

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON AUGUST 14th, 2017, AT 6:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

- 20061 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 20061 PUBLIC HEARING - FY18 Budget
- 20061 PUBLIC HEARING - Parks, Recreation and Swimming Pool Fees
- 20061 PUBLIC HEARING - Golf Fees
- 20061 PUBLIC HEARING - Animal Shelter Quarantine Fee
- 20061 PRESENTATION - LHTAC - Road Master Program
- 20061 RECOGNIZING PERSONS IN THE AUDIENCE
- 20061 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 Advisory Committee - July 18, 2017
 - Parks & Recreation Advisory Committee July 19, 2017
 - City Council - July 24, 2017
 - B. BILLS - 7/25/17 to 8/14/17 in the Amount of \$922,852.30
 - C. PAY ROLL - 6/22/16 TO 7/21/17 in the Amount of \$603,391.39
 - D. CONTINUE WITH NATIONAL BENEFITS SERVICES, LLC as the Benefit Administrator for the City of Mountain Home for the 2017-2018 year with no change to contract or rates
 - E. CONTINUE WITH REGENCE BLUE SHIELD OF IDAHO as the Medical Insurance Provider for the City of Mountain Home for the 2017-2018 year with a 6% rate increase and Authorize the Mayor to sign
 - F. CONTINUE WITH DELTA DENTAL as the Dental Insurance Providers for the City of Mountain Home for the 2017-2018 year with a 2% rate increase
 - G. CONTINUE WITH WILLAMETTE DENTAL as the Dental Insurance Providers for the City of Mountain Home for the 2017-2018 year with a 2% rate increase
 - H. CONTINUE WITH UNITED HERITAGE as the Life Insurance Provider for the City of Mountain Home for the 2017-2018 year with no change to contract or rates
 - I. CONTINUE WITH VSP as the Vision Insurance Provider for the City of Mountain Home for the 2017-2018 year with no change to contract or rates
 - J. CONTINUE WITH RELIANT BEHAVIORAL HEALTH as the Employee Assistance Program Counseling Service for the City of Mountain Home for the 2017-2018 year with no rate increase and Authorize the Mayor to sign
 - K. CONTINUE WITH LEAVITT GROUP as the Benefit Services Provider for the City of Mountain Home for the 2017-2018 year with no change to contract or

rates

- L. APPROVE RIGHT OF WAY CONTRACT for the Howry property for the South 18th Street Light Project and Authorize the Mayor to sign
- M. APPROVE RIGHT OF WAY CONTRACT for Lincoln Square property for the South 18th Street Light Project and Authorize the Mayor to sign
- N. AWARD BID FOR THE East 8TH NORTH & NORTH 6TH EAST INTERSECTION SAFETY PROJECT to Ytuarte Concrete & Construction, Inc. in the amount of \$103,687.00 and Authorize the Mayor and City Clerk to sign contract documents
- O. APPROVE AGREEMENT EXTENDING Smith Road Agreement and Authorize the Mayor and City Clerk to sign
- P. APPROVE REQUEST TO LEASE PURCHASE one (1) Peterbuilt 367 Chassis with NJPA pricing from Peterbuilt in the amount of \$111,349.00 and (1) Dump Body from Utility Truck Equipment Sales in the amount of \$42,450.00 for a total of \$153,799.00 with lease purchase paperwork through Mountain West Bank to be brought back to the Council for approval at a future meeting **(Pulled from Consent Agenda and placed under New Business)**
- Q. APPROVE REQUEST TO PURCHASE three (3) new Dell OptiPlex 3050 Desktop Computers and one (1) new Dell Precision 7520 Laptop Computer from IntegriNet in the total amount of \$4,556.00 for the Police Department
- R. APPROVE REQUEST TO PURCHASE A 2018 Ford Transit Connect XL Cargo Van from Goode Motor Ford in Burley, Idaho on the State Contract in the total amount of \$22,224.66 for the Animal Shelter
- S. APPROVE DOWNTOWN BEAUTIFICATION AGREEMENT for Susan Basabe dba Fitness First in the amount of \$500.00 and Authorize the Mayor and City Clerk to sign
- T. PASS RESOLUTION #13-17 - Approving the Renewal of the Golf Course Concession Agreement with Brandie Kearby, doing business as Kurlys 2 Sports Grill for an additional year from October 1, 2017 to September 30, 2018 with the same terms and conditions and Authorize the Mayor and City Clerk to sign
- U. PASS RESOLUTION #14-17 - Approving the Addendum to the Cooperative Agreement with the Idaho Transportation Department for Grant #2016/17-001 for the installation of 5 additional ADA Ramps making the total 23 and Authorize the Mayor and City Clerk to sign
- V. PASS RESOLUTION #15-17 - Ordering a Special Election be held to Determine Whether the Levy upon Taxable Property shall be increased by the Sum of \$105,000.00 for each of the Tax Years 2018 and 2019 for Library Roof Repairs, Establishing a Date, Time and Place for the Election, Providing a Form of Ballot and Notice of Election and Authorize the Mayor and City Clerk to sign

