

MINUTES OF THE REGULAR MEETING OF THE  
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
 HELD ON FEBRUARY 8<sup>th</sup>, 2021, AT 6:00 P.M.  
 AT MOUNTAIN HOME CITY HALL CHAMBERS  
 MOUNTAIN HOME, IDAHO

- 21044 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21044 RECOGNIZING PERSONS IN THE AUDIENCE
- 21044 COUNCIL COMMENTS
- 21044 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 - January 19, 2021  
 Airport Advisory Committee - January 19, 2021  
 City Council - January 25, 2021  
 Special City Council - February 3, 2021
- B. BILLS - 1/26/21 to 2/8/21 in the Amount of \$500,051.70
- C. PAY ROLL 12/22/20 TO 1/21/2021 in the Amount of \$610,988.66
- D. APPROVE BUDGETED TRANSFER from General Fund in the amount of \$438,180.00 to Economic Development in the amount of \$134,518.00 and Golf Course - Operating Expenses in the amount of \$303,662.00
- E. APPROVE SUBLETTING OF A PORTION OF PROPERTY Leased by Consolidated Enterprises, LLC at 1205 Hwy. 20 to Scott Harjo for a metal fabrication shop and Authorize the Mayor to sign
- F. APPROVE APPLICATION FOR TAXICAB LICENSE for Nobjsa Krkeljas dba Ace Medical Transportation Services
- G. APPROVE LIBRARY BOARD APPOINTMENTS:  
 Remaining names to be provided at the meeting:  
 1. Appoint replacement (to be announced) to fill the vacancy created by the resignation of Rich Sykes term to expire 02/22  
 2. Appoint replacement (to be announced) to fill the vacancy created by the resignation of Bonnie Sharp term to expire 02/23  
 3. Appoint Daniel Mercado to fill the vacancy created by the expiring term of Mary Ellen Hale with a new term to expire 02/26
- H. APPROVE ANNUAL LOAN RENEWAL DOCUMENTS for the F-111A Static Display Aircraft located in Carl Miller Park and Authorize the Mayor to sign
- I. APPROVE TASK ORDER #21 with Keller Associates, Inc. for Engineering Services for the Waterline Improvement Project to replace a transit pipeline that runs along South 12<sup>th</sup> East, South 13<sup>th</sup> East, East 9<sup>th</sup> South and East 6<sup>th</sup> South Streets and Authorize the Mayor to sign.
- J. APPROVE TASK ORDER #22 with Keller Associates, Inc. for Engineering Services to complete a risk and resilience assessment and emergency response plan for the public drinking water system and Authorize the Mayor to sign
- 21045 OLD BUSINESS  
 DISCUSSION/DECISION to re-address the prior decision made on the Purchase of the 2016 John Deere 544k Wheel Loader or to lease and then purchase a 2021 John Deere 524P Wheel Loader to replace the 2016 John Deere 544K Wheel Loader that the lease will be up on in April and

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Brennan | AYE |
| Councilman McCain  | AYE |
| Councilman Bundy   | AYE |
| Councilman Stokes  | AYE |

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

Discussion/Decision on Water and Wastewater Rate Increases and set public hearing date for March 8<sup>th</sup>, 2021 at 6:00 p.m.

Councilman Bundy made a motion to set a public hearing date of March 8<sup>th</sup>, 2021 at 6:00 p.m. for Water and Wastewater Rate Increases. Councilman Stokes seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Brennan | AYE |
| Councilman McCain  | AYE |
| Councilman Bundy   | AYE |
| Councilman Stokes  | AYE |

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

#### ORDINANCES

Ordinance - Enacting a New Title 10 - Municipal Fiber Optic System. ACTION ITEM.

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

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Stokes  | AYE |
| Councilman Bundy   | AYE |
| Councilman Brennan | AYE |
| Councilman McCain  | 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 Brennan | AYE |
| Councilman Stokes  | AYE |
| Councilman Bundy   | AYE |
| Councilman McCain  | AYE |

The vote being unanimous, the motion was so ordered and given #1709.

Ordinance - Amending Section 9-8-2 Essential Services to add Fiber-optic infrastructure. ACTION ITEM.

Councilman Brennan said he struggles with this because we are telling the citizens this is not a mandatory program, but we would require new homes to add the fiber-optic infrastructure.

Mayor Sykes said that was correct, because if a homeowner decides to opt in later the City would have to tear up the road and sidewalk every time

someone wants to opt into fiber. Also, the cost of fiber installation when you were installing it with new water and wastewater hookups is very low cost.

Rich Urquidi, Public Works Director said they won't cut into a new road for five years after it is built unless it is an emergency situation.

