

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON AUGUST 28th, 2017, AT 6:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

20080 CALL MEETING TO ORDER/ESTABLISH A QUORUM

20080 RECOGNIZING PERSONS IN THE AUDIENCE

20080 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
 - Traffic Safety Committee - August 9, 2017
 - City Council - August 14, 2017
 - Parks and Recreation Committee - August 16, 2017
- B. BILLS - 8/15/17 to 8/28/17 in the Amount of \$449,805.08
- C. TREASURER'S REPORT - for the Period Ending 7/31/17
- D. APPROVE LEASE AGREEMENT with the Department of the Air Force for the Railroad Spur, main line and crossings for the City Rail Industrial Park located off of N. Haskett Street with an annual lease payment beginning at \$1,518.00 and Authorize the Mayor and City Clerk to sign
- E. APPROVE NOTICE OF INTENT TO RENEW LEASE AGREEMENT with the Department of the Air Force for the Railroad Spur, main line and crossing for the City Rail Industrial Park located off of N. Haskett Street for an additional year with the same terms and conditions, subject to lease payment increase and Authorize the Mayor and city Clerk to sign
- F. APPROVE ENGAGEMENT LETTER FOR AUDIT SERVICES with Harris & Co., P.A. to Audit the FY17 financials in an estimated amount not to exceed \$33,000.00 and Authorize the Mayor to sign
- G. APPROVE REQUEST TO CONTINUE ON STATE CONTRACT and allow the City to continue to use the WEX Government Fleet Card Program for Fuel in City Vehicles and Equipment for the 2017/2018 budget year beginning October 1, 2017
- H. APPROVE REQUEST TO PURCHASE 4 Motorola VHF XPR 7550 handheld radios and 2 Motorola Minitor 6 pagers from Intermountain Communications in the amount of \$5,050.00 for the Fire Department
- I. APPROVE DOWNTOWN BEAUTIFICATION AGREEMENT for Tony & Valerie Haberland dba Tony's Bicycle Shop in the amount of \$245.00 and Authorize the Mayor and City Clerk to sign
- J. CERTIFY L2 FOR FY18 Budget and Authorize the Treasurer to Sign
- K. PASS RESOLUTION #16-17 - Establishing new, Parks, Recreation and Swimming Pool Fees to be Effective October 1st, 2017
- L. PASS RESOLUTION #17-17 - Establishing new, Golf Fees to be Effective October 1st, 2017

20081 OLD BUSINESS
Council Minutes - August 28th, 2017

Discussion/Decision on waiver of fees for the Meadows
Trailer Park Development
Discussion/Decision on issuing vouchers for taxi cab
services for the 2018/2019 Budget year instead
of the Treasure Valley Transit Bus System

20082

NEW BUSINESS

Items Removed from Consent Agenda Section
Discussion/Decision on Planning and Zoning Commission
Recommendation
Discussion/Decision to allow Western Elmore County
Recreation District to remove and replace dug-
outs
Discussion/Decision to allow an internet tower to be
installed on City property at Water tank #1
Discussion/Decision on the purchase of a truck for
the Parks Department

20084

ORDINANCE

Ordinance - Adopting FY18 Budget (2nd and 3rd Readings
by title only)
Ordinance - Amending Section 3-3-1 - Recreation
Department Instructor Fee set by
Resolution
Ordinance - Amending Animal Ordinance

20086

FINAL COMMENTS

20087

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON AUGUST 28th, 2017, 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 August 28th, 2017. A quorum was established with, Councilman Bundy, Councilman Perez, Councilman Schipani, Councilman Bryant and Mayor Sykes being present.

RECOGNIZING PERSONS IN THE AUDIENCE

No one came forward to speak at this time.

CONSENT AGENDA

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I. APPROVE DOWNTOWN BEAUTIFICATION AGREEMENT for Tony & Valerie Haberland dba Tony's Bicycle Shop in the amount of \$245.00 and Authorize the Mayor and City Clerk to sign

J. CERTIFY L2 for FY18 Budget and Authorize the Treasurer to Sign

K. PASS RESOLUTION #16-17 - Establishing new, Parks, Recreation and Swimming Pool Fees to be Effective October 1st, 2017

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• Councilman Schipani asked if item D was to start the contract and item E was to renew it for the next year.

Nina Patterson, City Clerk said that was correct, it was required to give twelve months notice to renew and it is only a twelve month contract so that notice had to be given at the time the contract started.

• City Attorney, Jay Friedly said originally the contract was five years and there was a requirement to give 12 months notice to renew and when it was changed to a one year lease that requirement stayed the same. He wanted to point out the secretary of the Air Force can terminate the lease at any time, for any reason. Also he said we are obligated to remove

the leased premises improvements but it is not defined in the lease what that is.

- Councilman Schipani thanked everyone who worked tirelessly on the rail lease.

- Councilman Schipani asked on Item G if the fleet card has worked out well.

Nina Patterson, City Clerk said it has worked well for employees because they can buy gas from all the gas stations instead of only one. Saving time for them having to drive across town if they are not by a particular station and it spreads it out to more vendors in the city.

