

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON OCTOBER 12th, 2021, AT 6:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21279 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21279 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.
- 21279 RECOGNIZING PERSONS IN THE AUDIENCE
- 21279 COUNCIL COMMENTS
- 21279 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
 Planning & Zoning Commission - September 20, 2021
 City Council - September 27, 2021
 Special City Council - September 30, 2021
 - B. BILLS - 9/28/21 to 10/12/21 in the Amount of \$693,166.17
 - C. PAY ROLL 8/22/21 TO 9/21/2021 in the Amount of \$609,771.86
 - D. APPROVE CITY LICENSE RENEWALS FOR 2022
 - E. APPROVE CITY AIRPORT LICENSE RENEWALS for 2022
 - F. APPROVE BROADBAND MASTERPLAN to provide municipally owned fiber to residence (**Removed from the Consent Agenda and placed under New Business**)
 - G. APPROVE GRANT APPLICATION APPROVAL REQUEST to allow the Grant Administrator to apply for an Idaho STEM Action Center grant #2021/22-06 no City funds for Cardboard Challenge during Family STEM night at the Library
 - H. APPROVE GRANT APPLIACTION APPROVAL REQUEST to allow the Grant Administrator to apply for the Realtors Community Foundation for the Recreation grant #2021/22-07 no City funds for Fitness Court Fundraising
 - I. APPROVE REQUEST TO WAIVE BUILDING PERMIT FEES for Mountain Home School District #193 for the Concession/Bathroom project located at Tiger Field
- 21280 OLD BUSINESS
 Deliberation/Decision on Annexation Agreement with Meadows Manufactured Park with Cody Hunter Black for the Annexation and Zoning to C-4 of the Meadows Mobile Home park located at 1075 Airbase Road and adjacent parcel with conditions. ACTION ITEM.
- 21281 NEW BUSINESS
 Items Removed from Consent Agenda Section. ACTION ITEM.
 Deliberation/Decision on Mountain Home Academy termination of lease agreement. ACTION ITEM.
 Deliberation/Decision on Finding of Fact for the Conditional Use Permit request by Dustee Woolstenhulme for a drive-up window. ACTION ITEM.
 Deliberation/Decision on Finding of Fact for the Conditional Use Permit request by Kari Stockwell for

an event center located at 170 North Main. ACTION ITEM.

Deliberation/Decision on Findings of Fact for the Preliminary Plat request by Garold Maxfield for 8th Street Station. ACTION ITEM.

21283

ORDINANCES

Ordinance- Amending Title 9, Chapter 16, Section 11 "D through "G" of the Mountain home City Code. ACTION ITEM.

21283

FINAL COMMENTS

21284

EXECUTIVE SESSION

EXECUTIVE SESSION - 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. ACTION ITEM.

EXECUTIVE SESSION - Pursuant to Idaho Code Section 74-206(1)(b) - to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent. ACTION ITEM.

EXECUTIVE SESSION - 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. ACTION ITEM.

EXECUTIVE SESSION - Pursuant to Idaho Code Section 74-206(1)(j) - to consider labor contract matters authorized under section 74-206A(1)(a) and (b), Idaho Code. ACTION ITEM.

21286

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON OCTOBER 12th, 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 3rd East, Mountain Home, Idaho on October 12th, 2021. A quorum was established with, Councilman McCain, Councilman Brennan, Councilman Stokes, Councilman Bundy, 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 Councilmember had received information pertaining to this meeting.

RECOGNIZING PERSONS IN THE AUDIENCE

- No one came forward to speak at this time.

COUNCIL COMMENTS

- No one spoke at this 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

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I. APPROVE REQUEST TO WAIVE BUILDING PERMIT FEES for Mountain Home School District #193 for the Concession/Bathroom project

Councilman McCain said on Item I he would like it passed as stated. The City will waive the building permit fee but still charge for the installation of the meter.

Councilman Brennan said he wanted to know how the EDU's were being charged.

Hank Patrick, Building Official explained how the system to charge EDU'S came worked and how it will be charged.

There was a discussion on how often the High School will use the new facilities at Tiger Field.

Councilman Brennan asked to have Item F removed from the Consent Agenda and placed under New Business.

Mayor Sykes removed Item F from the Consent Agenda and placed it under New Business.

Councilman Bundy made a motion to approve the Consent Agenda as printed pulling Item F. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

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

OLD BUSINESS

Deliberation/Decision on Annexation Agreement with Meadows Manufactured Park with Cody Hunter Black for the Annexation and Zoning to C-4 of the Meadows Mobile Home Park located at 1075 Airbase Road and adjacent parcel with conditions. ACTION ITEM.

