

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JULY 12<sup>th</sup>, 2021, AT 6:00 P.M.  
AT MOUNTAIN HOME CITY HALL CHAMBERS  
MOUNTAIN HOME, IDAHO

- 21198 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21198 RECOGNIZING PERSONS IN THE AUDIENCE
- 21198 COUNCIL COMMENTS
- 21198 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  
City Council - June 28<sup>th</sup>, 2021
  - B. BILLS - 6/29/21 to 7/12/21 in the Amount of \$662,099.12
  - C. PAY ROLL 5/22/21 TO 6/21/2021 in the Amount of \$617,500.30
  - D. APPROVE GRANT APPLICATION APPROVAL REQUEST to allow the Grant Administrator to apply for an Idaho Commission for Libraries grant #2020/21-016 in the amount of \$2,000.00 for digital collection
  - E. APPROVE GRANT APPLICATION APPROVAL REQUEST to allow the Grant Administrator to apply for an Idaho Commerce Broadband Fund: CARES Act grant #2020-21-014 for Fiber Optics Project in the amount of \$550,000.00 for pilot business and residential units and project equipment
  - F. APPROVE GRANT APPLICATION APPROVAL REQUEST to allow the Grant Administrator to apply for an Idaho Transportation Department - Traffic Enforcement grant #2020/21-015 for Police Department in the amount of \$44,303.04 with a cash match of \$11,075.75 for E-ticketing system integration
  - G. APPROVE TASK ORDER #24 with Keller Associates, Inc. for Engineering Services for the Wastewater Facility Planning Study Update and authorize the Mayor to sign
- 21199 OLD BUSINESS
- DISCUSSION/DECISION on Recommendation for Planning & Zoning for the Annexation and Zoning R-3 with a Planned Unit Development (PUD) and Preliminary Plat for Thunderbolt Landing. ACTION ITEM.
- 21199 NEW BUSINESS
- Items Removed from Consent Agenda Section. ACTION ITEM.
- DISCUSSION/DECISION on moving forward with the creation & hiring of a Public Relations Specialist. ACTION ITEM.
- DISCUSSION/DECISION on Recommendation for Planning & Zoning for the Zone R-4 with a Planned Unit Development (PUD) and Preliminary Plat entitled 8<sup>th</sup> Street Station. ACTION ITEM.
- DISCUSSION/DECISION on Recommendation for Planning & Zoning for the Zone R-4 with a Planned Unit Development (PUD) and Preliminary Plat entitled Turner House Depot. ACTION ITEM.

21200 FINAL COMMENTS

21202 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JULY 12<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 July 12<sup>th</sup>, 2021. A quorum was established with, Councilman McCain, Councilman Brennan, Councilman Stokes, Councilman Bundy and Mayor Sykes being present.

James Bledsoe with Keller Associates

James Bledsoe with Keller Associates came forward and gave an update on the City's water supply.

RECOGNIZING PERSONS IN THE AUDIENCE

Doyle Okie came forward and spoke to the Council about Economic Development in Idaho and safety precautions for the growth in Idaho.

Linda Bennett came forward to speak about the proposed development at Thunderbolt Landing.

COUNCIL COMMENTS

- Councilman Stokes said the Summer Concert Series has been well attended and the Parks look great.

- Councilman Brennan said he would like the developers to consider xeriscaping in the front yards of new developments.

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

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- G. APPROVE TASK ORDER #24 WITH Keller Associates, Inc. for Engineering Services for the Wastewater Facility Planning Study Update and authorize the Mayor to sign

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

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE

Councilman Bundy

AYE

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

OLD BUSINESS

Discussion/Decision on Recommendation for Planning & Zoning for the Annexation and Zoning R-3 with a Planned Unit Development (PUD) and Preliminary Plat for Thunderbolt Landing. ACTION ITEM.

Councilman McCain made a motion to approve the recommendation from Planning and Zoning for the annexation and zoning R-3 with a Planned Unit Development (PUD) and Preliminary Plat for Thunderbolt Landing. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

There were no items removed from the Consent Agenda.

Discussion/Decision on moving forward with the creation & hiring of a Public Relations Specialist. ACTION ITEM.

Brock Cherry, Community Development Director said having someone who could help with public outreach would be phenomenal.

The Council discussed the potential of this job for the City and adding more to the job to help Brock with his workload in Community Development.

Councilman Stokes said he would like to see the position changed to a Department Head position that also helps with Council Special Projects.

Councilman Bundy said he was not sure about hiring staff that would be directed by the Council. He said it is not the Council's job to supervise staff.

It was decided to table this item until the July 26<sup>th</sup> meeting when there would be more information about the job specification and grading and what budget lines the salary would come out of.

Discussion/Decision on Recommendation for Planning & Zoning for the Zone R-4 with a Planned Unit Development (PUD) and Preliminary Plat entitled 8<sup>th</sup> Street Station. ACTION ITEM.

Garald Maxfield and David Young, developers of the 8<sup>th</sup> Street Station came before the Council to talk about the development they have planned.

Councilman Brennan said he appreciated the developers making sure there was designated parking spaces.

