

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON JANUARY 22nd, 2018, AT 6:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

- 20189 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 20189 PUBLIC HEARING - Proposed Exchange of City-owned real property for real property owned by Rimco, Inc.
- 20189 RECOGNIZING PERSONS IN THE AUDIENCE
- 20189 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.
- A. APPROVAL OF MINUTES
 - Planning & Zoning Commission - October 30, 2017
 - Planning & Zoning Commission - January 2, 2018
 - City Council - January 8, 2018
 - B. BILLS - 1/9/18 to 1/22/17 in the Amount of \$226,743.08
 - C. TREASURER'S REPORT - for the Period Ending 12/31/17
 - D. PLANNING & ZONING RECOMMENDATIONS
 - 1. Approve Application for a Lot Line Adjustment by Alan Bermensolo to make the three lots platted in Westgate Subdivision into two lots for B Transfer and Be Secure Storage
 - 2. Approve Application for a Lot Line Adjustment by the City of Mountain Home for Lot 1, Block 1, In the Mountain View Industrial Park No. 1
 - E. APPROVE PLANNING & ZONING APPOINTMENTS
 - 1. Reappoint Nancy Brletic for a 6 year term expiring 02/24
 - 2. Reappoint Dennis Belt for a 6 year term expiring 02/24
 - 3. Reappoint Josh Dison for a 6 year term expiring 02/24
 - F. APPROVE AIRPORT COMMITTEE APPOINTMENTS
 - 1. Reappoint Warren Bauer for a 4 year term expiring 02/22
 - 2. Reappoint Tim Healy for a 4 year term expiring 02/22
 - G. APPROVE PARKS & RECREATION COMMITTEE APPOINTMENTS
 - 1. Reappoint Lou Ann Watson for a 4 year term expiring 02/22
 - 2. Reappoint Renae Roberts for a 4 year term expiring 02/22
 - H. APPROVE TRAFFIC SAFETY COMMITTEE APPOINTMENTS
 - 1. Reappoint Daniel Pomerlee for a 4 year term expiring 02/22
 - 2. Reappoint Barbara Turner for a 4 year term to expire 02/22
 - I. APPROVE LIBRARY BOARD APPOINTMENT
 - 1. Reappoint Bonnie Sharp for a 5 year term to expire 02/23
 - J. APPROVE REQUEST TO DECLARE vehicle as Surplus Property and allow to be sold at auction

- K. APPROVE TO RENEW AGREEMENT with the Cottage Investors II, LLC to allow the Cottages of Mountain Home to use the Parks and Recreation Building in the case of an emergency and Authorize the Mayor and City Clerk to sign
- L. APPROVE AGREEMENT WITH HARDCORE SKATEPARKS for the Professional Design Services for a new Skate Park to allow the City to proceed with grant opportunities and Authorize the Mayor to sign
- M. APPROVE CUSTOMER AGREEMENT with SportSites, Inc., for the Recreation Department on-line services software and Authorize the Mayor to sign
- N. PASS RESOLUTION #01-18 - Approving the Cooperative Agreement with the Idaho Transportation Department for Grant #2017/18-002 for the installation of 14 ADA Ramps and Authorizing the Mayor and City Clerk to sign

20190

OLD BUSINESS

Discussion/Decision to approve and authorize the Mayor and City Clerk to sign the Agreement for the exchange of City-owned real property for real property owned by Rimco, Inc. as described in the Notice of Public Hearing that was published in the Mountain Home News, and to authorize and direct the Mayor and City Clerk to proceed with the closing of the exchange and to sign all necessary documents required to do so

20191

NEW BUSINESS

Items Removed from Consent Agenda Section

20191

ORDINANCES

Ordinance - Updating various sections changing Board to Committee

20192

FINAL COMMENTS

20193

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON JANUARY 22nd, 2018, 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 January 22nd, 2018. A quorum was established with, Councilman Bundy, Councilman Brennan, Councilman Schipani, Councilman Bryant and Mayor Sykes being present.

