

MINUTES OF THE REGULAR MEETING OF THE  
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
 HELD ON APRIL 25<sup>th</sup>, 2022, AT 6:00 P.M.  
 AT MOUNTAIN HOME CITY HALL CHAMBERS  
 MOUNTAIN HOME, IDAHO

- 21460 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21476 DEPARTMENT HEAD COMMENTS/REPORTS
- 21476 PRESENTATION  
 Presentation by Military Liaison Marty Anderson regarding Defense Community Infrastructure Program (DCIP).
- 21477 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
- 21477 PUBLIC HEARING  
 1) Creation of Fiber Optics Local Improvement District #1.
- 21477 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 - April 4, 2022  
 City Council - April 11, 2022
  - B. Bills - 04/12/22 to 4/25/22 in the Amount of \$438,002.19
  - C. Treasurer's report for the period ending March 31, 2022
  - D. Approve grant application request for grant 2022/23-005 for DCIP Grant for Well #17 back-up generator and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
  - E. Award bid for construction of Airport Taxi Lane project at the City Airport to Staker & Parson Companies dba Idaho Materials & Construction.
  - F. Approve two (2) Federal Assistance applications for the construction of airport taxi lanes and authorize the Mayor and City Clerk to sign all required documents.
- 21478 OLD BUSINESS
- 21478 NEW BUSINESS
- 1) Items Removed from Consent Agenda Section.
  - 2) **Action Item:** Deliberation/Decision to create Fiber Optics Local Improvement District #1.
  - 3) **Action Item:** Deliberation/Decision vacating half of South 2<sup>nd</sup> East Street.
  - 4) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation to deny amending the 2020 City Comprehensive Plan to include Impact Fees.
  - 5) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation to table amending

City Code, Title 9: Land Use & Development.

- 6) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation for Annexation of Thomason/Krall property located at corner of Airbase Rd. and Garrett Street and finding of facts.
- 7) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation to Zone C-4 Heavy Commercial of Thomason/Krall property located at the corner of Airbase Rd. and Garrett Street and finding of facts.
- 8) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation for Annexation of Thomason/Krall property located at East of Jerome Street, South of Colthorp Avenue and West of Garrett Street and finding of facts.
- 9) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation to Zone R-4 Residential of Thomason/Krall property located at East of Jerome Street, South of Colthorp Avenue, West of Garrett Street, and North of Airbase Rd. and finding of facts.
- 10) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation to Re-Zone a portion of land from C-4 heavy commercial to R-4 residential of Thomason/Krall property located at East of Jerome Street, South of Colthorp Avenue and West of Garrett Street and finding of facts.
- 11) **Action Item:** Deliberation/Decision on Planning and Zoning commission recommendation for a drive-up window of Thomason/Krall property located at the corner of Airbase Rd. and Garrett Street and finding of facts.
- 12) **Action Item:** Deliberation/Decision to approve the Turner House Depot Subdivision final plat.

- 21483 RECOGNIZING PERSONS IN THE AUDIENCE
- 21483 FINAL COMMENTS
- 21483 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON APRIL 25<sup>th</sup>, 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 3<sup>rd</sup> East, Mountain Home, Idaho on April 25<sup>th</sup>, 2022. A quorum was established with, Councilman Stokes, Councilman McCain, Councilwoman Garvey, and Mayor Sykes being present.

DEPARTMENT HEAD COMMENTS/REPORTS

- Hank Patrick, Building Official said CBH is working in two areas of town putting up houses. He said Ace Hardware started on their building today.

- Mark Moore, Fire Chief said they finished the BLM Wildland bookwork, and they will be moving particularly the new firefighters to brush truck training before summer hits. He will be attending a chiefs conference in May.

- Councilman Brennan was present at 6:05 and the meeting continued.

- Shasta Hochstrasser, Library Director said they had a good turnout at the chess open house. Tomorrow will be a game night. She outlined the activities going on at the library the next couple of weeks.

- Scott Conner, Police Chief said they are going through the sergeants promotional process currently. They got a good candidate for hire at their last testing and there is currently an officer doing FTO training.

- Rich Urquidi, Director of Public Works said they are about three single family homes ahead of last year at this time. He said the bid opening for well #17 will be in the papers in the next week.

- Paula Szafranski, City Treasurer said she is working on the budget.

- Darcy Braithwaite, Recreation Superintendent said this week is the Arbor Day celebration and it is a drive-thru event and they will be doing the Purple Up dance party in honor of military children.

