

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON January 24th, 2022, AT 6:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21361 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21361 RECOGNIZING PERSONS IN THE AUDIENCE
- 21361 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
- 21361 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 - January 10, 2022
 - B. Bills - 01/11/22 to 1/24/22 in the Amount of \$516,331.18
 - C. Treasurer's report - for the Period Ending 12/31/2021
 - D. Approve the appointment of Brad Fesperman to the vacant Planning and Zoning Commission with a 4 year term to expire January 2026. **(Removed from the Consent Agenda and tabled.)**
 - E. Approve reappointment of Pricilla Sisson the Library Board with a 5 year term to expire February 2027.
 - F. Approve request to place the Traffic Safety Committee on suspension or hiatus for an indefinite period of time per City Ordinance.
 - G. Pass Resolution #04-22 - Authorizing the City Grant Administrator to access the USDA's online application system for the ReConnect Program and Community Connect Grant Program and authorizing the Mayor and City Clerk to sign.
 - H. Approve resolution to be prepared for a wastewater rate increase from \$25.70, the base rate for the 1st 5,000 gallons, to \$26.95 and from \$5.40 per 1,000 gallons over the 5,000 gallons to \$5.65 to be effective as of March 1, 2022. **(Removed from the Consent Agenda and placed under New Business)**
 - I. Approve resolution to be prepared for a water rate increase from \$26.30, the base rate for the 1st 5,000 gallons to \$27.60, and from \$1.51 to \$1.58 per 1,000 gallons over the 5,000 gallons up to 45,000 gallons, and \$1.86 to \$1.95 per 1,000 gallons over 45,000 to be effective as of March 1, 2022. **(Removed from the Consent Agenda and placed under New Business)**
 - J. Approve Finding of Facts Decision: annexation of Silverstone North.
 - K. Approve Finding of Facts Decision: zoning R-4 Silverstone North.
 - L. Approve Finding of Facts Decision: Preliminary Plat of Silverstone North.
 - M. MOU with Mountain Home School District #193 for 21st Century Grant Partnership. **(Added to the Consent**

Agenda with Council Approval)

21362

NEW BUSINESS

- 1) Items Removed from Consent Agenda Section.
- 2) Discussion on roof replacement for City Hall.

21364

ORDINANCE

- 1) Action Item: Ordinance #1734 - Amending Title 9 "Land Use and Development" sections.
- 2) Action Item: Ordinance #1735 - Annexation of Silverstone North.
- 3) Action Item: Ordinance #1736 - Zoning R-4 Silverstone North.

21366

FINAL COMMENTS

21366

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON JANUARY 24th, 2022, 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 3rd East, Mountain Home, Idaho on January 24th, 2022. A quorum was established with, Councilman Stokes, Councilman Brennan, Councilman McCain, Councilwoman Garvey and Mayor Sykes being present.

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.

No Council members had anything to declare at this time.

RECOGNIZING PERSONS IN THE AUDIENCE

- Melvin Poole came forward and spoke about the corner of SW Paiute and Isaac.
- Suzette Poole spoke to the Council about low-income housing.
- Misty Pierce came forward with questions about Silverstone North, and Impact Fees.
- Blake Bowen spoke to the Council about water pressure and growth in Mountain Home.
- John Krueger spoke about the City Council Agendas and the Council not reading emails because it has to do with items on the agenda. He also felt there should be no more increases to the water rates.
- Rena Krueger came forward and spoke to the Council about the drought in Idaho and the water quality.
- Karen Halegan spoke to the Council about fluoride levels in water and the raise in taxes.
- Mayor Sykes addressed those who had come forward to speak with the Council. He answered concerns about impact fees, the raise in the water rates and the City's water testing process. He and City Treasurer, Paula Szafranski also spoke to concerns on property taxes.

CONSENT AGENDA

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- for the Reconnect Program and Community Connect Grant Program and authorizing the Mayor and City Clerk to sign.
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- L. Approve Finding of Facts Decision: Preliminary Plat of Silverstone North.
- M. MOU with Mountain Home School District #193 for 21st Century Grant Partnership **(Added to the Consent Agenda by Council Approval)**

Councilwoman Garvey asked why the Traffic Safety Committee was being placed on hiatus.

Tiffany Belt, City Clerk said they have had a hard time getting a quorum in the last year and the consensus was it was best to put them on hiatus, so citizens would not show up to the meetings only to find out they had been canceled.

- Councilman Stokes asked to have items H and I pulled from the agenda and the misspellings in Items J, K and L corrected.

Mayor Sykes removed Items H and I from the Consent agenda and placed them under New Business. He removed Item D to be tabled.