PUBLIC HEARING - Proposed Exchange of City-owned real property for real property owned by Rimco, Inc.

The Mayor opened the Public Hearing at 6:00 p.m.

Tim Eckberg, a resident of Mountain Home came forward to speak against the proposed exchange of City-owned real property for real property owned by Rimco, Inc.

The Public Hearing was closed at 6:07 p.m.

RECOGNIZING PERSONS IN THE AUDIENCE

Several people spoke about the importance of the legislation for Marsy's Law.

CONSENT AGENDA

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A. APPROVAL OF MINUTES

Planning & Zoning Commission - October 30, 2017
Planning & Zoning Commission - January 2, 2018
City Council - January 8, 2018

B. BILLS - 1/9/18 to 1/22/18 in the Amount of \$226,743.08

C. TREASURER'S REPORT- for the Period Ending 12/31/18

D. PLANNING & ZONING RECOMMENDATIONS

1. Approve Application for a Lot Line Adjustment by Alan Bermensolo to make the three lots platted in Westgate Subdivision into two lots for B Transfer and Be Secure Storage
2. Approve Application for a Lot Line Adjustment by the City of Mountain Home for Lot 1, Block 1, in the Mountain View Industrial Park no. 1 and Lot Split for Lot 1, Block 2, in the Mountain View Industrial Park No. 1

E. APPROVE PLANNING & ZONING APPOINTMENTS

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

The following vote was recorded:

Councilman Bryant	AYE
Councilman Brennan	AYE
Councilman Bundy	AYE
Councilman Schipani	AYE

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

OLD BUSINESS

Discussion/Decision to approve and authorize the Mayor and City Clerk to sign the Agreement for the exchange of City-owned real property for real property owned by Rimco, Inc. as described in the Notice of Public Hearing that was published in the Mountain Home News, and to authorize and direct the Mayor and City Clerk to proceed with the closing of the exchange and to sign all necessary documents required to do so

Councilman Bundy said he wanted to reiterate this process has been done in the open and has been public. He said he is grateful Rimco wants to grow in the community of Mountain Home.

Councilman Bryant said having fifty new jobs in Mountain Home is huge for the City.

Councilman Brennan said Rimco is a great business that he respects. However, he felt the deal was not in the best interest of the City because of the difference in assessed property value between the two parcels of property. The difference in land value of the two areas of land is over \$900,000.00, and the City has also offered to move a water main that is running through the property where Rimco, Inc. wants to build at the City's expense. He proposed the City trade the land on South Main for the two vacant lots on Industrial Way where Chuck Ceccarelli would like to build his new building. Giving away the ground where Idaho Wrecker Sales and In the Ditch Towing are currently located is not in the best interest of the City.

Councilman Schipani said Chuck creates jobs in the community and his company has helped with grant writing to bring vocational classes to the high school when the City has needed it, so he has no problem with the land swap. Also regardless of who purchased the property it would be at the City's expense to move the water main pipe, as it was mistakenly put there in the first place.

Mayor Sykes asked Councilman Brennan what the value of drainage to College Park Subdivision, 3rd street and 10th Street are. Having the land behind Public Works could keep homes from flooding.

Councilman Brennan said he sees the value in that and the residents should be protected. Though with the changes in the deal he is proposing the people would still be protected.

Councilman Bryant said just because the assessed value of the property was high doesn't mean it can be sold for that. He said this property may

not have any other interest in it for another twenty years.

Chuck Ceccarelli, the owner of Rimco said he didn't think there was another way to make the deal work. He said he was invited to sit on a small business council and when asked about issues he faces for his business he said the number one issue is the low property values make it hard to build in Mountain Home. He believes if he builds a six million dollar building it will be worth four million dollars.

Mayor Sykes said anytime the City has needed something from Rimco, they have always been more than willing to help.

Councilman Bundy made a motion to approve and authorize the Mayor and City Clerk to sign the Agreement for the exchange of City-owned real property for real property owned by Rimco, Inc. as described in the Notice of Public Hearing that was published in the Mountain Home News, and to authorize and direct the Mayor and City Clerk to proceed with the closing of the exchange and to sign all necessary documents required to do so. Councilman Schipani seconded the motion.

