

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON OCTOBER 25TH, 2021, AT 6:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

- 21291 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21291 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.
- 21291 PUBLIC HEARING - Increase in Golf Fees
- 21291 RECOGNIZING PERSONS IN THE AUDIENCE
- 21291 COUNCIL COMMENTS
- 21291 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 - October 4, 2021
City Council - October 12, 2021
 - B. BILLS - 10/13/21 to 10/25/21 in the Amount of \$843,772.75
 - C. TREASURER'S REPORT - for the Period Ending 9/30/2021
 - D. APPROVE CLEANING PROFESSIONAL SERVICE AGREEMENT with Prestige Janitorial Company from October 1, 2021 to September 30, 2022 for cleaning various City Buildings and Authorize the Mayor and City Clerk to sign
 - E. APPROVE REQUEST TO EXTEND MAINTENANCE AGREEMENT with MES for an additional 1 year from October 1, 2021 to September 30, 2022 for the SCBA Equipment for the Fire Department and Authorize the Mayor to sign
 - F. APPROVE REQUEST TO LEASE PURCHASE a Ventrac contour mower with attachments from Ventrac with the lease paperwork through PCN Equipment Finance
 - G. APPROVE GRANT APPLICATION APPROVAL REQUEST for Grant #2021/22-009 for an Idaho Power Grant for the Outside Drive-by Book drop addition for the Library and Authorize the Grant Administrator to file the application and other required documents
 - H. APPROVE GRANT APPLICATION APPROVAL REQUEST for Grant #2021/22-010 for Federal Communication Commission for Emergency Connectivity Fund for the Library and Authorize the Grant Administrator to file the application and other required documents
 - I. APPROVE GRANT APPLICATION APPROVAL REQUEST for Grant #2021/22-011 for the Idaho State Office of Highway Safety for the Police Department and Authorize the Grant Administrator to file the application and other required documents
 - J. PASS RESOLUTION #21-21 - Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached thereto with PNC Equipment Finance for a new Ventrac contour mower

- with attachments for the Golf Course and Authorize the Mayor and City Clerk to sign
- K. PASS RESOLUTION #22-21 0 Establishing Golf Fees effective as of October 26th, 2021 for the 2022 Golf Season **(Removed from the Consent Agenda and placed under New Business)**
 - L. PASS RESOLUTION #23-21 - Authorizing the Destruction of Surplus property and Authorizing the Mayor and City Clerk to sign
 - M. APPROVE ALLOCATION OF American Rescue Plan Act Funds to the Water and Fiber Optics Departments **(Removed from the Consent Agenda and placed under New Business)**
 - N. APPROVE scheduled inspection of wastewater manholes and mains for the wastewater department

21292

OLD BUSINESS

Deliberation/Decision on the proposed changes to Imagine Mountain Home Program.

21293

NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

Deliberation/Decision on Planning & Zoning Commission Recommendation to amend the 3rd Street Cottages Planned Unit Development. ACTION ITEM.

Deliberation/Decision on Impact Fee Advisory Board's Recommendation to adopt the fees set forth in the report dated October 12, 2021 for Police, Fire and Streets. ACTION ITEM.

21295

FINAL COMMENTS

21296

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON OCTOBER 25TH, 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 3rd East, Mountain Home, Idaho on October 25TH, 2021. A quorum was established with, Councilman Stokes, Councilman Brennan, Councilman McCain, Councilman Bundy and Mayor Sykes being present.

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.

Councilman Brennan said the entire council received an email from Weitz & Co. about the Impact Advisory Committee's proposed fees.

Councilman McCain said he was in a meeting with Dan Weitz, Brock Cherry and Mayor Sykes about the proposed Impact Fees.

PUBLIC HEARING - Increase in Golf Fees

No one came forward to speak for or against the increase in Golf Fees

RECOGNIZING PERSONS IN THE AUDIENCE

- Debra South came forward and spoke to the Mayor and Council about the removal of the fireplace in Carl Miller Park.

COUNCIL COMMENTS

- Councilman McCain thanked Debra for coming before the Council and said he also voted to leave the fireplace.

CONSENT AGENDA

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- N. APPROVE scheduled inspection of wastewater department

Councilman Brennan asked if all the bills are wrapped up for phase 3 of the downtown plan.

Rich Urquidi, Director of Public Works said this should be the last of the bills from phase 3.

- Councilman Brennan asked to have Item M removed from the Consent Agenda.

- Councilman Stokes asked to have Item K removed from the Consent Agenda.

