

MINUTES OF THE REGULAR MEETING OF THE  
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
 HELD ON APRIL 12<sup>th</sup>, 2021, AT 6:00 P.M.  
 AT MOUNTAIN HOME CITY HALL CHAMBERS  
 MOUNTAIN HOME, IDAHO

- 21015 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21015 RECOGNIZING PERSONS IN THE AUDIENCE
- 21015 COUNCIL COMMENTS
- 21015 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
    - Planning & Zoning Commission - March 15<sup>th</sup>, 2021
    - Airport Advisory Committee - February 16<sup>th</sup>, 2021
    - City Council - March 22<sup>nd</sup>, 2021
    - Special City Council - March 24<sup>th</sup>, 2021
    - Special City Council - March 30<sup>th</sup>, 2021
  - B. BILLS - 3/23/21 to 4/12/21 in the Amount of \$535,209.20
  - C. PAY ROLL 2/22/21 TO 3/21/2021 in the Amount of \$569,749.09
  - D. APPROVE GRANT APPLICATION APPROVAL REQUEST FORM for an Idaho Regional Waste Services & Elmore County Community Service Fund Grant #2020/21-008 for the Richard Aguirre Park Toddlers Playground Equipment Project and Authorize the Grant Administrator to file the Application and the Mayor to sign all required documents
  - E. APPROVE FINDINGS OF FACT AND DECISION for the Approval of the request by Crystal Rodgers for a conditional use permit to allow a commercial daycare facility expansion on real property located at 540 North 6<sup>th</sup> East with conditions and Authorize the Mayor to sign
  - F. APPROVE FINDINGS OF FACT AND DECISION for the Approval of the request by Richard McKenna Elementary School to allow the expansion of an existing conditional use for a charter elementary school with conditions and Authorize the Mayor to sign
  - G. APPROVE REQUEST TO AMEND APPLICATION FOR Federal Assistance SF-424 for the FAA Airport Project for the FY2021 Construct Taxiways and Authorize the Mayor to sign
  - H. APPROVE AGREEMENT FOR PROFESSIONAL SERVICES and Scope of Work with JUB Engineers for the Design phase of the Airport FY2021 Construct Taxiways project and Authorize the Mayor to sign
  - I. APPROVE AIRPORT OPERATOR/MANAGER AGREEMENT with CK Aviation, LLC for FBO/Manager services at the Mountain Home Airport and Authorize the Mayor to sign
  - J. APPROVE COOPERATIVE AGREEMENT between Elmore County and the City of Mountain Home for non-emergency Dispatch Services from October 1, 2021 to September 30, 2022 and Authorize the Mayor, City Clerk and Police Chief to sign
  - K. APPROVE MEMORANDUM OF UNDERSTANDING between the City of Mountain Home and Elmore County regarding reimbursement from the County for vehicle identification number inspection services being performed by the Police Department and Authorize the Mayor, City Clerk and Chief of Police to sign
  - L. APPROVE ASSIGNMENT AND ASSUMPTION OF LEASE AND CONSENT for Matthew Damon to assign his Airport Hangar land lease, Row B, Lot 5 to American Made

- Aviation Services, LLC and Authorize the Mayor and City Clerk to sign  
 M. APPROVE APPLICATION FOR AIRPORT FBO LICENSE for Paul Hibbard dba American Made Aviation Services LLC

21016 OLD BUSINESS

21016 NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

Discussion/Decision on Recommendation from Planning and Zoning to approve the application filed by Arthur Young for the Annexation and Zone to R4 a parcel of land approximately five acres, located at 1490 South 5<sup>th</sup> West Street subject to conditions. ACTION ITEM.

Discussion/Decision on Recommendation from Planning and Zoning to approve a Zoning Title Amendment to amend Title 9, Chapter 8, Section 3(B) Access to Public Street and to amend Title 9, Chapter 16, Section 13(b) Design Standards. ACTION ITEM.  
**(Removed from Agenda by Mayor Sykes)**

21017 ORDINANCES

Ordinance - De-annexing a small piece of property on Airbase Road owned by Lonnie Black. ACTION ITEM.

Ordinance - Amending 3-4-2 Park Hours of Operation to correct items that were listed wrong in the last Ordinance Amendment. ACTION ITEM.

