

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON MARCH 12th, 2024, AT 5:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 22030 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 22030 PRESENTATION
 1. Presentation by Keller Associates
- 22030 RECOGNIZING PERSONS IN THE AUDIENCE
- 22030 DEPARTMENT HEAD REPORTS
- 22031 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.
- 22031 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 - February 20, 2024
 City Council - February 27, 2024
 - B. Bills - 2/28/24 to 3/12/24 in the Amount of \$818,416.20
 - C. Payroll for the period ending 1/22/2024 to 2/21/2024 in the amount of \$699,180.11
 - D. Approve Grant Application 2024/25-001 request to allow the Grant Administrator to apply for the Community Project Funding for the revitalization of the rail spur and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
 - E. Approve the request to extend the currently approved PlA North 6th East Street pavement resurface project. **(Pulled from the Consent Agenda)**
 - F. Approve the request to purchase two computers for the Museum from the Museum Maintenance fund. **(Pulled from the Consent Agenda and placed under New Business)**
 - G. Pass Resolution #7-2024R - Approve the destruction of surplus property and authorize the Mayor and City Clerk to sign.
 - H. Approve the request to purchase and install cradle point routers for mobile connectivity in MHPD vehicles.
 - I. Approve the request to purchase a Dell PowerEdge R760xs Server for MHPD.
 - J. Approve the request to purchase a Dell Optiplex Desktop Computers for MHPD.
 - K. Approve the assignment of an airport hangar land lease for Row A, Lot #5 from Chet Parham to Brian Mitchell and authorize the Mayor and City Clerk to sign.
 - L. Pass Resolution #05-2024R - Approving the assignment of airport hangar land lease agreement with Brian Mitchell for Hangar Space indicated by Row A, Lot #5 at the Mountain Home Municipal Airport and authorize the Mayor and City Clerk to sign.
 - M. Approve change order 04 for Well #17, decreasing the project by \$528,652.10, and authorize the Mayor

to sign.

22031

OLD BUSINESS

- 1) Action Item: Deliberation/Decision on the reappointment of A.J. Lewis to the Airport Advisory Committee with a 4-year term to expire in February 2028.
- 2) Action Item: Deliberation/Decision on the reappointment of Steve Mulberry to the Airport Advisory Committee with a 4-year term to expire in February 2028.
- 3) Action Item: Deliberation/Decision on the reappointment of Richard Buxton to the Airport Advisory Committee with a 4-year term to expire in February 2028.
- 4) Action Item: Deliberation/Decision on Mellen Water District land lease.

22033

NEW BUSINESS

- 1) Items removed from Consent Agenda
- 2) Action Item: Discussion/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend an existing Conditional Use Permit for an off-premises sign located at 404 North Main Street with conditions requested by Ron Cox.
- 3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend an existing C-4 Planned Unit Development (PUD) for "Airbase Commons Mixed-Use" development with conditions requested by Mike Freer.
- 4) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend an existing Preliminary Plat for "Airbase Commons Mixed-Use" development with conditions requested by Mike Freer.
- 5) Action Item: Discussion/Decision regarding the Golf Course Concession Agreement with Kurly's 2 Sports Grill LLC. set to terminate September 30, 2024.

22035

FINAL COMMENTS

22035

EXECUTIVE SESSION

- 1) Pursuant to Idaho Code Session 74-206(1)(c) - to acquire an interest in real property not owned by a public agency.

22035

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
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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 March 12th, 2024. A quorum was established with, Councilman Harjo, Councilman Brennan, Councilwoman Wirkkala, Councilwoman Garvey and Mayor Sykes being present.

PRESENTATION - Presentation by Keller Associates.

James Bledsoe with Keller Associates was present to go over the asbestos abatement plan.

RECOGNIZING PERSONS IN THE AUDIENCE

Don Guss came forward to speak to the Council about issues he sees in the city.

Brandon McCarthy asked the Council to please have all Council meetings and workshops posted live to the City's Youtube channel.

Bud Adams questioned the fiber optic budget and the way the information is reported.

Ted Thompson spoke to the Council about airport operations and requested to have an outside study done on the Mountain Home Airport.

