

MINUTES OF THE REGULAR MEETING OF THE  
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
 HELD ON SEPTEMBER 12<sup>th</sup>, 2023, AT 5:00 P.M.  
 AT MOUNTAIN HOME CITY HALL CHAMBERS  
 MOUNTAIN HOME, IDAHO

- 21892 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21892 DEPARTMENT HEAD REPORTS
- 21892 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.
- 21893 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 - August 15, 2023
    - Regular City Council - August 22, 2023
    - Special City Council - August 29, 2023
  - B. Bills - 8/23/23 to 9/12/23 in the Amount of \$650,598.03
  - C. Payroll for the period ending 7/22/2023 to 8/21/2023 in the amount of \$670,752.68.
  - D. Approve write-offs for 2022-2023 in the amount of \$8,551.90.
  - E. Approve the Military Liaison position agreement between the City of Mountain Home and Marty Anderson from October 1, 2023 to September 30, 2024 and authorize the Mayor and City Clerk to sign.
  - F. Approve Grant Application 2023/24-007 request to allow the Public Works Department to apply for the ITD - Local Transportation Grant Program and authorize the Grant Administrator to complete all documents and the Mayor and City Clerk to sign all required documents.
  - G. Approve Grant Application 2023/24-008 request to allow the Administrative Department to apply for the EPA Solar for All Grant Program and authorize the Grant Administrator to complete all documents and the Mayor and City Clerk to sign all required documents.
  - H. Approve the finding of facts for the annexation of 6.5 acres with conditions.
  - I. Approve the finding of facts to vacate a portion of Falconscrest Subdivision #1 with conditions.
  - J. Approve the finding of facts to zone C-4 PUD "Airbase Commons Mixed-Use" with conditions.
  - K. Approve the finding of facts for the preliminary plat for "Airbase Commons Mixed-Use" PUD with conditions.
  - L. Pass resolution #27-2023R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.
  - M. Pass resolution #28-2023R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.
- 21894 OLD BUSINESS  
 1) Action Item: Deliberation/Decision on Mellen Water District land lease.
- 21894 NEW BUSINESS  
 1) Items removed from Consent Agenda

- 2) Action Item: Deliberation/Decision on City Staff recommendation for Joe Garza to operate the City Motocross track at Optimist Park.
- 3) Action Item: Deliberation/Decision Approving the lease agreement with Joe Garza and Pass Resolution #29-2023R.
- 4) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts for the annexation of approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue, requested by Gary Tuller on behalf of Harlyn Marks.
- 5) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts to Zone R-4 approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue, requested by Gary Tuller on behalf of Harlyn Marks.

21896

ORDINANCE

- 1)Action Item: Ordinance #1781 - Annexation of property owned by Micheal Freer SIRP, LLC.
- 2)Action Item: Ordinance #1782 - Vacating a portion of the Falconscrest Subdivision #1.
- 3)Action Item: Ordinance #1783 - Zone C-4 Property - "Airbase Commons Mixed-Use" PUD.

21897

RECOGNIZING PERSONS IN THE AUDIENCE

21897

FINAL COMMENTS

21898

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON SEPTEMBER 12<sup>th</sup>, 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 3<sup>rd</sup> East, Mountain Home, Idaho on September 12<sup>th</sup>, 2023. A quorum was established with, Councilman Green, Councilman Brennan, Councilwoman Garvey, and Mayor Sykes being present. Councilman Bundy was excused.

MOTION TO ADD INVOICE TO NEW BUSINESS

Mayor Sykes asked that the City Council make a motion to add an invoice for steel for the pool to the agenda under New Business.

Tiffany Belt, City Clerk said the steel is in the Port of Italy and they have begun to fabricate it. She said this bill is approved and sent out, then there is no holdup with the project waiting for payment.