Mayor Sykes removed Items K and M from the Consent agenda and placed them under New Business.

Councilman Brennan made a motion to approve the Consent Agenda as printed without Items K and M. Councilman McCain seconded the motion.

The following vote was recorded:

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

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

OLD BUSINESS

Deliberation/Decision on the proposed changes to Imagine Mountain Home Program. ACTION ITEM.

The Council discussed the changes they would like to see for the Imagine Mountain Home Program.

Councilman Stokes said he would like to see the budget for this program increased to \$25,000.00 a year. He said he would like to see the majority of the money spent per business on the exterior of the building and 20% spent on Durable Services.

Councilman Brennan made a motion to adopt the proposed changes to the Imagine Mountain Home Program changing the title Soft Services to Durable Services, and reverting to a fifty-fifty split after two years and an eighty-twenty split for the next two years with eighty percent going to exterior and twenty percent going to Durable Services. Councilman Stokes seconded the motion.

Councilman McCain asked about it being a fifty-fifty split and then after the two years it reverting to eighty-twenty.

Councilman Brennan clarified that of that \$5,000.00 pot that eighty percent will go to the exterior program and twenty percent will go to Durable Services.

The following vote was recorded:

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

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

NEW BUSINESS

Item Removed from Consent Agenda Section. ACTION ITEM.

Item K: Pass Resolution #22-21 - Establishing Golf Fees effective as of October 26th, 2021 for the 2022 Golf Season.

T.J. Gomez, Golf Pro was present and spoke to the Council about the proposed change in rates.

Councilman Brennan said he had concerns about how T.J. arrived at which rates to raise.

Councilman Bundy said if the rates go up on green fees, then less money will have to come from the General Fund to pay for the Golf Course.

Councilman Stokes said he noticed there was a raise on senior and military rates.

T.J. said he felt proportionately the senior and military rates are very low, and that was the reason he chose to raise the those rates.

Councilman Brennan asked if there is an annual transfer to the golf course budget.

Paula Szafranski, City Treasurer said yes that was correct and the more money made by the golf course the less that would have to be transferred to fund it from the general fund.

Councilman McCain made a motion to pass resolution #22-21 - Establishing Golf Fees effective as of October 26th, 2021, for the 2022 Golf Season. Councilman Bundy seconded the motion.

The following vote was recorded:

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

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

Council Comment

Councilman Bundy said there had been a comment made earlier that made him a little sad. It was implied that because members of the Council weren't native to Mountain Home, they didn't care as much about the town. He said since he was nineteen years old he hadn't lived anywhere longer than a couple of years, so if Mountain Home wasn't his home then he doesn't have one.

Item M: Approve Allocation of American Rescue Plan Act Funds to the Water and Fiber Optics Departments.

Councilman Brennan said there is a request to use the money from the American Rescue Plan Act to allocate money to the Fiber Department and to build a new well. He said he cannot vote in favor of spending money that has
Council Minutes - October 25th, 2021

not yet been received.

Councilman McCain said no money can be spent until you have it.

Councilman McCain made a motion to approve allocation of American Rescue Plan Act Funds to fund both the water and fiber departments.

Councilman Bundy said when the second installment of ARPA funding comes in the Council will still have to put this into the budget. He said now they are just establishing a plan of where the money will go for future budgets.

Mayor Sykes said the City Attorney said there needed to be line items.

Councilman Bundy said based on that and input from legal and the City Clerk that these are plans, and the City will still go through the budget process he will second the motion.

Councilman Stokes said he feels a little worried about the fiber project, since there is no neighborhood with a high enough take rate to start the project.

The following vote was recorded:

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

The vote being a tie the Mayor voted AYE and, the motion was carried and so ordered.

Deliberation/Decision on Planning and Zoning Commission Recommendation to amend the 3rd Street Cottages Planned Unit Development. ACTION ITEM.

Brock Cherry, Community Development Director said this project when first developed included plans for garages. Things have changed for the developer a bit and since this development does have off street parking the owner is requesting to change the PUD to exclude the garages.

Councilman Brennan made a motion to accept the Planning and Zoning Commission Recommendation to amend the 3rd Street Cottages Planned Unit Development. Councilman Bundy seconded the motion.

The following vote was recorded:

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

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

Deliberation on Impact Fee Advisory Board's Recommendation to adopt the fees set forth in the report dated October 12, 2021 for Police, Fire and Streets. ACTION ITEM.