Tiffany asked if an Item M could be added to the Consent Agenda because the grant application is due by Friday and would require the Mayor's signature.

- Councilman Brennan made a motion to add Item M to the Consent Agenda based on time sensitive information.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE
Councilwoman Garvey	AYE

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

Councilman Stokes asked if legal had reviewed Item M.

Tiffany said she would get it to legal for review before the mayor signed the grant application.

Mayor Sykes said Item D was being tabled, Items H and I were being placed under new business and Items J through L were being passed with changes to any misspellings.

Councilman Stokes made a motion to approve the Consent Agenda by interlineation from Mayor Sykes. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE
Councilwoman Garvey	AYE

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

NEW BUSINESS

Item Removed from Consent Agenda Section. ACTION ITEM.

Item H: Approve resolution to be prepared for a wastewater rate increase from \$25.70, the base rate for the 1st 5,000 gallons, to \$26.95 and from \$5.40 per 1,000 gallons over the 5,000 gallons to \$5.65 to be effective as of March 1, 2022.

Councilman Stokes asked to discuss both Items H and I at the same time. He said he struggled with this because while inflation is high, if the City has the money this year for a new well then there should be no issues with money, without raising the rates.

Councilman Brennan felt since there is going to be a discussion about EDUs, he would rather have that discussion before the Council votes on a raise to Water and Wastewater.

Councilwoman Garvey asked what specific projects public works is trying to fund with the raise to the rates.

Public Works Director, Rich Urquidi said he felt the estimates for the well would go over what they had budgeted for, and this year they would have construction of the College Park Subdivision water system. He said in the next budget cycle the Tindall subdivision would go through the same construction process.

Councilman Brennan said in his mind the EDU process should be decided before they have a discussion on the Water and Wastewater rates.

Tiffany Belt, City Clerk said it is important to always loop in the wastewater and the other thing she wanted to bring up is the change to EDUs will need to be a change in the code book and that process takes time to go into effect and waiting until the EDU discussions take place will mean pushing the rate increases potentially into the summer months.

Councilman Stokes said the City is due for another installment of ARPA funding and he would like to use those funds for Water and Wastewater projects and not raise the rates.

Councilwoman Garvey asked if it was possible to wait until the budget cycle is over to decide on the rate increase.

Paula Szafranski, City Treasurer said the budget wouldn't be finalized until June and then you are already into the summer months.

Councilman Brennan said while they saw the rate increase coming, the Council isn't aware of how much more money the increase will bring into the City for projects. He said he thinks the Council can work through the EDU process in the matter of a couple of months, though it may take some extra meetings.

Councilman Stokes asked how often the city goes through and calculates EDUs for businesses and homes.

Mayor Sykes said the city is supposed to go in at least every third year to evaluate the EDUs in businesses but currently there is not the staff for that.

Councilman Brennan said if there were a required business license, even if they were free to obtain, then there would be a better accounting of what kind of businesses and how much water the type of business used.

Paula said the usage to the allocation of EDUs is on target for most customers. She said her concern is the wastewater, she does not want to overbill customers on their wastewater.

Councilman Brennan made a motion to table items H and I until at least Council Minutes - January 24, 2022

the first EDU discussion had taken place. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	NAY
Councilwoman Garvey	AYE

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

Discussion on roof replacement for City Hall.

Tiffany Belt, City Clerk said the discussion for the roof replacement has been going on for around twenty years, but recently the leaking has gotten substantially worse. She said she has gotten a couple of quotes at this point for both a flat and pitched roof but is seeking more quotes.

Councilman McCain said he has been working to get a roof for this building for the last five years and he feels it is needed.

The Council's consensus was to move forward getting bids to replace the roof on City Hall.

Councilman Stokes asked if the contingency funds from the last budget cycle had been used yet. He thought this would be a perfect use for the funds.

Paula Szafranski, City Treasurer said the contingency funds had not been used.

Councilman McCain made a motion for the Mayor and City Clerk to proceed with getting estimates for a pitched and flat roof. Councilwoman Garvey seconded the motion.

Councilman Brennan asked if the City could go out for a full public bid through newspaper posting since there are so many contractors that do roofing. He said he would like to see it advertised at least once to see the variation of price we may get. He said he didn't know how many times it would need to be posted but at least one announcement for a bid in the paper, for any qualified bidder.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE
Councilwoman Garvey	AYE

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

Ordinance

1) Action Item: Ordinance #1734 - Amending Title 9 "Land Use and Development"

Councilman Brennan said this is the second time this has appeared, and he doesn't have any changes for it. He said he thought the structure of the board was good at this point with at least three members being city residents, one member allowed that lives in the County, but in the area of impact, and another being a county resident not residing in the area of impact.