Councilman Bundy asked if Cody Hunter Black had met all the conditions the City had put on the annexation of the Meadows Mobile Home Park.

Brock Cherry, Community Development Director said based on his review and the review of the Public Works Director Cody was willing to meet all of the conditions required for the annexation of the property.

Councilman Bundy said based on the fact that Mr. Black has met all of the current required conditions for the annexation he made a motion to approve the annexation agreement with Meadows Manufactured Park with Cody Hunter Black for the Annexation and Zoning to C-4 of the Meadows Mobile Home Park located at 1075 Airbase Road and adjacent parcel with conditions. Councilman McCain seconded the motion.

Councilman Stokes said he had concerns about the letter from DEQ and wondered if Cody Hunter Black had the letter from DEQ yet.

Brock said it is predicated in the development that before Cody expands or does anything whatsoever, he has to have that letter.

Councilman Brennan said he would like to clarify the motion. He said Councilman Bundy said in the motion the conditions have been met, but these are the conditions he will have to meet to be annexed.

Brock said for Cody to get the funding for all of the improvements he has to do for DEQ the City is allowing him to annex a portion and to begin certain work while being annexed, so that he can qualify for the funding before he can do any future development on the property.

Rich Urquidi, Public Works Director said everything in the park will have to be up to date before he connects to city services.

There was a discussion about which fees will be charged to the annexing property.

Councilman Bundy said his motion was based upon his question to Brock on if the requirements for this phase of the project had been met.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

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

NEW BUSINESSItems Removed from Consent Agenda Section. ACTION ITEM.Item F: Approve Broadband Masterplan to provide municipally owned fiber to residence.

Councilman Brennan said he is in support of having a master plan but there are some things in this document that make him nervous. He said the document said up to two million dollars will be allocated to the project in the first year and the intent is to pull all of the one and a half million dollars in ARPA funding to use on the project. He said he remembers the Council talking about using part of the ARPA funding for a new well.

There was discussion about the prospect of building a well and where the money budgeted for the well would be coming from and how the broadband plan would be paid for.

Councilman Brennan made a motion to move forward with a Conceptual Broadband Plan for future development.

Councilman Stokes asked if that was the correct motion or if it would need to be motioned as approve a broadband master plan with the correction of calling it a conceptual plan.

City Attorney, Paul Fitzer said if the maker of the motion would say to accept by interlineation conceptual master plan then it could be approved.

Councilman Brennan amended his motion to state through interlineation change master plan to conceptual plan and approve it as printed to move forward in the planning stages. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

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

Deliberation/Decision on Mountain Home Academy termination of lease agreement. ACTION ITEM.

Brock Cherry, Community Development Director said the sequel school would like to leave their lease early, they love being partners with the City but things have changed for them. He said also with that property the City has certain things still on the property that may be theirs or ours and they would like to begin the conversation about exiting their lease.

Councilman Bundy said this was a fairly standard termination or a lease and made a motion to approve the termination of the lease with Mountain Home Academy. Councilman McCain seconded the motion.

Councilman Brennan said he would like to see added to the termination that they maintain the grounds until their lease naturally expires or the property is taken over by someone else.

Public Works Director, Rich Urquidi said it is already in the third paragraph of the termination proposal.

Councilman Brennan asked if the City would be able to enforce the offer to have the Mountain Home Academy maintain the property.

Paul Fitzer, City Attorney said he wouldn't want to go to court over it but it would be enforceable.

Councilman Brennan asked if we were to take their lease to a zero dollar lease and not have them pay us until the term is up would it make it easier to enforce.

Paul said you could do that and say the lease term is still in effect but for zero rent the City will endeavor to find a new tenant however the tenant will maintain the property during the time they hold the lease.

Councilman Bundy said he would like to amend the motion to say the tenant will go to a zero dollar lease while the City looks for a new tenant for the property and that the Mountain Home Academy maintains the grounds until a new tenant can be found or until the time the lease expires naturally.

Paul said he advises the motion be to hereby move that the council rejects the request to terminate the lease and alternatively moves that the lease be modified to allow for zero dollars rent provided that the tenant continues to maintain the property which should provide what the tenant was seeking to get out of the lease and vacate the property but not without maintaining the property until a new tenant can be found.

Councilman Bundy rescinded his motion.

City Clerk, Tiffany Belt said they actually have two leases with the City and it is the Mountain Home Academy's intent to get out of both leases.