Brock Cherry, Community Development Director said the Impact Fee Advisory Board has worked diligently to come up with the proposed Impact Fees. He said they work with staff to determine the proposed fees. He said a third party looks at it as well and determines how much would have to be paid by developers to keep the City running as it is now for the influx of new development.

Councilman Bundy asked how long it had been since the Impact Fees were reviewed.

Brock said it had been over five years.

Councilman Brennan said he would like to have help with some of the report. He said the Committee wanted to differentiate between single family and multifamily homes.

Brock said the reason for that is some Multifamily units already have their own green space, so the Committee didn't feel they should pay for that twice.

Councilman Brennan said there had been an email from Dan Weitz about the proposed Impact Fees he feels the rest of the Council should see.

Councilman Stokes asked if there was a way the developers could pay in stages instead of upfront.

Brock said they could look at that.

Councilman Stokes said the spending report was also eye opening.

Councilman McCain said he thinks it might be best to look at paying the Impact Fees when the Certificate of Occupancy is issued.

City Attorney, Paul Fitzer said these situations have come up before and when the bottom fell out of the market there were a lot of situations where Impact Fees were going to be paid at the end of construction and then the developer runs out of money. At that point the City doesn't collect those funds, so he cautioned the Council to be careful.

The Council gave their input on the Impact Fees, and it will be brought back for further deliberation and possible approval at a future meeting.

Notice of intent to file Application requested from Wendy and Gary Carlton to apply for a Planned Unit Development per 9-18-4(3)(c)(1-5) of City Code. ACTION ITEM.

Brock Cherry, Community Development Director said the applicants are coming here to ask the Council if they can have permission from the Council to apply for a Planned Unit Development for their property.

Wendy and Gary Carlton were present to discuss their request to apply for a Planned Unit Development.

Councilman Stokes made a motion recognizing the applicants are following section 9-18-4(3)(c)(1-5) of the City Code and approve Gary and Wendy Carlton's request to apply for a Planned Unit Development. Councilman McCain seconded the motion.

The following vote was recorded:

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

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

FINAL COMMENTS

- Betsy Hiddleston, Communications Assistant said the ribbon cutting for the HUB Plaza will be Wednesday.

- Jake Olsen, Golf Course Superintendent thanked the Council for approving his piece of equipment and said they are working to maintain the Golf Course.

- Gene Palmer, Street Superintendent said they have all the sweepers set up for snow.

- Miguel Pedroza, Parks Superintendent said putting up the fitness court is their next project.

- Darcy Braithwaite, Recreation Superintendent said the Spooktacular is this week. She thanked the Department Heads that helped her put this on, Recreation has been short staffed, and she appreciates all their help.

- Shirley Batchelor, Wastewater Superintendent said farming season is over and she is getting everything winterized. She thanked the Council for approving her manhole inspections.

- John Thompson, Police Lieutenant said they have tentatively filled both job openings at the Animal Shelter.

- Fire Chief, Mark Moore said they have recently completed testing on all City and Rural apparatus.

- Hank Patrick, Building Official they have been busy and the opening for Code Enforcement closed, and he is excited to get some interviews for the position set up.

- Rich Urquidi, Director of Public Works thanked the Council for approving the inspections and it will help a lot with GIS.

- Tiffany Belt, City Clerk said after the last meeting the Council requested to have Sequel come and speak to the Council in person but since they were on the east coast it will more than likely be on zoom. She said she is trying to implement a new system where department heads will drop information for Council packets into a google drive before the meeting so the Council will have more time to review it.

- Paula Szafranski, City Treasurer said the audit starts tomorrow and will run through the month of January. We have started planning Christmas in Railroad Park and will start the static displays after Halloween.


- Brock Cherry, Community Development Director said they implemented OpenGov. He said Taco Bell is hoping to begin construction in the spring and Grocery Outlet is hoping to open in January. He thanked the Council for hiring Betsy and said she has been invaluable as a Senior Economic Development Specialist.

- Trustee James Green from the Library said the library is participating in Spooktacular on Friday, giving away books and they are working on getting a drive-up book drop.

- Mayor Sykes said former City Councilman Fred Prouty passed away as well as Paul and Marcella Trueba's son Nick and he asked that everyone keep those families in their thoughts and prayers. He said he knows that shooting in the Boise Mall today is on everyone's mind and it claimed the lives of two people and injured several more and it just isn't our Idaho that we know.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:05 P.M. by orders from Mayor Sykes.


Rich Sykes, Mayor

ATTEST: 
Tiffany Belt, City Clerk

