

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON OCTOBER 10th, 2023, AT 5:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21928 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21928 DEPARTMENT HEAD REPORTS
- 21928 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.
- 21928 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 - September 19, 2023
 Regular City Council - September 26, 2023
 Special City Council - September 27, 2023
 Special City Council - October 2, 2023
- B. Bills - 9/27/23 to 10/10/23 in the Amount of \$1,720,929.41
- C. Payroll for the period ending 8/22/2023 to 9/21/2023 in the amount of \$683,388.14
- D. Pass resolution #30-2023R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.
- E. Approve airport hangar land lease for Row A, Lot #11 for Aix Sponsa Company and authorize the Mayor and City Clerk to sign. **(Tabled to the October 24th, meeting)**
- F. 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 authorize the Mayor and City Clerk to sign. **(Tabled to the October 24th, meeting)**
- 21929 OLD BUSINESS
 1) Action Item: Deliberation/Decision on Mellen Water District land lease.
- 21929 NEW BUSINESS
 1) Items removed from Consent Agenda
 2) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation 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 requested by Gary Tuller on behalf of Hiler Brothers. (Staff report provided via email on September 12, 2023)
- 21931 RECOGNIZING PERSONS IN THE AUDIENCE
- 21931 FINAL COMMENTS
- 21931 EXECUTIVE SESSION
 1) Pursuant to Idaho Code Section 74-206(1)(a) - to consider the hiring of a public officer, employee, staff member, or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.
 2) Pursuant to Idaho Code Section 74-206(1)(b) - to consider
 Council Minutes - October 10th, 2023

the evaluation, dismissal, or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, or individual agent.

3) 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.

21932

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON OCTOBER 10th, 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 10th, 2023. A quorum was established with, Councilman Green, Councilman Brennan, Councilwoman Garvey, and Councilman Bundy being present. Mayor Sykes was excused.

DEPARTMENT HEAD COMMENTS/REPORTS

- John Matthews, City Engineering Technician gave a presentation on the GIS Strategic Plan for the City. These maps are interactive and can be edited instantly.

- Jon Thompson, Police Chief thanked Briesta for hosting the Shop with a Cop fundraiser last Saturday.

- Mark Moore, Fire Chief said the Fire Station Open House is Thursday from 5:00 p.m. to 8:00p.m. Last week they installed two new probationary firefighters to the City department.

- Chris Curtis, City Planner said they are working on the final plat for Eagles Nest. Mountain Bound RV near exit 95 has submitted building plans. He said there has been interest in the old D & B location.

- Shasta Hochstrasser, Library Director said the consortium is open to reserving material from not only our library, but others as well. She said there are newly installed accessibility doors. Friends of the Library will be having an appreciation dinner next year. The Storystroll will feature Pete the Cat Goes to the Firehouse this month and Fire Marshall Reed is the featured voice this month.

- Tiffany Belt, City Clerk said they are in the middle of doing updates to the Personnel Policy and asked that everyone get requested changes in by October 20th.

- Paula Szafranski, City Treasurer said the informational board is up at the front of City Hall.

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.

- The Council had nothing to declare at the time.

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

Planning and Zoning - September 19, 2023
Regular City Council - September 26, 2023
Special City Council - September 27, 2023
Special City Council - October 2, 2023

B. Bills - 9/27/23 to 10/10/23 in the Amount of \$1,720,929.41

C. Payroll - 7/22/2023 to 8/21/2023 in the amount of \$683,388.14

D. Pass Resolution #30-2023R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.

- E. Approve airport hangar land lease for Row A, Lot #11 for Aix Sponza Company and authorize the Mayor and City Clerk to sign. **(Tabled to the October 24th, meeting)**
- F. Pass Resolution #31-2023R - Approving the Lease Agreement with Aix Sponza Company, Hangar Space indicated by Row A, Lot #11 at the Mountain Home Municipal Airport, and authorizing the Mayor and City Clerk to sign. **(Tabled to the October 24th, meeting)**

Councilwoman Garvey called for a motion to amend the agenda to add Burris to pay for the tennis court resurfacing in the amount of \$55,048.17 coming out of the Parks Department budget.

Councilman Green made a motion to amend the agenda to include payment to Burris in the amount of \$55,048.17. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

Councilman Brennan asked if the Airport Hangar Lease is just to lease the ground and then they will own the hangar they built in that space. He said the amount per square footage is low and wondered if that was normal.

Paul Fitzer, City Attorney said about five years ago this discussion came up and they were about at the same rate as other cities.

Councilman Brennan said the amount charged for a lease doesn't pay for the city attorney to write up these leases and he will not move forward at that rate.