21017 FINAL COMMENTS

21018 EXECUTIVE SESSION - Pursuant to Idaho Code Section 74-206(1)(f) - to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet litigated but imminently likely to be litigated. ACTION ITEM.

21018 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON APRIL 12<sup>th</sup>, 2021, 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 April 12<sup>th</sup>, 2021. A quorum was established with, Councilman McCain, Councilman Brennan, Councilman Stokes and Mayor Sykes being present. Councilman Bundy was excused.

RECOGNIZING PERSONS IN THE AUDIENCE

Jonathan Melendez came forward to speak about the 1<sup>st</sup> Annual Sober Bowling Night on May 8<sup>th</sup> from 1:00 - 5:00 p.m.

Simon Fraser was present to speak about the Elmore Sportsman's Association opening.

Raymond Bartowski came forward to speak about the City vacating the street in front of the Stockyard Bar.

Ted Thompson came forward and spoke to the Council about the Airport Manager position and the RFQ process.

COUNCIL COMMENTS

- Mayor Sykes said they spoke to the landowners about the piece of land the city has a sewer easement on and they were agreeable to letting the City run conduit for the fiber optics project through that same easement. He introduced Darcy Braithwaite to the Council as the new Recreation Superintendent. Mayor Sykes said he went to the Ribbon Cutting for the Elmore Sportsman's Association and there was a great turnout at both that and the rugby tournament this past weekend.

- Mayor Sykes pulled the Discussion/Decision on Recommendation from Planning and Zoning to approve a Zoning Title Amendment to amend Title 9, Chapter 8, Section 3(B) Access to Public Street and to amend Title 9, Chapter 16, Section 13(B) Design Standards off of the agenda to be brought back to a later meeting.

CONSENT AGENDA

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Airport Advisory Committee - March 16<sup>th</sup>, 2021  
City Council - March 22<sup>nd</sup>, 2021  
Special City Council - March 24<sup>th</sup>, 2021  
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B. BILLS - 3/23/21 to 4/12/21 in the Amount of \$535,209.20

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D. APPROVE GRANT APPLICATION APPROVAL REQUEST FORM for an Idaho Regional Waste Services & Elmore County Community Service Fund Grant #2020/21-008 for the Richard Aguirre Park Toddlers Playground Equipment Project and Authorize the Grant Administrator to file the Application and the Mayor to sign all required documents

E. APPROVE FINDINGS OF FACT AND DECISION for the Approval of the request by Crystal Rodgers for a conditional use permit to allow a commercial daycare facility expansion on real property located at 540 North 6th East with conditions and

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- Authorize the Mayor to sign
- F. APPROVE FINDINGS OF FACT AND DECISION for the Approval of the request by Richard McKenna Elementary School to allow the expansion of an existing conditional use for a charter elementary school with conditions and Authorize the Mayor to sign
  - G. APPROVE REQUEST TO AMEND APPLICATION FOR Federal Assistance SF-424 for the FAA Airport Project for the FY2021 Construct Taxiways and Authorize the Mayor to sign
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  - J. APPROVE ASSIGNMENT AND ASSUMPTION OF LEASE AND CONSENT for Matthew Damon to assign his Airport Hangar land lease, Row B, Lot 5 to American Made Aviation Services, LLC and Authorize the Mayor and City Clerk to sign
  - M. APPROVE APPLICATION FOR AIRPORT FBO LICENSE for Paul Hibbard dba American Made Aviation Services LLC

• Councilman Brennan asked if there was any truth to the accusation that some of the bids on item I were received after the deadline.

Mayor Sykes said they called the City Attorney, Paul Fitzer to ask if they could accept a proposal that came in after the deadline, from Wing and a Prayer and Paul said it would not be an issue, but ultimately that applicant was not selected anyway.

Paul Fitzer, City Attorney said it was a harmless action since the position had not been filled yet he allowed it.

Councilman McCain made a motion to approve the Consent Agenda as printed. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE

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

#### OLD BUSINESS

There was no Old Business to discuss at this meeting.

#### NEW BUSINESS

##### Items Removed from Consent Agenda Section. ACTION ITEM.

There were no Items Removed from the Consent Agenda.

