

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JULY 10<sup>th</sup>, 2017, AT 6:00 P.M.  
AT MOUNTAIN HOME CITY HALL CHAMBERS  
MOUNTAIN HOME, IDAHO

- 20033 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 20033 RESIGNATION FROM CITY COUNCIL by Geoff Schroeder -  
Departing Comments
- 20033 CONSENT BY THE CITY COUNCIL TO THE APPOINTMENT OF Fred  
Perez as New City Council member to fill the  
remaining term created by the resignation of  
Geoff Schroeder
- 20033 SWEARING IN OF NEW CITY COUNCIL MEMBER - Fred Perez
- 20033 PUBLIC HEARING - DEQ Water Loan and Judicial Confirmation
- 20033 RECOGNIZING PERSONS IN THE AUDIENCE
- 20033 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
    - Airport Board - June 20, 2017
    - City Council - June 26, 2017
    - Special City Council - Budget - June 27, 2017
  - B. BILLS - 6/27/17 to 7/10/17 in the Amount of  
\$241,958.29
  - C. PAY ROLL - 5/22/16 TO 6/21/17 in the Amount of  
\$588,647.95
  - D. APPROVE LAW ENFORCEMENT ASSISTANCE AGREEMENT with  
Elmore County for the City to assist with Law  
Enforcement Protection during the County Music  
Festival and Authorize the Mayor and City Clerk  
to sign
  - E. APPROVE GRANT AGREEMENT with the FAA for the Apron  
Reconstruction Project at the Mountain Home  
Municipal Airport and Authorize the Mayor and  
City Attorney to sign
  - F. APPROVE CITY ALCOHOL LICENSE RENEWALS for 2017/2018
  - G. APPROVE REQUEST TO GO OUT FOR QUALIFICATIONS for the  
2017 Urban Renewal Pedestrian Curb Ramp and  
Sidewalk Project
  - H. APPROVE REQUEST TO GO OUT FOR QUALIFICATIONS for the  
2017 City Curb Ramp  
Project
- 20034 OLD BUSINESS
- Discussion/Decision on Archery Proposal at the old  
Animal Shelter location
  - Discussion/Decision on Library Board Recommendation  
to go out for a two year operating override  
levy for the Library Roof
  - Discussion/Decision on payment of City portion of  
Floodplain study
- 20037 NEW BUSINESS
- Items Removed from Consent Agenda Section
  - Discussion/Decision on possible reinstatement of the  
Council Minutes - July 10<sup>th</sup>, 2017

Golf Advisory Committee  
Discussion/Decision on proposed Ordinance for Mayor's  
salary Increase to be effective January 1, 2018

- 20038           ORDINANCES  
                  Ordinance - Amending Section 2-2-1 through 2-2-8  
                                  changing Advisory Board to Advisory Committee  
                                  and Adding a Technology Committee
- 20038           FINAL COMMENTS
- 20039           EXECUTIVE SESSION - Pursuant to Idaho Code Section 74-  
                                  206(1)(f) - Conferring with legal counsel for  
                                  the public agency to discuss pending or  
                                  imminently likely litigation
- 20040           DISCUSSION/DECISION concerning Right-of-Way Acquisition for  
                                  the South 18<sup>th</sup> Street Project and possible  
                                  legal action
- 20040           ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JULY 10<sup>th</sup>, 2017, AT 6:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at Mountain Home City Hall Chambers, 160 South 3<sup>rd</sup> East, Mountain Home, Idaho on July 10<sup>th</sup>, 2017. A quorum was established with, Councilman Bryant, Councilman Bundy, Councilman Schipani, Councilman Schroeder and Mayor Sykes being present.

RESIGNATION FROM CITY COUNCIL by Geoff Schroeder - Departing Comments

Councilman Schroeder said it has been a tremendous honor to serve as a City Councilman for Mountain Home and he will miss it. Though he knew his replacement, Fred Perez would do a great job.

The Mayor and City Council thanked Councilman Schroeder for his time on the Council.

