

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON AUGUST 8<sup>th</sup>, 2023, AT 6:00 P.M.  
AT MOUNTAIN HOME CITY HALL CHAMBERS  
MOUNTAIN HOME, IDAHO

- 21863 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21863 DEPARTMENT HEAD REPORTS
- 21863 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.
- 21863 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  
Regular City Council - July 25, 2023
  - B. Bills - 7/26/23 to 8/8/23 in the Amount of \$1,462,986.60
  - C. Payroll for the period ending 6/22/2023 to 7/21/2023 in the amount of \$725,856.72
  - D. Approve Grant Application 2022/23-031 request to allow the Library to apply for the Stories in the Cloud Grant and authorize the Grant Administrator to complete all documents and the mayor and City Clerk to sign all required documents.
  - E. Award Bid to Mountain Companies for the Priority 1A Sewer Pipeline project.
  - F. Pass Resolution #24-2023R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.
  - G. Pass Resolution #25-2023R creating a Youth Advisory Board to be known as "Mountain Home City Youth Council" and authorizing the Mayor and City Clerk to sign.
- 21870 OLD BUSINESS  
1) Action Item: Deliberation/Decision on Mellen Water District land lease.
- 21870 NEW BUSINESS  
1) Items removed from Consent Agenda  
2) Action Item: Deliberation/Decision on a three-month Golf Course management agreement extension.  
3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts to amend the City of Mountain Home Street Department's Capital Improvement Plan. (Staff report provided via email on June 28, 2023)  
4) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts to amend the City Code 9-4-3 zoning title amendment to reflect the removal of street capital improvement projects per Comprehensive Plan amendment. (Staff report provided via email on June 28, 2023)  
5) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts for the annexation of 6.5 acres with conditions. (Staff report provided via email on June 28, 2023)  
6) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts to vacate a portion of Falconcrest Subdivision #1 with condition. (Staff report provided via email on June 28, 2023)  
7) Action Item: Deliberation/Decision on Planning and Zoning

Commission recommendation and finding of facts to zone C-4 PUD "Airbase Commons Mixed-Use" with conditions. (Staff report provided via email on June 28, 2023)  
8) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts for the preliminary plat for "Airbase Commons Mixed-Use" PUD with conditions. (Staff report provided via email on June 28, 2023)

21873

ORDINANCE

1)Action Item: Ordinance #1778 - Amending City Ordinance regarding Mayor and City Council compensation and benefit.  
2)Action Item: Ordinance #1779 - Repeal and replace Title 5, Chapter entitled "Flood Hazard Protection."

21875

RECOGNIZING PERSONS IN THE AUDIENCE

21875

FINAL COMMENTS

21875

ADJOURN



MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON AUGUST 8<sup>th</sup>, 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 3<sup>rd</sup> East, Mountain Home, Idaho on August 8<sup>th</sup>, 2023. A quorum was established with, Councilman Green, Councilman Brennan, Councilwoman Garvey, and Mayor Sykes being present. Councilman Bundy appeared by phone.

DEPARTMENT HEAD COMMENTS/REPORTS

- Shasta Hochstrasser, Library Director said the Friends of the Library Book Sale earned nearly \$700.00 last weekend. She said they are hoping to become a passport facility. The August StoryStroll narration is up on the walking path. They are still waiting for the installation date for the privacy pod.

- Rich Urquidi, Director of Public Works said summer has been going well for all the Public Works Department. A new pump has been purchased for Well 17. He said the roundabout for 14<sup>th</sup> and 6<sup>th</sup> should be ready for paving next week.

- Councilman Bundy apologized for being present via phone.

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 he received emails from a lot of concerned citizens about the golf course management agreement extension.

Councilwoman Garvey, Councilman Bundy and Mayor Sykes said they had also received emails about the golf course.

Councilman Green said he received the same emails. He said he was also concerned with a conversation he had with Councilwoman Garvey where she asked him what he would like to see as a suggestion for the Golf Course contract, when he gave a suggestion he felt she tried to coerce and silence his ability to do his job. He asked since Councilwoman Garvey stated this was an emotional and tough decision for her that she recuse herself from the vote on the extension of the golf course management agreement tonight.

Councilman Bundy said point of order he thought the conversation between two council people should remain private between those two or worked out amongst the Council and not aired publicly.

CONSENT AGENDA

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- E. Award Bid to Mountain Companies for the Priority 1A Sewer Pipeline project.