- Mayor Sykes said the electrician for the amphitheater is working on it and it should be done soon.

- Shirley Batchelor, Wastewater Superintendent said they are getting the farm up and running currently.

- Tiffany Belt, City Clerk said the bids were due for the pool last Thursday, none were received so they reached out to contractor who hopefully can start work in June.

- Gene Palmer, Street Superintendent said they are doing road patching.

PRESENTATION

Presentation by Military Liaison Marty Anderson regarding Defense Community Infrastructure Program (DCIP).

Military Liaison, Marty Anderson gave a presentation on the Defense Community Infrastructure Program.

He said he is asking if the Council would be willing to allocate two million dollars to the grant to possibly be awarded six million and save the community money. It is a requirement that communities match at least thirty percent.

The council was in agreement to allocate the money to go toward the DCIP

grant.

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 McCain said he received one email that was not in support of the fiber optic project because they were under the impression they would have to take the fiber if they are inside the LID, which is not the case.

- Councilman Brennan, Councilman Stokes and Councilwoman Garvey all said they had received communication about the fiber project.

#### PUBLIC HEARING

Public Hearing: Creation of Fiber Optics Local Improvement District #1.

The public hearing was opened for comment at 6:22 p.m.

Caleb Lisjewski came forward and said they are a pilot home for the project and said he is for the project and it is a vast improvement for the area's internet.

Shane Stersic came forward in support of the fiber project as another pilot home tester.

Gary Ashby spoke to the Council in support of the fiber optic project.

Bret Deering spoke in favor of the fiber optic project.

Carl Olsen came forward and spoke in favor of the project.

Brendan McCarthy said he likes the idea of the project but is not in favor of using ARPA funds to pay for it.

Barbara Johnson said she is in favor of fiber network.

City Clerk, Tiffany Belt read a letter from Dorothy Johnson, a citizen opposed to the creation of the LID #1 fiber project.

Tom Hissong came forward in support of the fiber project.

Misty Pierce spoke against the fiber optic project, she said she lives near Escoshio and Skyview and the managers there will never put it in for people, so she feels this is discrimination.

The Public Hearing came to a close at 6:47 p.m.

#### CONSENT AGENDA

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A. Approval acceptance of Minutes

Planning & Zoning - April 4, 2022

City Council - April 11, 2022

B. Bills - 4/12/22 to 4/25/22 in the Amount of \$438,002.19

C. Treasurer's Report - for the Period Ending 3/31/2022

D. Approve grant application requested for grant 2022/23-005 for DCIP Grant for Well #17 back-up generator and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.

E. Award bid for construction of Airport Taxi Lane project at the

Council Minutes - April 25, 2022

City Airport to Staker & Parson Companies dba Idaho Materials & Construction.

- F. Approve two (2) Federal Assistance applications for the construction of airport taxi lanes and authorize the Mayor and City Clerk to sign all required documents.

Councilman Brennan made a motion to approve the Consent Agenda as printed. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

#### NEW BUSINESS

##### 1) Items Removed from Consent Agenda Section. ACTION ITEM.

There were no items pulled from the Consent Agenda for further discussion.

##### 2) Action Item: Deliberation/Decision to create Fiber Optics Local Improvement District #1.

Councilwoman Garvey addressed the project and said the Council has been trying to do their part to make sure the project would pay for itself. She said she agrees that ARPA funds should not be used for this or to subsidize any utility in the City.

Mayor Sykes said they are not planning to use the ARPA funds for this project.

Councilman Stokes said there should be fiber for local businesses as well.

Councilman Brennan asked how the jobs from the fiber optic project will be paid for.

Mayor Sykes said they will go out to bid for the job and they will roll them into the first LID and hopefully future LIDs and in the end the service charges will pay the salary.

Councilman Brennan said he felt it was important that the employees know that the job could end one day and that be written into their job if they are hired just to put the LIDs in. He thanked the mayor for publicly stating ARPA funds will not be used for the project.

Councilman Stokes asked if the Council members who live in LID one had a conflict of interest voting for the LID.

Paul Fitzer, City Attorney said if the Councilmember was voting with the interest of the city in mind and not just for their own interest then it was fine.

Councilman McCain thanked everyone for coming out for this public hearing.

Councilwoman Garvey said she feels the city is missing a huge opportunity in not trying to work something out with the school district and the hospital for fiber optics.

