

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON APRIL 9th, 2024, AT 5:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21847 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21847 PRESENTATION
 1. Presentation by Urban Renewal Agency and The Land Group on Plaza at Railroad Park Project.
- 21847 RECOGNIZING PERSONS IN THE AUDIENCE
- 21847 CONFLICT OF INTEREST DECLARATION
 Has any Council Member received information pertaining to, or otherwise had any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact.
- 21847 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/Acceptance of Minutes
 - Planning & Zoning Commission - March 19, 2024
 - Special City Council - March 20, 2024
 - Special City Council - March 26, 2024
 - Regular City Council - March 26, 2024
 - B. Bills - 3/27/24 to 4/9/24 in the Amount of \$673,497.44
 - C. Payroll for the period ending 2/22/2024 to 3/21/2024 in the amount of \$694,715.05
 - D. Approve the request to lease purchase a 2024 Caterpillar 289D3 for the Water and Wastewater Departments with the lease paperwork through Western States Equipment Company and authorize the Mayor and City Clerk to sign all documents.
(Pulled from Consent Agenda and placed under New Business)
 - E. Pass Resolution #09-2024R - Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached thereto with Western States Equipment Company a 2024 Caterpillar 289D3 for the Water and Wastewater Departments and authorize the Mayor and City Clerk to sign.
(Pulled from Consent Agenda and placed under New Business)
 - F. Approve the Recreation Superintendent's request to purchase a TinyMobileRobot with a 6-year payment plan and authorize the Mayor to sign the agreement. **(Pulled from Consent Agenda and placed under New Business)**
 - G. Approve the Planning and Zoning Commission recommendation to grant the preliminary plat extension for Fall Creek Subdivision.
 - H. Approve Bradford Townhomes Final Plat.
 - I. Approve Grant Application 2023/24-0019 request to allow the Grant Administrator to apply for the Anheuser-Busch grant for drinking water for firefighters and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
 - J. Approve Grant Application 2023/24-0020 request to allow the Grant Administrator to apply for the Light My Fire Inc. Grant Program grant for the fire safety materials and authorize the Grand

Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.

21848

OLD BUSINESS

- 1) Non-Action Item: Deliberation regarding the Golf Course Concession Agreement with Kurly's 2 Sports Grill LLC set to terminate on September 30, 2024. *(Item continued from March 12, 2024)*
- 2) Action Item: Deliberation/Decision on the partnership agreement between the City of Mountain Home, Military Affairs Committee, and Mountain Home Air Force Base and authorize the Mayor to sign the agreement. *(Item continued from March 26, 2024)*

21850

NEW BUSINESS

- 1) Items removed from Consent Agenda
- 2) Action Item: Discussion/Decision on the Plaza at Railroad Park project and proceed with a memorandum of understanding between the City and the Urban Renewal Agency on the funding for the completion of the Plaza at Railroad Park project.
- 3) Action Item: Deliberation/Decision for the City to seek Request for Proposals for a Construction Manager/General Contractor (CM/GC) for the Plaza at Railroad Park Project.

21854

FINAL COMMENTS

21854

EXECUTIVE SESSION

- 1) Pursuant to Idaho Code Section 74-206(1)(c) - to acquire an interest in real property not owned by a public agency.
- 2) Pursuant to Idaho Code Section 74-206(1)(a) - to consider the hiring of a public officer, employee, staff member, or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.
- 3) Pursuant to Idaho Code Section 74-206(1)(b) - to consider the evaluation, dismissal, or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, or individual agent.
- 4) 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 being litigated but imminently likely to be litigated.

21854

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON APRIL 9th, 2024, AT 5:00 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 April 9th, 2024. A quorum was established with, Councilman Harjo, Councilman Brennan, Councilwoman Wirkkala, Councilwoman Garvey and Mayor Sykes being present.

PRESENTATION - Presentation by Urban Renewal Agency and The Land Group on Plaza at Railroad Park Project.

The Land Group addressed the Council and gave a presentation on the proposed Plaza at Railroad Park Project.

The members of the Urban Renewal Agency went over the duties of the board and the plan for the URA to fund part of the project in Railroad Park.

RECOGNIZING PERSONS IN THE AUDIENCE

Larry Saenger spoke to the Council about the conditions at the airport and reopening the terminal.

Martin Pike came forward with concerns about non-aviation items being stored in the hangars and what is allowed per FAA guidelines.

Jim Tracy came forward to speak about the airport hangars.

Arne Borreson spoke to the Council about the airport terminal.