20062

OLD BUSINESS

Discussion/Decision on Shooting Range

20063

NEW BUSINESS

Items Removed from Consent Agenda Section

Discussion/Decision on Al Adelsbergger's Development and Annexation Fees on proposed re-development of Meadows Trailer Park

Discussion/Decision on LSMx Addendum to Buxton

Agreement for the Economic Development
Department and Authorize the Mayor to sign
Discussion/Decision on Museum proposal to enclose and
improve the outside display area on the side of
City Hall
Discussion/Decision to allow Western Elmore County
Recreation District to remove and replace dug-
outs
Discussion/Decision on authorizing the City Employees
to have 50% discount on green fees and cart
rental at the City golf course
Discussion/Decision on Rebate Program for Water
Conservation
Discussion/Decision on forming a committee for the
Albertsons building
Discussion/Decision on forming a committee for future
wastewater Treatment plant

20066

ORDINANCES

Ordinance - Mayor Salary Increase - (2nd and 3rd
reading by title only)
Ordinance - Adopting FY18 Budget

20067

FINAL COMMENTS

20069

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON AUGUST 14th, 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 3rd East, Mountain Home, Idaho on August 14th, 2017. A quorum was established with, Councilman Bryant, Councilman Bundy, Councilman Schipani, Councilman Perez and Mayor Sykes being present.

PUBLIC HEARING - FY18 BUDGET

- No one was present to speak at the public hearing.

PUBLIC HEARING - Parks, Recreation and Swimming Pool Fees

- No one was present to speak at the public hearing.

PUBLIC HEARING - Golf Fees

- No one was present to speak at the public hearing.

PUBLIC HEARING - Animal Shelter Quarantine Fee

- No one was present to speak at the public hearing.

PRESENTATION - LHTAC - Road Master Program

Eight members of the Mountain Home Street Department were presented with certificates of completion for the LHTAC Road Master Program.

RECOGNIZING PERSONS IN THE AUDIENCE

CONSENT AGENDA

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Councilman Schipani made a motion to approve the Consent Agenda as printed without Item P. 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 Shooting Range

Mayor Sykes said if it was alright with the Council he would like to continue this item to a future meeting because they are looking into some other options for an archery and shooting range. He said he would like to see where this was going before they made any decisions about the outdoor shooting range.

It was decided to continue this item to a future meeting.

NEW BUSINESSItems Removed from Consent Agenda Section

Item P: Approve Request to Lease Purchase one (1) Peterbuilt 367 Chassis with NJPA pricing from Peterbuilt in the amount of \$111,349.00 and one (1) Dump Body from Utility Truck Equipment Sales in the amount of \$42,450.00 for a total of \$153,799.00 with lease purchase paperwork through Mountain West Bank to be brought back to the Council for approval at a future meeting

City Attorney, Jay Friedly said it was all right to approve this as long as it was contingent upon getting information from NJPA. He said what they needed was a purchasing agreement with a set price and he has contacted them and is waiting for them to send it to him.

