

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON NOVEMBER 26th, 2024, AT 5:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 22229 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 22229 PUBLIC HEARING
 1. Proposed exchange of City-owned real property for real property owned by AgEquity Holding LLC.
- 22229 RECOGNIZING PERSONS IN THE AUDIENCE
- 22229 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.
- 22230 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 - November 5, 2024
 City Council - November 12, 2024
 - B. Bills - 11/13/24 to 11/26/24 in the Amount of \$832,903.73
 - C. Treasurer's report for the period ending 10/31/2024
 - D. Approve City staff to go out for a Request For Qualifications for airport engineering service at the Mountain Home Municipal Airport.
 - E. Approve the concessionaire agreement with Jared Lemieux and authorize the Mayor and City Clerk to sign.
 - F. Authorize the Mayor and City Clerk to sign all required documents for grant application 2024/25-010.
 - G. Authorize the Mayor and City Clerk to sign all required documents for grant application 2024/25-011.
- 22230 OLD BUSINESS
 1) Action Item: Deliberation/Decision regarding the proposed Master Transportation Plan.
- 22231 NEW BUSINESS
 1) Items removed from Consent Agenda
 2) Action Item: Deliberation/Decision on the Planning and Zoning Commission recommendation to approve Findings of Fact on 10th Street Neighborhood preliminary plat.
 3) Action Item: Deliberation/Decision to approve and authorize the Mayor and City Clerk to sign the agreement for the exchange of City-owned real property for real property owned by AgEquity Holdings LLC. as described in the notice of public hearing that was published in the Mountain Home News, and to authorize the and direct the Mayor and City Clerk to proceed with the closing of the exchange and to sign all necessary documents required to do so.
 4) Deliberation/Decision to approve continuation of Mountain Home Speedway Track to be managed by Race to Empower.
- 22233 FINAL COMMENTS
- 22233 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON NOVEMBER 26th, 2024, AT 5:00 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 November 26th, 2024. A quorum was established with, Councilwoman Garvey, Councilman Harjo, Councilwoman Wirkkala, and Mayor Sykes being present. Councilman Brennan was absent.

PUBLIC HEARING

1) Proposed exchange of City-owned real property for real property owned by AgEquity Holding LLC.

The public hearing opened at 5:00 p.m.

Rod Dudley came forward and gave his comments on the proposed property exchange. He questioned the value of the land the city was trading for. He also stated the budget shouldn't be slid from one budget to another when we have a failing water system.

Brendan McCarthy spoke about the proposed exchange and being skeptical of the exchange. He talked about the Trident land exchange. Brendan said he would like it stated what was discussed about the land swap in executive session.

The public hearing closed at 5:07 p.m.

RECOGNIZING PERSONS IN THE AUDIENCE

- Decker Sanders was present and said he would like to see Item E regarding the Golf Course Concessionaire agreement pulled from the Consent Agenda to be tabled. He said the City was not obligated to do an RFQ but chose to, and so the process should be followed.

- Stephen Nameth spoke to the Council and wanted to express his desire to see the City continue its partnership with the Mountain Home Speedway.

- Ron Bergh came forward to express support of the Mountain Home Speedway and read a letter from Walker Miller who wrote in support of the Speedway as well, as he runs a business during the races.

- Stephanie Bergh also spoke in favor of the speedway.

- Rod Dudley came forward to address the Council and said with all of the concerns coming forward with the Concessionaire agreement he asked that Item E be pulled from the Consent Agenda so it can be discussed and the citizens can feel they were given the opportunity for input.

- Randy Rich came forward and spoke in favor of the Mountain Home Speedway.

- Tom Hoegg, Manager of the Mountain Home City Airport came forward and addressed the Council in favor of the Speedway, saying that it is a great use of land near the airport.

- Dave Bergh spoke on behalf of the Speedway saying the operators of the speedway give a lot of themselves to run the track.

- Matt Maneen addressed the Council in favor of continuing the speedway lease.

Has any Council Member received information pertaining to, or otherwise had any contact with any person regarding any items on this City Council Minutes - November 26th, 2024

Council agenda? If so, please set forth the nature of the contact.

- Councilwoman Wirkkala said she received an email from Emmett Jennings, VJ Knot, Joshua Hill, Ron Bergh, Terri Manduca and Dean Edminton about new business number four and Rod Dudley sent an email about the public hearing item.

- Councilwoman Garvey said she also received emails from everyone Councilwoman Wirkkala said as well as emails from Rod Dudley and Decker Sanders.

- Councilman Harjo said he received all the same emails but needed to disclose he does metal fabrication for the Speedway usually by donation and he said it would not impact his ability to make a decision on the matter.

CONSENT AGENDA

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- F. Authorize the Mayor and City Clerk to sign all required documents for grant application 2024/25-010.
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Councilwoman Wirkkala said she would like to pull Item E and make a motion to have the minutes from the November 12th meeting amended to reflect her final comments, asking when the Impact Advisory Committee would be meeting and inquired when Council would be presented with Wastewater Treatment options.

Councilman Harjo said he would also like to amend the minutes from the 12th, there was no second recorded on Item D after it was pulled, he would like to amend that he made the second to Councilwoman Wirkkala's motion.

Councilman Harjo made a motion to approve the Consent Agenda as printed with Item E for discussion and amending the minutes from November 12th as described previously. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilwoman Wirkkala	AYE
Councilman Harjo	AYE
Councilwoman Garvey	AYE

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

OLD BUSINESS

1)Deliberation/Decision regarding the proposed Master Transportation Plan.

Councilman Harjo asked to have this brought back after a couple of unfortunate incidents around town. He said he would like to make sure this continues to be pushed forward.