CONSENT BY THE CITY COUNCIL TO THE APPOINTMENT OF Fred Perez as New City Council member to fill the remaining term created by the resignation of Geoff Schroeder

Councilman Schipani made a motion to approve the appointment of Fred Perez as a new City Council member to fill the remaining term created by the resignation of Geoff Schroeder. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Bryant	AYE
Councilman Schipani	AYE
Councilman Bundy	AYE

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

SWEARING IN OF NEW CITY COUNCIL MEMBER - Fred Perez

New City Councilman Fred Perez was sworn in by City Clerk, Nina Patterson, and the meeting continued.

A quorum was established with, Councilman Bryant, Councilman Bundy, Councilman Schipani, Councilman Perez and Mayor Sykes being present.

PUBLIC HEARING - DEQ Water Loan and Judicial Confirmation

No one came forward to speak for or against the DEQ Water Loan and Judicial Confirmation.

RECOGNIZING PERSONS IN THE AUDIENCE

Chris Alzola, Museum President and Debbie Shoemaker, Museum Director were present and said they would like to go out for a grant to enclose the shed next to the museum and to make it wheel chair accessible.

Chris said they wanted to inform the Council of the project and advised they will be seeking their approval at a future City Council meeting since the project is on City property.

CONSENT AGENDA

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placed on the Regular Agenda.

- A. APPROVAL OF MINUTES
  - Airport - June 20, 2017
  - City Council - June 26, 2017
  - Special City Council - Budget - June 27, 2017
- B. BILLS - 6/27/17 to 7/10/17 in the Amount of \$241,958.29
- C. PAY ROLL- 5/22/17 to 6/21/17 in the Amount of \$588,647.95
- D. APPROVE LAW ENFORCEMENT ASSISTANCE AGREEMENT with Elmore County for the City to assist with Law Enforcement Protection during the Country Music Festival and Authorize the Mayor and City Clerk to sign
- E. APPROVE CITY ALCOHOL LICENSE RENEWALS for 2017/2018
- F. APPROVE REQUEST TO GO OUT FOR QUOTES for the Apron Reconstruction Project at the Mountain Home Municipal Airport and Authorize the Mayor and City Attorney to sign
- G. APPROVE REQUEST TO GO OUT FOR QUOTES for the 2017 City Curb Ramp Project

City Clerk, Nina Patterson said she would like to clarify Items G and H should read Request to go out for Quotes not Qualifications.

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 Schipani	AYE
Councilman Bundy	AYE
Councilman Perez	AYE

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

#### OLD BUSINESS

##### Discussion/Decision on Archery Proposal at the old Animal Shelter location

Mayor Sykes said he has spoken to Councilman Schroeder and to Rich Urquidi, Director of Public Works about another building that could be used to store some of the City's equipment.

Rich Urquidi asked if it would be possible for the archery group to use that facility rather than Public Works using it for their equipment.

Mayor Sykes said it was made clear to him it could be used by the City to store equipment but not for the archery group.

Councilman Bundy asked how long it would be necessary for the archery group to use this building.

Willy Heckathorn, Bill Nqri and David Kellerman were present to discuss the Archery proposal.

Willy said his use of the old Animal Shelter building would be temporary but use of the land next to it would be permanent.

Jay Friedly, City Attorney said there would need to be a lease, both for the property and the building.

Councilman Bundy said there shouldn't be an open ended agreement.

Councilman Bryant said it would be five to eight years before the archery group would be able to build their own building on the property. He said if he wasn't mistaken as long as nothing is changed physically in the building it can still be used as far as FEMA guidelines are concerned.

Mike McCain, Building Official said the way the guideline reads anything below baseline elevation can be used for parking, storage or access to a higher floor. He said he did speak with FEMA regarding this and Council Minutes - July 10<sup>th</sup>, 2017

they said if the City was going to use it for something they recommended temporary use as FEMA defines it which is for 180 days or less. The City should remain in full control of the building. The 180 days could possibly be extended one time allowing for a year.

