

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON OCTOBER 8th, 2024, AT 5:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 22189 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 22189 PUBLIC HEARING
 1.Regarding an Idaho Community Development Block Grant from the Idaho Department of Commerce.
- 22189 EXECUTIVE SESSION
 1.Pursuant to Idaho Code Section 74-206(1(f) - to communicate with legal counsel for the public agency to discuss the legal ramification of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated.
- 22189 RECOGNIZING PERSONS IN THE AUDIENCE
- 22189 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.
- 22190 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
 City Council - September 24, 2024
 - B. Bills - 9/25/24 to 10/8/24 in the Amount of \$445,297.63
 - C. Payroll for the period ending 8/22/2024 to 9/21/2024 in the amount of \$769,018.04
 - D. Approve the recommendation by the Golf Concession hiring committee for the Desert Canyon Golf Course Concession services and authorize the clerk to draft an agreement. **(Pulled from the Consent Agenda and tabled.)**
 - E. Accept the proposal submitted by Highland Golf for the lease purchase of Yamaha golf carts and authorize the execution of lease documents and the Mayor to sign.
 - F. Approve the proposed cooperative agreement between Elmore County and the City of Mountain Home regarding providing Animal Control Center services and authorize the Mayor and Chief of Police to sign.
- 22190 OLD BUSINESS
 1)Non-Action Item: Update regarding Mellen Water District.
 2)Action Item: Deliberation/Decision regarding Mountain Home Irrigation District's proposed Memorandum of Understanding.
 3)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to zone C-4 with the PUD entitled "Bennett Ranch Station" with the conditions.
 4)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts for "Bennett Ranch Station" preliminary plat with the conditions.
 5)Action Item: Deliberation/Decision regarding the Military Liaison position agreement between the City of Mountain

Home and Marty Anderson from October 1, 2024 to September 30, 2025, and authorize the Mayor and City Clerk to sign.

22192

NEW BUSINESS

1) Items removed from Consent Agenda

2) Non-Action Item: Staff update regarding Lagoon Cell #10 and Well #17.

22193

FINAL COMMENTS

22193

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON OCTOBER 8th, 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 October 8th, 2024. A quorum was established with, Councilman Harjo, Councilwoman Garvey, Councilwoman Wirkkala, Councilman Brennan and Mayor Sykes being present.

PUBLIC HEARING

1) Regarding an Idaho Community Development Block Grant from the Idaho Department of Commerce.

The public hearing opened at 5:01 p.m.

Patty Staats came forward and expressed concerns with the funding of the Falcon's Landing housing development.

The public hearing closed at 5:05 p.m.

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-206(1)(f) - to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated.

Paul Fitzer, City Attorney said there was no need to do an executive session regarding this.

RECOGNIZING PERSONS IN THE AUDIENCE

- Giesla Light spoke to the Council about a parcel of land that was annexed without her permission.

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.

- Councilwoman Wirkkala said Rod Dudley emailed her about Consent Agenda item D and Old Business items 2, 3, 4, and 5. She said she spoke with Commissioner Corbus about Old Business item 5 and she spoke with Patty Staats about the public hearing item.

- Councilman Harjo said he had an email regarding Old Business item numbers 2-4 from Allen Bump.

- Councilwoman Garvey said she received an email from Rod Dudley regarding Old Business item numbers 3 and 4.

- Councilman Brennan said he received a few emails about the golf concession agreement.

- Paul Fitzer, City Attorney said he would like the Council members who received emails about the land use application to state the substance of the emails.

- Councilman Harjo said he got a text asking if he was on the P & Z Commission when the Bennett Ranch Station started there.

- Councilwoman Wirkkala disclosed the email from Rod Dudley and read it into the record.

- Mayor Sykes brought Charmaine West, the new Communications Specialist into the meeting to be introduced.

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
Regular City Council - September 24, 2024
- B. Bills - 8/28/24 to 9/10/24 in the Amount of \$445,297.63
- C. Payroll - 8/22/2024 to 9/21/2024 in the amount of \$769,018.04
- D. Approve the recommendation by the Golf Concession hiring committee for the Desert Canyon Golf Course Concession services and authorize the clerk to draft an agreement.
(Pulled from the Consent Agenda and tabled.)
- E. Accept the proposal submitted by Highland Golf for the lease purchase of Yamaha golf carts and authorize the Mayor to sign.
- F. Approve the proposed cooperative agreement between Elmore County and the City of Mountain Home regarding providing Animal Control Center services and authorize the Mayor and Chief of Police to sign.

Mayor Sykes pulled Item D to be tabled.

Councilman Brennan made a motion to approve the Consent Agenda as printed pulling Item D.

