

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JULY 9<sup>th</sup>, 2018, AT 6:00 P.M.  
AT MOUNTAIN HOME CITY HALL CHAMBERS  
MOUNTAIN HOME, IDAHO

- 20335 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 20335 RECOGNIZING PERSONS IN THE AUDIENCE
- 20336 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 OF MINUTES
    - Traffic Safety - June 13<sup>th</sup>, 2018
    - City Council - June 25<sup>th</sup>, 2018
    - Special City Council - Budget - June 26<sup>th</sup>, 2018
    - Special City Council - June 28<sup>th</sup>, 2018
  - B. BILLS - 6/26/18 to 7/9/18 in the Amount of \$311,386.60
  - C. PAY ROLL - 5/22/18 to 6/21/18 in the Amount of \$538,715.35
  - D. APPROVE GRANT APPLICATION APPROVAL REQUEST FOR GRANT #2018/19-004 for a People for Bikes Grant in the amount of \$10,000.00 with no City Match Required for downtown bike racks
  - E. APPROVE GRANT APPLICATION APPROVAL REQUEST FOR GRANT #2018/19-005 for a BUILD Transportation Discretionary Grant in the amount of \$75,000.00 with a \$10,000.00 Cash Match to be reimbursed to the City from an outside funding source for the Rail Industrial Park Planning
  - F. 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
  - G. APPROVE EXTENSION OF LEASE AGREEMENT with the Quail and Upland Wildlife Federation and the Elmore Sportsman Association Incorporated until February 28<sup>th</sup>, 2019 and Authorize the Mayor and City Clerk to sign
  - H. AWARD BID FOR 2018 ADA CURB RAMP PROJECT to Ytuarte Concrete & Construction, Inc. in the amount of \$47,500.00 and authorize Mayor and City Clerk to sign contract documents
  - I. APPROVE AGREEMENT FOR MUTUAL AID IN FIRE EMERGENCY SERVICES between the Secretary of the Air Force and the City of Mountain Home and Authorize the Mayor and Fire Chief to sign
  - J. APPROVE MASTER SERVICE AGREEMENT with Centurylink to provide internet services to the City and Authorize the Mayor to sign
  - K. APPROVE LETTER OF UNDERSTANDING for Custom Webinar Presentation with Roger Brooks International and Authorize the Mayor to sign
  - L. PASS RESOLUTION #22-18 - Seeking a Partnership with Higher Education to provide workforce education within the City
  - M. PASS RESOLUTION #23-18 - Establishing Updated Garbage/Recycling Fees to be effective as of August 1, 2018
  - N. PASS RESOLUTION #24-18 - Approving the Municipal Lease Purchase Agreement with Mountain West Bank and other supporting documents in connection therewith for the purchase of (3) 2018 Ford pickup trucks for the Parks Department and

Authorizing the Mayor and City Clerk to sign

- 20336 OLD BUSINESS  
Discussion/Decision on Renewal of Concession Agreement with Kurlys 2 Sports Grill at the Desert Canyon Golf Course and Concession Fee amount for the 2018/2019 Season. ACTION ITEM.  
Discussion/Decision on Renewal of Cooperative Agreement with Elmore County for Animal Shelter Services. ACTION ITEM.
- 20338 NEW BUSINESS  
Items Removed From Consent Agenda. ACTION ITEM.  
Discussion/Decision on golf fees for the 2018/2019 budget year and request by the Golf-Pro to add a new golf punch card and new annual cart rental fee. ACTION ITEM.
- 20340 ORDINANCES  
Approve Summary of Ordinance #1671 - Amending Equivalent Dwelling Unit Table. ACTION ITEM
- 20340 FINAL COMMENTS
- 20342 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JULY 9<sup>th</sup>, 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 3<sup>rd</sup> East, Mountain Home, Idaho on July 9<sup>th</sup>, 2018. A quorum was established with Councilman Bryant, Councilman Schipani, Councilman Brennan, Councilman Bundy and Mayor Sykes being present at 6:00 P.M.

PUBLIC HEARING - Garbage/Recycling Collection Fee Increase

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

No one came forward to speak on this matter.

The Public Hearing was closed at 6:00 p.m.

PUBLIC HEARING - Parking Ordinance Changes

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

Terry Black, a resident of Mountain Home came forward to speak against the Parking Ordinance.

Stephanie Black, a resident of Mountain Home came forward to speak against the Parking Ordinance.

Dick Henderson, a resident of Mountain Home came forward to speak in favor of the ordinance.

