

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON SEPTEMBER 10th, 2024, AT 5:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

21847 CALL MEETING TO ORDER/ESTABLISH A QUORUM

21847 RECOGNIZING PERSONS IN THE AUDIENCE

21847 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.

21847 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 - August 27, 2024
- B. Bills - 8/28/24 to 9/10/24 in the Amount of \$702,689.09
- C. Payroll for the period ending 7/22/2024 to 8/21/2024 in the amount of \$757,356.07
- D. Approve the prepayment to MSBT Law in the amount of \$14,500.00 for City prosecution.
- E. Approve the pre-payment to MSBT Law in the amount of \$9,919.21 for General Legal Services.
- F. Approve the license agreement with Golf Management LLC to use the indoor VR Training Center located at Desert Canyon Golf Course and authorize the Mayor and Clerk to sign.
- G. Approve the request from Tracy & Associated LLC to terminate the Airport Hangar land lease (Row F Lot 2) effective immediately and refund \$426.51 for payment of the lease for 2023 and 2024.
- H. Approve an airport hangar land lease assignment for Row B, Lot #9 from Thomas Helicopters Inc. to Crop Jet Aviation LLC. and authorize the Mayor and City Clerk to sign.
- I. Pass Resolution #23-2024R - Approving the assignment of airport hangar land lease agreement with Crop Jet Aviation LLC. for Hangar Space indicated by Row B, Lot #9 at the Mountain Home Municipal Airport and authorize the Mayor and City Clerk to sign.
- J. Approve an airport hangar land lease for Row B, Lot #9, to Crop Jet Aviation LLC. For an additional 20 years from the assignment of the hangar and, authorize the Mayor and City Clerk to sign.
- K. Pass Resolution #24-2024R - Approving the assignment of airport hangar land lease agreement with Crop Jet Aviation LLC. for Hangar Space indicated by Row B, Lot #9 at the Mountain Home Municipal Airport and authorize the Mayor and City Clerk to sign.
- L. Approve amendment of the lease agreement with Exelis Inc. for land at Mountain Home Airport for a radio tower and authorize the Mayor and City Clerk to sign.
- M. Pass resolution #25-2024R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.
- N. Extend TJ Gomez's current Golf Professional agreement to October 31, 2024, at Desert Canyon Golf Course.

- O. Approve TJ Gomez to continue to operate and provide the golf carts until October 31, 2024, at Desert Canyon Golf Course.
- P. Authorize the Mayor to allow retired Police K9 (Nero) to go to a family that may exceed the current City Code about having no more than three animals.

21848

OLD BUSINESS

- 1) Action Item: Deliberation/Decision regarding Mountain Home Irrigation District's request for City funds and for an agreement to be drafted between the two agencies. (Item presented to City Council on August 13, 2024)
- 2) Action Item: Deliberation/Decision on Mellen Water District land lease.
- 3) Action Item: Deliberation/Decision regarding the requested trial program modifying spouses' access at the City Training facility. (Item approved for trial period 6mo. Period voted February 27, 2024)
- 4) Action Item: Deliberation/Decision regarding dispatch agreement with Elmore County.

21850

NEW BUSINESS

- 1) Items removed from Consent Agenda

21854

FINAL COMMENTS

21854

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON SEPTEMBER 10th, 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 September 10th, 2024. A quorum was established with, Councilman Harjo, Councilwoman Garvey, Councilwoman Wirkkala, Councilman Brennan and Mayor Sykes being present.

RECOGNIZING PERSONS IN THE AUDIENCE

- There was no comment from the audience during this period.

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 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
Regular City Council - August 27, 2024
- B. Bills - 8/28/24 to 9/10/24 in the Amount of \$702,689.09
- C. Payroll - 7/22/2024 to 8/21/2024 in the amount of \$757,356.07
- D. Approve the pre-payment to MSBT Law in the amount of \$14,500.00 for City prosecution.
- E. Approve the pre-payment to MSBT Law in the amount of \$9,919.21 for General Legal Services.
- F. Approve the license agreement with Golf Management LLC to use the indoor VR Training Center located at Desert Canyon Golf Course and authorize the Mayor and Clerk to sign.
- G. Approve the request from Tracy & Associated LLC to terminate the Airport Hangar land lease (Row F Lot 2) effective immediately and refund \$426.51 for payment of the lease for 2023 and 2024.
- H. Approve an airport hangar land lease assignment of Row B, Lot #9 from Thomas Helicopters Inc to Crop Jet Aviation LLC. and authorize the Mayor and City Clerk to sign.
- I. #23-2024R - Approving the assignment of airport hangar land lease agreement with Crop Jet Aviation LLC. for Hangar Space indicated by Row B, Lot #9 at the Mountain Home Municipal Airport and authorize the Mayor and City Clerk to sign.
- J. Approve an airport hangar land lease for Row B, Lot #9, to Crop Jet Aviation LLC. For an additional 20 years from the assignment of the hangar and, authorize the Mayor and City Clerk to sign.
- K. Pass Resolution #24-2024R approving the assignment of airport hangar land lease agreement with Crop Jet Aviation LCL. For Hangar Space indicated by Row B, Lot #9 at the Mountain Home Municipal Airport and authorize the Mayor and City Clerk to sign.
- L. Approve amendment of the lease agreement with Exelis Inc. for land at the Mountain Home airport for a radio tower and authorize the Mayor and City Clerk to sign.
- M. Pass resolution #25-2024R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.
- N. Extend T.J. Gomez's current Golf Professional agreement to October 31, 2024.
- O. Approve T.J. Gomez to continue to operate and provide the golf carts until October 31, 2024 at the Desert Canon Golf Course.
- P. Authorize the Mayor to allow retired Police K9 (Nero) to go to a family that may exceed the current City Code about having

no more than three animals.

