said he would like to see positions opened at Parks & Rec, Wastewater, and the Library. He said because of the growth rate Mountain Home is currently seeing, there will be more services required to serve the public.

Paula said there are no open positions in those departments and the jobs would need to be created in the next budget cycle.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Stokes	AYE
Councilwoman Garvey	AYE
Councilman McCain	AYE

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

3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation for Zoning R-4 PUD for LaBelle Estates Subdivision and findings of facts.

Gary and Wendy Carlton were present via zoom to discuss LaBelle Estates Subdivision.

Brock said this is an infill development. He said normally, a development like this one would need to be three acres, however they are invited to apply if they meet certain criteria, such as this one being an infill project. He said the subdivision will consist of smaller lots for smaller homes. He said this area has residential areas as well as commercial and multifamily. One of the things the project is asking for is to have each unit assessed less than one EDU because of the well onsite.

Wendy Carlton explained their desire for the project.

The Council went over the plans with Wendy and Gary Carlton and talked about the well for irrigation. The developers are hoping to have the EDU's set between .25 and .33 per EDU since they are hoping to use their own well

for irrigation.

The Council had concerns on what the development would do if that well were ever to go dry.

Wendy said this well has been providing water to thirteen families and irrigating with it. She said the hose bib on the house would also be non-potable water, so there would be no chance of a person using City resources with outside watering.

Councilwoman Garvey asked what would happen if the well went out and the exterior water had to be switched to city services. Would the homeowners be able to afford the switch? She said she didn't feel the city should get in the habit of reducing its fees.

Councilman Brennan said he doesn't feel now is a good time to do a waiver of our current EDU structure when they are trying to rework it. He said his recommendation is to allow the city to rework the structure, approve the development on one EDU per house, and if the structure of the EDU's changes, then it may change.

Councilman Stokes said if this is assessed at at .33 per EDU then the entire thing would be assessed at 6.27 which is a significant reduction in impact fees. At 19 EDU's it would be \$126,000.00 in impact fees. At .33 per EDU it would be \$31,000.00 to \$41,000.00. Whatever is done here is the standard that will need to be held to.

Councilman Brennan made a motion to approve the Planning and Zoning recommendation for zoning R-4 PUD for LaBelle Estates Subdivision and findings of facts at one EDU per unit authorizing them to reduce the EDU's if the ordinance allows it when they pull their building permits.

Councilman Stokes asked if Councilman Brennan would be amenable to putting something in his motion about to add in written contracts with the well use and irrigation in these units.

Councilman Brennan said no, because if we are assessing everyone at one EDU then they are entitled to use it how they want.

Councilman Stokes seconded the motion as Councilman Brennan first stated it.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Stokes	AYE
Councilwoman Garvey	AYE
Councilman McCain	AYE

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

4)Action Item: Deliberation/Decision on Planning and Zoning commission recommendation for a preliminary plat for LaBelle Estates Subdivision and findings of facts.

Councilman Brennan made a motion to approve the Planning and Zoning recommendation for zoning R-4 PUD for LaBelle Estates Subdivision and findings of facts. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Stokes	AYE
Councilwoman Garvey	AYE
Councilman McCain	AYE

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

Item #5: Update on number of EDU's approved, Well #17 and water.

Councilman Stokes said he wanted to add this to the agenda because of water levels and the amount of EDU's the city has approved recently. He said he felt the ARPA funding should be moved to the construction of Well #17, so that it can be completed as soon as possible.

Rich Urquidi, Public Works Director said they are looking at the ARPA funding and DCIP grants, hoping to fund more of the project that way. He said they are going out to bid for the well this month.

Councilman Stokes asked that there be an update on Well #17 at every meeting going forward.

Councilman McCain asked if the city has water rights for Well #18.

Rich said the city did have the rights for another well after #17.

The Council discussed the progression of the wells and possible future need from growth.

Councilwoman Garvey asked to be updated on this topic at every meeting and said another thing we have to worry about is the L2 growth. She said the city is dangerously close to being at max capacity.

RECOGNIZING PERSONS IN THE AUDIENCE

- Chris Wells spoke to the Council about the proposed Village Apartments. Specifically, the intersection that crosses the railroad tracks at 5th street.

- Misty Pierce also spoke on the Village Apartments project and her worries about the same intersection at West 5th North.

- Don Gust came forward with concerns about the Village Apartments project.

- John Ligon III spoke to the Council about the LaBelle Subdivision. He said the prices quoted were not affordable.

- Councilman Stokes said he is glad they are able to have a discussion about EDU's, water and wells.

- Councilman Brennan said railroad crossing safety is something he is very vested in. He said he feels it is singlehandedly the most dangerous element of our town, so he understands the citizen concern and it will be talked about when this development comes forward.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:17 P.M. by orders from Mayor Sykes.



Rich Sykes, Mayor

ATTEST:



Council Minutes - April 11th, 2022



Tiffany Belt, City Clerk