Tess Begal addressed the Council about the concessions contract at the Golf Course.

Tiffany Belt, City Clerk wanted the record to reflect she supplied the Council with eleven emails concerning the concessions contract at the Golf Course, both for and against the existing contract.

Has any Council Member received information pertaining to, or otherwise had any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact.

- Councilman Harjo said he talked with Brandie Kearby and visited Kurly's 2 at the Golf Course.

- Councilman Brennan said he also spoke with Brandie and received the emails the City Clerk forwarded.

- Councilwoman Wirkkala said she also spoke with Brandie Kearby, received an email from Tess Begal and another from Jayme Wassen and also an email from Ted Thompson on Airport manners.

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 Councilmember 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 and Zoning - March 19, 2024

Council Minutes - April 9th, 2024

- Special City Council - March 20, 2024
 Special City Council - March 26, 2024
 Regular City Council - March 26, 2024
- B. Bills - 3/27/24 to 4/09/24 in the Amount of \$673,497.44
 C. Payroll - 2/22/2024 to 3/21/2024 in the amount of \$694,715.05
 D. Approve the request to lease purchase a 2024 Caterpillar 289D3 for the Water and Wastewater Departments with the lease paperwork through Western States Equipment Company and authorize the Mayor and City Clerk to sign all documents. **(Pulled from Consent Agenda and placed under New Business)**
 E. Pass Resolution #9-2024R - Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached thereto with Western States Company and authorize the Mayor and City Clerk to sign all documents. **(Pulled from Consent Agenda and placed under New Business)**
 F. Approve the Recreation Superintendent's request to purchase a TinyMobileRobot with a 6-year payment plan and authorize the Mayor to sign the agreement. **(Pulled from Consent Agenda and placed under New Business)**
 G. Approve the Planning and Zoning Commission recommendation to grant the preliminary plat extension for Fall Creek Subdivision.
 H. Approve Bradford Townhomes Final Plat.
 I. Approve the Grant Application 2023/24-019 request to allow the Grant Administrator to apply for the Anheuser-Busch grant for the drinking water for firefighters and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.
 J. Approve Grant Application 2023/24-020 request to allow the Grant Administrator to apply for Light My Fire Inc. Grant Program grant for the fire safety materials and authorize the Grant Administrator to complete all grant documents and the Mayor and City Clerk to sign all required documents.

Councilman Harjo asked about the extension on Item G.

Paul Fitzer, City Attorney said generally if there is no harm most cities give the extension even after expiration.

Councilman Harjo asked for Item F to be pulled from the Consent Agenda and placed under New Business.

Councilman Brennan asked to pull items D and E from the Consent Agenda and place them under New Business.

Tiffany Belt, City Clerk asked for there to be a correction made to the Regular City Council Minutes from March 26, 2024 through interlineation, where it says Item M was pulled from the consent agenda it should state Item N.

Councilman Brennan made a motion to approve the Consent Agenda as printed pulling Items D, E and F, moving them to New Business and making the change to the March 26, 2024 minutes as stated by the City Clerk. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

OLD BUSINESS

1) Non-Action Item: Deliberation regarding the Golf Course Concession Agreement with Kurly's 2 Sports Grill LLC set to terminate on September 30, 2024.

Councilman Harjo presented for the Council the expenses incurred by the City for the golf concession agreement versus the revenue brought in. He said the cost year over year to the City is significantly more than what the city gets back in revenue.

Councilwoman Wirkkala left the meeting at 6:15 p.m. and the meeting was paused to wait for her return.

Councilwoman Wirkkala returned to the meeting at 6:17 and the meeting continued with the presentation on the Golf Course Concession Contract by Councilman Harjo.

Councilwoman Wirkkala said she felt the current tenant for Golf Course Concessions should get the first right of refusal on a new contract.

Mike and Brandie Kearby, who currently hold the concessions contract for the Golf Course spoke to the Council about the contract and its possible renewal.

The Council decided to hold a workshop on this subject to discuss the terms they would like to see included in a new concessions agreement.

2)Action Item: Deliberation/Decision on the partnership agreement between the City of Mountain Home, Military Affairs Committee, and Mountain Home Air Force Base and authorize the Mayor and City Clerk to sign the agreement.

Councilman Harjo said he spoke with the City Military Liaison and was able to discuss the travel portion of the contract, which was one of his biggest concerns.

Councilman Brennan made a motion to approve the partnership agreement between the City of Mountain Home and the Military Affairs Committee. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

NEW BUSINESS

1)Items removed from the Consent Agenda

Item D: Approve the request to lease purchase a 2024 Caterpillar 289D3 for the Water and Wastewater Departments with the lease paperwork through Western States Equipment Company and authorize the Mayor and City Clerk to sign all documents.

