

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON JULY 23rd, 2024, AT 5:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 22140 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 22140 RECOGNIZING PERSONS IN THE AUDIENCE
- 22140 PRESENTATION
- 1) Discussion with Elmore County Commissioners regarding intergovernmental agreement regarding impact fees.
- 22140 DEPARTMENT HEAD COMMENTS/REPORTS
- 22140 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
- 22141 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
 - Airport Advisory Committee - April 15, 2024
 - Special City Council - July 1, 2024
 - Planning & Zoning Committee - July 2, 2024
 - City Council - July 9, 2024
 - Special City Council - July 10, 2024
 - B. Bills - 7/10/24 to 7/23/24 in the Amount of \$1,076,293.71
 - C. Treasurer's report for the period ending 6/30/2024
 - D. Authorize the Mayor and City Clerk to sign all required documents for grant application 2024/25-005.
 - E. Approve GUHO Corp for Construction Manager/General Contractor (CM/GC) Services for the Railroad Park Plaza project and authorize the Mayor and City Clerk to sign the required documents.
 - F. Approve the amendment #1 Engineer Service with Keller Associates, Inc., and authorize the Mayor to sign.
 - G. Pass resolution #20-2024R to approve the destruction of surplus property and authorize the Mayor and City Clerk to sign.
 - H. Approve the Finding of Facts for the annexation of property located off Hamilton Rd. with conditions requested by the City of Mountain Home.
 - I. Approve the Finding of Facts to zone C-4 property located off Hamilton Rd. with conditions requested by the City of Mountain Home.
 - J. Approve the Finding of Facts for a preliminary plat for the "Axtell Subdivision" development with conditions requested by Sharolynn Hammond.
 - K. Approve the assignment of an airport hangar land lease for Row F, Lot #1, from Richard Howes to Howes Trust and authorize the Mayor and City Clerk to sign.
 - L. Pass Resolution #21-2024R - Approving the assignment of airport hangar land lease agreement with Howes Trust for Hangar Space indicated by Row F, Lot #1 at the Mountain Home Municipal Airport and

- authorize the Mayor and City Clerk to sign.
- M. Approve agreement with Idaho Material and Construction, Inc. for construction of BLM SEAT Base project and Mountain Home Airport and authorize the Mayor to sign.

- 22141 OLD BUSINESS
 - 1)Action Item: Deliberation/Decision regarding the Golf Course Concession Agreement with Kurly's 2 Sports Grill LLC is set to terminate on September 30, 2024. (Item continued from March 12, 2024)
- 22142 NEW BUSINESS
 - 1)Items Removed from Consent Agenda Section.
- 22142 FINAL COMMENTS
- 22142 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON JULY 23rd, 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 July 23rd, 2024. A quorum was established with Councilwoman Garvey, Councilman Brennan, Councilwoman Wirkkala, Councilman Harjo, and Mayor Sykes being present.

RECOGNIZING PERSONS IN THE AUDIENCE

- No one came forward to address the Council.

CONFLICT OF INTEREST DECLARATION

- Councilman Harjo said he had contact with Jayme Wasson regarding the Golf Course Concessionaire contract.

- Councilwoman Wirkkala said she had an email from Rod Dudley with questions on the bill run.

- Councilwoman Garvey said she had spoken with Brandie Kearby and received an email from Rod Dudley.

- Councilman Brennan said he received an email from Brandie Kearby about her contract with the City.

PRESENTATION

1) Discussion with Elmore County Commissioners regarding intergovernmental agreement regarding impact fees

Bud Corbus, Elmore County Commissioner came forward and spoke to the Council about the potential intergovernmental agreement regarding impact fees.

The Council discussed with the County Commissioners and Sheriff Hollinshead questions regarding proposed impact fees.

Geoff Schroeder, City Attorney went over the process of creating an intergovernmental agreement for impact fees.

It was the consensus of the Council to have the Impact Advisory Committees from Mountain Home and Elmore County start working together towards an intergovernmental agreement.

CONSENT AGENDA

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- D. Authorize the Mayor and City Clerk to sign all required

- documents for grant application 2024/25-005.
- E. Approve GUHO Corp for Construction Manager/General Contractor (CM/GC) Services for the Railroad Park Plaza project and authorize the Mayor and City Clerk to sign the required documents.
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 - M. Approve agreement with Idaho Material and Construction, Inc. for construction of BLM SEAT Base project Mountain Home Airport and authorize the Mayor to sign.

Councilwoman Garvey made a motion to pass the Consent Agenda as printed. Councilman Harjo seconded the motion.

The following vote was recorded:

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

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

OLD BUSINESS

1)Action Item: Deliberation regarding the Golf Course concession Agreement with Kurly's 2 Sports Grill LLC is set to terminate on September 30, 2024. (Item Continued from March 12, 2024.)

Councilman Brennan said it seems there are times where it may be prudent to allow food vendors to serve at the Golf Course, such as events hosted by the school district, which he has no issue with but the City should use caution as to when that's allowed.

The Council discussed the best way to change the language of the contract to protect that lessor.

Councilman Brennan said the language could state at the concessionaire's desire they may offer a plating fee; the city will allow educational institutions to bring in food as well as allow food to be brought in for the Fourth of July event at the golf course.

Councilman Brennan made a motion to have legal provide proper language as discussed in paragraph six presenting the contract to the current concessionaire and asking for a seven-day response from the time in which they are provided a copy of the contract. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

Councilwoman Garvey NAY

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

NEW BUSINESS

1) Items Removed from Consent Agenda Section. ACTION ITEM.

There were no items removed from the Consent Agenda to be discussed under New Business.

FINAL COMMENTS

Tiffany Belt, City Clerk said there is a chapter in City ordinance regarding special events, so there are definitions though they may not pertain to the golf course specifically.

Councilman Brennan asked if there was a new agreement drafted between the County and the City for animal control services.

Jon Thompson, Police Chief said he is making sure the agreements reflect the proposed changes to Chapter 6 of City Ordinance.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:36 P.M. by orders from Mayor Sykes.



Rich Sykes, Mayor

ATTEST: 

Tiffany Belt, City Clerk

