

MINUTES OF THE REGULAR MEETING OF THE  
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
 HELD ON JULY 13<sup>th</sup>, 2020, AT 6:00 P.M.  
 AT MOUNTAIN HOME CITY HALL CHAMBERS  
 MOUNTAIN HOME, IDAHO

- 20867 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 20867 MOTION TO ADD DISCUSSION/DECISION ON Public Safety Tax Relief Proposal. ACTION ITEM.
- 20867 PRESENTATION - Citizenship Award
- 20867 RECOGNIZING PERSONS IN THE AUDIENCE
- 20867 COUNCIL COMMENTS
- 20867 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 OF MINUTES
    - Planning & Zoning Commission - February 18<sup>th</sup>, 2020
    - Planning & Zoning Commission - June 15<sup>th</sup>, 2020
    - City Council - June 22<sup>nd</sup>, 2020
    - Special City Council - June 29<sup>th</sup>, 2020
    - Special City Council - (Budget) - July 7<sup>th</sup>, 2020
  - B. BILLS - 6/23/20 to 7/13/20 in the Amount of \$644,560.57
  - C. PAY ROLL 5/22/20 TO 6/21/2020 in the Amount of \$657,317.61
  - D. PASS RESOLUTION #18-20 - Approving the Renewal Lease Agreement with Matt Damon for Row B, Lot 5 at the City Airport and Authorizing the Mayor and City Clerk to sign
  - E. APPROVE REQUEST by Matt Damon to be allowed to sublet the Airport Hangar at Row B, Lot 5 of the City Airport **(Removed from Consent Agenda and placed under New Business)**
  - F. APPROVE REQUEST TO Negotiate a Scope of Work with CRS Engineers to be the Rail Engineer/Planner for the Rail Industrial Park Project
  - G. APPROVE AIRPORT COMMITTEE APPOINTMENTS
    - 1. Ian Morcott to fill the remaining term created by the resignation of Warren Bauer - term expires 02/22
    - 2. Justin Page to fill the remaining term created by the resignation of Tim Healey - term expires 02/22
    - 3. Martin Pike to fill the remaining term created by the resignation of Skip Sobien - term expires 02/22 **(Removed from Consent Agenda and placed under New Business)**
- 20868 OLD BUSINESS
- Discussion/Decision on Recommendation from the Traffic Safety Committee to change the corners that the stop signs sit on at South 2<sup>nd</sup> East and East 2<sup>nd</sup> South as well as East 3<sup>rd</sup> South and South 2<sup>nd</sup> East Streets. ACTION ITEM.
  - Discussion/Decision on a new Fire Inspection Fee for Mobile Food Vendors. ACTION ITEM.

Discussion/Decision on a new Fire Permit Fee Schedule. ACTION ITEM.

Discussion/Decision on Renewal of Cooperative Agreement with Elmore County for Animal Shelter Services. ACTION ITEM.

Discussion/Decision on First Addendum to the Westside Sewer District Agreement. ACTION ITEM.

20870

NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

Discussion/Decision on making the part-time Communication Assistant position a contractor position. ACTION ITEM.

Discussion/Decision on Sidewalk Café Ordinance. ACTION ITEM.

20873

FINAL COMMENTS

20873

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JULY 13<sup>th</sup>, 2020, AT 6:00 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 July 13<sup>th</sup>, 2020. A quorum was established with, Councilman Stokes, Councilman McCain, Councilman Bundy, Councilman Brennan and Mayor Sykes being present.

MOTION TO ADD - Discussion/Decision on Public Safety Tax Relief Proposal to new business

Mayor Sykes said a Discussion/Decision on Public Safety Tax Relief Proposal needed to be added to the agenda because a decision needed to be to the state by Friday the 17<sup>th</sup> of July and the next City Council meeting after this was not scheduled until August 10<sup>th</sup>, 2020.

Councilman Bundy made a motion to add the Discussion/Decision on Public Safety Tax Relief Proposal to the agenda under New Business because of a time constraint this item had to be added tonight so the Council could make a decision before the July 17<sup>th</sup> deadline. 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.

This item was placed under New Business.

PRESENTATION - Citizenship Award

Police Chief, Scott Conner presented a citizenship award to Bryce Villalobos for his help with a dementia patient who had wandered away from a local care facility. Chief Conner said without Bryce's help the Police Department would have had a much harder time getting the elderly man to return to the facility he had left.

