

MINUTES OF THE REGULAR MEETING OF THE  
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
 HELD ON JULY 26<sup>th</sup>, 2021, AT 6:00 P.M.  
 AT MOUNTAIN HOME CITY HALL CHAMBERS  
 MOUNTAIN HOME, IDAHO

- 21207 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21207 PUBLIC HEARING - Fiber Fee
- 21207 PUBLIC HEARING - Flowage Fee on the City Airport
- 21207 RECOGNIZING PERSONS IN THE AUDIENCE
- 21207 COUNCIL COMMENTS
- 21207 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  
     Special City Council - July 7, 2021  
     City Council - July 12, 2021
  - B. BILLS - 7/13/21 to 7/26/21 in the Amount of  
     \$1,138,223.82
  - C. TREASURER'S REPORT - for the Period Ending 6/30/2021
  - D. APPROVE CITY ALCOHOL LICENSE RENEWALS for 2021/2022
  - E. SET A PUBLIC HEARING DATE to adopt the FY22 tentative  
     Budget for August 23, 2021
  - F. PASS RESOLUTION #21-13 - Approving the Renewal Lease  
     Agreement with Gene and Susan Mussler for Row A,  
     Lot 8 at the City Airport and Authorizing the  
     Mayor and City Clerk to sign
  - G. PASS RESOLUJTION #21-14 - Approving the Renewal Lease  
     Agreement with Wayne Nix for Row A, Lot 9 at the  
     City Airport and Authorizing the Mayor and City  
     Clerk to sign
  - H. APPROVE JOINT DEFENSE, COMMON INTEREST, AND NON-  
     DISCLOSURE AGREEMENT between the City of Mountain  
     Home and Idaho Power Company for Bennett mountain  
     Powerplant's evaporative cooling system and  
     Authorize the Mayor and City Clerk to sign
  - I. APPROVE PROPOSAL FROM BADGER DAYLIGHTING to provide  
     hydrovac services for unearthing of rail lines  
     within Mountain Home Industrial & Rail Park and  
     Authorize the Mayor to sign
  - J. APPROVE FINDINGS OF FACT AND DECISION for annexation  
     and rezone to R-3 PUD entitled Thunderbolt  
     Landing and Authorize the Mayor and City Clerk to  
     sign
  - K. APPROVE FINDINGS OF FACT AND DECISION to rezone to R-4  
     PUD entitled 8<sup>th</sup> Street Station and Authorize the  
     Mayor and City Clerk to sign
  - L. APPROVE FINIDNGS OF FACT AND DECISION to rezone to R-4  
     PUD entitled Turner House Depot and Authorize the  
     Mayor and City Clerk to sign
  - M. APPROVE GRANT AGREEMENT with Department of Commerce  
     Idaho Gem Grant for Leap Housing project
- 21208 OLD BUSINESS  
 DISCUSSION/DECISION on moving forward with hiring of  
 Council Minutes - July 26<sup>th</sup>, 2021

a Communication Specialist/Senior Economic Development Specialist. ACTION ITEM.

21209

NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.  
Discussion/Decision on digital message board policy. ACTION ITEM.  
Discussion on potential truck route from Walmart to East 8<sup>th</sup> North Street.

21210

ORDINANCES

Ordinance - Vacating a Portion of West 8<sup>th</sup> South. ACTION ITEM.  
Ordinance - Annexing Thunderbolt Landing property particularly describes in Exhibit A. ACTION ITEM.  
Ordinance - Zoning to R4 Thunderbolt Landing property particularly describes in Exhibit A. ACTION ITEM.  
Ordinance - Zoning to R3 Turner House Depot property particularly describes in Exhibit A. ACTION ITEM.  
Ordinance - Zoning to R3 8<sup>th</sup> Street Station property particularly describes in Exhibit A. ACTION ITEM.

21212

FINAL COMMENTS

21213

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JULY 26<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 26<sup>th</sup>, 2021. A quorum was established with, Councilman Stokes, Councilman Brennan, Councilman McCain and Mayor Sykes being present. Councilman Bundy was absent.

AGENDA CORRECTION

Mayor Sykes said the agenda needed to be corrected in the ordinance section. Thunderbolt Landing should be zoned R3, Turner House Depot should be zoned R4 and 8<sup>th</sup> Street Station should be zoned R4.

PUBLIC HEARING - Fiber Fee

The Public Hearing opened at 6:01 p.m.

No one came forward to speak for or against the proposed Fiber Fee.

The Public Hearing closed at 6:04 p.m.

Councilman Brennan said he does not believe there should be a difference between a commercial rate and a residential rate. He doesn't think commercial customers get more for the rate they are being charged.

There was a discussion about what twenty-four-hour service entailed. It was decided to take the Commercial Fee off of the list of fees to be approved for Fiber and bring it back to another public hearing at a later date if there was a need for a commercial fee.

PUBLIC HEARING - Flowage Fee on the City Airport

The Public Hearing opened at 6:17 p.m.

