

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

- 22218 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 22218 RECOGNIZING PERSONS IN THE AUDIENCE
- 22218 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.
- 22219 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 - October 15, 2024
 Airport Advisory Committee - October 21, 2024
 City Council - October 22, 2024
 Planning and Zoning Commission - October 24, 2024
 Special City Council - October 29, 2024
 Special City Council - November 1, 2024
- B. Bills - 10/23/24 to 11/12/24 in the Amount of \$1,987,024.70
- C. Payroll for the period ending 9/22/2024 to 10/21/2024 in the amount of \$779,009.78
- D. Authorize the Mayor and City Clerk to sign all required documents for grant application 2024/25/-009. **(Pulled from the Consent Agenda and placed under New Business)**
- E. Approve the addendum to farm lease #1728 with Sunview Dairy with terms as printed and authorize the Mayor and Clerk to sign.
- F. Approve the Golf Course Concession Selection Committee's recommendation for Birdies Café and Grill for Desert Canyon Golf Course Concession services and authorize the Clerk and City attorney to draft an agreement. **(Pulled from the Consent Agenda and placed under New Business)**
- G. Pass Resolution #31-2024R establishing Golf Fees effective upon passing a resolution for the 2025 Golf Season and authorizing the Mayor and City Clerk to sign.
- H. Approve the annual road and street financial report for the State of Idaho and authorize the Mayor and City Clerk to sign.
- I. Approve the service agreement with SportsNEXT for online booking services at Desert Canyon Golf Course and authorize the Mayor to sign.
- J. Pass resolution #32-2024R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.
- 22220 OLD BUSINESS
 1) Non-Action Item: Update regarding Mellen Water District.
 2) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend the "Turner House Depot" preliminary plat with conditions. (Continued from August 13, 2024)
 3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend the R-4 PUD "Turner House Depot" with conditions. (Continued from August 13, 2024)

22220

NEW BUSINESS

- 1) Items removed from Consent Agenda
- 2) Action Item: Deliberation/Decision regarding permitting accessory structures at 465 North 12th East Street.
- 3) Action Item: Deliberation/Decision regarding Elmore County's request to waive building permit fees.
- 4) Action Item: Deliberation/Decision on Planning and Zonings recommendation and Finding of Facts for a conditional use permit.

22222

ORDINANCES

- 1) Action Item: Ordinance #1802- Enacting a New Title 4, Chapter 13 of Mountain Home City Code Entitled Downtown Sidewalk Patio and Café Regulations.
- 2) Action Item: Ordinance #1803 - Amending 9-9-20.

22223

FINAL COMMENTS

22224

ADJOURN

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

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-206(1)(a), (b), (f) and (j).

Mayor Sykes asked if the Council had any objections to going into executive session pursuant to Idaho Codes 74-206 (1) (a) - To consider 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. (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. (1)(f) - To communicate with legal counsel for the public agency to discuss the legal ramification of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. (1)(j) - To consider labor contract matters authorized under section 74-206 (1)(a) and (b).

Councilman Brennan made a motion to go into executive session pursuant to Idaho Codes section (1) (a), (b), (f) and (j). 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 5:02 p.m.

The Council came out of executive session at 5:49 p.m.

RECOGNIZING PERSONS IN THE AUDIENCE

- Richard Harjo spoke to the Council about his legislative experience and what a nice city he thought Mountain Home is.

- Beverley King works with SNIF and asked to be put on the City Council agenda to discuss trapping cats for spaying and neutering and returning them to the wild.

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.

- Councilwoman Wirkkala said Rod Dudley emailed her about Consent Agenda items D and F and she also had contact with Nebojsa Kekeljas, Jamie Wasson and Terri Manduca regarding Item F.

- Councilman Harjo said he spoke with Robin and Jamie from Little Camas for Item F, received an email on the subject with Rod Dudley and Nebojsa Kekeljas along with conversation with Matthew Maneen.

- Councilman Brennan said he had contact with Rod Dudley on Item D the library grant. He said Rod asked to have Item D removed from the Consent Agenda and he is unsure what that looks like as he had never been asked by a citizen to remove an item from the agenda before.

- Councilwoman Garvey said she had an email from Nebosja and Jamie and she had conversations with Robby and Terri on Item F. She also had emails from Rod Dudley on Items D and F.

CONSENT AGENDA

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- J. Pass Resolution #32-2024R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.

Councilwoman Wirkkala asked to have items D and F removed.

Councilman Brennan asked for clarification on item I.

Mayor Sykes explained this was just software for people to do online booking services for the golf course.

Tiffany Belt, City Clerk explained the proposed arrangement with the software company and the golf course.

Councilman Brennan made a motion to pass the Consent Agenda pulling items D and F. 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.

OLD BUSINESS1) Non-Action Item: Update regarding Mellen Water District.