RECOGNIZING PERSONS IN THE AUDIENCE

Raymond Bartauský came forward to speak about the road closure of South 2<sup>nd</sup> East which is impacting the parking in front of the bars in that area.

Bud Adams spoke to the Council about doubts he has that the City should be getting into fiber optics.

COUNCIL COMMENTS

- Councilman Stokes said Elmore County is experiencing a spike in Covid cases currently.

CONSENT AGENDA

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A. APPROVAL OF MINUTES

Council Minutes - July 13<sup>th</sup>, 2020

- Planning & Zoning Commission - February 18<sup>th</sup>, 2020  
 Planning & Zoning Commission - June 15<sup>th</sup>, 2020  
 City Council - June 22<sup>nd</sup>, 2020  
 Special City Council - June 29<sup>th</sup>, 2020  
 Special City Council (Budget) - July 7<sup>th</sup>, 2020  
 B. BILLS - 6/23/20 to 7/13/20 in the Amount of \$644,560.57  
 C. TREASURER'S REPORT- for the Period Ending 6/30/20  
 D. PASS RESOLUTION #18-20 - Approving the Renewal Lease Agreement with Matt Damon for Row B, Lot 5 at the City Airport and Authorizing the Mayor and City Clerk to sign  
 E. APPROVE REQUEST by Matt Damon to be allowed to sublet the Airport Hangar at Row B, Lot 5 of the City Airport **(Removed from Consent Agenda and placed under New Business)**  
 F. APPROVE REQUEST TO Negotiate a Scope of Work with CRS Engineers to be the Rail Engineer/Planner for the Rail Industrial Park Project  
 G. APPROVE AIRPORT COMMITTEE APPOINTMENTS
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**(Removed from Consent Agenda and placed under New Business)**

• Councilman Bundy asked to have each of the proposed Airport Committee members come forward.

Ian Morcott, Justin Page and Bob Viramontes came forward and told the Council where they saw the Airport going in the future and why they wanted to sit on the Committee. Martin Pike was not present at the meeting.

Councilman Brennan asked to have items E and G pulled from the Consent Agenda and placed under New Business.

Mayor Sykes pulled Items E and G from the Consent Agenda and placed it under New Business.

Councilman Brennan made a motion to approve the Consent Agenda as printed without Items E and G. Councilman Bundy 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.

#### OLD BUSINESS

Discussion/Decision on Recommendation from the Traffic Safety Committee to change the corners that the stop signs sit on at South 2<sup>nd</sup> East and East 2<sup>nd</sup> South as well as East 3<sup>rd</sup> South and South 3<sup>rd</sup> East Streets.  
ACTION ITEM.

Councilman Brennan said he thought the streets listed were not the ones the Traffic Safety Committee actually wanted to change the stop signs on. He said he thought the corners that should be looked at are the corners of South 3<sup>rd</sup> East and East 2<sup>nd</sup> South and South 2<sup>nd</sup> East and East 2<sup>nd</sup> South.

Councilman Stokes said he thought that was right because the goal was to make it easier for Fire Trucks to get out.

Councilman Brennan said if you did move the South 2<sup>nd</sup> East and East 2<sup>nd</sup> South then that would actually have the fire trucks stopping where they don't have a stop now.

It was decided to table this item until the City Council meeting on July 27<sup>th</sup>, 2020, so the council would have time to look at the traffic patterns in that area and make sure of the streets that were being referred to.

Discussion/Decision on a new Fire Inspection Fee for Mobile Food Vendors. ACTION ITEM.

Fire Chief, Mark Moore and Fire Marshall Brian Reed were present to discuss a new fire inspection fee for mobile food vendors. Brian said he and a coalition of fire departments around Idaho are proposing a single inspection with a form that will be used universally throughout the departments in the coalition. So once the vendor has paid for the inspection for the year they will be able to go to any of the towns in the coalition and show the sticker to prove they have been inspected.

Councilman Stokes made a motion to set a public hearing for August 10<sup>th</sup>, 2020 to propose a new fee for Fire Inspection for Mobile Food Vendors. Councilman Bundy 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 a new Fire Permit Fee Schedule. ACTION ITEM.