Councilman Perez made a motion to approve the request to lease purchase one (1) Peterbuilt 367 Chassis with NJPA pricing from Peterbuilt in the amount of \$111,349.00 and one (1) dump body from Utility Truck Equipment Sales in the amount of \$42,450.00 for a total of \$153,799.00 with lease purchase paperwork through Mountain West Bank to be brought back to the Council for approval at a future meeting contingent upon getting the information from NJPA that Jay Friedly has requested.

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 Al Adelsberger's Development and Annexation Fees on proposed redevelopment of Meadows Trailer Park

There was a discussion between the City Council and Al Adelsberger about the possible annexation and redevelopment of Meadows trailer park and his request to have connection and annexation fees waived.

Discussion/Decision on LSMx Addendum to Buxton Agreement for the Economic Development Department and Authorize the Mayor to sign

Paula Riggs, Economic Development Director gave a presentation and showed a video to the Council on the benefits of the LSMx addendum to the Buxton Agreement. She said it was a tool for the local businesses to use to give them data about their business specifically.

Councilman Bundy asked if this addendum gave the City businesses access to 25 memberships a year and does it include a fee for the City.

Paula answered it would give the businesses access to 25 memberships and there would not be a fee for the City, all the fees would be between the businesses using the LSMx program and Buxton Company.

Councilman Bundy made a motion to approve the LSMx Addendum to the Buxton Agreement for the Economic Development Department and Authorize the Mayor to sign. 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 Museum proposal to enclose and improve the outside display area on the side of City Hall

Chris Alzola and Debbie Shoemaker were present to discuss improving and enclosing the Museums display area on the side of City Hall.

Councilman Bundy asked if there would be a structural study done.

Chris said there would and the problem they are running into is they don't have a firm time frame.

Jay Friedly, City Attorney said there should be an agreement in place to protect all the parties and if there was an agreement between the City and the museum he didn't think there would be any issues.

It was decided Chris Alzola would work with Jay Friedly on an agreement that would be satisfactory to both parties.

Discussion/Decision to allow Western Elmore County Recreation District to remove and replace dug-outs

Mayor Sykes pulled this item from the agenda.

Discussion/Decision on authorizing the City Employees to have a 50% discount on green fees and cart rental at the City golf course

Jon Matthews was present and said he is a city employee and would like to see the employees get a 50% discount on greens fees. He said currently the golf course employees golf for free so it would be nice if the other City employees could enjoy some discount. Jon said as of right now people also have to pay for each person riding in the cart even if they aren't golfing and so by the time you add in the costs for that it is about the same price to golf in Boise. He suggested a three month trial period, possibly next spring.

Jake Olsen, Golf Course Superintendent said golf employees get free golf if they work over 20 hours a week. He said he felt all City employees should get free golf and it would be good for morale.

Nina Patterson, City Clerk said in the Personnel Policy it does state the golf course employees get free golf if they work more than 20 hours a week. She said before when they had given reduced golf to employees there were complaints from employees that didn't golf that other employees were getting a benefit they weren't, so they started giving each employee wellness money that employees could use on golf league or other types of activities that promote a healthy lifestyle.

Councilman Schipani said it would be a nice perk but not something the employee has to take advantage of if they aren't interested.

It was decided this would be brought back at a future meeting when the Council could talk with Golf Pro T.J. Gomez.

Discussion/Decision on Rebate Program for Water Conservation

Mayor Sykes said he asked Keller Associates if there were any other cities they knew of that had been trying to introduce a water rebate program. He said the City of Ashland does a rebate of \$75.00 for a low flow toilet, \$60.00 for your second and \$50.00 for your third low flow toilet. He also said there were reduced rates for new construction installing low flow toilets. Mayor Sykes said there are also places that offer rebates for installing low energy and water efficient washer and dryers and replacing old sprinkler heads with more efficient ones. He said he wanted to bring this to the Council because the City of Mountain Home does have water

issues.

Councilman Perez said he liked the idea.

Councilman Schipani said he also liked the idea but when you are looking at things like dishwashers that almost all already have the energy star rating, are we going to pay a resident every time they replace an energy star appliance with a new energy star appliance.

Councilman Bundy wondered if this program would be paid for by enterprise funds or would it come off of the utility bill.