Councilman Brennan stated that he was under the impression that this ordinance would only come into effect if the homeowner didn't want someone parking in front of their residence. He stated that at that point then the person parking there would have eight hours to park there. He thought it would be a complaint driven system.

Mayor Sykes stated that he concurred with Councilman Brennan on how he sees the ordinance working.

Gloria Bare, a resident of Mountain Home came forward to speak in favor of this ordinance. She said she has many problems with her neighbor parking vehicles all over and other code violations

Councilman Bryant asked Mike McCain, Building Official if we had taken a look at Gloria Bare's property to see if has code enforcement issues. Mike stated that he didn't know what the address of the property was and that he didn't have any authority with any vehicles parked in the street, that would be a police department issue.

Councilman Bryant stated that the ordinance was brought about because of neighbors not being able to solve the problem, so the council created the ordinance so that it wouldn't escalate into anything further. He stated that it needs to have some teeth in order for it to be enforced.

The Public Hearing was closed at 6:16 p.m.

RECOGNIZING PERSONS IN THE AUDIENCE

- No one came forward to be heard.

CONSENT AGENDA

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

The following vote was recorded:

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

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

OLD BUSINESS

Discussion/Decision on Renewal of Concession Agreement with Kurllys 2 Sports Grill at the Desert Canyon Golf Course and Concession Fee amount for the 2018/2019 Season. ACTION ITEM.

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Councilman Brennan asked Nina Patterson, City Clerk to give a brief rundown of the history of this lease and how long it's been in effect with the same price.

Nina stated that she thinks this lease agreement began in 2014 and it has been at the same amount of \$300.00 a month and has been renewed every year since then. She stated that the reason it is on here tonight is not for the council to approve the renewal at this time because that will come back to the council at a later date. She said that she needed the council to make any changes to the renewal that they would like.

Councilman Bundy asked if we have in the contract for major events such as the 4<sup>th</sup> of July to allow in outside vendors. He stated that he would like some leeway on special events and allow us to bring in vendors for food or drink items that aren't provided by Kurly's.

There was a brief discussion on what concessions would be allowed and for what events.

Councilman Bryant asked if we increase the prices on all of our other leases on a regular basis.

Nina stated that there are certain leases that go up automatically because they are linked to the consumer price index.

Councilman Bundy asked if we could request a business plan with what their profit margins have been for five years.

Nina stated that it was originally set at \$300.00 per month because Kurly's did a lot of improvements to the building.

Councilman Schipani stated that we are adding more and more stuff into the golf course, like the new stove and that we aren't recouping those costs. He stated that he also would like to see the addition of more vendors but that it should be limited to the 4<sup>th</sup> of July.

Mayor Sykes stated that he had received complaints about what time the golf course is open.

TJ Gomez, Golf Pro stated that they aren't open every day at 8:00 a.m. and he doesn't know if would be cost efficient to have them there that early. He said that he does have non-golfers that show up for breakfast but probably not every day.

Mayor Sykes stated that he would like to have an opening/closing check off list so that there was some accountability.

Councilman Schipani stated that no one is there during the week to provide breakfast, but generally there is someone there on the weekends to serve breakfast.

Councilman Brennan stated that he agrees with Councilman Schipani that the rent should be increased because he feels that they have had plenty of time to recoup their money from the renovations.

Councilman Bryant stated that he thinks we need to keep the increases up to the consumer price index.

Nina stated that the increase was based on a percentage of the consumer price index. She stated that we used that to determine increases on our land leases.

There was a discussion on the increase amount.

Nina stated that she would have Brandi Kearby come to the next meeting  
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so that there could be a discussion on this. She stated that she would go back and listen to the prior meetings to try and determine how the lease price was set.

It was decided that this would be brought back for discussion on July 23<sup>rd</sup> when Brandie could be present.

Discussion/Decision on Renewal of Cooperative Agreement with Elmore County for Animal Shelter Services. ACTION ITEM.

Danielle Strain, Animal Shelter Supervisor and Lt. Cobos, Police Department stated that 26 percent of the five year and three year totals for animal intake were from the county.

Mayor Sykes asked what it costs to bring in the animals from the county.

Lt. Cobos stated that they didn't have a cost associated with that. He said that the total amount of both cats and dogs coming into the shelter was about 4,900 and about 1,200 were from the county.

Danielle stated that we currently don't have a current contract for the cost of the picked up animals with the county, but previously we charged \$35.00. Lt. Cobos stated that we didn't pick up the animals that they were actually brought to the shelter from the county and then we charged for the intake of the animals.