Discussion/Decision on Recommendation from Planning and Zoning to approve the application filed by Arthur Young for the Annexation and Zone to R4 a parcel of land approximately five acres, located at 1490 South 5<sup>th</sup> West Street subject to conditions. ACTION ITEM.

Councilman Brennan made a motion to approve the Recommendation from Planning and Zoning to approve the application filed by Arthur Young for the Annexation and Zone to R4 a parcel of land approximately five acres, located at 1490 South 5<sup>th</sup> West Street subject to conditions. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Stokes	AYE

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

Discussion/Decision on Recommendation from Planning and Zoning to approve a Zoning Title Amendment to amend Title 9, Chapter 8, Section 3(B) Access to Public Street and to amend Title 9, Chapter 16, Section 13(B) Design Standards. ACTION ITEM.

This item was pulled from the Agenda by Mayor Sykes to be brought back to a later meeting.

#### ORDINANCES

Ordinance - De-annex a small piece of property on Airbase Road owned by Lonnie Black. ACTION ITEM.

Councilman Stokes made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE

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

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

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman McCain	AYE

The vote being unanimous, the motion was so ordered and given #1712.

Ordinance - Amending 3-4-2 Park Hours of Operation to correct items that were listed wrong in the last Ordinance Amendment. ACTION ITEM.

Councilman Stokes made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE

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

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

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

Councilman Brennan	AYE
Councilman Stokes	AYE
Councilman McCain	AYE

The vote being unanimous, the motion was so ordered and given #1713.

#### FINAL COMMENTS

- Dave Sonnentag, Water Superintendent said the tank has been recoated and is ready to go, it should be back up later this week.

- Miguel Pedroza, Parks Superintendent said they have ordered the Amphitheater kit and it will take about 12 weeks to get here.

- Police Chief, Scott Conner said Lieutenants Griggs and Larsen are in Internal Affairs training this week, they have an opening for a new Lieutenant at the Police Department, and they are in the hiring process for an Administrative Assistant.

- Fire Chief, Mark Moore said they are training for wildfires right now.

- Tiffany Belt, Recreation Superintendent said they are two weeks into soccer, they have some drive through days planned and they are getting into summer programming. She said she is happy for Darcy who was recently promoted to Recreation Superintendent, as Tiffany will be moving into the City Clerk's position.

- Darcy Braithwaite, Recreation Superintendent said the quarterly guides will come out this week, and on April 29<sup>th</sup> the City will be handing out trees with the University of Idaho Extension Office for Arbor Day.

- Mayor Sykes said how good all the Parks are looking in town and they are being kept really clean.

- Hank Patrick, Building Official said Hubble Homes is about to start on a new street and CBH is also in the process of building new homes.

- Nina Patterson, City Clerk said now that they have selected a new Recreation Superintendent, she is excited to start working with Tiffany to prepare her for Nina's retirement May 24<sup>th</sup>.

- Paula Szafranski, City Treasurer said the Department Heads are working through the budget process and everything is going smoothly.

- Brock Cherry, Community Development Director said there are a lot of great things happening in Mountain Home, the biggest of which is plans for new housing. He said one housing project will be heading to Planning and Zoning for review. He said on May 14<sup>th</sup> the new trade school will have an open house.

- Jake Olsen, Golf Course Superintendent said the Golf Course is getting busy with warmer weather and they are maintaining the course.

- Councilman Brennan said the Department Heads are doing great and he has noticed a lot of abandoned vehicles are getting removed from the roads and he appreciates the Police Department for doing that.

- Councilman McCain thanked the Department Heads and their teams for the work they do.

#### EXECUTIVE SESSION

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Executive Session - Pursuant to Idaho Code Section 74-206(1)(f) - to communicate with legal counsel for the public agency to discuss the legal ramification of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Councilman Brennan made a motion to go into executive session - pursuant to Idaho Code Section 74-206(1)(f) - to communicate with legal counsel for the public agency to discuss the legal ramification of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman Brennan	AYE
Councilman McCain	AYE

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

The Council entered into executive session at 6:31 p.m.

The Council came out of executive session at 7:02 p.m.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:02 P.M. by orders from Mayor Sykes.

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Rich Sykes, Mayor

ATTEST:

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Nina Patterson, City Clerk