Councilwoman Garvey asked if the reason item line four was put in was because there is currently someone on the commission who lives outside the area of impact.

Brock Cherry, Community Development Director said that was correct, but looking at other cities it is fairly common to see, because they recognize that we are not just a city but a region as well and having a county member outside the area of impact gives the commission that perspective.

Councilwoman Garvey asked if having someone who lived in the delimited area goes against state code if it states you need to have someone living in the area of impact.

Paul Fitzer, City Attorney said no, as long as one member lives in the area of impact, we are going along with state code.

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
Councilwoman Garvey	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 Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE
Councilwoman Garvey	AYE

The vote being unanimous, the motion was so ordered and given #1734.

City Attorney, Paul Fitzer said he would like the maker of the motion and the second to amend it because there is a typo and in B-1 it says 67-65049A and should read 67-6504A.

Councilman Stokes amended his motion through interlineation of City Attorney Paul Fitzer.

Action Item: Ordinance #1735 - Annexation of Silverstone North.

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
Councilwoman Garvey	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 Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE
Councilwoman Garvey	AYE

The vote being unanimous, the motion was so ordered and given #1735.

Action Item: #1736 Zoning R-4 Silverstone North.

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. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE
Councilwoman Garvey	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 Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE
Councilwoman Garvey	AYE

The vote being unanimous, the motion was so ordered and given #1736.

FINAL COMMENTS

- Rich Urquidi, Director of Public Works said he is trying to get everything together to hopefully go out for a new traffic study.

- Shasta Hochstrasser, Library Director said this week they have Winter Adult Reading Bingo on Saturday, and next week they will be doing a How Money Works Workshop along with an Adult Craft Night and Book of the Month Club.

- Shirley Batchelor, Wastewater Supervisor said they are keeping a close eye on the sewer lagoons levels, which are currently below what they were last year. So they are making sure they are putting water in the right places.

- Police Chief, Scott Conner said they have one person currently in the academy and will be doing testing for new officers this Saturday.

- Brock Cherry, Community Development Director said they have had a substantial commercial user looking at Mountain Home and they will be building a tire warehouse that will supply around sixty jobs initially, and the next phase will be a Love's Truck Stop. They would like to start building this summer. He said they will have to be annexed and zoned before moving forward. Brock said there are no build to suit home in Mountain Home, CBH has run out of homes to sell, and they are hoping some of the newly approved developments will help with the shortage in houses.

Councilman Stokes said when he talks to constituents a lot of them are scared of growth. He said he would like to see Economic Development host an Open House about housing and businesses. He would like to see them partner with Public Works to discuss water and EDUs.

Brock said that was something they could do. He noted there is a plan for affordable housing with LEAP Charities.

- Tiffany Belt, City Clerk thanked the Council for approving Item M on the Consent Agenda and said she felt it would be helpful for the Council to participate in the Open Houses the City will be hosting.

- Councilman McCain said they cannot take every citizen suggestion that is brought forward, but they do use them as guides in their decision-making process.

- Councilman Stokes thanked everyone for coming to speak. He said after consulting with Jim McNall at ICRMP he wrote an ordinance that would allow Councilmembers to add items to the agenda as they see fit. He said he would like to see this on the February 14th agenda.

- Councilman Brennan said he attended an Airport Committee Meeting. He said he had a lot of questions for the group. He said he felt the reader board downtown is being inappropriately used. Next, he would like to see the City amend its Covid policy to reflect CDC guidelines.

Tiffany said they have been looking at the guidelines and making some changes but wanted to make sure the guidelines will be that way for a little while.

- Councilman Brennan said it is hard to sit at the front of the room and not let the audience talk, but as soon as there is a two-way conversation the order leaves the room. He said affordable housing has been addressed, but they cannot deny developers meeting the ordinances as they are written, simply because they are not building affordable housing. He said the Impact Fees are coming but we do not know at what rate yet. Councilman Brennan said he reads every email and declares it in the appropriate place on the agenda. He said he fully supports the idea of a townhall meeting. He said with the new development for a warehouse coming they need to make plans on connecting Hotcreek Rd and Foothills Rd.

- Mayor Sykes said it isn't that the council doesn't want to engage with people but during a public meeting is not the time. He invited everyone who had questions to email him, and he would be sure to reach out.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:41 P.M. by orders from Mayor Sykes.


Rich Sykes, Mayor

ATTEST: 
Tiffany Belt, City Clerk

