

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON APRIL 24th, 2023, AT 6:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21753 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21753 DEPARTMENT HEAD COMMENTS/REPORTS
- 21753 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
- 21753 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 - April 3, 2023
 Planning & Zoning Commission - April 6, 2023
 City Council - April 10, 2023
 Special City Council - April 17, 2023
 - B. Bills - 4/10/23 to 4/24/23 in the Amount of \$404,672.66
 - C. Treasurer's report for the period ending 3/31/23
 - D. Approve the finding of facts to amend the Freedom Estates R-4 PUD with conditions.
 - E. Pass Resolution #18-2023R - Approve the destruction of surplus property and authorize the Mayor and City Clerk to sign.
 - F. Approve Grant Application 2022/23-028 request to allow the Fire Department to apply for the Idaho Fire Chiefs Firefighter License Plate Grant and authorize the Grant Administrator to complete all documents and the Mayor and City Clerk to sign all required documents.
- 21754 NEW BUSINESS
- 1) Items Removed from Consent Agenda Section.
 - 2) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts with conditions for annexation and zone C-4 Heavy Commercial located at Airbase Rd. (Staff report provided via email on April 12, 2023)
 - 3) **Action Item:** Deliberation/Decision on Planning and Zoning Commission recommendation and findings of facts with conditions for a conditional use permit to allow an RV Park. (Staff report provided via email on April 12, 2023)
 - 4) **Action Item:** Deliberation/Decision on a Public Institution and Education Solution proposal for a Gaming Study and Infrastructure cost model by CBRE.
 - 5) **Action Item:** Deliberation/Decision on establishing a date and time for a Council work session to discuss Brandon McCarthy's proposal for a closed bid process to allow for vendor use in Legacy Park.
- 21756 RECOGNIZING PERSONS IN THE AUDIENCE
- 21756 CONSENT BY THE CITY COUNCIL TO THE APPOINTMENT OF - Matthew Council Minutes - April 24, 2023

Bundy as New City Council member to fill the remaining term created by the resignation of Mike McCain.

- 21756 RESIGNATION FROM CITY COUNCIL - by Mike McCain
- 21756 SWEARING IN OF NEW CITY COUNCIL MEMBER - Matthew Bundy
- 21756 FINAL COMMENTS
- 21756 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON APRIL 24th, 2023, 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 3rd East, Mountain Home, Idaho on April 24th, 2023. A quorum was established with, Councilwoman Garvey, Councilman Green, Councilman McCain, Councilman Brennan and Mayor Sykes being present.

MOTION TO AMEND AGENDA

Councilman Brennan made a motion to amend the order of the agenda so the resignation from City Council is before appointment of the new City Council member. Councilwoman Garvey seconded the motion.

The following vote was recorded:

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

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

DEPARTMENT HEAD COMMENTS/REPORTS

- Shasta Hochstrasser, Library Director said this week is National Library Week and they have a lot of programming planned throughout the week to celebrate. Saturday will be the Teen After Hours Activity.

- Jake Olsen, Golf Course Superintendent said he has been working on the greens and with the weather the Golf Course is slowly coming around.

- Betsy Hiddleston, Communications Specialist said the City recently did a proclamation for the Elmore County Domestic Violence Council to support Denim Day. Food distribution will be this week on Wednesday. She said the URA website went live last week.

- Darcy Braithwaite, Recreation Superintendent said Arbor Day is this week and Fourth Grade Field Day is this Friday. She let the Council know this would be her last City Council meeting and she accepted a position as the District Clerk of the Glens Ferry School District.

- Miguel Pedroza, Parks Superintendent said they are mowing now and getting things ready for spring. He said they have hired a new Cemetery Sexton.

- Dave Sonnentag, Water Superintendent said they are starting the water line for out at the Airport next week.

- Gene Palmer, Street Superintendent said they have the sander equipment all taken off now and are moving into potholing.

- Don Flynn, Wastewater Superintendent said on the 2nd of May they will be starting Runway Estates and getting the inspections done for that. He said there is over 290 million gallons of wastewater so the farm should be able to run all summer off of that.

- Ty Larsen, Police Lieutenant said everyone at the PD has completed their ICRMP Supervisor Training. Chief Thompson is attending Executive Leadership training with ICRMP this week. He said they hosted Drug Takeback and Coffee with A Cop this week.

- Hank Patrick, Building Official said they have to date 31 new home Council Minutes - April 24, 2023

applications this year, compared to 17 at this time last year. He said ICCU is moving forward.

- Brock Cherry, Community Development Director said we are seeing a lot of positive commercial growth in Mountain Home. Marriott is getting ready to pull their permit, the new car wash and Mountain Bound RV are moving dirt. He said residential buildings are picking up as well. The walkability training and study will be this Thursday and Friday.