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

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Stokes  | AYE |
| Councilman Bundy   | AYE |
| Councilman Brennan | AYE |
| Councilman McCain  | 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 Brennan | AYE |
| Councilman Stokes  | AYE |
| Councilman Bundy   | AYE |
| Councilman McCain  | AYE |

The vote being unanimous, the motion was so ordered and given #1710.

Discussion/Decision on moving forward with the Fiber Optic Utility Project and the hiring of an Administrative Assistant for the Fiber Optic Department. ACTION ITEM.

Councilman Stokes said he is expecting with the new LID the citizens will have questions about the new process and he thinks the new position is warranted but he was wondering how it will be paid for.

Mayor Sykes said currently there is an open IT position that has not been filled and it is a grade 14, we anticipate that the new position would possibly be a grade 7 or 8, in the long run the position will be covered by the customers who have the service, the same way as Water and Wastewater. He said once they start putting the fiber out to citizens there will be a lot of phone calls and the City Hall staff doesn't have time to answer them all.

Councilman Stokes asked if there was going to be a after hours line for customers to call if they have issues with the fiber.

Mayor Sykes said there will be an after-hours number where fiber department employees will be dispatched if there are issues. He said the issue is they cannot move forward with this until they have boundaries set up for the first area to get fiber.

Councilman Bundy said it sounded like this was a warranted position and he suggests moving forward with it.

Councilman Brennan wanted to know what department head this position would report to.

Mayor Sykes said currently it would be a shared position for himself, Paula, Nina and the fiber department. Eventually it would be moved under Public Works.

Authorize the Mayor to sign all required documents once approved by the City Attorney. ACTION ITEM.

21046

NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

Discussion/Decision on Planning and Zoning

Recommendations:

1. To approve the Conditional Use Permit for Johnny Behind the Rock Food Yard to allow a Food Truck Yard as a temporary use on real property located on American Legion Blvd with conditions. ACTION ITEM.
2. To approve the Amendment to the Conditional Use Permit for Jeff Likes, Dutch Brother's Coffee to allow a drive-in establishment on real property located at the south west corner of American Legion Blvd and NE City View Drive with conditions. ACTION ITEM.

Discussion/Decision on Water and Wastewater Rate Increases and set public hearing date for March 8<sup>th</sup>, 2021 at 6:00 p.m. ACTION ITEM.

21047

ORDINANCES

Ordinance - Enacting a New Title 10 - Municipal Fiber Optic System. ACTION ITEM.

Ordinance - Amending Section 9-8-2 Essential Services to add Fiber-optic infrastructure. ACTION ITEM.

DISCUSSION/DECISION on moving forward with the Fiber Optic Utility Project and the hiring of an Administrative Assistant for the Fiber Optic Department. ACTION ITEM.

21049

FINAL COMMENTS

21049

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON February 8<sup>th</sup>, 2021, 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 February 8<sup>th</sup>, 2021. A quorum was established with, Councilman McCain, Councilman Bundy, Councilman Brennan, Councilman Stokes and Mayor Sykes being present.

RECOGNIZING PERSONS IN THE AUDIENCE

No one came forward to speak at this time.

COUNCIL COMMENTS

- Councilman Stokes said he would like the Mayor and City Council to personally fund a skateboard essay contest.
- Councilman Brennan said he was glad the City entered into a partnership with the Rural Fire District for the newly purchased, used Fire Truck.
- Councilman Bundy said his thoughts and prayers are with the families of the Idaho National Guard members who were killed last week in the helicopter crash, as they go through the grieving process.

CONSENT AGENDA

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Councilman Bundy thanked the Library Board Members who served and said he thought the new proposed members would be great additions.

Mayor Sykes said he has also resigned from the Library Board and the three candidates were interviewed by himself and Trustee Green and they both felt all three would do well.

Councilman Bundy made a motion to approve the Consent Agenda as printed. Councilman McCain seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman McCain  | AYE |
| Councilman Brennan | AYE |
| Councilman Bundy   | AYE |
| Councilman Stokes  | AYE |

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

#### OLD BUSINESS

Discussion/Decision to re-address the prior decision made on the Purchase of the 2016 John Deere 544K Wheel Loader or to lease and then purchase a 2021 John Deere 524P Wheel Loader to replace the 2016 John Deere 544K Wheel Loader that the lease will be up on in April and Authorize the Mayor to sign all required documents once approved by the City Attorney.  
ACTION ITEM.

There was a discussion about the prior decision made on whether to purchase the 2016 John Deere 544K Wheel Loader or to lease and then purchase a 2021 John Deere 524P Wheel Loader to replace the 2016 John Deere 544K Wheel Loader that the lease will be up on in April.

Rich Urquidi, Director of Public Works said he can make either option work, but the balloon payment was not something that had been budgeted for.

