

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON OCTOBER 24th, 2023, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

- 21937 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21937 PUBLIC HEARING
1. On proposed increases in Golf Course fees.
- 21937 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
- 21938 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 - October 3, 2023
City Council - October 10, 2023
 - B. Bills - 10/11/23 to 10/24/23 in the Amount of \$515,932.85
 - C. Treasurer's report for the period ending 9/30/23
 - D. Approve Grant Application 2023/24-011 request to allow the Police Department to apply for the Idaho State Office of Highway Safety Traffic Enforcement Grant and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
 - E. Approve Grant Application 2023/24-012 request to allow the Library to apply for the Idaho Commission for Libraries Grant and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
 - F. Approve Grant application 2023/24-013 request to allow the Library to apply for the American Library Association Grant and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
 - G. Approve the request to refinance a lease-to-purchase agreement for a 2018 Caterpillar 950M Wheel Loader with Mountain West Bank as a lease purchase for the Street Department and authorize the first payment of \$31,275.10.
 - H. Pass Resolution #33-2023R - Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached thereto with Mountain West Bank the 2018 Caterpillar 950M Wheel Loader for the Street Department and authorize the Mayor and City Clerk to sign.
 - I. Approve the finding of facts for the annexation of approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue with conditions, requested by Gary Tuller on behalf of Harlyn Marks.
 - J. Approve the finding of facts to Zone R-4, approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue with conditions, requested by Gary Tuller on behalf of Harlyn Marks.
 - K. Approve the finding of facts to approve a conditional use permit to allow for a propane storage

facility in an I2 zoning district located between the 700 and 800 block of Highway 30 with conditions.

21939

OLD BUSINESS

- 1) **Action Item:** Deliberation/Decision on Mellen Water District land lease.
- 2) **Action Item:** Deliberation/Decision to Approve airport hangar land lease for Row A, Lot #11 for Aix Sponsa Company and authorize the Mayor and City Clerk to sign.
- 3) **Action Item:** Deliberation/Decision to pass Resolution #31-2023R - Approving the Lease Agreement with Aix Sponsa Company, Hangar Space indicated by Row A, Lot #11 at the Mountain Home Municipal Airport, and authorizing the Mayor and City Clerk to sign.

21940

NEW BUSINESS

- 1) Items Removed from Consent Agenda Section.
- 2) **Action Item:** Deliberation/Decision to approve Resolution #32-2023R - establishing Golf Fees effective October 25, 2023 for the 2024 Golf Season and authorizing the Mayor and City Clerk to sign.
- 3) **Action Item:** Deliberation/Decision on the Planning and Zoning Commission's recommendation and finding of facts for the denial of a conditional use permit to allow for the construction of an RV park in a C4 zoning district at the Corner of NW Jerome and NW Smith Road. (Staff report provided via email on September 12, 2023)
- 4) **Action Item:** Deliberation/Decision on the Planning and Zoning Commission's recommendation and finding of facts to amend Colthorp Commons Planned Unit Development (PUD) with conditions. (Staff report provided via email on September 29, 2023)
- 5) **Action Item:** Deliberation/Decision on the Planning and Zoning Commission's recommendation and finding of facts to amend Colthorp Commons Preliminary Plat with conditions. (Staff report provided via email on September

21940

ORDINANCES

- 1) **Action Item:** Ordinance #1784 - Annexation of property owned by Harlyn Marks.
- 2) **Action Item:** Ordinance #1785 - Zone R-4 approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue owned by Harlyn Marks.

21943

RECOGNIZING PERSONS IN THE AUDIENCE

21944

FINAL COMMENTS

21944

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON OCTOBER 24th, 2023, 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 October 24th, 2023. A quorum was established with Councilwoman Garvey, Councilman Brennan, Councilman Green, Councilman Bundy and Mayor Sykes being present.

Councilman Bundy Statement:

Councilman Bundy gave a statement regarding the Special City Council on October 2, 2023. He said he was unable to be present for that meeting and read the motion from that meeting where the fees for the 42% increase on golf fees.

Statement about the bills:

Paula Szafranski, City Treasurer gave a statement correcting the bills, she said it was the vac truck that was repaired not the boring rig.

Councilman Green Statement:

Councilman Green said he felt like there was a lot of misinformation going around with regards to who made motions during Special City Council Meetings.

PUBLIC HEARING

1. Public Hearing on proposed Golf Course fees.

The public hearing was opened at 5:06 p.m.

Decker Sanders came forward to speak against the approval of the proposed golf course fees.

Lyn Bratton addressed the Council speaking against the proposed increase in golf course fees.

John Andrews spoke against the increase in golf course fees that had been suggested.

Brendan McCarthy came before the council and said he felt the golf course is an amenity and spoke of the base golf course being nearby. He was not in support of the 42% increase.

Carlotta McCarthy came forward against the proposed golf course increases and the elimination of the High School Golf Team pass.

Chrissie Neuer spoke against the proposed increase in golf course fees.

Debbie Meredith came before the council to speak against the proposed increase for the golf course storage and the user fees that are charged.