- Mark Moore, Fire Chief said the department is busy with training both internally and externally. Brush fire season is starting. He will be attending the Idaho Chiefs Conference May 18th through 20th.

- Rich Urquidi, Director of Public Works said they have the results from the last pump test so a change order will be coming in. A lot of the good water was down at the lower strata so they will drill back through that and try to go as low as possible.

- Tiffany Belt, City Clerk gave the Council the insert Councilman Brennan said he would like to have in the water bill for May. She said the Farmers Market is starting up for the year in May. She said she has been accepted to the AIC Leadership Conference, so that will be a two-day training.

- Paula Szafranski, City Treasurer said City Staff sat through a demo this morning for a new credit card carrier, it would give customers the option of paying on an app.

- Councilman Brennan said Commissioner Corbus gave a shout out to the City for our cooperation a couple years ago in boring under Mashburn Rd. for the water recharge. He said the flyer in the water bill has a QR code for a survey the County Commissioners are conducting.

CONFLICT OF INTEREST DECLARATION

Councilman Brennan said he received an email this afternoon, it addressed the new City Council Meeting day and time and the other thing addressed in the email was the appointment of a new City Council Member today. He said he will remain unbiased by that email.

Councilwoman Garvey said the entire council received the same email.

CONSENT AGENDA

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Councilman Brennan asked about the all future development remark on Council Minutes - April 24, 2023

Item D regarding water.

Paul Fitzer, City Attorney said it means it is dependent on availability of services.

Councilman Brennan motioned he would like that clarified through interlineation to say all developments subject to this application shall be based upon availability of water. Councilwoman Garvey seconded the motion.

Councilman Brennan made a motion to approve the consent agenda as printed with the exception of Item D changed through interlineation. Councilman Green seconded the motion.

The following vote was recorded:

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

The vote being unanimous, 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 placed under New Business.

2) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts with conditions for annexation and zone C-4 Heavy commercial located at Airbase Rd. (Staff report provided via email on April 12, 2023.)

Rich Urquidi, Public Works Director said at this time it is just the front parcel of property being annexed.

Councilman Brennan said there was some language in the reports for this that didn't make sense.

Brock read the passage of the report and said at the time of the hearing with Planning and Zoning, someone expressed the applicant did not wish to be annexed but that was incorrect, the applicant was interested in annexation.

Councilman Brennan asked if only the front lot was being annexed, would it be the only one receiving city services.

Brock said that was correct, the lot that was not annexed is not eligible for any city services.

Councilwoman Garvey made a motion to approve the Planning and Zoning Commission recommendation and finding of facts with conditions for annexation and zone C-4 Heavy Commercial located at Airbase Rd. Councilman Brennan seconded the motion.

The following vote was recorded:

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

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

3) Action Item: Deliberation/Decision on Planning and Zoning commission recommendation and finding of facts with conditions for a conditional use permit to allow an RV Park. (Staff report provided via email on April 12, 2023)

Hunter Christiansen was present to discuss the proposed RV Park development.

The Council discussed the proposed development with Hunter.

Hunter said currently they are planning for 175 stalls, with many amenities for residents and guests.

Councilwoman Garvey asked about the traffic flow.

Brock Cherry, Community Development Director said the comments from ITD were no material improvement will be needed based on this development. He said money from Impact Fees could be used to provide for a traffic light in that location at a later date if it is so needed and the city has it in their Capital Improvement Plan.

Councilman Brennan said he doesn't feel he has had enough time to analyze all of this. He said he isn't sure if it would be best to collect street impact fees or if we should identify commercial projects and collect from a late comers agreement.

Brock said since we have so much commercial construction in that area at the moment we could identify the light as a project the city would like to use the money for.

Paul Fitzer, City Attorney said the answer is no, you cannot waive a portion of the impact fees. The impact fees go into a giant pool and then are calculated into the CIP as a whole, so different applications cannot opt in or out.

Councilwoman Garvey said we can put this in our CIP but we cannot pinpoint an exact time because we cannot spend impact fee money before we have it.

Brock said since building permits have been submitted he feels comfortable the permits will be picked up.

Councilman Green made a motion to approve the Planning and Zoning recommendation and finding of facts with conditions for a conditional use permit to allow an RV Park. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman McCain	AYE
Councilman Brennan	ABSTAINED

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

Councilman Brennan said he didn't feel like he got enough time to digest all of the information on development and he wants to get the decision right, so he was abstaining from the vote tonight.

4)Action Item: Deliberation/Decision on a Public Institution and Education Solution proposal for a Gaming Study and Infrastructure cost model by CBRE.

Brock Cherry, Community Development Director said the City has begun to reach out to industry experts that have knowledge the City does not on this type of project. Ultimately, the decision on the casino rests with the governor but it is likely the feelings of the City will be taken into account.