Councilman Brennan asked Chuck Ceccarelli if there was any way he could make the deal work without the City giving up all of their land.

Chuck said he honestly doesn't know.

The following vote was recorded:

Councilman Bryant	AYE
Councilman Brennan	NAY
Councilman Bundy	AYE
Councilman Schipani	AYE

The majority of the vote being in favor, the motion passed.

NEW BUSINESS

Items Removed from Consent Agenda Section

There were no items removed from the Consent Agenda.

ORDINANCES

Ordinance - Updating various sections changing Board to Committee

Councilman Schipani made a motion to suspend the rules and read the Ordinance by title only for all three readings with the first reading tonight. Councilman Bryant seconded the motion.

The following vote was recorded:

Councilman Bryant	AYE
Councilman Brennan	AYE
Councilman Bundy	AYE
Councilman Schipani	AYE

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

The City Clerk read the Ordinance for its first reading by Title Only.

Mayor Sykes asked, "Does this Ordinance pass its first reading by Title Only."

The following vote was recorded:

Councilman Bryant	AYE
Councilman Schipani	AYE

Councilman Bundy
Councilman Brennan

AYE
AYE

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

FINAL COMMENTS

- Shirley Batchelor, Wastewater Superintendent said lagoon volumes are fifteen million gallons less than last year, so it has been a much easier year.

- Miguel Pedroza, Parks Superintendent said February 12th is the delivery date for the materials to build a new canopy at Carl Miller Park. He said some of the bushes at Carl Miller aren't in the best shape so they are taking them out.

- Dave Sonnentag, Water Superintendent said he is working with the engineer on the new tank.

- Tiffany Belt, Recreation Superintendent thanked the Council for passing the agreement on the new Recreation Software. She said it is enabling her to push her department forward and save some money as well.

- William Lamb, Library Director said they are finishing a three year strategic plan and it will go to the board next Thursday and once it is finalized he will send it to the Mayor and Council.

- Gene Palmer, Street Superintendent said they are preparing for any snow that might come along.

- Chief Schilz said there have been several burglaries lately and he wanted to encourage people to lock their front and back doors. Also to report anything that seems out of place. So far he said they haven't been able to identify a pattern in the burglaries.

- Jake Olsen, Golf Course Superintendent said his mechanic is going through all the mowers and servicing them. He said the wood is all pulled off of the bridge on hole nine and will be replaced.

- Courtney Lewis, Economic Development Director said she got a preview of the new website last week and it looks very user friendly and modern. She said they are working with ITD on the downtown plan and she will keep the Council posted. Courtney said they are working with the base on moving forward with the rail line as well.

- Mark Moore, Fire Chief said on Saturday they had a meeting at the fire station with the Rural Fire Commissioners. He said this Saturday they will start the Fire one courses. They are working on a Community Risk Reduction Program with the Red Cross.

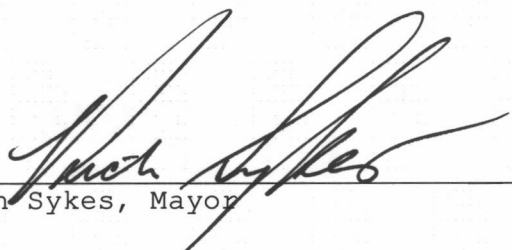
- Rich Urquidi, Director of Public Works said they started the cleanup of the old landfill last week, they had taken two hundred tons of material out and still had a lot more to go. He said Code Enforcement has really been working on trash tote violations.

- Paula Szafranski, City Treasurer said they are still working with the auditors to answer any questions they might have and they are on schedule for the auditors to present in March.

- Nina Patterson, City Clerk wanted to remind everyone that signed up for City Officials day that it is tomorrow and they have a van for everyone to ride together in.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:24 P.M. by orders from Mayor Sykes.


Rich Sykes, Mayor

ATTEST: 
Nina Patterson, City Clerk