Paul said the amount did strike him as low but then what is the profitability of a hangar being built on the land.

Councilman Brennan said with the twenty-year lease and the option to extend the lease someone could hold the lease at the same rate for twenty years.

Paul said he is against that part of the lease.

Councilwoman Garvey said she is also concerned with the lease amount.

Councilwoman Garvey said she has concerns with Water and Wastewater paying for a boring rig. She asked what needed to be fixed with the bore rig two months in a row. She said she would like to see the bore rig moved to the LID budget since that is where it is being used.

Rich Urquidi, Director of Public Works said it has been used to bring the water line and at the airport.

Councilman Green made a motion to approve the Consent Agenda as printed pulling Items E and F. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Green	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.

Tom Horgon was present to give an update on the Mellen Water District land lease. He said they are still waiting on feedback from the video done on the well.

NEW BUSINESS

1) Items removed from the Consent Agenda

Item E: Approve airport hangar land lease for Row A, Lot #11 for Aix Sponza Company and authorize the Mayor and City Clerk to sign.

Councilman Green made a motion to table these items for further review. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

Item F: Pass Resolution #31-2023R - Approving the Lease Agreement with Aix Sponza Company Hangar Space indicated by Row A, Lot #11 at the Mountain Home Municipal Airport, and authorizing the Mayor and City Clerk to sign.

Councilman Green made a motion to table these items for further review. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

2) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation 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 requested by Gary Tuller on behalf of Hiler Brothers. (Staff report provided via email on September 12, 2023)

Chris Curtis, City Planner was present and said when they researched the project it did meet all the requirements for positioning and zoning.

Tom Hiler was present and said they are regularly tested with their storage facility by DOT and they are in compliance.

Councilman Brennan said he has no issue with this project but requested the information from any inspections done need to be forwarded to the city within thirty days from the inspection.

Tom said they usually file those with the Fire Department.

Tiffany Belt, City Clerk asked if thirty days is enough time to get the report back to the city.

Tom said if you would state it as thirty days from the time the report is received by Hiler Brothers it would work.

Councilman Green made a motion to approve the Planning and Zoning Commission recommendation 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 requested by Gary Tuller on behalf of Hiler Brothers with the condition. Councilman Brennan said the conditions will be the applicant must provide within thirty days of receipt all inspections that are mandated by state and federal government and failure to do so will result in a loss of the conditional use permit. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

RECOGNIZING PERSONS IN THE AUDIENCE

• Rich Urquidi came forward as he was not present during Department Head Comments, and gave an update that the sewer project should be paved on October 23rd for 3rd street. The 5th street project has the center stripe applied and that project is finished and turned out well. The waterline project just has a few things to finish up but is mostly completed.

Rich said to address the lease amount for the Airport Hangars there are only certain things allowed at the airport inside the gate and five cents per square foot is really the going rate for that type of lease. He said because of the amount of work that goes into it by the person leasing the spot twenty years is standard for lease term.

Councilwoman Garvey asked that he bring more information back to the October 24th, 2023 meeting for those items that had been pulled from the Consent Agenda to be taken up then.

FINAL COMMENTS

• Councilwoman Garvey asked that the Street Department address the pothole on 6th street near the intersection of 8th and North 6th.

• Councilman Brennan asked that the entering city limits signs be revamped and put in the correct areas. He asked Rich Urquidi, Director of Public Works how Well #17 was coming along.

Rich Urquidi, Director of Public Works answered DEQ is looking at it right now and they are probably going to be ready to get it out to bid in December or January for construction of the well.

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-206(1)(a) - to consider the hiring of a public officer, employee, staff member, or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

Councilman Green made a motion to go into executive session pursuant to Idaho Code Section 74-206(1)(a), 74-206(1)(b), and 74-206(1)(f). Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

The Council went into executive session at 6:14 p.m.

The Council came out of executive session at 8:15 p.m.

2) Pursuant to Idaho Code Section 74-206(1)(b) - to consider the Council Minutes - October 10th, 2023

evaluation, dismissal, or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, or individual agent.

Councilman Green made a motion to go into executive session pursuant to Idaho Code Section 74-206(1)(a), 74-206(1)(b), and 74-206(1)(f). Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

The Council went into executive session at 6:14 p.m.

The Council came out of executive session at 8:15 p.m.

3) 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.

Councilman Green made a motion to go into executive session pursuant to Idaho Code Section 74-206(1)(a), 74-206(1)(b), and 74-206(1)(f). Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

The Council went into executive session at 6:14 p.m.

The Council came out of executive session at 8:15 p.m.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:16 P.M. by orders from Councilwoman Garvey.


Becky Garvey, President of Council

ATTEST:


Tiffany Belt, City Clerk