Mayor Sykes said he has been in contact with the schools as they are looking to get fiber optics.

Councilman Stokes made a motion to create Fiber Optics LID #1 with the stipulation that no ARPA funds be used in the project. Councilman McCain seconded the motion.

The following vote was recorded:

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

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

3)Action Item: Deliberation/Decision vacating half of South 2<sup>nd</sup> East Street.

Raymond Bartauskys came forward and spoke about vacating half of South 2<sup>nd</sup> East.

The council discussed the possibility of vacating half of South 2<sup>nd</sup> East.

Paul Fitzer, City Attorney said there is a process you have to go through and notice has to be provided to adjoining property owners and the Council will decide if the street is to be vacated. He said it would be pertinent to look up the minimum requirements for road width for police and fire purposes, he doesn't think it is legally permissible to vacate half a road.

Councilwoman Garvey said she worries about the future if half the road is vacated as the city grows.

Councilman Brennan made a motion to deny vacating half of South 2<sup>nd</sup> East Street. Councilman McCain seconded the motion.

Councilwoman Garvey said maybe in the future they could work together if the city will not be using the road and create something cool in that area.

Councilman Stokes said he thought there was a way for everyone to benefit in the future should it be decided to vacate the entire road in that area.

The following vote was recorded:

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

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

4)Action Item: Deliberation/Decision on Planning and Zoning commission recommendation to deny amending the 2020 City Comprehensive Plan to include Impact Fees.

Anne Wescott was present to discuss amending the comprehensive plan to include impact fees. She said some are saying if the fee is too high, they feel the solution is to lower the growth rate. She explained there are a few ways to change the fees, and one thing you can do is decide that you don't want growth to pay for 100% of the new services required because of growth.

Councilwoman Garvey said she feels if we don't collect impact fees now, we are hurting future councils' decades down the road.

Councilman Stokes said he was concerned with stopping development and especially for affordable housing.

Anne said the state does allow for the fees to be waived for affordable

housing.

Councilman Stokes said he wondered if now was the time or should you say effective October 1<sup>st</sup>.

Anne said you could do that if you wished to. She said if people are a certain way through the process, you can grandfather them in, so they do not have to pay it on this project. She said legally you have to look at the fees every five years but you can look at them more frequently as well.

Councilman Brennan said he doesn't think it is fair to surprise the developers with an increase like this. He said he feels those who have already had a preliminary plat approved those fees are not included. He thinks there should be some sort of meet in the middle approach to those developers that are already in process of building. He described that if there was an approved building permit by May 1<sup>st</sup> of 2023 and for whatever was platted and approved fifty percent of those structures have certificate of occupancy granted by the city by May 1<sup>st</sup>, 2025, then you get a fifty percent credit back on the impact fee. He said he likes this approach because it encourages people to build because we need the housing.

Councilwoman Garvey said she understands where Councilman Brennan is coming from, but part of the issue is current building costs. She said she would like to discuss the CIP for Parks.

There was a discussion about when in the process to collect impact fees.

Councilman Brennan asked if it could be put on the next agenda for the council to make a determination of what is classified as multi-family housing.

Councilman McCain made a motion to table this discussion until there was a definition of what a multi-family unit is. Councilwoman Garvey seconded the motion.

Anne asked the council to refrain from using the language that they are giving a reduced fee. She said she hoped the council would define which land uses would be exempted some portion of the fee which would be made whole by the general fund.

The following vote was recorded:

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

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

Mayor Sykes said in his opinion he felt the impact fees should be paid before a certificate of occupancy would be issued.

5)Action Item: Deliberation/Decision on Planning and Zoning commission recommendation to table amending City Code, Title 9: Land Use & Development.

Councilman Stokes made a motion to table the deliberation/decision on Planning and Zoning recommendation to table amending City Code, Title 9: Land Use & Development.

Councilman Brennan said they were tabling the table of the P & Z Commission.

Councilman Stokes rescinded his motion, and this item was removed from the agenda after council discussion.

6)Action Item: Deliberation/Decision on Planning and Zoning commission recommendation for Annexation of Thomason/Krall property located at corner

of Airbase Rd. and Garrett Street and finding of facts.

Brock Cherry, Community Development Director said the property owners would like to annex this property to use it for the purpose of a drive-thru coffee shop.

Councilman Brennan said given the surroundings he felt this belonged in City Limits since it has city property all around it.