Erika Pedroza was present and gave an update on the Mellen Water District. She said DEQ informed them this was a modification of the well not just a repair, so the process would differ from what they anticipated.

2) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend the "Turner House Depot" preliminary plat with conditions.

Phil Weist was present to discuss the removal of the live work units for Turner House Depots project. He said they would like to put a condition in before the final plat that the commercial be revisited at the Northwest corner.

Brenda Ellis, Senior City Planner said the applicant would have to amend the PUD and the plat and the development would have to go back to Planning & Zoning at that point. If they decided not to do the commercial component the development would have to come back to Council.

Paul Fitzner, City Attorney said there is state statute to cover this and the regulations that are in effect are from the preliminary plat stage and are covered in the development agreement. What triggers it is the right to move dirt.

Councilman Brennan made a motion to send this item back to Planning and Zoning. Councilman Harjo seconded the motion.

Phil asked for direction from the Council for taking the project back to the Council.

The Council suggested the commercial aspect of the project be kept even if it needed to be moved to a different area of development.

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 Planning and Zoning Commission recommendation and Finding of Facts to amend the R-4 PUD "Turner House Depot" with conditions.

Councilman Harjo made a motion for this item to be returned to Planning and Zoning. 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.

NEW BUSINESS1) Items removed from the Consent Agenda

Item D: Authorize the Mayor and City Clerk to sign all required documents for grant application 2024/25-009.

Councilwoman Wirkkala asked Shasta to explain the purpose of the grant.

Shasta Hochstrasser, Library Director said it would be to include kids of all backgrounds with materials at the library.

The Council discussed the library process of reviewing materials being brought in to the library with Shasta.

Councilwoman Wirkkala made a motion to authorize the Mayor and City Clerk to sign all required documents for 2024/25-009. 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.

Item F: Approve the Golf Course Concession Selection Committee's recommendation for Birdie's Café and Grill for Desert Canyon Golf Course Concession services and authorize the clerk and City Attorney to draft an agreement.

Councilwoman Wirkkala said she asked to have this item pulled from the Consent Agenda so it wasn't just blanket approved.

Councilman Brennan said based on the information we have he is making a motion to approve the committee's recommendation for Birdie's Café and Grill for Desert Canyon Golf Course Concession services and authorize the clerk and City attorney to draft an agreement. Councilwoman Garvey seconded the motion.

The following vote was recorded:

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

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

2)Action Item: Deliberation/Decision regarding permitting accessory structures at 465 North 12th East.

The applicant was present and asked the Council to consider allowance of sheds she has on her property that do not conform to city code.

The Council discussed the setbacks for fire safety with Fire Marshall Reed.

Councilman Harjo asked if the applicant could create a gate that could be passed through by the Fire Department if needed would that work as a compromise to allow the sheds.

The Council discussed the ordinances and all the sheds in the area that are not in compliance.

Paul Fitzer, City Attorney said this homeowner asked for permission
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and that changes things.

Councilman Brennan made a motion to deny the special request for two accessory structures at 465 N 12th East Street. Councilwoman Garvey 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 regarding Elmore County's request to waive building permit fees.

Councilman Brennan asked Commissioner Corbus if the City were to waive fees could the City have their dispatch agreement fees lessened by that amount.

Commissioner Corbus said the County has never charged the city fees for anything.

Councilwoman Garvey made a motion to approve Elmore County's request to waive building permit fees. 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.

4)Action Item: Deliberation/Decision on Planning and Zonings Commission recommendation and Finding of Facts for a conditional use permit.

Councilman Harjo made a motion to approve the Planning and Zoning Commissions recommendation and Finding of Facts for a conditional use permit. Councilwoman Garvey 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.

ORDINANCES

1)Action Item: Ordinance #1802 - Enacting a New Title 4, Chapter 13 of Mountain Home City Code Entitled Downtown Sidewalk Patio and Café Regulations.

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

The vote being unanimous, the motion was so ordered and given #1802.

2) Action Item: Ordinance #1803 - Amending 9-9-20.

Councilman Harjo made a motion to suspend the three-reading rule and read the Ordinance by title only for its one and only reading tonight. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

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

The vote being unanimous, the motion was so ordered and given #1803.

FINAL COMMENTS

Mayor Sykes said some of the emails seem to be lost when sent out to city employees and city council, he said he would have IT look into the matter further.

Councilman Harjo said he would like to see the Master Transportation Plan brought back to be discussed. He said he would like to look into the top three or four intersections with ITD for more lighting at those intersections. He said for the first meeting in December he would like to make an update to Ordinance 1.

The rest of the Council expressed the desire to see Councilman Harjo's requests appear on the agenda for the first meeting in December.

Councilwoman Wirkkala gave directives to the Mayor and City Staff on Council Minutes - November 12th, 2024

items she would like brought forward.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:37 P.M. by orders from Mayor Sykes.



Rich Sykes, Mayor

ATTEST: 

Tiffany Belt, City Clerk