Fire Marshall, Brian Reed said this schedule would let Brenda in Development Services know what to charge when someone came in to set up any type of new business.

Nina Patterson, City Clerk asked if these would be new fees charged.

Brian said that was correct.

Councilman Bundy made a motion to go forward with a public hearing on August 10<sup>th</sup>, 2020 for a new Fire Permit Fee Schedule. 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 Renewal of Cooperative Agreement with Elmore County for Animal Shelter Services. ACTION ITEM.

Councilman Stokes said he is not in favor of this agreement the way it is currently. He said based on the numbers of Elmore County animals taken in by the Animal Shelter for things to be fair and equal in 2017/2018 the shelter should have been given \$38,148.00 by Elmore County and in 2018/2019 \$38,137.00 given to the City by the County to fund the Animal Shelter.

Councilman Brennan said he had only ever seen the Elmore County Deputies take animals to the shelter from the county. He said he thought if 16% of the animals are from the county then they should pay 16% of the operating costs.

Councilman Bundy said he thought this was something the City could pay more on to be a good neighbor. He said there are a lot of different programs the City pays more on and some the county pays more on.

Councilman Bundy made a motion to accept the renewal of the cooperative agreement with Elmore County for Animal Shelter Services. Councilman McCain

seconded the motion.

The following vote was recorded:

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

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

Councilman Brennan requested this be brought forward for the Council to discuss again in six months so if there were changes the City would like to make to the agreement they would have time to put them forward before both the City and the County finalized their budget for the next year.

Discussion/Decision on First Addendum to the Westside Sewer District Agreement. ACTION ITEM.

Mayor Sykes said his recommendation would be to let Westside sewer pay the agreement amount for this year and last and to let Westside sewer and the City come to an agreement about the rate going forward.

Nina Patterson, City Clerk said originally there was an agreement between the City where the City would dispose of Westside Sewer's waste for a lower rate in exchange for the City to be able to use a section of pipe that belongs to the residents of the Westside Sewer District.

City Attorney, Paul Fitzer said the agreement says it will be negotiated in good faith and it is past time for the agreement to be looked at because right now at the rate the Westside residents are paying, the City residents are paying for a portion of the Westside sewer waste disposal, since the Westside residents are not paying enough to offset their usage of the system.

Councilman Stokes made a motion to go forward with the current rate for Westside Sewer until 2020 and from there the Council will negotiate with Westside Sewer on the first addendum with Westside Sewer. 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.

#### NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

Item E: Approve request by Matt Damon to be allowed to sublet the Airport Hangar at Row B, Lot 5 of the City Airport

Councilman Brennan said he had no issues with this but it had never been done on paper before.

Nina Patterson, City Clerk said that was correct. People allow others to use their hangars, but no one had ever called City Hall to ask if it was allowed before, so she thought it needed to come before the Council because that is what the lease says.

Paul Fitzer, City Attorney said sometimes the City would require a sub-Council Minutes - July 13<sup>th</sup>, 2020

lease agreement but he didn't think it would be necessary this time because the original lease covers all of this.

Councilman Bundy made a motion to approve the request by Matt Damon to be allowed to sublet the Airport Hangar at Row B, Lot 5 of the City Airport. Councilman Brennan 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.

Approve Airport Committee Appointments 1. Ian Morcott to fill the remaining term created by the resignation of Warren Bauer - term expires 02/22. 2. Justin Page to fill the remaining term created by the resignation of Tim Healey term expires 02/22 3. Martin Pike to fill the remaining term created by the resignation of Skip Sobien - term expires 02/22

Councilman Brennan stated he was unhappy with the way the process of selecting Airport Committee members was handled.

There was a discussion on the selection process of committee members.

All of the proposed committee members, with the exception of Martin Pike who was unable to be at the meeting, came forward to speak about why they would like to be on the committee and where they see the Mountain Home Airport going in the future.

Paul Fitzer, City Attorney advised this was an Advisory Committee to the Mayor and the members could be chosen by the Mayor.

Councilman Bundy made a motion to appoint Ian Morcott, Justin Page and Martin Pike to the Airport Committee filling remaining terms to expire 02/22.

The following vote was recorded:

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

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

Discussion/Decision on making the part-time Communication Assistant position a contractor position. ACTION ITEM.