Councilman Bundy made a motion to approve the recommendation for Planning and Zoning for the Zone R-4 with a Planned Unit Development (PUD) and Preliminary Plat entitled 8<sup>th</sup> Street Station. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

Discussion/Decision on Recommendation for Planning & Zoning for the Zone R-4 with a Planned Unit Development (PUD) and Preliminary Plat entitled Turner House Depot. Action Item.

Philp Wuest came forward with Ginz Group in Vancouver Washington, to discuss the development of the Turner House Depot.

The Council discussed they would like to look into expanding the community center for that area above 3,000 sq ft, but they were happy with it being set to a 3,000 sq ft minimum and the benefits of the City being given the green space once the work has been done to develop it into a park space.

Councilman Stokes made a motion to approve the recommendation for Planning and Zoning for the Zone R-4 with a Planned Unit Development (PUD) and Preliminary Plat entitled Turner House Depot. Councilman Bundy seconded the motion.

The following vote was recorded:

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

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

#### FINAL COMMENTS

- Jake Olsen, Golf Course Superintendent said they had a youth tournament and had 140 kids participating.

- Brock Cherry, Community Development Director thanked the Council for approving the plats tonight. He said he is excited to bring something new to the market in Mountain Home. The Dutch Bros Grand Opening will be next week and Grocery Outlet is moving along as well.

- Shirley Batchelor, Wastewater Superintendent said the second alfalfa harvest was last week and they are concentrating on monitoring wells now because of DEQ testing.

- Darcy Braithwaite said they are in the sixth week of summer programming and are planning fall programming. Last week they had the Sundae Splash and Dash with ninety participants.

- Miguel Pedroza, Parks Superintendent said they are focusing on irrigation and maintaining the parks. He said the URA has agreed to help pay for finishing the walking path in railroad park.

- Police Chief, Scott Conner said they have a new police lieutenant starting and they have three conditional employment offers out. He said they are hoping to be fully staffed by December.

Mayor Sykes told Chief Conner to pass on his thanks to the PD officers for all the hard work they have done with the calls being up over 600 year to date so far. He said all the hard work doesn't go unnoticed.

- Dave Sonnentag, Water Superintendent said they are finishing up a couple of downtown projects. They are replacing hydrants on North 3<sup>rd</sup> Street.

- Shasta Hochstrasser, Library Director said the summer reading program was a success and she was informed today she was awarded a grant for the library to help with laptops.

- Fire Chief, Mark Moore said the fourth of July fireworks were great and thanked all the other City Departments for their help with that. So far they have been fortunate not to have a lot of fire calls this summer. He said the URA contributed \$50,000.00 toward the restoration of the fire truck that sits downtown.

- Hank Patrick, Building Official said the Code Enforcer is back so that should help with code issues in town and there are a lot of new homes being built right now and that is keeping the department busy.

- Rich Urquidi, Public Works Director said the crews have been busy working on the streets. He said ITD will rip out the last piece of the bike path and straighten it out to go under the underpass. He said Guho is on schedule right now with the Downtown Project.

- Paula Szafranski, City Treasurer said they are finalizing the budget. She said the Festival of Beer is coming up and they are looking for volunteers. Paula said it is a great event and from it they are able to give back to Light the Forest.

- Tiffany Belt, City Clerk said she is working with ICRMP to do Supervisor Training in the near future.

- Councilman Bundy said he has seen the City crews working hard around town. He said the downtown businesses are pleased the project is on schedule but he said he had agreed to talk to Economic Development about putting more out there to the citizens about the downtown businesses being open during construction.

- Councilman Brennan asked Hank if he would be filling the part time position for Code Enforcement soon.

Mayor Sykes said currently the executive leadership team decided while the PD is patrolling, they will take timestamped photos and send them to the Code Enforcer, and he will send a letter out to the residence in question. He said for now it should help Code Enforcement catch up on things.

- Councilman Brennan said Adventure Camp has been a great program this year.

- Councilman Stokes said he thinks the growth in Mountain Home is great. He said he has been working with a Councilman in Boise to revamp the Animal Ordinance, he said he should have a rough draft ready for everyone soon.

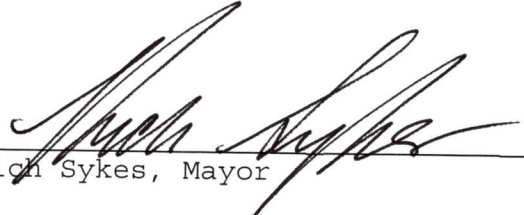
- Councilman McCain said the Splash and Dash was a great event and thanked Darcy Braithwaite, Recreation Superintendent and Mark Moore, Fire Chief for putting it on.

- Mayor Sykes said growth needs to pay for itself and the Council will start to see money from the fees the City charges coming into the City as these developments are built. He said the crew from Prineville will be coming here to Mountain Home to give advice on the Industrial Park and getting the rail line up and running. Director of Commerce Keely will be

here Wednesday to check out the City's Broadband Program. The City will be going out for another CARES Act grant and he said he appreciates the Council for allowing the City to pursue grants, it has been through grants the City has been able to accomplish so much in the last few years.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:14 P.M. by orders from Mayor Sykes.

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

ATTEST:   
\_\_\_\_\_  
Tiffany Belt, City Clerk