Councilman Bundy said so if I understand what you are saying, by law it could be used for archery for a year.

Mike said that was correct.

Councilman Perez asked how the City could enter into a lease for five years when by law it could only be used for one.

Mayor Sykes asked Willy if they could do a one year lease and he would speak to someone at the National Guard Base about letting them use the building out there after that.

Willy asked if they could lease the building for a year and the property for five years.

Mayor Sykes said the property is no problem; there has never been a concern with the archery group using the property.

Willy said in order for him to be able to get grants he would have to have a long term lease commitment.

Councilman Bundy asked if that long term commitment could be for property only?

Willy said that was correct. He said every grant he looks at they match dollar for dollar but the very most they could get from Fish and Game in one year is \$80,000.00.

Mike McCain said there were a lot of options that could be done but the building is the biggest obstacle.

Councilman Perez asked if it would be incorporated into one lease or would the building and the land be two separate leases.

Jay said it would be better as two leases.

Mayor Sykes asked what how long of a lease they would like to have the land leased for.

Willy said he would like it as long as possible.

Mayor Sykes asked if twenty years with an option to renew the lease would be acceptable.

Willy said he hoped it was.

Councilman Bundy made a motion to have City Attorney, Jay Friedly draft a proposed lease for twenty years on the property and a one year lease for the old animal shelter building with Idaho Fish and Game. Councilman Bryant seconded the motion.

The following vote was recorded:

Councilman Bryant	AYE
Councilman Schipani	AYE
Councilman Bundy	AYE
Councilman Perez	AYE

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

Discussion/Decision on Library Board Recommendation to go out for a



two year operating override levy for Library Roof

Mayor Sykes asked William Lamb, Librarian if the amount he was asking for would be enough if costs were to go up by the time the roof was to be replaced.

William said there was a bit of leeway and he had put \$10,000.00 in contingency funds.

Councilman Schipani said it will be two years to get the money with a levy and wanted to know how the plans that will be drawn up before that will be paid for.

William said the first half of the funds would be released in February of 2019 and the funds would be available to pay the architect and pay for the bid documents.

Councilman Schipani asked what the strategic plan was.

William said once it is approved by Council they would form a committee to promote the levy and he has spoken with former Library Director Luise House and she has agreed to chair that committee.

Councilman Bundy made a motion to approve the Library Boards recommendation to go out for a repair levy. Councilman Bryant seconded the motion.

The following vote was recorded:

Councilman Bryant	AYE
Councilman Schipani	AYE
Councilman Bundy	AYE
Councilman Perez	AYE

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

Discussion/Decision on payment of City portion of Floodplain Study

Councilman Schipani wanted to know what the cost would be.

Mayor Sykes said there was a bid in hand for the City plus two miles is roughly \$33,000.00. He said based on that WECRD would pay \$11,000.00 and the City would pay \$22,000.00. He said the engineering costs would be the expensive part of the project and we still don't know what that cost would be. He asked if it took some people out of the flood plain would it be putting other in.

Mike McCain, Building Official, answered that it would.

Councilman Bundy said the only part we want surveyed would be the current flood plain. There is no need to potentially put people who aren't in the flood plain into it. He said we need to figure out what the cost would be if we shrink the area engineered.

Mike said those areas wouldn't be looked at the only areas that really need to be looked at are in the County so they really need to be brought into the discussion as well.

Mayor Sykes said if they wanted to pay for the engineering they would have to do it out of this year's budget and we don't have the money for it but we do have the money if the City wants to participate in the flyover.

Councilman Schipani said he likes the idea of talking to the County to see if they would like to participate as well.

Mike said every time you go smaller on a flyover it is more expensive

Council Minutes - July 10<sup>th</sup>, 2017

because getting the plane off the ground is the expensive part. So the price per acre would be more expensive if you survey less. That is why it makes the most sense to get as many entities involved as possible to split the cost up.

Rich Urquidi, Director of Public Works said if we committed now we could ask the County to reimburse some of the cost.