Mike Freeman spoke to the Council about his position with the City and how he thinks this position needs someone in it full time. He said he was interested in it being a contractor position because he doesn't need the City's medical or retirement benefits and the City would save money not paying out all of the fringe benefits that it does for employees but wouldn't be required to pay for a contract position.

There was a discussion about where in the budget this position would be paid out of and the need for the position to become more than part time.

Councilman Bundy made a motion to make the part-time Communication Assistant position a contractor position for the City. 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 on Sidewalk Café Ordinance. ACTION ITEM.

Brock Cherry, Community Development Director said there are businesses who would like to offer sidewalk seating but then you start to have issues with right of way. He said what needs to happen is a partnership with the business owners where they acknowledge that the sidewalk does not belong to them and anything that is put on the sidewalk outside of their businesses should be semi-permanent in nature. Brock brought this to the Council to see if there was interest in having this ordinance, because if there was no interest from the Council then there was no point in having the City Attorney work on it.

Councilman Stokes said given the direction the downtown was headed this was much needed.

The Council discussed moving forward with creating a Sidewalk Café Ordinance and decided it would be better to be proactive about it, so that going into it business owners would know what would and would not be allowed on the downtown sidewalks.

Councilman Bundy made a motion to approve the City to go forward on the process of creating a sidewalk café ordinance. 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 on Implementation of Public Safety Property Tax Relief Proposed. ACTION ITEM.

Paula Szafranski, City Treasurer said Governor Little has proposed implementation of Public Safety Property Tax Relief which would freeze property taxes at the 2019 rate and would pay for the City's expenses that exceed budgeted amounts or that required taking funds from other lines to cover Covid personnel costs. She said prosecuting attorneys across Idaho have written letters to say the Internal Revenue Services might not consider this legal. Paula said the more she investigates the proposal there are just a lot of unknowns about it. Also everyone who puts in for this program will have their taxes frozen at the 2019 rate and after they see everyone who has applied they will determine how much of the amount each City applied for will be awarded and even though the property taxes had been frozen the City may get only part of what they requested from the state or they may not get any of the money at all.

The Council discussed the pros and cons of applying for the implementation of Public Safety Property Tax relief.

Councilman Bundy pointed out that even if Mountain Home didn't get any of the relief money after applying for it property taxes would still be frozen.

Paula said originally when this was offered with the CARES act there

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were no strings attached and once it got to the state level there were rules imposed.

Councilman Stokes made a motion to deny applying for the proposed implementation of Public Safety Property Tax relief. Councilman McCain seconded the motion.

Councilman Brennan advised he would have to abstain since he is a state employee.

The following vote was recorded:

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

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

#### FINAL COMMENTS

- Tiffany Belt, Recreation Superintendent said the pool is still closed until everyone can be completely sure the electrical to the pool is safe.

- Police Chief, Scott Conner said the protest at Carl Miller Park on Saturday led to a couple of citations for assault and battery but mostly everything was kept under control.

- Shirley Batchelor, Wastewater Superintendent said they finished their second harvest on the farm.

- Dave Sonnentag, Water Superintendent said they are putting Well 6 back together and everything looks good.

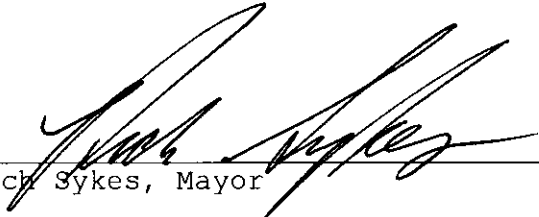
- Mark Moore, Fire Chief said they responded to six calls over the weekend. He said they are breaking into small groups for training to keep with social distancing guidelines.

- Brock Cherry, Community Development Director said they are working on rewriting ordinances to plan for City growth. He said Jamie is busy mostly with Covid relief grants. He said in next year's budget he would like to implement planner software.


- Rich Urquidi, Director of Public Works said Phase 2 of the downtown project is underway and they did the water line drop on East Jackson and North 2<sup>nd</sup> East.

#### ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:35 P.M. by orders from Mayor Sykes.

  
Rich Sykes, Mayor

ATTEST:

  
Nina Patterson, City Clerk

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