Councilman Brennan asked to have to have Items J and K pulled from the Consent agenda and placed under New Business. He asked to have the amount of the refund on Item G prorated for the months Tracy and Associated LLC was in the lease with the City.

Councilman Brennan made a motion to approve the Consent Agenda as printed pulling Items J and K and amending through interlineation to prorate the amount of the refund on Item G. 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.

OLD BUSINESS

1)Action Item: Deliberation/Decision regarding Mountain Home Irrigation District's request for City funds and for an agreement to be drafted between the two agencies. (Item presented to Council on August 13, 2024.

The Council discussed with Dave Knox a representative from the Irrigation District the request to use city funds to repair/replace irrigation district tunnels that have aged beyond usefulness at this point.

Councilman Brennan asked if the \$200,000.00 the City is being asked to give could be paid back to the City as a discount on their yearly shares.

Dave said that isn't fair to the other share holders.

Councilwoman Garvey said if availability funds will be where the money is pulled from then the money would be coming from new growth within the city.

Councilwoman Garvey made a motion to move forward to draft a Memorandum of Understanding to be brought back to the Council for approval. Councilman Harjo seconded the motion.

Councilman Brennan said he is concerned with the language of the proposed agreement that states repairs when the next agreement will need to state it is the replacement of existing infrastructure.

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.

2)Non-Action Item: Update from Mellen Water District.

Erica Pedroza from the Mellen Water District came forward and gave the Council an update on the well issues the water district has been facing that have forced the district to be connected to Mountain Home's water service.

Councilman Brennan asked that Erica come before the Council once a month to give an update on the Mellen Water District's efforts to update the well.

3)Action Item: Deliberation/Decision regarding the requested trial program modifying spouses access at the City Training facility. (Item approved for trial period 6mo. Period voted February 27, 2024)

Councilwoman Garvey made a motion to approve the requested trial program modifying spouses access at the City Training Facility. 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.

4)Action Item: Deliberation/Decision regarding dispatch agreement with Elmore County.

Tiffany Belt, City Clerk said the County did not approve the requests of the Council and she does not believe the County will agree to anything past a one-year agreement. She is asking the Council to modify the document with an annual renewal.

Councilman Brennan made a motion to send the newest version of the agreement with the change to the agreement between the City and Elmore County for the dispatch services agreement to be a one-year term. 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 BUSINESS

1)Items removed from the Consent Agenda

Item J: Approve an airport hangar land lease for Row B, Lot #9, to Crop Jet Aviation LLC. For an additional 20 years from the assignment of the hangar and, authorize the Mayor and City Clerk to sign.

Councilman Brennan said he is concerned about the automatic assignment of hangars whenever there is availability without preforming back ground checks before assignment.

Councilman Brennan made a motion to approve Item J with the removal of the automatic assignment or subleasing.

Councilman Harjo said the lease states there will be no subleasing without permission.

There was no second and the motion died.

Councilwoman Garvey made a motion to approve an airport hangar land lease for Row B, Lot #9, to Crop Jet Aviation LLC. For an additional 20 years from the assignment of the hangar and, authorize the Mayor and City Clerk to sign. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

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

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

Item K: Pass Resolution #24-2024R - Approving the assignment of airport hangar land lease agreement with Crop Jet Aviation LLC. for Hangar Space indicated by Row B, Lot #9 at the Mountain Home Municipal Airport and authorize the Mayor and City Clerk to sign.

Councilwoman Garvey made a motion to Pass Resolution #24-2024R - Approving the assignment of airport hangar land lease agreement with Crop Jet Aviation LLC. for Hangar Space indicated by Row B, Lot #9 at the Mountain Home Municipal Airport and authorize the Mayor and City Clerk to sign.

The following vote was recorded:

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

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

FINAL COMMENTS

Councilwoman Garvey asked why her item she requested for the agenda was removed. She asked that it be added to the next agenda to discuss the one way alley access between Jackson and 2nd Street downtown.

Councilman Brennan and Councilman Harjo supported this item being put on the agenda.

Mayor Sykes asked if the Council would like to have the Willow Creek Homeowners Subdivision brought back to continue the discussion on their sewer line.


The Council was in agreement to continue the discussion on Willow Creek.

Councilman Brennan said AFAD was again a success for Mountain Home and a record was set for corn shucking time.


ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:06 P.M. by orders from Mayor Sykes.




Rich Sykes, Mayor

ATTEST:


Tiffany Belt, City Clerk

Council Minutes - September 10th, 2024