DEPARTMENT HEAD COMMENTS/REPORTS

- Ty Larsen, Police Lieutenant said leadership went to a class on suicide prevention today.

- Betsy Hiddleston, Communications Specialist went over updates in Communications.

- Mark Moore, Fire Chief said they wrote a letter in favor of a consistent burn ban and now have finalized the dates and the burn ban will run from June 24th to October 1st.

- Chris Curtis, Director of Public Works said the 6th Street project is going well. He said they are irrigating with lagoon water starting this week.

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.

- Councilman Brennan said he had heard from Ted Thompson, Terri Manduca, A.J. Lewis and Ian Morcott on issues with the Airport.

The rest of the Council concurred they had all spoken with the same citizens.

Councilman Brennan asked to speak with Ted Thompson about this matter when the Airport Advisory Committee members were brought forward.

CONSENT AGENDA

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- I. Approve the request to purchase a Dell PowerEdge R760xs Server for MHPD.
- J. Approve the request to purchase Dell OptiPlex Desktop Computers for MHPD.
- K. Approve the assignment of an airport hangar land lease for Row A, Lot #5 from Chet Parhma to Brian Mitchell and authorize the Mayor and City Clerk to sign.
- L. Pass Resolution #08-2024R - Approving the assignment of airport hangar land lease agreement with Brian Mitchell for Hangar Space indicated by Row A, Lot #5 at the Mountain Home Municipal Airport and authorize the Mayor and City Clerk to sign.
- M. Approve change order 04 for Well #17, decreasing the project by \$528,652.10 and authorize the Mayor to sign.

Councilman Brennan asked if the grant on Item D would be brought back to the Council if the waiver isn't approved for matching funds.

Tiffany Belt, City Clerk said if the waiver wasn't granted then the Council would have to decide to allocate money from the match or decline the grant if awarded.

Councilman Brennan asked to pull items E and F from the Consent Agenda and place them under New Business.

Councilwoman Garvey asked that gas for the Fiber Department start being paid out of Fiber instead of the admin budget.

Councilman Brennan made a motion to approve the Consent Agenda as printed pulling Items E and F, moving them to New Business. 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.

OLD BUSINESS

1) Deliberation/Decision on the reappointment of A.J. Lewis to the Airport Advisory Committee with a 4-year term to expire in February 2028.

The members up for reappointment came forward to address the Council with Ted Thompson who has had concerns with operations at the airport and Ian Morcott who is the Chair of the Committee.

Councilwoman Wirkkala said since there are differing opinions on the airport, and she would like to have an executive session with the Airport Council Minutes - March 12th, 2024

Manager to work on these items.

Councilman Brennan expressed his frustration at the number of complaints there have been about the airport recently.

Ted Thompson, aviator, and former Airport Manager spoke to the Council at Councilman Brennan's request. He answered the Council's questions about Airport operations and the issues he sees at the airport currently.

Councilman Brennan made a motion to reappoint A.J. Lewis to the Airport Advisory Committee. 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.

2)Action Item: Deliberation/Decision on the reappointment of Steve Mulberry to the Airport Advisory Committee with a 4-year term to expire in February 2028.

Councilman Brennan made a motion to reappoint Steve Mulberry to the Airport Advisory Committee. Councilwoman Wirkkala 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.

3)Action Item: Deliberation/Decision on the reappointment of Richard Buxton to the Airport Advisory Committee with a 4-year term to expire in February 2028.

Councilman Brennan made a motion to reappoint Richard Buxton to the Airport Advisory Committee. Councilwoman Wirkkala 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.

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

Erika Pedroza spoke to the Council and let them know the Mellen Water District Well is not salvageable and needs to be replaced. She asked that they be allowed to continue leasing the property and build a new well. She estimated the new well will take about three weeks to complete.

The Council discussed the options going forward with Erika.

Councilwoman Garvey made a motion to approve the lease with Mellen Water District so they may move forward with planning. 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.

Paul Fitzer, City Attorney said this was not approving a lease, it was approving moving forward to work on a new lease for Mellen Water District.

Councilman Brennan said he approved to move forward with planning, but he wasn't committing to approving a lease at this time, because he isn't sure that is in the city's best interest.