No one came forward to speak for or against the flowage fee at the City Airport.

The Public Hearing closed at 6:18 p.m.

RECOGNIZING PERSONS IN THE AUDIENCE

AJ Lewis and Betsy Hiddleston were present and discussed some changes to the Air Force Appreciation Day Parade. AJ said they will no longer allow floats to throw candy at spectators, as it has become a hazard.

Betsy said the Fun run will be changed to a morning run this year.

COUNCIL COMMENTS

- There were no Council Comments at this time.

CONSENT AGENDA

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A. APPROVAL OF MINUTES

Special City Council - July 7, 2021  
City Council - July 12, 2021

Council Minutes - July 26<sup>th</sup>, 2021

- B. BILLS - 7/13/21 to 7/26/21 in the Amount of \$1,138,223.82
- C. TREASURER'S REPORT- for the Period Ending 6/30/2021
- D. APPROVE CITY ALCOHOL LICENSE RENEWALS for 2021/2022
- E. SET A PUBLIC HEARING DATE to adopt the FY22 tentative Budget for August 23,2021
- F. PASS RESOLUTION #21-13 - Approving the Renewal Lease Agreement with Gene and Susan Mussler for Row A, Lot 8 at the City Airport and Authorizing the Mayor and City Clerk to sign
- G. PASS RESOLUTION #21-14 Approving the Renewal Lease Agreement with Wayne Nix for Row A, Lot 9 at the City Airport and Authorizing the Mayor and City Clerk to sign
- H. APPROVE JOINT DEFENSE, COMMON INTEREST, AND NON-DISCLOSURE AGREEMENT between the City of Mountain Home and Idaho Power Company for Bennett Mountain Powerplant's evaporative cooling system and Authorize the Mayor and City Clerk to sign
- I. APPROVE PROPOSAL FROM BADGER DAYLIGHTING to provide hydrovac services for unearthing of rail lines within Mountain Home Industrial & Rail Park and Authorize the Mayor to sign
- J. APPROVE FINDINGS OF FACT AND DECISION for annexation and rezone to R-3 PUD entitled Thunderbolt Landing and Authorize the Mayor and City clerk to sign
- K. APPROVE FINIDNGS OF FACT AND DECISION to rezone to R-4 PUD entitled 8<sup>th</sup> Street Station and Authorize the Mayor and City Clerk to sign
- L. APPROVE FINDINGS OF FACT AND DECISION to rezone to R-4 PUD entitled Turner House and Authorize the mayor and City Clerk to sign
- M. APPROVE GRANT AGREEMENT with Department of Commerce Idaho Gem Grant for Leap Housing project

- Councilman Stokes asked if anyone had spoken to the Airport Committee about the Turner House Project in Item L.

Brock Cherry, Community Development Director said he attended the last Committee meeting and is committed to working with the Airport Committee on their concerns with the project and helping the Airport Committee create an Airport District.

- Councilman Brennan asked about Item I and what needed to be done with the rail line.

Brock gave a synopsis of the work that needed to be done to the rail line.

Councilman Brennan said he would like to see a not to exceed amount on Item I in the amount on the contract that expired in May.

- Councilman Brennan asked who was paying the match on Item M.

Brock said Leap Housing would be reimbursing the cash match to the City.

Councilman Brennan said he would like for them to give the City the match before the City pays the money to the Gem Grant.

Councilman Stokes made a motion to approve the Consent Agenda as printed with the changes Councilman Brennan proposed in Item I with a not to exceed amount added to the contract and having Leap Housing pay the cash match on Item M before the City pays the grant match. Councilman Stokes seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Stokes  | AYE |
| Councilman Brennan | AYE |
| Councilman McCain  | AYE |

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

#### OLD BUSINESS

Discussion/Decision on moving forward with hiring of a Communication Specialist/Senior Economic Development Specialist. ACTION ITEM.

The Council discussed the potential job of a Communication Specialist/Senior Economic Development Specialist.

Councilman Brennan thanked the Mayor and City Staff for adding some of Council Minutes - July 26<sup>th</sup>, 2021

the Council's request to the job description.

Councilman Stokes said he felt the salary for the position was low.

Councilman Brennan said since the City has all its jobs graded by an independent company, he doesn't think the Council should make decisions to change job grades because it will throw the whole system off.

Mayor Sykes said there is a hiring range for each job grade, so you don't have to start the new employee at the bottom of the range.

Councilman Brennan made a motion to move forward with hiring a Communications Specialist/Senior Economic Specialist. Councilman McCain seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Stokes  | AYE |
| Councilman Brennan | AYE |
| Councilman McCain  | AYE |

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

#### NEW BUSINESS

Item Removed from Consent Agenda Section. ACTION ITEM.

There were no items removed from the Consent Agenda.

Discussion/Decision on digital message board policy. ACTION ITEM.

There was a discussion on the proposed City Digital Message Board Policy.

Councilman Brennan said he would like to see some of the messages played for more than fourteen days and the policy reflect that.