Mayor Sykes asked if the \$35.00 was a good rate. Danielle stated that she thought it was because the time that the animal stayed ranged from one to seven days and the cost covered their feedings.

Councilman Schipani stated that he believes that when we have an increase in the dispatch agreement that we need to take a look at doing an increase in this as well.

Danielle stated that the county needs an animal control officer desperately.

Councilman Bundy asked what we were charging was a fair amount to house, feed and care for the animal. Danielle stated that she thought the amount was fair.

Councilman Schipani stated that he thinks we need to increase the amount until the county is able to hire an animal control officer. Then at that time we can look at lowering the contract back down.

Councilman Bundy stated that he is okay with keeping the contract as is this year is as long as Danielle feels it is working.

There was a discussion about the dispatch contract and picking up an animal on the interstate.

It was decided that this would be brought back for discussion on the July 23<sup>rd</sup> council meeting and after the Mayor was able to speak to the county officials.

NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

There were no items removed from the Consent Agenda.

Discussion/Decision on golf fees for the 2018/2019 budget year and request by the Golf-Pro to add a new golf punch card and new annual cart rental fee. ACTION ITEM.

TJ Gomez, Golf Pro stated that he would like to keep the fees the same next year because he feels that we are at a level that we can live with.

TJ stated that he gets a lot of questions about having a punch card for people who aren't here for very long, but would like to golf during the time that they are here. He said that the only options we have are the various passes and that doesn't make sense for someone who isn't here for an extended period of time. He said that he would hate to see them go to a different golf course. He also stated that he gets a lot of questions about having an annual cart rental.

TJ recommended looking at other courses and see what they are charging for an annual cart rental and the punch cards. He thought Idaho Falls would be a good reference because they have 3 municipal courses there.

Councilman Schipani stated that we raised our fees last year to help cover the costs of the new sprinkler system that was installed this year. He stated that the cart rental was a nightmare at city hall for the annual cart rental and he would like to see that handled through the golf course.

TJ stated that he wasn't concerned about that and was more concerned that the base offered it and that we didn't.

There was a lengthy discussion about the annual cart rental.

TJ said that he thinks the punch card needs to have an expiration date on it as well.

Councilman Bundy asked if the punch card would be different for either 9 or 18 holes.

TJ stated that he thinks that we can look at creating a really great punch card with options for both 9 and 18 holes.

Councilman Schipani asked if we could look into a reloadable punch card that could have the option to have money added to it.

TJ said that he doesn't see the golf course selling a whole lot of them. He said that he was thinking more in the lines of having a Vista Print create the cards because it would be cheaper.

Nina Patterson, City Clerk stated that she had some statistics from the previous years when we had the punch cards. She said that in 2008 we sold 22 and in 2009 we sold 5 cards. So she didn't want TJ to spend a whole lot of money buying the punch cards.

There was a discussion on the golf cart lease that TJ is responsible for.

Councilman Bundy made a motion to have a Public Hearing on August 13, for a \$200.00 punch card for 18 holes and \$150.00 punch card for 9 holes and an annual golf cart rental of \$400.00 per seat. Councilman Schipani seconded the motion.

The following vote was recorded:

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

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

#### ORDINANCES

Approve Summary of Ordinance #1671 - Amending Equivalent Swelling Unit Table. ACTION ITEM.

Councilman Bryant made a motion to approve the Summary of Ordinance #1671 - Amending Equivalent Swelling Unit Table. Councilman Bundy seconded the motion.

The following vote was recorded:

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

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

#### FINAL COMMENTS

- Paula Szafranski, Treasurer said that the budget has been completed and will be published in the next edition of the Mountain Home News and would be brought back for the next council meeting for the council to make any comments.

- Nina Patterson, City Clerk said that she would be gone on vacation July 12<sup>th</sup> - 19<sup>th</sup>.

- Courtney Lewis, Economic Development Director stated that she is still working on the Rail Spur. She said she has been working with ITD on a few developments concerning American Legion. She reminded everyone that Roger Brooks would be at the Junior High school on July 17<sup>th</sup> for the webinar.

- Mike McCain, Building Official stated that he is still working on plans and Hank Patrick, Code Enforcement Officer is still dealing with code issues. Councilman Brennan asked if he had received any plans yet to begin building homes in the new subdivision. Mike stated no not yet.

- Gene Palmer, Street Superintendent stated that they are currently sweeping, patching and painting the streets. He said that they are also working with Elmore County Highway District and will be chip sealing Smith Road very soon.