City Treasurer, Paula Szafranski said it is enterprise funds either way. She said it would be coming from Water and Wastewater because you are eliminating waste usage as well.

Jay Friedly, City Attorney said it should be fine, it all comes and goes from the same fund and if you're saving water you are using less water out of the fund.

It was decided this would come back to the Council after some guidelines could be set for this project.

Discussion/Decision on forming a committee for the Albertsons building

Councilman Bryant said he had this on the agenda because there isn't anything going on with the building but it was suggested to him if there were a committee formed about the building it might put some pressure on Albertsons to make a decision about what to do with the building. He said with some stakeholders and other business owners involved he thought it might get more attention from Albertsons.

Councilman Bundy said it was a great idea but he wanted to know if the Mountain Home Economic Development Department needed help working on this project.

Paula Riggs, Economic Development Director said it is important to have the presence of other community leaders involved instead of just Economic Development.

It was decided Councilman Bryant would work to form the Committee.

Discussion/Decision on forming a committee for future wastewater Treatment plant

Councilman Bryant said most places don't just create a water treatment plant anymore but also have a solid waste disposal that creates gas and use a generator to run the plant and they use the waste left over from that to sell as fertilizer. He said the City is planning to grow and we have started to pick up growth and one of the things they found was cities that didn't plan and had to put in a wastewater treatment plant later had to do it at an enormous cost to the City and the residents of those cities. If a fund was established for this now, knowing it would be needed fifteen to twenty years from now then no one would get sticker shock from the price.

Councilman Schipani asked how the wastewater ponds were doing. Was this something that needed to be done.

Wastewater Superintendent, Shirley Batchelor said in two years they will have to test all eight ponds and they have already out lived their life expectancy by ten to twenty years.

Councilman Perez wanted to know what the ponds are tested for.

Shirley replied they do a percolation test and an evaporation test. She said you are only allowed a quarter of an inch on the older ponds and

an eighth of an inch on the ponds with synthetic liners.

Councilman Perez said new liners would be a significant cost, however unless you have a very expensive system there is no way waste left over would be usable as fertilizer. Though he didn't think the idea of a Wastewater Treatment Facility was a bad idea but it would be more expensive than lining the ponds.

Councilman Bundy said if we were looking at a treatment facility it would have to be ten years out because of the fees. He wanted to know how much room the Wastewater ponds have in them now.

Shirley said they will have to look at a new pond within the next few years.

Rich Urquidi, Director of Public Works said there is more than enough room for an additional pond there.

Mayor Sykes asked if our farm could hold additional wastewater.

Shirley said that it could, they have 600 acres and they could do non growing season watering into November to get rid of it.

ORDINANCES

Ordinance - Mayor Salary Increase (2nd and 3rd reading by title only)

Councilman Bundy made a motion to suspend the rules and read this Ordinance by Title Only for the second and third readings tonight. Councilman Schipani 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 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.

The City Clerk read the Ordinance for its third and final reading by title only.

Mayor Sykes asked, "Does this Ordinance pass its third and final 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 given #1662.

Ordinance - Adopting FY 18 Budget

Councilman Bundy made a motion to suspend the rules and instructed the City Clerk to read this 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 Perez	AYE
Councilman Schipani	AYE
Councilman Bundy	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 Perez	AYE
Councilman Schipani	AYE
Councilman Bundy	AYE

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

FINAL COMMENTS

- Tiffany Belt, Recreation Superintendent said the pool closed Saturday and they did the annual dog swim yesterday. She said soccer signups close Friday and they will be making some adjustments to the program. She said this Saturday they will have a splash zone in the park and a lot of fun things for kids to do.

- Mike McCain, Building Official said they are sending out a lot of letters about weeds and doing a lot of roof permits. He said the Planning and Zoning Meeting will be next Monday.

- Paula Riggs said the Downtown Master Plan is moving along and the survey on the project out to the public closed and now they are gathering the comments. She said they are in the final stages of getting the rail lease done. The NDAA of the rail to the City is still scheduled to be reviewed by the Senate in September. She said the website should be done by September or October. Paula said they had one site visit with a company and it had gone very well and he is interested in coming to Mountain Home but is having a hard time finding the right space in the area he wants to be in.

