

MINUTES OF THE REGULAR MEETING OF THE  
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
 HELD ON APRIL 26<sup>th</sup>, 2021, AT 6:00 P.M.  
 AT MOUNTAIN HOME CITY HALL CHAMBERS  
 MOUNTAIN HOME, IDAHO

- 21119 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21119 PRESENTATION - POST Executive Certification presented to Chief of Police Scott Conner by Brad Johnson, POST Director
- 21119 PRESENTATION - Mountain Home Skateboard Essay Contest Winners by Councilman Brad Stokes
- 21119 RECOGNIZING PERSONS IN THE AUDIENCE
- 21119 COUNCIL COMMENTS
- 21119 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 - April 5, 2021  
 City Council - April 12, 2021
  - B. BILLS - 4/13/21 to 4/26/21 in the Amount of \$127,173.14
  - C. TREASURER'S REPORT - for the Period Ending 3/31/2021
  - D. APPROVE SALES AND SERVICE AGREEMENT with Boise Office Equipment and Lease Agreement with CIT Bank for the consolidation of city copy machine leases and lower cost per image fees and Authorize the Mayor to sign
  - E. APPROVE REQUEST BY Garold Maxfield to apply for a Planned Unit Development (PUD) for Partridge Place located at 650 W 8<sup>th</sup> S
  - F. APPROVE PROPOSAL FROM GALENA CONSULTING to update Development Impact Fees and Authorize the Mayor to sign
  - G. APPROVE REQUEST TO REFUND BUILDING PERMIT FEES for Chad Raub of Ace Glass as homeowner already purchased a permit
  - H. APPROVE DEVELOPMENT AGREEMENT between the City of Mountain Home and Terry Sloan for the installation of sidewalk, curb and gutters and Authorize the Mayor and City Clerk to sign
  - I. APPROVE APPOINTMENT OF Steve Mulberry to the Airport Committee to fill the remaining term created by the resignation of Rob Karren term to expire 02/24
  - J. APPROVE SETTLEMENT AGREEMENT, MUTUAL RELEASE AND COVENANT NOT TO SUE between the City of Mountain Home and the Western Elmore County Recreation District and Authorize the Mayor and City Clerk to sign
  - K. PASS RESOLUTION #08-21 - Authorizing the Destruction of Surplus property and Authorizing the Mayor and City Clerk to sign

- L. PASS RESOLUTION #09-21 - Allowing the Destruction of City Records and Authorizing the Mayor and City Clerk to Sign

21120

## OLD BUSINESS

Discussion/Decision on Recommendation from Planning and Zoning to approve a Zoning Title Amendment to amend Title 9, Chapter 8, Section 3(B) Access to Public Street and to amend Title 9, Chapter 16, Section 13(B) Design Standards. ACTION ITEM.

21120

## NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

Copy of FY20 Urban Renewal Audit provided to Council as Required (Information Only)

Discussion/Decision on Planning and Zoning Recommendation to approve a request by Leap Housing Solutions for the Annexation and Zoning to R-4 a parcel of land approximately 8.39 acres located on the East side of South 5<sup>th</sup> West Street, South of West 12<sup>th</sup> South Street, and East of Chuker Circle. ACTION ITEM.

Discussion/Decision on Planning and Zoning Recommendation to approve a request by James Prather for a Conditional Use Permit to erect a 50' Off Premise Multitenant Sign to be located on lots 1 & 2, Block 2 in the K-mart subdivision off of City View Drive. ACTION ITEM.

21121

## ORDINANCES

Ordinance - Annexing Young Property located at 1490 South 5<sup>th</sup> West Street. ACTION ITEM.

Ordinance - Zoning to R4 Young Property located at 1490 South 5<sup>th</sup> West Street. ACTION ITEM.

21122

## FINAL COMMENTS

21123

## ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON APRIL 26<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 April 26<sup>th</sup>, 2021. A quorum was established with, Councilman Stokes, Councilman Bundy, Councilman Brennan, Councilman McCain and Mayor Sykes being present.

PRESENTATION - POST Executive Certification presented to Chief of Police Scott Conner by Brad Johnson, POST Director

Brad Johnson presented a POST Executive Certificate to Chief of Police Scott Conner.

PRESENTATION - Mountain Home Skateboard Essay Contest Winners by Councilman Brad Stokes

Councilman Stokes presented skateboards to essay contest winners Kailee and Zachary.

RECOGNIZING PERSONS IN THE AUDIENCE

No one came forward to speak at this time.

COUNCIL COMMENTS

There were no Council comments 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.

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Councilman Brennan asked the City Attorney to give an explanation of Item J.

City Attorney, Paul Fitzer said he wrote the agreement and explained the details of the agreement to the council.

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

Discussion/Decision on Recommendation from Planning and Zoning to approve a Zoning Title Amendment to amend Title 9, Chapter 8, Section 3(B) Access to Public Street and to amend Title 9, Chapter 16, Section 13(B) Design Standards. ACTION ITEM.

Councilman Brennan asked for some clarifications on this city code amendment. He said he will never be in favor of expecting a property owner to add five ft. on to their sidewalk just because they have done over \$10,000.00 in improvement to their property. He said he does not support taking someone's ground for a wider pathway.

Councilman Bundy said it was a valid concern, but the areas that are being looked at are so far undeveloped.

The consensus was this would not be a requirement that was enforced for a residential landowner to change their existing sidewalk.