Zach Simons with CBRE came forward and spoke to the Council about the company and the experience the company has with gaming. He said as a member

of the community he wants to have the pros and cons of the entire proposed project.

Councilwoman Garvey said she personally feels the gaming study is putting the cart before the horse, because it is still at the Bureau of Indian Affairs at the D.C. level. Then once it gets through that the Paiute Tribe and Bannock Tribe will need to sort out their claims. The governor also seems to have some apprehension because of the precedence that would be set with the decision. She said she felt it was a good partnership to start but for \$77,000.00 we are getting ahead of the game. She said some of things being proposed to study are beneficial to the tribe and not the City, such as the labor force study. If they want to come to the table with providing this information, then she thinks they should be a partner in paying for the study. Right now, she doesn't see that we need the study yet.

Councilman McCain said he agreed with Councilwoman Garvey.

Councilman Brennan said he agrees this is a big decision and has a chance to change the course of the City. It will have a big impact on Mountain Home.

Zach said the biggest thing is CBRE is presenting a proactive instead of reactive approach to this life changing community decision.

The Council discussed what they would like to see from the study when it came time to deploy it.

Councilwoman Garvey made a motion that we table deliberation/decision on a Public Institution and Education Solution proposal for a Gaming Study and Infrastructure cost model by CBRE.

Councilman Brennan asked if this was tabled indefinitely.

Councilwoman Garvey said she would like to see more information from the state as well.

Brock said he felt Councilwoman Garvey was correct, the casino has the information and maybe one of the city's requests is to get that information.

Councilman Green seconded the motion.

The following vote was recorded:

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

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

Councilman Brennan said he still felt the City needed a lot more information before moving forward with this.

5)Action Item: Deliberation/Decision on establishing a date and time for a Council work session to discuss Brandon McCarthy's proposal for a closed bid process to allow for vendor use in Legacy Park.

Councilman Brennan said he would like to see what everyone's thoughts are on setting up vendor use in the park and what it would look like.

Tiffany Belt, City Clerk said according to current city ordinances there would need to be a Special Event Permit because Legacy is in a residential area. Also, Legacy Park is not in a designated area for Mobile Food Concessions.

Councilwoman Garvey said her concern is the garbage, and she would like

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more information on the costs associated with increased garbage.

Councilman Brennan said the vendor would be responsible for managing their trash. He said people would be carrying food and napkins all across the park and people do litter, but he didn't want to see a good idea not utilized because some people are irresponsible.

Tiffany said it is at the city's discretion to have dual reservations for the parks with Special Event Permits.

Councilman Brennan said he would like to move forward with a work session.

The Council decided to set a work session for either the 8th or 23rd of May.

RECOGNIZING PERSONS IN THE AUDIENCE

- Carl Vaughn came forward and spoke to the Council about the proposal for vendor use in Legacy Park.

CONSENT BY THE CITY COUNCIL TO THE APPOINTMENT OF - Matthew Bundy as New City Council member to fill the remaining term created by the resignation of Mike McCain.

Councilman McCain said he would like to leave the agenda in the order it was originally set in as he was elected by the people and would like to vote on his replacement.

Councilman Brennan made a motion to go back to the agenda as printed. Councilman McCain seconded the motion.

The following vote was recorded:

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

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

Councilman McCain made a motion to appoint Matthew Bundy to the Council to fill the remaining term for the resignation of Councilman McCain. Councilman Green seconded the motion.

The following vote was recorded:

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

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

RESIGNATION FROM CITY COUNCIL - by Mike McCain

Councilman McCain said it was an honor being a Councilman for the City of Mountain Home and thanked everyone he had the opportunity to work with.

SWEARING IN OF NEW CITY COUNCIL MEMBER

Tiffany Belt, City Clerk swore in new city council member Matthew Bundy, and the meeting continued.

Mayor Sykes welcomed Councilman Bundy to the City Council.

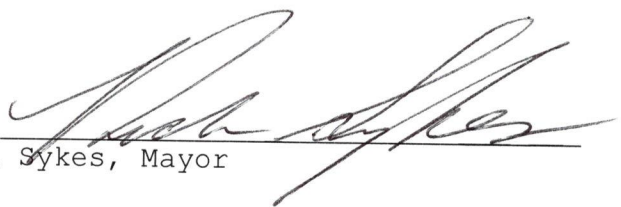
Councilman Bundy said it was an honor be appointed in Councilman McCain's seat and he was pleased to take the opportunity and serve on the Council again for a few months.

FINAL COMMENTS

- There were no final comments at this time.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:40 P.M. by orders from Mayor Sykes.



 Rich Sykes, Mayor

ATTEST: 

 Tiffany Belt, City Clerk