Tiffany Belt, City Clerk said she didn't disagree with that but if you say they specifically can have it for thirty then you will have groups complain if the message cannot be played the whole time.

Councilman Brennan made a motion to approve the digital message board policy with the change that priority group three could be limited to fourteen days. Councilman Stokes seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Stokes  | AYE |
| Councilman Brennan | AYE |
| Councilman McCain  | AYE |

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

Discussion on potential truck route from Walmart to East 8<sup>th</sup> North Street.

Mayor Sykes said he and Public Works Director, Rich Urquidi had a discussion with ITD and Walmart about the potential truck route from Walmart to East 8<sup>th</sup> North.

Councilman Brennan said he is apposed to this because Walmart knew about this issue for a long time and has done nothing about it. He said pushing these trucks through Mountain Home just puts more strain on roads that aren't meant to take it.

Councilman McCain and Councilman Stokes both agreed.

It was decided not to move forward with a potential truck route from Walmart to East 8<sup>th</sup> North.

ORDINANCES

Ordinance - Vacating a Portion of West 8<sup>th</sup> South. ACTION ITEM.

Councilman Stokes made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Brennan seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Stokes  | AYE |
| Councilman Brennan | AYE |
| Councilman McCain  | 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.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Brennan | AYE |
| Councilman Stokes  | AYE |
| Councilman McCain  | AYE |

The vote being unanimous, the motion was so ordered and given #1719.

Ordinance - Annexing Thunderbolt Landing property particularly describes in Exhibit A. ACTION ITEM.

Councilman Stokes made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman McCain seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Stokes  | AYE |
| Councilman Brennan | AYE |
| Councilman McCain  | 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.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Brennan | AYE |
| Councilman Stokes  | AYE |
| Councilman McCain  | AYE |

The vote being unanimous, the motion was so ordered and given #1720.

Ordinance - Zoning to R4 (Correction R3) Thunderbolt Landing property particularly describes in Exhibit A. ACTION ITEM.

Councilman Stokes made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman McCain seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Stokes  | AYE |
| Councilman Brennan | AYE |
| Councilman McCain  | 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.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Brennan | AYE |
| Councilman Stokes  | AYE |
| Councilman McCain  | AYE |

The vote being unanimous, the motion was so ordered and given #1721.

Ordinance - Zoning to R3 (Correction R4) Turner House Depot property particularly describes in Exhibit A.

Councilman Stokes made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman McCain seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Stokes  | AYE |
| Councilman Brennan | AYE |
| Councilman McCain  | 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.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Brennan | AYE |
| Councilman Stokes  | AYE |
| Councilman McCain  | AYE |

The vote being unanimous, the motion was so ordered and given #1722.

Ordinance - Zoning to R3 (Correction R4) 8<sup>th</sup> Street Station property particularly describes in Exhibit A. ACTION ITEM.

Councilman Stokes made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Brennan seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Stokes  | AYE |
| Councilman Brennan | AYE |
| Councilman McCain  | 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.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Brennan | AYE |
| Councilman Stokes  | AYE |
| Councilman McCain  | AYE |

The vote being unanimous, the motion was so ordered and given #1723.

#### FINAL COMMENTS

- Councilman Stokes asked if there could be more detail on the Code Enforcement Report to show if the violations have been taken care of.
- Councilman Brennan thanked Police Chief, Scott Conner for finding the evidence in a call that was taken on a person shooting inside of city limits.
- Gene Palmer, Street Superintendent said they were planning on paving 3<sup>rd</sup> street this week but the asphalt test was bad so they will have to wait another week.
- Darcy Braithwaite, Recreation Superintendent said they are finishing Summer Programming and then fall soccer will start. She said they have projects they are waiting on concrete for.
- Miguel Pedroza, Parks Superintendent thanked event organizers and community for cleaning up the Parks after the three big events this weekend.
- Scott Conner, Police Chief said Patriot Thunder went well. He said the Lieutenants and Amy Pearson are in leadership training this week.
- Dave Sonnentag, Water Superintendent said they have one fire hydrant left to replace on 3<sup>rd</sup> street.
- Shasta Hochstrasser said they received a \$1,000.00 donation and they will be expanding the graphic novel section with it. She gave an overview of the programming they are doing currently.
- Brock Cherry, Community Development Director said there are a lot of projects underway in Mountain Home.
- Mark Moore, Fire Chief said his department is ready if there are any calls that come in with the current dry conditions.
- Rich Urquidi, Director of Public Works said the curbs have been placed on Main Street. He said all the curbs and gutters on Main are in except one.
- Tiffany Belt, City Clerk thanked the Council for responding quickly when she sends out information and for their input.
- Councilman Stokes said the large dog park is looking good.
- Mayor Sykes said he is hoping to have something for the Council at the next meeting which he thinks would really complete the downtown. He said the City was awarded \$1.5 million in ARPA funding. He said the City will have ideas on how to use that funding at the next few meetings.



ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:19 P.M. by orders from Mayor Sykes.

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

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

