

AGENDA  
SPECIAL CITY COUNCIL MEETING  
HELD ON MARCH 26<sup>th</sup>, 2020  
AT 1:00 P.M.  
AT THE MOUNTAIN HOME CITY HALL  
160 SOUTH 3<sup>rd</sup> EAST

CALL MEETING TO ORDER/ESTABLISH A QUORUM

DISCUSSION/DECISION to implement a no left turn at the intersection of East 5<sup>th</sup> North and North 2<sup>nd</sup> West Streets. ACTION ITEM.

DISCUSSION/DECISION to close South 2<sup>nd</sup> East Street between the old Paul's building and the Stockyard to through traffic. ACTION ITEM.

DISCUSSION/DECISION on MOU with Leap Housing Solutions and Authorize the Mayor to sign. ACTION ITEM.

ADJOURN

MINUTES OF THE SPECIAL MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON MARCH 26<sup>th</sup>, 2020  
AT 1:00 P.M.  
AT THE MOUNTAIN HOME CITY HALL  
160 SOUTH 3<sup>rd</sup> EAST

The Council of the City of Mountain Home, Elmore County, Idaho, met at Mountain Home City Hall, 160 South 3<sup>rd</sup> East, Mountain Home, Idaho on March 26<sup>th</sup>, 2020. A quorum was established with, Councilman Brennan, Councilman Stokes, Councilman McCain, Councilman Bundy and Mayor Sykes being present at 1:00 P.M.

Discussion/Decision to implement a no left turn at the intersection of East 5<sup>th</sup> North and North 2<sup>nd</sup> West Streets. ACTION ITEM.

Councilman Brennan made a motion to Implement a no left turn at the intersection of East 5<sup>th</sup> North and North 2<sup>nd</sup> West Streets. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

Discussion/Decision to close South 2<sup>nd</sup> East Street between the old Paul's building and the Stockyard to through traffic. ACTION ITEM.

There was a discussion on the closure of South 2<sup>nd</sup> East Street between the old Paul's building and the Stockyard to through traffic.

Alan Roberts, Rural Fire Commission was present to object to the closure of the road. Requested that an Opticom gate be installed there instead of closing it that would still allow emergency vehicles to go through there and the gate would work when the Opticom is used.

Mayor Sykes asked if the Rural Fire Department was going to pay for the gate, since the City Fire Chief and Police Chief are both okay with closing the road.

Alan advised he could not commit the Rural Fire Department without talking to the other two, but he thought they might be willing to pay for half.

Councilman Brennan asked if they could flip two stop signs at the intersections of 3<sup>rd</sup> and 2<sup>nd</sup> street and 2<sup>nd</sup> and 2<sup>nd</sup> street to make it easier for the emergency vehicles to go the other way if we closed this street off.

There was a discussion to explain why that particular part of the intersection needed to be closed to meet ITD approval for the downtown revitalization project to continue. If it is left open the City will have to go back to ITD and pay additional engineering cost in the estimated amount of \$50,000.00 to redesign the intersection and that part of the road would no longer line up with the road in front of it. Emergency vehicles going through there would have to make a left and then a right turn to be back in line with 2<sup>nd</sup> street. If it was closed off ITD would realign the lights and that part of the light could be disabled, and it would make the light shorter for the other parts of the street remaining and make the intersection safer.

Mayor Sykes said that this is not just about money, it is about safety too and if the Fire Chief says that he is fine with the safety issue of everything, then the Mayor is fine with it. He advised we have Department Heads for a reason, and they are subject matter experts in their fields and if we don't lean on them for their expertise than why are they there.

Councilman Stokes said that he would be in agreement with Councilman Brennan about flipping the two stops signs and closing the street to allow the signal to speed up in every direction and for the safety of the public he is in favor of closing it.

Mayor Sykes said he agreed with Councilman Stokes that the road needs to be closed.

Councilman Brennan asked about what the alternative would be for Air Force Appreciation day and the parade route and lining cars up.

Courtney Lewis, Economic Development Director advised that they have already addressed that and the front of it will just come down third. The rest will remain the same and it will just be the front line that will have to move. They have already looked at it and it is not a big deal.

Councilman McCain requested that the idea to change the stop signs at 3<sup>rd</sup> and 2<sup>nd</sup> street and 2<sup>nd</sup> and 2<sup>nd</sup> street be sent to the Traffic Safety Committee for their recommendation.

Mayor Sykes said from what he is hearing if it is okay with ITD, we are going to leave the engineering the way it is and it is going to be engineered like we are going to close that street other than we are going to put a gate there for emergency services only to use and that will be our closure.

Councilman Stokes made a motion to close South 2<sup>nd</sup> East Street between the old Paul's building and the Stockyard to through traffic for public use and look into installing an Opticom gate that will be for emergency services response use only pending approval from ITD and also have the Traffic Safety Committee look into having the stop signs on 3<sup>rd</sup> and 2<sup>nd</sup> and 2<sup>nd</sup> and 2<sup>nd</sup> streets flipped around. Councilman McCain seconded the motion.

The following vote was recorded:

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

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

Discussion/Decision on MOU with Leap Housing Solutions and Authorize the Mayor to sign. ACTION ITEM.

Courtney Lewis, Economic Development Director advised that Leap Housing had approached the Mayor about doing an affordable housing project in Mountain Home. We started looking at different locations for them to build on and the property behind public works that the City recently acquired is one of the locations. They need to do a feasibility study on that site to see if it makes sense. They are requesting the City enter into this MOU, the City is not committing to anything other than to say we are not pitching that property to somebody else at the same time. If the feasibility study comes back favorable, they will come back to City Council with their lease proposal, otherwise they will say this doesn't pencil out and we will try to find another location for them.

Councilman Brennan asked if we would be committing to the term and price that is listed on this MOU.

Courtney said there would be a separate lease agreement which would list the term and lease amount to be charged and the Council would have a chance to discuss that.

Councilman Bundy said that this MOU just allows them to come in and do a feasibility study, so by approving this we are allowing them to do their study and if it is feasible for them it would definitely benefit us and give us some much needed multi option type of housing.

Councilman McCain said that when we traded for this piece of property, didn't we do that so that this property could be used to expand public works, but now we are looking at giving it away to someone else.

Rich Urquidi, Public Works Direct said that was possibly something we were going to use it for. It is not going to take the entire piece for this project. We will still have some of it to be able to use if we want to expand public works.

Councilman McCain asked who would be paying for the surveys that are going to need to be done to see how high this ground is going to have to be raised because they have to be out of the flood zone, who is paying for that.

Rich advised they would be paying for everything.

Mayor Sykes advised that the City is not doing anything. We are just saying we are not going to work with anyone else on this property for the next six months.

Councilman McCain advised that this property is going to have to be raised possibly one to two feet, so water is going to have to be pushed some place according to FEMA and his only concern is where are we going to put a deeper retention pond in there so that water is not pushed someplace else. Without having a survey done we have no way of knowing how high this property is going to have to come and he does not know if he is in favor of this.

Councilman Brennan asked if the City would get to collect property taxes on this if we leased it to them.

Mayor Sykes advised no, the City would not because it would still be the City's ground.

Councilman Brennan would at least like to charge them a lease amount that would be equal to the taxable value of the land.

The Council agreed that the lease amount and the term should be negotiated at the time the lease is put in place.

Councilman Bundy made a motion to approve the MOU with Leap Housing Solutions and Authorize the Mayor to sign. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 2:13 P.M. by orders from the Mayor.

  
Rich Sykes, Mayor

ATTEST:   
Nina Patterson, City Clerk