Councilman Green made a motion to add the prepay of the pool invoice to the agenda under New Business. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Green	AYE
Councilwoman Garvey	AYE

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

DEPARTMENT HEAD COMMENTS/REPORTS

- Shasta Hochstrasser, Library Director went over September programming.
- Betsy Hiddleston, Communications Assistant said she is working with LEAP Charities on a groundbreaking for Falcons Landing.
- Jon Thompson, Police Chief said AFAD was successful and let the Council know they have two people in post currently.
- Mark Moore, Fire Chief said the 9/11 ceremony went well and thanked Betsy for her support in executing the ceremony. During October the Fire Department will be hosing their open house and Fire Prevention Week. He said there will be training at Bennett Mountain Transfer Station for lithium-ion battery related fires.
- Chris Curtis, Assistant City Planner said we have issued building permits for 100 residential dwellings so far this year.
- Rich Urquidi, Director of Public Works said they are finishing up curb and gutter on Main and 10<sup>th</sup>. He said redoing 5<sup>th</sup> street should start at the end of the month.
- Tiffany Belt, City Clerk said Ytuarte Concrete will be working on the pump house for the pool in the next week or two. She hopes to have the draft of the revised Personnel Policy sent out by the end of the week.
- Paula Szafranski, City Treasurer said they are working to close out this year's budget and starting the new budget in October.
- Councilman Brennan thanked everyone who worked to make AFAD the great event that it is every year. He also thanked all of the donors for AFAD.
- Mayor Sykes said the City of Mountain Home volleyball team took home a win over the commanders at the AFAD Volleyball Game. He thanked the Fire Council Minutes - September 12<sup>th</sup>, 2023



Department and Betsy for their work on the 9/11 ceremony.

PRESENTATION - MediaHoch's presentation about Chat GPT AI using BOT's for the city's websites by Jeremy and Jonah Hochstrasser, introduction by Jon Hochstrasser.

There was a presentation given by Jeremy and Jonah Hochstrasser about their company MediaHoch which would help run websites using Bots.

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

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Councilwoman Garvey asked about the traffic circle for Item F, she wanted to make sure this circle would fit in with future plans for that area.

Rich Urquidi, Public Works Director said this was the plan ITD was also in favor of for their future plans on that road.

Councilman Brennan said he would like to make sure with Item L the city gets a receipt for where the tasers would be donated to and the serial numbers. He said with a weapon he felt it important to know where it has been donated to.

Councilman Brennan made a motion to approve the Consent Agenda as printed. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Council Minutes - September 12<sup>th</sup>, 2023

Councilman Brennan	AYE
Councilman Green	AYE
Councilwoman Garvey	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.

Erica Pedroza was present for the Mellen Water District. She said the video of the well is being reviewed currently and they have reached out to three different drillers to see what the cost would be. Erica said the attorney for the district is Julie Fisher. They agreed they would be back at the next Council Meeting with additional updates.

NEW BUSINESS

1)Items removed from the Consent Agenda

There were no items removed from the Consent Agenda.

2)Action Item: Deliberation/Decision on City Staff recommendation for Joe Garza to operate the City Motocross track at Optimist Park.

Councilwoman Garvey asked if Joe was the only person who expressed interest in this.

Tiffany Belt, City Clerk said after the proposal request sat with no one who had expressed any interest, then there were several all at once. All interested parties were asked to submit a packet and a committee of five reviewed them. Joe's application scored the highest.

Joe Garza came forward and answered questions from the council about his plan to run the motocross track.

The council asked Tiffany questions about the lease.

Councilman Brennan asked that the insurance company also name the City of Mountain Home on its policy. He said he wanted to state on the record that he does not condone the use of city equipment by lessors of the track. He said he hoped Mr. Garza would have his own equipment and not have the City provide it. He asked that everyone sign in when they come to the races.

Joe said he saw no issue with that.

Councilwoman Garvey made a motion to approve the City Staff recommendation for Joe Garza to operate the City Motocross track at Optimist Park. Councilman Green seconded the motion.