The Council discussed the financial options for a wheel loader and whether or not purchasing the current loader was within the budgetary process.

Councilman Stokes said he thought keeping the current loader and then selling it in six or seven years sounded like the way to go.

Nina Patterson, City Clerk said it cannot just be sold, it has to be auctioned.

Mayor Sykes said moving forward it seemed the Council would like to make all the decisions on lease agreements or purchasing current equipment, so that should be discussed in the budget cycle.

Rich said the street sweepers are coming up in the next couple of years and they are barely holding together, so he is hoping replacements would be approved.

Councilman Brennan said he still thought the original decision to purchase the current loader was the most fiscally responsible thing for the City to do.

Councilman Stokes asked how many times the current machine has broken down in the last five years.

Rich said Coastline Equipment has come out to look at the machine seven times in the last five years and two of the times there has been something wrong with it that the employees couldn't figure out how to fix. He said once the differential locked up and Coastline had to take it back to have it fixed. The City paid \$1,700.00 for Coastline to pick up the machine and everything else was covered under warranty.

Councilman McCain made a motion to lease and then purchase the 2021 524P Frontend Wheel Loader. There was no second and the motion died.

There were no other motions made, and the prior decision to purchase the current 2016 John Deere 544K Wheel Loader was upheld.

#### NEW BUSINESS

##### Items Removed from Consent Agenda Section. ACTION ITEM.

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

##### Discussion/Decision on Planning and Zoning Recommendations:

1. To Approve the Conditional Use Permit for Johnny Behind the Rock Food Yard to allow a Food Truck Yard as a temporary use on real property located on American Legion Blvd with conditions. ACTION ITEM.

Brock Cherry, Community Development Director said the applicant has been working on this since last summer and is hoping to have a Food Truck Yard on the property next to the Elmore County Doctors Clinic, on American Legion Blvd. Brock said originally there was some concern about noise but he felt at the public hearing when the owner, William Hodges spoke to the nearest neighbors most of the concerns were addressed.

The Council discussed with Brock the contingencies and potential uses for the land as a Food Truck Yard.

William Hodges said he thinks this concept will go over well in the Community but he wanted the City to get a feel for it and then if all goes well look into expanding operations after the first year.

Councilman McCain made a motion to approve the Conditional Use Permit for Johnny Behind the Rock Food Yard to allow a Food Truck Yard as a temporary use on real property located on American Legion Blvd. with conditions. Councilman Stokes seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman McCain  | AYE |
| Councilman Brennan | AYE |
| Councilman Bundy   | AYE |
| Councilman Stokes  | AYE |

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

2. To Approve the Amendment to the Conditional Use Permit for Jeff Likes, Dutch Brother's Coffee to allow a drive-in establishment on real property located at the south west corner of American Legion Blvd and NE City View Drive with conditions. ACTION ITEM.

Brock Cherry, Community Development Director said this establishment has already been approved by the Council but after the Company made some changes to the design it needed to come back to the Council for further approval. The change would be to place bollards to keep cars from driving in the pedestrian area. They would also like to forgo the trees that are required and add shrubbery so the building can be seen and the shrubbery will be drought tolerant to fit in with the City's Comprehensive Plan

Councilman Bundy made a motion to approve the Amendment to the Conditional Use Permit for Jeff Likes, Dutch Brother's Coffee to allow a drive-in establishment on real property located at the south west corner of American Legion Blvd and NE City View Drive with conditions. Councilman Stokes seconded the motion.

Councilman Stokes made a motion to approve moving forward with the Fiber Optic Utility Project and the hiring of an Administrative Assistant for the Fiber Optic Department. Councilman Bundy seconded the motion.

The following vote was recorded:

|                    |     |
|--------------------|-----|
| Councilman Brennan | NAY |
| Councilman McCain  | AYE |
| Councilman Bundy   | AYE |
| Councilman Stokes  | AYE |

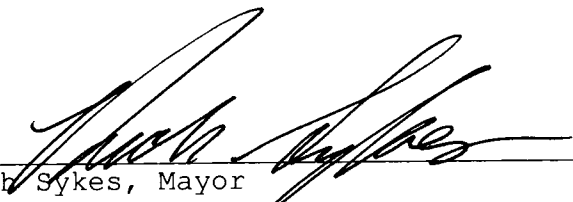
The majority of the vote being in favor, the motion was carried and so ordered.

FINAL COMMENTS

• Mayor Sykes thanked the Council for approving the new Library Trustees. He said the Library is definitely needed; it is one of the first things that is looked at when companies are looking at our City. He said he appreciated the Council letting him sit on the Library Board for the time he did.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:21 P.M. by orders from Mayor Sykes.

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

ATTEST:   
 \_\_\_\_\_  
 Nina Patterson, City Clerk