Councilman McCain made a motion table the item until the City has had a meeting with the Mountain Home Academy and found out what items are to stay and what items will be removed. Councilman Stokes seconded the motion.

There was a discussion about meeting with the Mountain Home Academy.

Councilman McCain rescinded his motion.

Councilman Brennan made a motion to table this item until the lease holders could be present to discuss with the Council. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

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

Deliberation/Decision on Finding of Fact for the Conditional Use Permit request by Dustee Woolstenhulme for a drive-up window. ACTION ITEM.

Councilman Brennan made a motion to approve the finding of fact for the Conditional Use Permit request by Dustee Woolstenhulme for a drive-up window. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

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

Deliberation/Decision on Finding of Fact for the Conditional Use Permit request by Kari Stockwell for an event center located at 170 North Main. ACTION ITEM.

Councilman Stokes made a motion to approve the Finding of Fact for the Conditional Use Permit request by Kari Stockwell for an event center located at 170 North Main. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

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

Deliberation/Decision on Finding of Fact for the Preliminary plat request by Garold Maxfield for 8th Street Station. ACTION ITEM.

Councilman Brennan made a motion to approve the finding of fact for the Preliminary Plat request by Garold Maxfield for 8th Street Station. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

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

ORDINANCES

Ordinance - Amending Title 9, Chapter 16, Section 11 "D" through "G" of the Mountain Home City Code. ACTION ITEM.

Councilman Bundy 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
Councilman Bundy	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
Councilman Bundy	AYE

The vote being unanimous, the motion was so ordered and given #1727.

FINAL COMMENTS

- Ty Larsen, Police Lieutenant said they have been doing Narcan training. He said Saturday night there would be a fundraiser at Wingers for Council Minutes - October 12th, 2021

Shop with a Cop.

- Jake Olsen, Golf Course Superintendent said they are getting ready for winter.
- Gene Palmer, Street Superintendent said they are also getting ready for winter and readying the snow plows.
- Shasta Hochstrasser, Library Director said the Friends of the Library had their book sale and made over \$400.00. She gave an overview of the programming going on at the Library in the next month.
- Miguel Pedroza, Parks Superintendent said he had some trim work left on the gazebo at Railroad Park and they were going to start blowing out sprinkler systems for winter.
- Darcy Braithwaite, Recreation Superintendent said the deadline for basketball signups is Friday and it is the final week of youth soccer.
- Shirley Batchelor, Wastewater Superintendent said the farm is done for the year and they are winterizing and there were five cuttings on the alfalfa.
- Dave Sonnentag, Water Superintendent said they are winterizing.
- Hank Patrick, Building Official said they are busy with building permits.
- Brock Cherry, Community Development Director said the Development Office has partnered with Parks and Rec for the Spooktacular event. The Impact Advisory Board met today and will be bringing proposed fees to the Council shortly. He said a manufacturing plant will be visiting Mountain Home after his office responded to a Request for Information the company sent out.
- Tiffany Belt, City Clerk said she is helping out where needed and trying to lend a hand where any department needs her.
- Rich Urquidi, Public Works Director said they are planning and getting ready to go out for bid on projects and he is focusing on starting a new budget year.
- Paula Szafranski, City Treasurer said the building department brought in over three million in improvements which will be added to the City tax base. She said the new budget started October 1st and the cash carryover projection for all the departments came in great.

EXECUTIVE SESSION

Executive Session - Pursuant to Idaho Code Section 74-206(1)(a) - to consider the hiring 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. ACTION ITEM.

Councilman Stokes made a motion to go into Executive Session 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, pursuant to Idaho Code Section 74-206 (1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, pursuant to Idaho Code 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 and also pursuant to Idaho Code Section 74-206(1)(J) - to consider labor contract matters authorized under section 74-206A(a) and (b), Idaho Code. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

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

The Council went into Executive Session at 7:26 P.M.

The Council came out of Executive Session at 7:58 P.M.

Executive Session - Pursuant to Idaho Code Section 74-206(1)(b) - to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent. ACTION ITEM.

Councilman Stokes made a motion to go into Executive Session 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, pursuant to Idaho Code Section 74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, pursuant to Idaho Code 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 and also pursuant to Idaho Code Section 74-206(1)(J) - to consider labor contract matters authorized under section 74-206A(a) and (b), Idaho Code. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

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

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The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

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

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The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman Bundy	AYE

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

The Council went into Executive Session at 7:26 P.M.


The Council came out of Executive Session at 7:58 P.M.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:59 P.M. by orders from Mayor Sykes.


Rich Sykes, Mayor

ATTEST:


Tiffany Belt, City Clerk