Councilwoman Garvey made a motion to approve the Master Transportation Plan as written. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Harjo	AYE
Councilwoman Wirkkala	AYE
Councilwoman Garvey	AYE

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

NEW BUSINESS

1) Items removed from the Consent Agenda

Item E: Approve the concessionaire agreement with Jared Lemieux and authorize the Mayor and City Clerk to sign.

Councilwoman Wirkkala said due to the amount of concerns with the interview process by citizens she would like Mayor Sykes to explain the process. The issues she was speaking of were the process for advertising, how the process and procedure worked, and the interview process to final selection.

Mayor Sykes said there was a committee. The applicants of which there were four, filled out an RFP. All applicants were interviewed and told the selection would be narrowed down to two. The final two applicants were invited out to view the restaurant space and submit a vision for the space. After seeing the final proposal, the hiring committee selected Birdie's Café.

Councilwoman Wirkkala said she would like to clarify on the record the concerns were addressed with legal who stated everything was done legally.

Paul Fitzner, City Attorney said that was correct.

Councilwoman Wirkkala said she would like to state why she voted NAY at the last meeting, and it was her belief someone with restaurant experience should be placed in that role. She did wish Jared the best with his running of the restaurant.

Councilwoman Garvey said they did not have to do an RFP and she thinks maybe part of the problem is the language of the RFP, but state statutes were followed.

Paul said the statutory procurement process was not applicable to this process.

Councilman Harjo questioned the contract with liquor liability insurance and if it should be noted in the concessionaire contract.

Jared Lemieux said he would like to discuss number 24 on the agreement about termination.

Paul said there was a for cause termination and now there is a no reason clause because there is a lot of time and money spent arguing about for cause.

Jared asked if there could be a two year term and the renewal set as two years as well.

Councilman Harjo said he felt that was appropriate.

Councilwoman Garvey made a motion to approve the Concessionaire agreement with Jared Lemieux and authorize the Mayor and City Clerk to sign. Through interlineation change the renewal to two years for instead of

one and paragraph 36 to add liquor liability insurance along with liability insurance. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilwoman Wirkkala	AYE
Councilman Harjo	AYE
Councilwoman Garvey	AYE

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

2)Action Item: Deliberation/Decision on the Planning and Zoning Commission recommendation to approve Findings of Fact on 10th Street Neighborhood preliminary plat.

Councilwoman Garvey said she would like to see this item tabled until the next meeting provided Keller has brought the declining balance tool back to the City for review.

Chris Curtis, Director of Public Works said it will be January before we have that information back.

Kaysa Cruse, developer of the 10th Street project said she was hoping to have this pushed through, since the preliminary plat would not be changed.

Councilwoman Garvey said it has been accounted for.

Paul Fitzer, City Attorney said it will be dependent on Water and Sewer availability at the time of the connection fee.

Kaysa said she would prefer that.

Councilwoman Wirkkala said she would like to hear from the engineers if it is going to be pushed through tonight it will be a NAY from her.

Paul said it was already in the P&Z minutes that it would be subject to availability.

Councilman Harjo said if everything were to be built out the City is upside down.

Paul said any land use application in the pipeline at the time a moratorium was put on could be processed but could be denied by the Council at final approval, if there were not water and sewer availability.

Councilwoman Garvey made a motion to approve the Planning and Zoning Commission recommendation and findings of facts on 10th Street Neighborhood preliminary plat. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Harjo	AYE
Councilwoman Wirkkala	NAY
Councilwoman Garvey	AYE

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

3)Action Item: Deliberation/Decision to approve and authorize the Mayor and City Clerk to sign the agreement for the exchange of City-owned real property for real property owned by AgEquity Holdings LLC. as described in the notice of public hearing that was published in the Mountain Home News, and to authorize and direct the Mayor and City Clerk to proceed with the closing of the exchange and to sign all necessary documents required to do so.

Councilwoman Garvey said the Council cannot speak to what was discussed in Executive Session but the potential for the land by the airport is a great opportunity for Mountain Home with business potential.

Councilman Harjo made a motion to approve and authorize the Mayor and City Clerk to sign the agreement for the exchange of City-owned property for real property owned by AgEquity Holdings LLC. as described in the notice of public hearing that was published in the Mountain Home news, and to authorize and direct the Mayor and City Clerk to proceed with the closing of the exchange and to sign all necessary documents required to do so. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Harjo	AYE
Councilwoman Wirkkala	AYE
Councilwoman Garvey	AYE

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

4) Deliberation/Decision to approve continuation of Mountain Home Speedway Track to be managed by Race to Empower.

It was the consensus of the Council that they would like to renew the lease for the Speedway Track to be managed by Race to Empower.

Councilwoman Garvey said she understood why there was a request to extend the lease to ten years, since there was capital improvements to be made to the track and the lessor would be reluctant to do those improvements with a shorter lease.

Dave Bergh read a letter to the Council in support of Race to Empower.

Councilman Harjo made a motion to approve the continuation of the Mountain Home Speedway with a ten year lease to be managed by Race to Empower. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Harjo	AYE
Councilwoman Wirkkala	AYE
Councilwoman Garvey	AYE

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

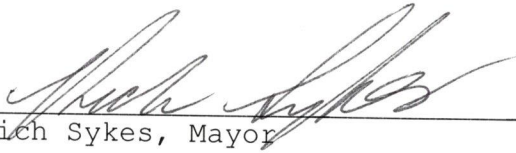
FINAL COMMENTS

Councilman Harjo went over the staff update memos.


Mayor Sykes wished everyone a Happy Thanksgiving. He said the city is one of 33 Love Wins Hearts from Corey Barton Homes.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 6:21 P.M. by orders from Mayor Sykes.


Rich Sykes, Mayor

ATTEST:


Tiffany Belt, City Clerk