Councilman Schipani said for him a large factor in wanting to participate in this was to get some of the houses in Mountain Home out of the flood plain if they didn't need to be in it.

Councilman Perez said as long as there is a canal running above the area it was going to be hard to have anything removed from the flood plain. He said when the 18<sup>th</sup> street project is redone it will change the flood plain because the elevation of 18<sup>th</sup> street will be raised. So he didn't understand why we would do this before the street was redone.

There was a discussion about the County paying a third of the cost.

Mayor Sykes advised he would attend the Commissioners meeting on Friday, July 14<sup>th</sup> to see if the County would be willing to participate in this and pay \$11,000.00.

Councilman Bundy made a motion to allocate up to \$11,000.00 to the Li Dar flyover. Councilman Perez seconded the motion.

The following vote was recorded:

Councilman Bryant	NAY
Councilman Schipani	AYE
Councilman Bundy	AYE
Councilman Perez	AYE

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

#### NEW BUSINESS

##### Items Removed from Consent Agenda Section

There were no items removed from the Consent Agenda.

##### Discussion/Decision on possible reinstatement of the Golf Advisory Committee

Mayor Sykes said he had a citizen come in and request to have the Golf Advisory Board reinstated because of small oversights that he sees happening.

Jake Olsen, Golf Course Superintendent said he doesn't think it is needed. He said it would be hard to have to go to a committee before he could implement any plans on the course and it would just make those processes take longer. Jake said when he started there was a board and he found it difficult to do his job. The board was suspended after that.

Councilman Schipani said he felt with as well as things are going right now there wasn't a need to reinstate the committee.

Councilman Bundy made a motion that the reinstatement of the Golf Advisory Committee be denied. Councilman Schipani seconded the motion.

The following vote was recorded:

Councilman Bryant	AYE
Councilman Schipani	AYE

Councilman Bundy  
Councilman Perez

AYE  
AYE

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

Discussion/Decision on proposed Ordinance for Mayor's Salary Increase to be effective January 1, 2018

Councilman Bundy said everyone could agree \$48,000.00 a year for a full time Mayor with a budget this size and the number of citizens we have is low. He said he did some research and found out even towns of the same size are paying their Mayors more. He said he was in favor of increasing the Mayor's salary.

Councilman Schipani said he was on the Council for the last pay raise and they knew it was low then, but it is difficult to give out a huge raise all at once.

Councilman Perez said you have come in and in a few months made some changes and gotten to know your department heads. He said if we are going to have a full time Mayor you need to pay for a full time Mayor.

Nina Patterson, City Clerk advised the last time it was raised was 2014 but before that it had not been increased since 2002 and that is why it is so far behind.

Council wanted more time to research and decide on the amount of increase. It was decided to continue this item to the July 24<sup>th</sup> Council Meeting.

ORDINANCES

Ordinance - Amending Section 2-2-1 through 2-2-8 changing Advisory Board to Advisory Committee and Adding a Technology Committee (2<sup>nd</sup> reading by title only)

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

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

The following vote was recorded:

Councilman Bryant	AYE
Councilman Schipani	AYE
Councilman Bundy	AYE
Councilman Perez	AYE

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

FINAL COMMENTS

- Tiffany Belt, Recreation Superintendent said the pool is great and there was a swim meet on Saturday that was packed. She said tomorrow there is swim with the Mayor and they'll be testing out the foam machine.

- Mike Freeman, Communications Assistant was present and introduced himself.

- Mark Moore, Fire Chief said they've been busy with several fires and they are working on those. He said he wanted to thank everyone who helped make the 4<sup>th</sup> of July fireworks show happen this year.

- Gene Palmer, Street Superintendent said next week they'll be chip sealing and fog sealing the west side of town. Right now they are in the Council Minutes - July 10<sup>th</sup>, 2017



process of cleaning and trimming trees. He said they will be getting two parking lots ready for paving.