Councilman Brennan said he would vote AYE with a statement and subtracting in paragraph eleven, striking the last portion after the comma in the last sentence of the paragraph, so no city equipment will be used.

Councilwoman Garvey said she would like to amend her motion to approve the recommendation of Joe Garza to operate the City Motocross track at Optimist Park and strike from the contract where it states with prior approval from the Mayor at the very minimum. Councilman Green seconded the amended motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Green	AYE



Councilwoman Garvey                      AYE

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

3) Action Item: Deliberation/Decision Approving the lease agreement with Joe Garza and Pass Resolution #29-2023R.

Councilwoman Garvey made a motion to approve the lease agreement with Joe Garza and Pass Resolution #29-2023R. Councilman Green seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Brennan	AYE

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

4) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts for the annexation of approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue, requested by Gary Tuller on behalf of Harlyn Marks.

Councilman Brennan asked what is stated in the annexation agreement as far as bringing things up to code with curb, gutter, sidewalk and annexation fees as well as water rights.

Rich Urquidi, Director of Public Works said when development gets to that portion of land then they will have the burden of putting in the curb, gutter, and sidewalk.

Paul Fitzer, City Attorney said the annexation agreement is a binding agreement, so they will be required to put that in when development gets to that point.

Councilman Brennan said at that point the only recourse the city has is to withhold water or sewer from the property.

Paul said that was correct and that is the downside of doing things that way.

Councilman Green asked if the city could put a lien on someone's property if the city would be putting it in.

Paul said he would prefer to put that in the annexation agreement if that was an option the city might pursue.

Councilwoman Garvey was concerned if the city passed this annexation, it would in a way be opening the door to these requests.

Mayor Sykes said he felt if a property is annexed it needs to be on city services.

Councilman Brennan made a motion to approve annexation contingent upon the annexation agreement giving the property owner six months to complete any deferred item when the city asks for it to be done. If it isn't done within the time frame the city asks, the City will complete it and place a lien on the property. Or as directed by the City during the expected time period. Councilman Green seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Brennan	AYE

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

5)Action Item: Deliberation/Decision on Planning and Zoning commission recommendation and finding of facts to Zone R-4 approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue, requested by Gary Tuller on behalf of Harlyn Marks.

Councilman Brennan made a motion to approve the Planning and Zoning commission recommendation and finding of facts to Zone R-4 approximately .191 acres of land located on NW Colthorp Drive between NW Garrett Avenue and NW Jerome Avenue. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Brennan	AYE

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

6)Action Item: Pre-pay Pool Invoice

Councilman Green made a motion to approve the prepay payment in the amount of \$512,000.00 to A&T Europe S.p.A for the City Aquatic Facility. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Brennan	AYE

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

#### ORDINANCES

1.Action Item: Ordinance #1781 - Annexation of property owned by Micheal Freer SIRP, LLC.

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

The vote being unanimous, the motion was so ordered and given #1781.

2.Action Item: Ordinance #1782 - Vacating a portion of the Falconscrest Subdivision #1.

Councilman Brennan made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Green seconded the motion.

The following vote was recorded:

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

The vote being unanimous, the motion was so ordered and given #1782.

Action Item: Ordinance #1783 - Zone C-4 Property - "Airbase Commons Mixed Use" PUD

Councilman Brennan made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Green seconded the motion.

The following vote was recorded:

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

The vote being unanimous, the motion was so ordered and given #1783.

#### RECOGNIZING PERSONS IN THE AUDIENCE

- No one came forward to speak at this time.

#### FINAL COMMENTS

• Councilman Brennan asked that code enforcement be more vigilant about blocked vision triangles on City streets. He also wanted to know if there had been any movement for the open Community Development Director position.

Mayor Sykes said they had advertised it and currently there are no applicants for the Community Development Director position.



ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 6:40 P.M. by orders from Mayor Sykes.

  
\_\_\_\_\_  
Rich Sykes, Mayor

ATTEST:   
\_\_\_\_\_  
Tiffany Belt, City Clerk