Councilman Harjo made a motion to approve the request to lease purchase a 2024 Caterpillar 289D3 for the Water and Wastewater Departments with the lease paperwork through Western States Equipment Company and authorize the Mayor and City Clerk to sign all documents. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Brennan	NAY
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

Item E: Pass Resolution #9-2024R - Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached thereto with Western States Equipment Company a 2024 Caterpillar 289D3 for the Water and Wastewater Departments and authorize the Mayor and City Clerk

to sign.

Councilman Harjo made a motion to pass resolution #9-2024 - Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached thereto with Western States Equipment Company a 2024 Caterpillar 289D3 for the Water and Wastewater Departments and authorize the Mayor and City Clerk to sign. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Brennan	NAY
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

Item F: Approve the Recreation Superintendent's request to purchase a TinyMobileRobot with a 6-year payment plan and authorize the Mayor to sign the agreement.

Dennis Pings, Recreation Superintendent was present and advised buying the machine would save the department money in manpower versus paying employees to line the soccer fields with paint.

The Council discussed the uses of the paint machine the Recreation department is requesting.

Councilman Harjo made a motion to approve the Recreation Superintendent's request to purchase a TinyMobileRobot with a 6-year payment plan and authorize the Mayor to sign. Councilwoman Wirkkala seconded the motion.

Councilwoman Garvey said she wanted to see all the department budgets be a little more forward thinking to keep from bringing these items back to the Council in the middle of a budget cycle.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

2)Action Item: Deliberation/Decision on the Plaza at Railroad Park project and proceed with a memorandum of understanding between the City and the Urban Renewal Agency on the funding for the completion of the Railroad Park project.

Councilman Brennan made a motion to proceed with the memorandum of understanding between the City and the Urban Renewal Agency on the funding for the completion of the Railroad Park project. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

3) Action Item: Deliberation/Decision for the City to seek Request for Proposals for a Construction Manager/General Contractor (CM/GC) for the Plaza at Railroad Park Project.

Councilman Brennan made a motion to approve the City seeking Request for Proposals and Request for Qualifications for a Construction Manager/General Contractor for the Plaza at Railroad Park Project. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

FINAL COMMENTS

Councilwoman Wirkkala asked if there was any further contact about the Rimrock High School Golf Team.

Tiffany Belt, City Clerk said she had reached out to the district office with no response.

Councilwoman Garvey asked if the City could try to reach out again and find out the reason if they no longer have interest in using our Golf Course for practice.

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-206(1)(c) - to acquire an interest in real property not owned by a public agency.

Councilman Brennan made a motion to go into executive session pursuant to Idaho Code Section 74-206(1)(c), (a), (b) and (f) - to acquire an interest in real property not owned by a public agency. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

The Council went into executive session at 7:52 p.m.

The Council came out of executive session at 9:15 p.m.

2) Pursuant to Idaho Code Section 74-206(1)(a) - to consider the hiring of a public officer, employee, staff member, or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

Councilman Brennan made a motion to go into executive session pursuant to Idaho Code Section 74-206(1)(c), (a), (b) and (f) - to acquire an interest in real property not owned by a public agency. Councilwoman Garvey seconded the motion.

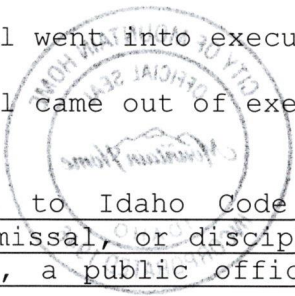
The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

The Council went into executive session at 7:52 p.m.

The Council came out of executive session at 9:15 p.m.



3) Pursuant to Idaho Code Section 74-206(1)(b) - to consider the evaluation, dismissal, or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, or individual agent.

Councilman Brennan made a motion to go into executive session pursuant to Idaho Code Section 74-206(1)(c), (a), (b) and (f) - to acquire an interest in real property not owned by a public agency. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

The Council went into executive session at 7:52 p.m.

The Council came out of executive session at 9:15 p.m.

4) 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)(c), (a), (b) and (f) - to acquire an interest in real property not owned by a public agency. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

The Council went into executive session at 7:52 p.m.

The Council came out of executive session at 9:15 p.m.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 9:15 P.M. by orders from Mayor Sykes.



Rich Sykes, Mayor

ATTEST:



Tiffany Belt, City Clerk