- Nick Schilz, Police Chief stated the police department has been really busy. He thanked the Mayor and council because this would be his last council meeting before he retires. He stated that he appreciated the support.

- Dave Sonnentag, Water Superintendent stated that they are getting the roof replaced on Well #1 and then when that is completed they would move over to Well #9 and work on that roof.

- Miguel Pedroza, Park Superintendent stated that they finally received their new pickups and that they started putting in the new sprinkler system at Optimist Park.

- Shirley Batchelor, Wastewater Superintendent stated that they just had the second harvest and that the lagoon levels were at about 300 million gallons. She said that they would be receiving their camera van in about a week.

- William Lamb, Library Director stated that last week the summer reading program had 574 children and they got really close to their goal of 600 kids.

- Rich Urquidi, Public Works Director thanked the council for awarding the ADA curb and ramps and that they would be starting work on that soon. He stated that last month there was over 234 million gallons of water pumped through the system.

- Mike Freeman, Communications Assistant said that he was working on an educational piece on the golf course.

- Mark Moore, Fire Chief stated that he appreciated the effort of the entire city for another fabulous fireworks show. He said that has received many compliments from the community. He also stated that they didn't respond to any fires caused by fireworks. He said that they are bracing for the hot weather and the fires that usually come with it.

Mayor Sykes complimented Chief Moore on another fabulous fireworks show.

- Mayor Sykes stated that they will be moving forward with the \$25,000 scholarship for continuing your education and completing an associates or bachelor degree and that this is not city money. He congratulated the U12 baseball team for becoming the State Champions this past weekend. He would like to have a big send off for them as they continue on to play regionals and if they win there, they would go on to play in the Cal Ripken World Series.

He said that he was in the bucket truck today looking for lines of sight for the fiber to reach the city buildings.

Mayor Sykes stated that he would like to comment on the rumor mill. He said that Roger Brooks is charging us a flat fee of \$1500.00 and that he won't be charging us anything extra. He said that Urban Renewal didn't purchase the HUB building and the parking lot for 10 million dollars. Also, the RV park and Track at Optimist Park is still a work in progress. He said that Tag Hawks is working on this project all on his own without city funding.

Mayor Sykes stated that despite the rumors, the city council did not keep out Sara Lee, Cabela's, Home Depot, Nascar, Winco, Taco Bell or Lowes. He said that the council cannot tell a business that they can't locate here.

Mayor Sykes stated that there have been many questions on why the city doesn't sell the golf course and turn it into a privately funded course. He said that when you try to attract businesses there are certain requirements that businesses want like a golf course, a swimming pool, a library, an airport and parks and we are able to answer yes to all of those. Selling any of those wouldn't make any sense because all of those facilities are used by many people in this community.

Paula Szafranski, City Treasurer stated that the golf course is completely self funding except for the salaries.

- Councilman Bundy thanked Nick Schilz, Police Chief on his life time of admirable service to this community.

- Councilman Schipani stated that Roger Brooks has done amazing things to many communities, including the City of Caldwell. He also thanked Nick Schilz for his hard work for the city.

- Councilman Brennan thanked Nick Schilz for his years of service and

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also Mark Moore for the fabulous fireworks show.

- Councilman Bryant asked if we could put a progress report on Facebook about the fiber work that we are doing. He asked Danielle Strain, Animal Shelter Supervisor if we had procedures for the animal plague. She stated that we don't have any procedures at the animal shelter. Nick Schilz, Police Chief stated we would contact Central District Health because they have procedures on how to handle it.


- Mayor Sykes stated that he had citizens approach him about being overrun with rabbits and he wanted to know what could be done with them. Danielle Strain, Animal Shelter Supervisor stated that she has names and numbers of people that she refers people too with respect to rabbits. She said that they would trap the rabbits and take care of them. She said that the rabbit problem in town is pretty bad and that she can only take so many. She said that she would get the number to Mike Freeman, Communications Assistant to place those numbers on Facebook.

- Mayor Sykes stated that he would miss Nick Schilz and that he would say more during his retirement ceremony. Chief Schilz said that it's been a privilege to work with his city family and he knows that he can contact any department head and that they would help him in any way.

- Mayor Sykes stated that he will not become the Police Chief and that the job has been posted. He said that he had a meeting with Courtney Lewis, Economic Development Director, Gene Palmer, Street Superintendent and Rich Urquidi, Public Works Director and that they will be putting together a five year plan on what to do with the roads in town.

#### ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:47 P.M. by orders from the Mayor.

  
Rich Sykes, Mayor

ATTEST:   
Nina Patterson, City Clerk