- Miguel Pedroza, Parks Superintendent said things are good, they are just mowing and taking care of weeds and getting Carl Miller ready for the festival this weekend.

- Mark Moore, Fire Chief said he wanted the Mayor and Council to be aware the Fire Department was in the process of going into Idaho's Survey and Rating Bureau. They will look at the City's dispatching system, water supply, hydrants and the number of personnel that respond to a fire. He said it should be completed by November. Mark said with the upcoming

eclipse there is a legitimate concern with all of the people coming through that people should stay prepared for delays, especially on the roads.

- Gene Palmer, Street Superintendent said the City is in the middle of working with ITD on sidewalk ramps around town and there are about twenty that will be replaced. He said near West Elementary the City will be replacing handicap ramps as well. Gene said Urban Renewal will be paying for 15 ramps to be replaced near Stardust Plaza. The street sweepers are running regularly. On North 14th they will be finishing sidewalks to make it safer for kids to get to school.

- Shirley Batchelor, Wastewater Superintendent said the VFD was put on the wells at the sewer ponds to help get more water out to the farm.

- William Lamb, Librarian said they are doing their strategic plan survey and he encourages everyone to fill it out.

- Larry Cronin, Cemetery Sexton said everything at the Cemetery was moving along normally. They are lawn mowing and taking care of some summertime projects.

- Dave Sonnentag, Water Superintendant said they are finishing with well #16.

- Police Lieutenant, Humberto Fuentes said things are going well at the PD, all the new cars are up and running and once the Department has hired everyone they need all the cars will be in use.

- Police Lieutenant, Ron Harmon said they are finalizing plans for AFAD to make sure they are ready.

- Rich Urquidi, Director of Public Works said he included in the packet a picture of Gene's street project. He said he thought there was great coverage of the Downtown Cleanup and he has been speaking with the other Department Heads about keeping that up throughout the year.

- Paula Szafranski, City Treasurer said they finalized the budget tonight and thanked the Department Heads for all of their hard work on that. She said they will be doing the strategic ten year plan and as they go through it if there is anything anyone wanted to change they will have the opportunity to do that before the next ten year Strategic Plan goes into place.

- Nina Patterson, City Clerk said she has been working on the animal ordinance and once it is finalized she will send it to City Attorney, Jay Friedly to review and hopefully it will be ready for its first reading at the next Council meeting. She said she is working on policy updates to the personnel policy and will be sending it out for the Council to look at. Nina said the purchasing policy is being reviewed because purchasing amounts changed as of July 1st. In September the Council authorized Valuations North West to appraise some of the City buildings and they were supposed to have been here by now and they haven't but when she called them they said they would be here before the end of September. Nina said there were two Council seats up for reelection in November and the running packets are available at City Hall if anyone is interested in running. She said the filing period opens August 28th and closes September 8th and there will be a notice coming out in the paper during that week that by law has to be published then. She said she is working to get the paperwork for the Library bond election done and over to the County and the notice to the paper. Three firms put in for the City Prosecuting Attorney position and the committee the Mayor put together will be interviewing them soon.

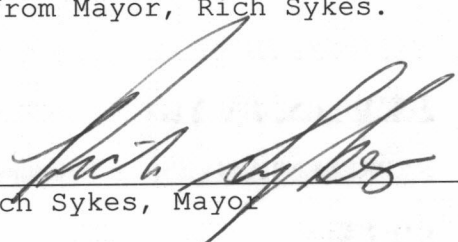
- Councilman Schipani asked Street Superintendent, Gene Palmer when he would be repainting tenth after it was fog coated.

Gene answered that it would most likely be tomorrow.

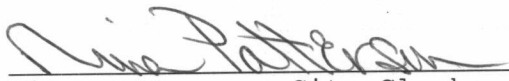
• Jake Olsen, Golf Course Superintendent said everything at the Golf Course is going well and the tournaments they are hosting have had great attendance.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:02 P.M. by orders from Mayor, Rich Sykes.


Rich Sykes, Mayor

ATTEST:


Nina Patterson, City Clerk