NEW BUSINESS

1) Items removed from the Consent Agenda

Item F: Approve the request to purchase two computers for the Museum from the Museum Maintenance Fund.

Councilman Brennan said he didn't think it was appropriate to take the funds from maintenance to pay for computers for the museum.

Mayor Sykes said other departments do sometimes move money from one line item to another within a department.

Tiffany Belt, City Clerk said the computers would be city assets but the museum would use them.

Councilwoman Garvey made a motion to approve purchasing two computers for the museum from the Museum Maintenance Fund. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

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

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

2) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend an existing Conditional Use Permit for an off-premises sign located at 404 North Main Street with conditions requested by Ron Cox.

Ron Cox was present to speak with the Council about his sign.

Brenda Ellis, Senior City Planner read the code pertaining to how often the messages are switched out.

Paul Fitzer, City Attorney asked if every aspect of the sign is allowed in a C-2 zone other than advertising other businesses.

Brenda said if the messages meet requirements yes.

Ron said if his sign is not allowed he doesn't believe the city sign down the road should be allowed.

Councilwoman Garvey made a motion to approve the conditional use permit for an off-premise sign located at 404 North Main Street with conditions requested by Ron Cox.

There was no second and the motion died.

Councilman Brennan said only 50% of the windows can be covered by a sign.

Councilwoman Wirkkala said she feels it needs to go through the entire process again starting with Planning and Zoning.

Paul said he believes this would be appropriate as an amendment to the CUP.

Councilwoman Wirkkala made a motion to table the Planning and Zoning recommendation and Finding of Facts to amend an existing Conditional Use Permit for an off-premises sign located at 404 North Main Street with conditions until legal looks at it. Councilman Harjo 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.

Councilwoman Wirkkala amended her motion for the next City Council meeting on March 26th. Councilman Harjo amended his second.

3)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend an existing C-4 Planned Unit Development (PUD) for "Airbase Commons Mixed-Use" development with conditions requested by Mike Freer.

Terran Mitchell was present to speak with the Council about the development.

He answered several questions from the Council about the development and the distance between the homes in the development.

Councilman Brennan made a motion to approve the Planning and Zoning Commission recommendation and Finding of Facts to amend an existing C-4 Planned Unit Development for "Airbase Road Mixed-Use" development with conditions requested by Mike Freer. Councilwoman Garvey seconded the motion.

Councilman Harjo said he remembered there being a discussion in the original P&Z meeting where any renter or occupant would have to accept noise from the nearby airport because of proximity. He said he didn't want to step on any previous Council's decisions though he did want everyone to be aware this was originally an agreed upon condition with P&Z.

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.

4)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend an existing Preliminary Plat

for "Airbase Commons Mixed-Use" development with conditions requested by Mike Freer.

Councilman Brennan made a motion to approve the Planning and Zoning Commission recommendation and Finding of Facts to amend an existing Preliminary Plat for "Airbase Commons Mixed-Use" development with conditions requested by Mike Freer. 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.

5)Action Item: Deliberation/Decision regarding the Golf Course Concession Agreement with Kurly's 2 Sports Grill LLC. set to terminate September 30, 2024.

Brandi Kearby was present to discuss Kurly's 2 Sports Grill contract with the City at Desert Canyon Golf Course.

Councilman Brennan said he would like to use some of the language from the new contract with the Golf Pro in the Kurly's contract so everything is fair.

The Council discussed with Brandi proposed terms for the new contract.

Councilwoman Wirkkala made a motion to table the concession agreement with Kurly's 2 Sports Grill LLC. until the April 9th, 2024 meeting. 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.

EXECUTIVE SESSION

1)Pursuant to Idaho Code Section 74-206(1)(c) - to acquire an interest in real property not owned by a public agency.

Councilman Brennan made a motion to go into executive session pursuant to Idaho Code Section 74-206(1)(c)- to acquire an interest in real property not owned by a public agency. 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.

The Council went into executive session at 8:27 p.m.

The Council came out of executive session at 8:38 p.m.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:38 P.M. by orders from Mayor Sykes.



Rich Sykes, Mayor



ATTEST:

Tiffany Belt, City Clerk