Councilman Bundy made a motion to approve the recommendation from Planning and Zoning to approve a Zoning Title Amendment to amend Title 9, Chapter 8, Section 3(B) Access to Public Street and to amend Title 9, Chapter 16, Section 13(B) Design Standards. Councilman Stokes 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.

#### NEW BUSINESS

Item Removed from Consent Agenda Section. ACTION ITEM.

There were no items removed from the Consent Agenda.

Copy of FY20 Urban Renewal Audit provided to Council as required (Information Only)

A copy of the FY20 Urban Renewal Audit was provided to the Council as required for informational purposes only.

Discussion/Decision on Planning and Zoning Recommendation to approve a request by Leap Housing Solutions for the Annexation and Zoning to R-4 a parcel of land approximately 8.39 acres located on the East side of South 5<sup>th</sup> West Street, South of West 12<sup>th</sup> South Street, and East of Chucker Circle. ACTION ITEM.

Councilman Bundy made a motion to approve the Planning and Zoning Council Minutes - April 26<sup>th</sup>, 2021

Recommendation to approve a request by Leap Housing Solutions for the Annexation and Zoning to R-4 a parcel of land approximately 8.39 acres located on the East side of South 5<sup>th</sup> West Street, South of West 12<sup>th</sup> Street, and East of Chucker Circle. Councilman Brennan 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.

Discussion/Decision on Planning and Zoning Recommendation to approve a request by James Prather for a Conditional Use Permit to erect a 50' Off Premise Multitenant Sign to be located on lots 1 & 2, Block 2 in the K-Mart subdivision off of City View Drive. ACTION ITEM.

Brock Cherry, Community Development Director said he wanted to clarify that he has in the reports that the Planning and Zoning Commission recommended not to allow the sign, but he wanted it on the record, they did in fact recommend to approve the sign.

Councilman Brennan asked if then every lot in the development would want their own sign.

Brock said all the occupants on City View Drive would share space on this sign.

Councilman Bundy made a motion to approve the Planning and Zoning Recommendation to approve a request by James Prather for a Conditional Use Permit to erect a 50' off Premise Multitenant Sign to be located on lots 1 and 2, Block 2 in the K-mart subdivision off of City View Drive. Councilman Bundy 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.

#### ORDINANCES

Ordinance - Annexing Young Property located at 1490 South 5<sup>th</sup> West Street. ACTION ITEM.

Councilman Bundy made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Stokes 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.

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

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

The vote being unanimous, the motion was so ordered and given #1714.

Ordinance - Zoning to R4 Young Property located at 1490 South 5<sup>th</sup> West Street. ACTION ITEM.

Councilman Bundy made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. 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.

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

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

The vote being unanimous, the motion was so ordered and given #1715.

#### FINAL COMMENTS

- Chairman James Green of the Library Board said the Library replaced the HVAC unit and the Library is applying for a grant for solar panels.
- Hank Patrick, Building Official said Hubble Homes is finishing a street and they are requesting permits for new homes out there.
- Fire Chief, Mark Moore said they will be offering the Wild Land Firefighting Training to their rookies.
- Shirley Batchelor, Wastewater Superintendent said they have planted at the farm and finished the sewer extension on North Haskett.
- Police Chief, Scott Conner said they have a new officer that just started, and they are in the hiring process for a Lieutenant.
- Gene Palmer, Street Superintendent said the street sweeper is running and they are patching roads.
- Miguel Pedroza, Parks Superintendent said they are mowing in the parks and working on irrigation at the dog park.
- Brock Cherry, Community Development Director said their office is

the busiest it has been. He thanked the Council for approving the funds for Impact Fees. He said the Industrial Rail Park is moving along and he has spoken to two potential users for that area. He said the Impact Fee Study is underway and there should be something to present to the Council around September.

- Darcy Braithwaite, Recreation Superintendent said they are in their last week of spring soccer and now they will be moving in to softball and t-ball. This week they are partnering with University of Idaho for Arbor Day.

- Nina Patterson, City Clerk said she is training Tiffany to take over for her.

- Tiffany Belt, Training City Clerk said she is training with Nina and trying to learn everything she can before Nina retires at the end of May.

- Paula Szafranski, City Treasurer said the Department Heads are working through the budget cycle.

- Rich Urquidi, Public Works Director asked everyone to be patient as Phase III of the Downtown Plan begins. He said they had a great winter as far as the storage ponds go, not a lot of water went into them.

- Councilman Brennan asked how long it would be before the RV Dump Site was completed.

Rich Urquidi, Director of Public Works answered they were waiting for a bid for concrete before the project could move forward.


- Councilman Brennan asked if there were any updates on the grant for the pool.

Tiffany said they did their presentation on March 30<sup>th</sup> and on May 19<sup>th</sup> the State Parks and Recreation Board will review the grant applications, and after that they will go to the federal level if they get approved by the state board.

- Mayor Sykes said he was taking a group down to Ammon where they will meet with ETS, who will be doing the engineering platform with Bruce Patterson from Ammon. He said Mike the Fiber Admin has flyers ready for the first LID. He said Tiffany and Mike had an hour presentation with the Entry Point team and Mike has been working with developers to figure out placement of the fiber boxes in the new subdivisions. ETS is doing everything for free and working with Marty as well on getting fiber to the air base.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 6:49 P.M. by orders from Mayor Sykes.

  
Rich Sykes, Mayor

ATTEST:

  
Nina Patterson, City Clerk