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

The following vote was recorded:

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

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

OLD BUSINESS

Discussion/Decision on waiver of fees for the Meadows Trailer Park Development

Alfred Adelsberger and Tim Sullivan were present to discuss a waiver of fees for the Meadows trailer park.

Councilman Bundy said he didn't feel like the fees could be waived. He said he isn't opposed to working something out so the fees are paid as the units go in, instead of all at once.

Councilman Bryant agreed he thought it should be done as they go, but he also didn't feel they could set precedence of waiving fees.

Councilman Perez said he is opposed to waiving the fees, and opposed to meeting again on this matter if the only way for this project to move forward is if the fees are waived. However, he was in favor of a work study if it was possible to move forward on this project if the fees are postponed or paid as they go. But he didn't want to wait thirty days to make the same decision again.

Alfred said of course if there is a way to make the project work as units come in to the park over time then it would be possible, but not at that rate. He said they would be working with Fleetwood homes to deliver a home for people for \$61,000.00 and have it be on a foundation so they can get conventional lending. Alfred said if you add \$7,500.00 to this home price then you are potentially putting homes out of reach for some.

Mayor Sykes said it is slum and blight and he thinks that is justification for not waiving the fees but possibly reducing them.

Councilman Bryant asked if the homeowner wouldn't pay the additional \$7,500.00.

Alfred said he didn't think they could afford it.

Councilman Perez made a motion not to waive the fees for Meadows Trailer Park. Councilman Bundy seconded the motion.

The following vote was recorded:

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

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

Councilman Schipani said he would still like to see a workshop done on this because this issue isn't going to go away.

Councilman Bundy said affordable housing is a worthy goal and whatever the Council can do to provide that within the constraints of the current system should be done.

It was decided there would be a work shop with the City Department Heads and City Attorney, Jay Friedly to see what could be done in this type of situation.

Discussion/Decision on issuing vouchers for taxi cab services for the 2018/2019 Budget year instead of the Treasure Valley Transit Bus System

Councilman Bryant said he has found it is legal to do this type of service, but he hasn't found anywhere that has implemented this type of program. He said we would exceed what we currently spend by doing it this way and so he found it not to be cost effective to continue to look into it.

It was decided not to move forward on this project at this time.

NEW BUSINESS

Items Removed from Consent Agenda Section

There were no items removed from the Consent Agenda to be discussed at this meeting.

Discussion/Decision on Planning and Zoning Commission Recommendation

Mike McCain, Building Official said they had nine people come to the Planning and Zoning Commission on this matter and they were all bee owners. He said the people who came to the meeting had no problem with the ordinance but if they were going to go ahead with a bee hive ordinance they wished it was written a little differently. Planning and Zoning made the recommendation not to go ahead with a bee hive ordinance at this time.

Councilman Perez made a motion to accept the Planning and Zoning Commissions Recommendation not to enact an ordinance on bee keeping. Councilman Schipani seconded the motion.

The following vote was recorded:

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

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

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

Mayor Sykes said they got a MOU and this is a project for the little league fields by Tiger Alley.

Art Nelson was present from the WECRD and said this would be a partnering project between themselves and the City of Mountain Home. He said those dugouts are worn out and they have gotten two bids to replace them. One for \$47,000 and one for \$50,000.00. He said he would like to move forward with this and they have talked about the City doing the demo on this and the WECRD would hire the contractor.

Councilman Bundy asked what history the WECRD had with youth baseball.

Art replied they did the major field as well.

Councilman Perez made a motion to approve the MOU between the Western Elmore County Recreation District and the City of Mountain Home to remove and replace dug-outs and authorize the Mayor and City Clerk to sign. Councilman Bundy seconded the motion.

The following vote was recorded:

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

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

Discussion/Decision to allow an internet tower to be installed on City property at Water tank #1

Mayor Sykes said this would be an agreement with Tekfinity to install a internet tower by Water Tank #1.

Councilman Schipani asked if this would interfere with the water tank at all.

Rich Urquidi, Director of Public Works said it would not.

Councilman Bundy made a motion to proceed with the process of looking into installing an internet tower by water tank #1. Councilman Schipani seconded the motion.

The following vote was recorded:

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

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

Discussion/Decision on the purchase of a truck for the Parks Department

Miguel Pedroza, Parks Director said the department is in need of some vehicles. He said the irrigation truck went down awhile ago and to fix it is about \$4,000.00. The transmission on the 1979 truck they have has gone out. Right now the whole department is sharing three vehicles. Miguel said if they could get one truck they would be doing a lot better.

Mayor Sykes said some of the old vehicles went to auction this week and a rough estimate is \$10,000.00 made off of the vehicles sold.

Councilman Schipani said he looked at the state bid and the deal that Thrifty Car Sales in Mountain Home has on a used truck is better than what the state bid can offer.

Councilman Schipani made a motion to approve the purchase of a truck

for the Parks Department and to have the lease paperwork brought to the next City Council Meeting. Councilman Bryant seconded the motion.