Councilwoman Garvey made a motion to approve the Planning and Zoning Commission recommendation for Annexation of Thomason/Krall property located at corner of Airbase Rd. and Garrett Street and finding of facts. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

7) Action Item: Deliberation/Decision on Planning and Zoning commission recommendation to Zone C-4 Heavy Commercial of Thomason/Krall property located at the corner of Airbase Rd. and Garrett Street and finding of facts.

Councilman McCain said this is for the purpose of a coffee shop and understood that was why they wanted it to be zoned C-4.

Councilman Brennan said the surrounding properties are all C-4

Councilman Brennan made a motion to approve the Planning and Zoning Commission recommendation to zone C-4 Heavy Commercial of Thomason/Krall property located at the corner of Airbase Rd. and Garrett Street and finding of facts. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

8) Action Item: Deliberation/Decision on Planning and Zoning commission recommendation for Annexation of Thomason/Krall property located at East of Jerome Street, South of Colthorp Avenue and West of Garrett Street finding of facts.

Councilman Brennan said the area is mostly residential even though it is county land.

Councilman Brennan made a motion to approve the Planning and Zoning commission recommendation for annexation of Thomason/Krall property located at East of Jerome Street, South of Colthorp Avenue and West of Garrett Street finding of facts. Councilman Stokes seconded the motion.

The following vote was recorded:

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



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

9) Action Item: Deliberation/Decision on Planning and Zoning commission recommendation to Zone R-4 Residential of Thomason/Krall property located at East of Jerome Street, South of Colthorp Avenue, West of Garrett Street and North of Airbase Rd. and finding of facts.

Councilman Brennan made a motion to approve the Planning and Zoning commission recommendation to zone R-4 Residential of Thomason/Krall property located at East of Jerome Street, South of Colthorp Avenue, West of Garrett Street and North of Airbase Rd. and finding of facts.

The following vote was recorded:

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

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

10) Action Item: Deliberation/Decision on Planning and Zoning commission recommendation to Re-Zone a portion of land from C-4 heavy commercial to R-4 residential of Thomason/Krall property located at East of Jerome Street, South of Colthorp Avenue and West of Garrett Street and finding of facts.

Brock Cherry, Community Development Director said the front part of the property is C-4 and the back is residential, so this re-zone would just clean everything up.

Councilman Brennan made a motion to approve the Planning and Zoning commission recommendation to Re-Zone a portion of land from C-4 heavy commercial to R-4 residential of Thomason/Krall property located at East of Jerome Street South of Colthorp Avenue and West of Garrett Street finding of facts. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

11) Action Item: Deliberation/Decision on Planning and Zoning commission recommendation for a conditional use permit for a drive-up window of Thomason/Krall property located at the corner of Airbase Rd. and Garrett Street and finding of facts.

Councilman Stokes asked if this was to serve coffee out of the drive thru.

Brock Cherry, Community Development Director said it was and he believes they have it set up in such a way where it will not impede traffic on the road, and they will have to meet any ITD standards.

Councilman Stokes made a motion to approve the Planning and Zoning recommendation for a conditional use permit for a drive-up window of Thomason/Krall property located at the corner of Airbase Rd. ad Garrett Street and finding of facts.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE

Councilman McCain	AYE
Councilwoman Garvey	AYE

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

12)Action Item: Deliberation/Decision to approve the Turner House Depot Subdivision final plat.

Councilman Brennan said he hasn't seen any substantial change on this and made a motion to approve the Turner House Depot Subdivision final plat. Councilwoman Garvey seconded the motion.

The following vote was recorded:

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

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

RECOGNIZING PERSONS IN THE AUDIENCE

• Rusty Faircloth spoke to the Council concerning a news article, and the interview from Community Development about the city. He questioned the plans going forward to build higher density residence and a lower percentage of single-family homes. He said there has also been concern over water usage and said if that is a concern there is a lot of watering of city parks.

Councilman Brennan asked if we could go into Executive Session over this since it seemed to directly target an employee.

Mayor Sykes encouraged Rusty to speak with Community Development about the concerns he has.

Brock Cherry, Community Development Director said he would gladly speak with anyone about this interview.

- Mayor Sykes thanked the Council for approving LID #1.
- Councilman Stokes thanked Mayor Sykes for initiating the fiber optics project.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:42 P.M. by orders from Mayor Sykes.

  
 \_\_\_\_\_  
 Rich Sykes, Mayor

ATTEST:   
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 Tiffany Belt, City Clerk