Mark Russell spoke to the council about the public notice that was published, he did not feel it had been noticed properly for a decision tonight.

Helen Stolz spoke to the council against the increase in fees that had been proposed.

David Tapp spoke to the council about various issues he has with the running of the golf course and against the proposed rate increase that had been advertised.

Brenda Schwarze came forward and addressed the council stating the Council Minutes - October 24, 2023

proposed fees are unaffordable for retirees, widows and widowers, she specifically took issue with the cart storage fee increase.

Roslyn Cundick addressed the council against the proposed increase in golf fees.

Don Guss came forward with suggestions for running the golf course.

Jeff Wilson came forward and agreed the proposed fees for the golf course were too high.

Ed Schmelzer spoke to the Council against the suggested increase in golf fees.

Ernest Bedont spoke against the proposed increase to the golf fees and suggested there be different rates for residents versus nonresidents.

The Council also received emails or letters from Terri Manduca, John Lefler, Richard McMahon, Gisela Light and Robert Livesay. There was also an email forwarded to the Council from Jeff Rhodes from a citizen Dusty, no last name given.

The public hearing closed at 5:45 p.m.

Mayor Sykes and Councilman Green left the meeting and the meeting continued.

DEPARTMENT HEAD COMMENTS/REPORTS

- Betsy Hiddleston, Communications Director introduced Crystal as the new editor of the newspaper.

- Jon Thompson, Police Chief said they are hosting a Drug Takeback this Saturday.

- Shasta Hochstrasser, Library Director gave an overview of her programming and said tonight the Library is hosting Teen Karaoke.

CONFLICT OF INTEREST DECLARATION

All members of the Council advised they had received letter, calls and emails from citizens regarding the golf course.

CONSENT AGENDA

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- A. Approval acceptance of Minutes
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- D. Approve Grant Application 2023/24-011 request to allow the Police Department to apply for the Idaho State Office of Highway Safety Traffic Enforcement Grant and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
- E. Approve Grant Application 2023/24-012 request to allow the Library to apply for the Idaho Commission for Libraries Grant and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
- F. Application 2023/24-13 request to allow the Library to apply

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- for the American Library Association Grant and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
- G. Approve the request to refinance a lease-to-purchase agreement for a 2018 Caterpillar 950M Wheel Loader with Mountain West Bank as a lease purchase for the Street Department and authorize the first payment of \$31,725.10.
 - H. Pass Resolution #33-2023R- Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached thereto with Mountain West Bank the 2018 Caterpillar 950M Wheel Loader for the Street Department and authorize the Mayor and City Clerk to sign.
 - I. Approve the finding of facts for the annexation of approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue with conditions, requested by Gary Tuller on behalf of Harlan Marks.
 - J. Approve the finding of facts to Zone R-4, approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue with conditions, requested by Gary Tuller on behalf of Harlyn Marks.
 - K. Approve the finding of facts to approve a conditional use permit to allow for a propane storage facility in an I2 zoning district located between the 700 and 800 block of Highway 30 with conditions.

Councilman Brennan said on items G & H the balloon payment was being refinanced. No new loader was being purchased. He said on Item I he doesn't wish to change the item for this agenda but on the next agenda he would like to discuss the city ordinance related to annexation costs for water right fees for properties at or under one acre in size. In regards to Item K he would like to know if the condition would be in effect in perpetuity.

Paul Fitzer, City Attorney said yes, for Item K it was an ongoing condition but cautioned against removing the conditional use permit if in the future this condition was not met.

Councilman Bundy made a motion to pass the Consent Agenda as printed. Councilwoman Garvey seconded the motion.

Councilman Brennan asked about the requirement of curb, gutter and sidewalk for the annexation agreement.

Rich Urquidi, Director of Public Works said the requirement of curb, gutter and sidewalk was required once development was contiguous.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

OLD BUSINESS

1)Action Item: Deliberation/Decision on Mellen Water District land lease.

This item was continued to the next meeting.

2)Action Item: Deliberation/Decision to approve airport hangar land lease for Row A, Lot #11 for Aix Sponsa Company and authorize the Mayor and City Clerk to sign.

The Council discussed approving this airport hangar land lease.

Councilman Brennan said he had averaged the price per square foot for the area airports and came up with fifteen cents per square foot. He said it wasn't his desire to hold this item up.

Councilwoman Garvey said she would like to see a working group put together so some of these housekeeping items could be taken care of.

Councilman Brennan made a motion to approve the airport hangar land lease for Row A, Lot #11 for Aix Sponsa Company. Councilman Bundy seconded Council Minutes - October 24, 2023

the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

3)Action Item: Deliberation/Decision to pass resolution #31-2023R Approving the Lease Agreement with Aix Sponsa Company, Hangar Space indicated by Row A, Lot #11 at the Mountain Home Municipal Airport.

Councilman Brennan made a motion to pass resolution #31-2023R approving the lease agreement with Aix Sponsa Company, Hangar Space Row A, Lot #11. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	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 removed from the Consent Agenda to be discussed.