The following vote was recorded:

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

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

ORDINANCES

Ordinance - Adopting FY18 Budget (2nd and 3rd Reading by title only)

Councilman Bundy made a motion to suspend the rules and read the Ordinance by title only for the second and third readings tonight. Councilman Perez 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 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 #1663.

Ordinance - Amending Section 3-3-1 Recreation Department Instructor Fee set by Resolution

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

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

Ordinance - Amending Animal Ordinance

Councilman Bryant said he had a lot of questions and would like to pull it for now and have Danielle from the Animal Shelter look at it again. He said he thinks three animals is a bit low. He was also worried about if we do impound a dog and the owner cannot afford to retrieve the animal would we euthanize it or adopt it out to someone else because they can't afford to get it back. He didn't feel it was right.

Councilman Perez made a motion to read the Amending Animal Ordinance as is. Councilman Schipani seconded the motion.

The following vote was recorded:

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

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

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

The following vote was recorded:

Councilman Bryant	NAY
Councilman Schroeder	AYE
Councilman Schipani	AYE
Councilman Bundy	AYE

The majority of the vote being in favor, 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	NAY
Councilman Schipani	AYE
Councilman Bundy	NAY
Councilman Perez	AYE

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

FINAL COMMENTS

- Mike McCain, Building Official said they got some good news that they are likely to remain at an eight for the flood zone and they should get the final notification soon.

- Mike Freeman, Communications Assistant said he is working with both the Police Department and the Library on news pieces that should be coming out shortly.

- William Lamb, Library Director said he has been working on marketing material for the levy.

- Tiffany Belt, Recreation Superintendent said they have had good feedback on the splash zone they put on two Saturdays ago and now they are moving into soccer. She said they have put the new City logo on their building. For Halloween this year they will be holding a Spooktacular in Carl Miller Park.

- Miguel Pedroza, Parks Superintendent said they are getting ready for AFAD and are moving some tables down this week. He said the BMX track was finished over the weekend.

- Art Nelson from WECRD said they are going ahead with the purchase of Railroad Park and will be doing the environmental study. He said at some point they will be coming to the City to ask for that parcel of property to be split.

- Gene Palmer, Street Superintendent said they have been working on lots of small projects in between the work on the ADA Ramps.

- Mark Moore, Fire Chief thanked the Council for approving the new radios on the Consent Agenda. He said at the end of September there will be six firefighters attending Fire Academy. He is planning to do visits with the local schools in September, leading to Fire Prevention Week in October.

- Paula Riggs, Economic Development Director thanked the Council for approving the lease of the rail. She said the Wing Commander should be signing the lease this week as well. The next step on the lease is to create an MOU between the landowner and the City. Paula said there is still a lot of work ahead for the City on this project. She said Idaho Power contacted her and they are going to do a bam tour, and they are hoping to get at least ten site selectors to come to Mountain Home and see the community and what Mountain Home has to offer. The tour is tentatively set for October 19th through the 22nd.

- Rich Urquidi, Public Works Director said the Airport's first phase should be finished this week. Everything was paved last week and all the parking slots will be painted this week.

- Paula Szafranski, City Treasurer said she met with the main auditors and went over the budget schedule with them. She said she also met with a local bank about trying to get some access so that the Recreation Department can accept credit cards outside of the building. Paula has been working with Department Heads on their September expenditures to make sure they maintain control of their overdrawn lines.

• Nina Patterson, City Clerk said she took the paperwork to the County today for the Library Bond. She said if anyone is interested in the two Council seats open in the November election the filing period started today and is open for two weeks for people to file to run. She said Councilman Bundy filed his today.

• Councilman Schipani asked if William Lamb, Library Director would be doing an advertising committee for the Library Bond.

William said he looked at doing that but it was too short of notice. He said he has been working with Mike Freeman, Communications Assistant and Jay Friedly, City Attorney and have planned to advertise on social media, and in the newspaper.

• Councilman Schipani set a tentative date for a meeting on hook up fees for September 5th, at 6:00 P.M.

• Daniel Brennan was present in the audience and asked if there was any difference in hooking up a small house to City services versus a big home.

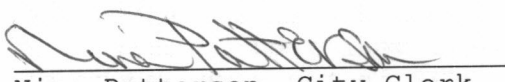
Mayor Sykes said there was not.

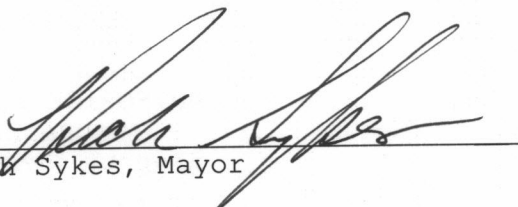
Daniel said he hopes the City does not agree to sliding scale fees because it wouldn't be fair to do it for them when all homes no matter the size pay the same hook up fee.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:30 P.M. by orders from Mayor Sykes.

ATTEST:


Nina Patterson, City Clerk


Rick Sykes, Mayor