Councilman Harjo said there is a line in Item F that needs to be adjusted through interlineation where it says the successful shall pay the unsuccessful and those should be flopped.

Councilman Brennan amended his motion to pass the Consent Agenda as printed pulling Item D and amending Item F through interlineation as stated on the record. Councilman Harjo amended his second.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

OLD BUSINESS

1) Non-Action Item: Update regarding Mellen Water District.

Erika Pedroza was present and gave an update on the Mellen Water District. She said there is a contractor in Boise who says they can repair it.

2) Action Item: Deliberation/Decision regarding Mountain Home Irrigation District's proposed Memorandum of Understanding.

Paul Fitzner, City Attorney went over the things in the proposed agreement that need to be addressed.

Councilman Harjo made a motion to table this item to the second meeting in October. Councilwoman Wirkkala seconded the motion.

Councilman Brennan said he wanted to address Elmore County's plan to bring water from Anderson Ranch Dam to Mountain Home and the funding mechanism for that. He said there is a study being done to show where the Council Minutes - October 8th, 2024

water will go when it comes down the mountain.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

3)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to zone C-4 with the PUD entitled "Bennett Ranch Station" with the conditions.

Terran Mitchell spoke about the proposed Bennett Ranch Station PUD.

Councilman Brennan said he wanted to declare that he did attend a public workshop on this matter.

Dan Weitz spoke to the Council about the development and the history of the project. He spoke of the letter from former Mayor, Tom Rist stating the land could be serviced by city services.

Paul Fitzer, City Attorney said this application needs to be looked at on the merits of the application without the other influences being considered.

Terran gave a presentation about the proposed development.

The Council discussed the proposed development and how it fits with the guiding documents.

Councilman Brennan asked to have the staff update on Water and Wastewater before making a decision on this development.

Councilman Brennan made a motion to table this item until after the Council had heard the staff update on Cell #10. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

After the presentation on proposed Lagoon Cell #10 and Well #17, the Council continued discussion on the proposed development.

Mayor Sykes stepped out of the meeting from 7:30 p.m. and returned at 7:37 p.m.

Councilwoman Wirkkala made a motion to deny the Planning and Zoning Commission recommendation and Finding of Facts to zone C-4 with the PUD entitled "Bennett Ranch Station".

Councilwoman Garvey said she would like to see this project come back in carefully thought out phases.

There was no second and the motion died.

Councilwoman Garvey made a motion to table this item until there could be a workshop on this matter.

There was no second and the motion died.

Councilman Brennan said he felt denying this was the more direct approach.

Councilwoman Wirkkala made a motion to deny the Planning and Zoning Commission recommendation and Finding of Facts to zone C-4 with the PUD entitled "Bennett Ranch Station". Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	NAY
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

4)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts for "Bennett Ranch Station" preliminary plat with the conditions.

There was a recess from 8:15 p.m. until 8:19 p.m.

Councilman Harjo made a motion based on the determination of denial on action item number three to also deny action item number four because it has become moot, the Planning and Zoning recommendation and Finding of Facts for "Bennett Ranch Station" preliminary plat with the conditions. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	NAY
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

5)Action Item: Deliberation/Decision regarding the Military Liaison position agreement between the City of Mountain Home and Marty Anderson from October 1, 2024, to September 30, 2025, and authorize the Mayor and City Clerk to sign.

Councilman Brennan made a motion to deny the extension of the agreement between the City of Mountain Home and Marty Anderson effective October 31, 2024. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	NAY
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

NEW BUSINESS

1)Items removed from the Consent Agenda

There were no items pulled from the Consent Agenda to be discussed.

2)Non-Action Item: Staff update regarding Lagoon Cell #10 and Well #17.

Chris Curtis, Director of Public Works gave a presentation on Lagoon Cell #10, going over the current capacity for wastewater with the Council.

James Bledsoe from Keller Associates spoke to the Council about the current limits of the city lagoon system.

Chris gave the Council an update on the construction of Well #17. He said because of the Buy America requirement for the grant paying for the well it has pushed completion of the well out to summer of 2025.

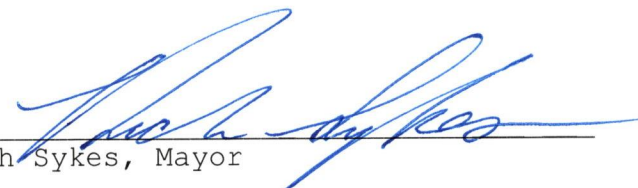
FINAL COMMENTS

There were no final comments at this time.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:23 P.M. by orders from Mayor Sykes.




Rich Sykes, Mayor

ATTEST: 
Tiffany Belt, City Clerk