2)Action Item: Deliberation/Decision to approve Resolution #32-2023R establishing Golf Fees effective October 25, 2023 for the 2024 Golf Season and authorizing the Mayor and City Clerk to sign.

Councilman Brennan asked T.J. Gomez to come forward to address the Council.

The Council discussed with T.J. the 42% increase.

Councilman Brennan asked what T.J. thought of the proposed rate increase.

T.J. said he felt they were too high, and the rates he proposed in May were more feasible. He said he felt there should be a plan promoted as well as a rate increase, so things were happening simultaneously.

Councilman Brennan asked for a recess.

President of the Council, Councilwoman Garvey granted a recess.

Following the five-minute recess, the Council came back in session.

Councilman Brennan asked T.J. if he could explain the reason the Council had requested T.J.'s presence for the meeting tonight.

T.J. said for the rate discussion, because of the importance of the topic.

Councilman Brennan asked if at the time the rates were first proposed was he in favor of them.

T.J. said he was not and felt the increases should be tapered.

Councilman Brennan said at the time it was clear to the Council present

T.J. was in full support of the rate increases. He said now with everyone here listening T.J. is blaming it on the Council.

T.J. said he does not remember being in support of a 42% increase. He said he had supported a capital improvement plan with the rate increase. He believes golfers respond to something they can tangibly see.

Councilman Brennan said they were trying to work through that with T.J.

T.J. said he was referring to a plan for the property.

Councilman Brennan made a motion to table tonight's action item for increased rates. He felt it needed to go side by side with the contract discussion. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

3)Action Item: Deliberation/Decision on the Planning and Zoning Commission's recommendation and finding of facts for the denial of a conditional use permit to allow for the construction of an RV par in c4 zoning district at the Corner of NW Jerome and NW Smith Road. (Staff report provided via email on September 12, 2023)

Terran Mitchell was present with the developers of the property. He gave a brief overview of the project which would be an infill project on the property.

The Council said the turnouts in this development design could be wider.

Councilman Bundy asked if there was anything in the conclusions of law that indicates they have not met all of the requirements the City has requested them to meet.

Paul Fitzer, City Attorney said that wasn't necessarily the case, but Terran is trying to rectify the issues the Planning and Zoning Commission had with the development.

Councilwoman Garvey made a motion to reject the denial from Planning and Zonings Commission's recommendation for the conditional use permit to allow for the construction of an RV Park in a C-4 zoning district at the corner of NW Jerome and NW Smith Road. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

Councilwoman Garvey made a motion to approve the conditional use permit to allow for the construction of an RV Park in a C-4 zoning district at the corner of NW Jerome and NW Smith Road. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

4)Action Item: Deliberation/Decision on the Planning and Zoning Commission's recommendation and finding of facts to amend Colthorp Commons Planned Unit Development recommendation and finding of facts to amend Colthorp Commons Planned Unit Development (PUD) with conditions. (Staff report provided via email on September 29, 2023)

Terran Mitchell was present to give a synopsis of this project for the Council.

Councilman Brennan said he would just like to see added the condition of final approval to be based on water availability.

Tiffany Belt, City Clerk said that should be added.

Councilman Brennan made a motion to approve the Planning and Zoning Commission's recommendation and finding of facts to amend Colthorp Commons Planned Unit Development (PUD) with conditions. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

5)Action Item: Deliberation/Decision on the Planning and Zoning Commission's recommendation and finding of facts to amend Colthorp Commons Preliminary Plat with conditions. (Staff report provided via email on September 29, 2023)

Councilman Brennan made a motion to approve the Planning and Zoning Commission's recommendation and finding of facts to amend Colthorp Commons Preliminary Plat with conditions to include the condition of final approval of the development to be based on water availability. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

ORDINANCE

1)Action Item: Ordinance #1784 Annexation of property owned by Harlyn Marks.

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. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	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.

Councilwoman Garvey asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was so ordered and given #1784.

2) Action Item: Ordinance #1785 Zone R-4 approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue owned by Harlyn Marks.

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. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

Councilman Brennan made a motion to approve Ordinance #1785 Zone R-4 approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue owned by Harlyn Marks adding through interlineation in the annexation agreement the requirement to build and construct a sidewalk, curb and gutter when the city typically requires it, when sidewalk, curb and gutter meets his property line. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	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.

Councilwoman Garvey asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was so ordered and given #1785.

RECOGNIZING PERSONS IN THE AUDIENCE

- Decker Sanders came forward to address the Council and thanked them for tabling the decision regarding the golf fees earlier in the evening. He believes a Select Committee would be a value to the Golf Course.

- Anita Hill addressed the Council regarding the City Ordinances.
- Don Guss spoke to the Council about water rate concerns and asked questions regarding the loader the city was refinancing.

FINAL COMMENTS

Rich Urquidi, Public Works Director said they will be winterizing some wells and gave some updates on City Street Projects.

Tiffany Belt, City Clerk said the Spooktacular would be Friday and the Personnel Policy would be on the next agenda for approval.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:22 P.M. by orders from Councilwoman Garvey.

ATTEST:



Tiffany Belt, City Clerk



Rich Sykes, Mayor