- F. Pass Resolution#24-2023R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.  
 G. Pass Resolution #25-2023R creating a Youth Advisory Board to be known as "Mountain Home City Youth Council" and authorizing the Mayor and City Clerk to sign.

Councilman Brennan invited the Youth Council to come forward. He said he appreciated the letter he got from the Council in his packet, and this was something he felt passionate about. He gave some suggestions on how the Youth Council could mirror the City Council and the present Youth Council members agreed to make those changes to be approved by the council tonight.

Councilwoman Garvey made a motion to approve the Consent Agenda as printed with changes to Item G as discussed by Councilman Brennan. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

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

#### OLD BUSINESS

##### 1)Action Item: Deliberation/Decision on Mellen Water District land lease.

Erica Pedroza was present for the Mellen Water District. She said they have met with an attorney, and they are working on a way forward. The static level where the water normally sits has dropped but she was reassured that is normal in the summertime. At her next update she hopes to have a list of what needs to be fixed with the well and the pump.

#### NEW BUSINESS

##### 1)Items removed from the Consent Agenda

There were no items removed from the Consent Agenda.

##### 2)Action Item: Deliberation/Decision on a three-month Golf Course management agreement extension.

Councilwoman Garvey said she felt the extension of the current contract should be for six months instead of three. The golf course pro, T.J. Gomez year after year has increased revenue at the course. Councilwoman Garvey said the Council should have workshops held to discuss what they would like to see in the contract and if there needs to be a fee increase what it should be. T.J. has done an amazing job with the golf course and the youth in Mountain Home, and she would hate to see the City lose T.J. over an antiquated contract. Councilwoman Garvey apologized to Councilman Green and said it is emotional and she would not recuse herself.

Councilman Bundy said he thought since there were things in the works and the survey for the golf course had been ordered but was not scheduled to begin until later in the week, he would be amenable to extending the contract for six months.

Councilman Brennan apologized to T.J. Gomez for how long it has taken to rewrite the management contract. Because no one wants to push this out any further than it needs to be, he supports the three-month extension and any special meetings and workshops that need to be held to get the contract rewritten in that timeframe.

Mayor Sykes said he concurred the contract needed to be rewritten and finished as soon as possible.



Councilman Green made a motion to approve a three-month golf course management extension. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilman Brennan	AYE
Councilwoman Garvey	NAY
Councilman Bundy	NAY

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

Councilman Bundy said he supports the ninety-day extension but voted NAY because he would like to see it be a six-month extension.

Paul Fitzer, City Attorney said there was a one-year extension from 2022 to 2023, so this is now the second amended addendum. He said he is the one who wrote the extension.

Councilman Bundy said if he understood correctly if the Council passes a three-month extension now and the contract is not ready at the end of that time there could be another three-month extension.

Paul said that was correct.

Councilman Bundy changed his vote to AYE.

It was decided there would be a workshop on the contract held where all the Council could give input.

3)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts to amend the City of Mountain home Street Department's Capital Improvement Plan. (Staff report provided via email June 28, 2023)

Councilman Brennan said he doesn't see any issue with this. He did want to know if the Council's decision could interfere with the Master Transportation Committee's decisions.

Rich Urquidi, Public Works Director said it will be tailored to their recommendations and it is going in the direction of the Capital Improvement Plan.

Councilman Green made a motion to approve the Planning and Zoning Commission recommendation and finding of facts to amend the City of Mountain Home Street Department's Capital Improvement Plan. Councilman Brennan seconded the motion.

Councilman Brennan said on page 2 of 12 paragraph 5 the way the commercial impact fee is written is confusing.

Rich said he would have it reworded so that it was more easily interpreted. After clarification the Council felt they were ready to move forward with the decision this evening.

Councilman Green made a motion to approve the Planning and Zoning Commission recommendation and finding of facts to amend the City of Mountain Home Street Department's Capital Improvement Plan. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

Councilman Brennan                      AYE

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

4)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts to amend the City Code 9-4-3 zoning title amendment to reflect the removal of street capital improvement projects er Comprehensive Plan amendment. (Staff report provided via email on June 28, 2023)

Rich Urquidi, Director of Public Works said this is to amend the Comprehensive Plan and it would be changed to reflect the broken down numbers that it went from \$1.91 to \$1.39 per foot.