- Shirley Batchelor, Wastewater Superintendent said they are cleaning and getting rid of as much water as they can at the lagoons.

- William Lamb, Librarian said they are in the middle of the Summer Reading Program and they have about 500 participants.

- Larry Cronin, Cemetery Sexton said they are putting up fencing around the equipment shed so that people with loved ones in that area of the cemetery don't have to look at the equipment when they are visiting someone.

- Dave Sonnentag, Water Superintendant said Well #14 went down last week and the pump was pulled and rebuilt.

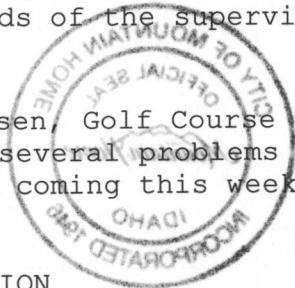
- Nick Schilz, Police Chief said they are gearing up for the Music Festival. He said they have two people in the Field Training process and they have just rotated everyone from patrol and detectives. Nick said he wanted to commend Kyle Holloway, a Mountain Home Police Officer who was just recognized on KTVB for pushing a disabled person home in their motorized scooter in 100 degree weather.

- Rich Urquidi, Director of Public Works said they are busy and Well #16 should be in the system starting tomorrow.

- Paula Szafranski, City Treasurer said they are getting the budget finalized. She said on July 26<sup>th</sup> they will be doing a City cleanup downtown.

- Nina Patterson, City Clerk said Sandy Jett had come before the Council a few months back about changing the dog quarantine ordinance and there were several changes that had to be made to the proposed ordinance. She said it will be going to Jay Friedly, City Attorney and hopefully be ready to be read for the first reading at the next City Council Meeting. Nina said they are getting the truck route ordinance ready as well and it should be coming to the Council soon, and she would like to remind the Department Heads of the supervisor training that would be taking place tomorrow.

- Jake Olsen, Golf Course Superintendent said with the warm weather they have had several problems with sprinkler heads going down and they have Rainbird coming this week to help diagnose the communication wire problems.



#### EXECUTIVE SESSION

Executive Session - Pursuant to Idaho Code Section 74-206(1)(f) - Conferring with legal counsel for the public agency to discuss pending or imminently likely litigation

Councilman Schipani made a motion to go into Executive Session - Pursuant to Idaho Code Section 74-2016(1)(f) - Conferring with legal counsel for the public agency to discuss pending or imminently likely litigation. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Bryant	AYE
Councilman Schipani	AYE
Councilman Bundy	AYE
Councilman Perez	AYE

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

The Council went into Executive Session at 7:49 P.M.

The Council came out of Executive Session at 8:05 P.M.

Discussion/Decision concerning Right-of-Way

Jay Friedly, City Attorney said this involves the 18<sup>th</sup> East street project and they need authorization from the council to pay Dave Howe \$60,000.00 for the acquisition of the necessary property and to authorize him to proceed with revision of the documents to be acceptable to the property owner and the City.

Councilman Schipani made a motion to authorize a payment to Dave Howe of \$60,000.00 for the acquisition of the necessary property for the 18<sup>th</sup> East street project and to authorize City Attorney, Jay Friedly to proceed with revision of the documents as acceptable to the City and the property owner. Councilman Bundy seconded the motion.

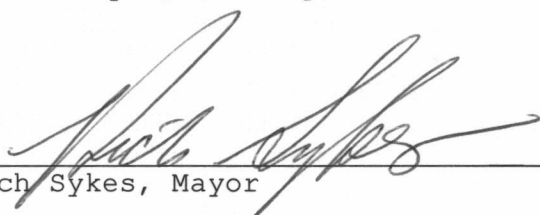
The following vote was recorded:

Councilman Bryant	AYE
Councilman Schipani	AYE
Councilman Bundy	AYE
Councilman Perez	AYE


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

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:06 P.M. by orders from Mayor, Rich Sykes.

  
Rich Sykes, Mayor

ATTEST:

  
Nina Patterson, City Clerk