Councilman Green made a motion to approve the Planning and Zoning Commission recommendation and finding of facts to amend the City Code 9-4-3 zoning title amendment to reflect the removal of street capital improvement projects per Comprehensive Plan amendment. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE
Councilman Brennan	AYE

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

5)Action Item: Deliberation/Decision on Planning and Zoning commission recommendation and finding of facts for the annexation of 6.5 acres with conditions. (Staff report provided via email on June 28, 2023)

Terran Mitchell was present to speak about the project.

Michael Freer, the landowner, was present as well and said he has owned the land for five or more years now. He explained his idea to develop the project.

Councilman Brennan asked if the commercial element would be developed now or if just the pads would be poured.

Terran said potentially this project could have around 70 units, what is being proposed is 44.

The Council discussed the proposed project including the setbacks for the buildings and the points of access.

Councilman Brennan made a motion to approve the Planning and Zoning Commission recommendation and finding of facts for the annexation of 6.5 acres with conditions. Councilman Green seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE
Councilman Brennan	AYE

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

6)Action Item: Deliberation/Decision on Planning and Zoning commission recommendation and finding of facts to vacate a portion of Falconscrest Subdivision #1 with condition. (Staff report provided via email on June 28, 2023)



Councilman Green made a motion to approve Planning & Zoning Commission recommendation and finding of facts to vacate a portion of Falconscrest Subdivision #1 with condition. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE
Councilman Brennan	AYE

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

7)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts to zone C-4 PUD "Airbase Commons Mixed-Use" with conditions. (Staff report provided via email on June 28, 2023)

Councilman Green made a motion to approve the Planning and Zoning Commission and finding of facts to zone C-4 PUD "Airbase Commons Mixed-Use" with conditions. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE
Councilman Brennan	AYE

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

8)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and finding of facts for the preliminary plat for "Airbase Commons Mixed-Use PUD with conditions. (Staff report provided via email on June 28, 2023)

Councilman Brennan made a motion to approve the Planning and Zoning Commission recommendation and finding of facts for the preliminary plat for "Airbase Commons Mixed-Use" PUD with conditions. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Green	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE
Councilman Brennan	AYE

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

#### ORDINANCES

1.Action Item: Ordinance #1778 - Amending City Ordinance regarding Mayor and City Council compensation and benefit.

Paul Fitzer, City Attorney said he did not like the way the contract was written for this issue and that was why it had come back before the Council this evening.

Councilman Brennan said he doesn't disagree with the way the Council portion of the contract was written but thought the Mayor Salary should be increased five percent. He feels it should be more fair salary.

Mayor Sykes said he agreed but would like to see the increase go toward the golf course contract instead of to his salary.

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

The following vote was recorded:

Councilman Green	AYE
Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	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 Green	AYE
Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was so ordered and given #1778.

2.Action Item: Ordinance #1779 - Repeal and replace Title 5, Chapter entitled "Flood Hazard Protection."

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

The following vote was recorded:

Councilman Green	AYE
Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	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 Green	AYE
Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilman Bundy	AYE

The vote being unanimous, the motion was so ordered and given #1779.

#### RECOGNIZING PERSONS IN THE AUDIENCE

- Deb Swearingen came forward and read a statement in support of T.J. Gomez, Desert Canyon Golf Course Golf Pro.

- Terri Manduca came forward and read a statement in support of T.J. Gomez, Desert Canyon Golf Course Golf Pro.

- Mari Young spoke to the Council in support of T.J. Gomez and the Golf Council Minutes - August 8<sup>th</sup>, 2023



Pro contract.

• Martin Beach came forward endorsing T.J. Gomez and the renewal of his contract with an increase in his salary as Golf Pro and Desert Canyon Golf Course.

• Joe Garza spoke to the Council about interest in leasing the motocross track.

• Rachelle Ruffing spoke to the Council on behalf of T.J. Gomez.

• Jeff Hobbs came before the Council to express support for T.J. Gomez.

• Sam Vogt spoke to the Council about his experience with T.J. Gomez as a golf coach and his support for T.J remaining at Desert Canyon Golf Course.

• Bud Adams came forward and spoke to the Council about the community money raised for causes with golf tournaments T.J. helps community organizations put on.

• Decker Sander spoke to the Council in support of T.J. Gomez.

FINAL COMMENTS

• There were no comments at this time.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:15 P.M. by orders from Mayor Sykes.

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

ATTEST:   
\_\_\_\_\_  
Tiffany Belt, City Clerk

