

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON OCTOBER 26th, 2020, AT 6:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 20828 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 20828 RECOGNIZING PERSONS IN THE AUDIENCE
- 20828 COUNCIL COMMENTS
- 20828 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 - October 5, 2020
 - City Council - October 13, 2020
 - Special City Council - October 19, 2020
 - B. BILLS - 10/14/20 to 10/26/20 in the Amount of \$612,817.97
 - C. TREASURER'S REPORT - for the Period Ending 9/30/20
 - D. APPROVE AGREEMENT WITH COLE ARCHITECTS for the New Aquatics Center Design and Authorize the Mayor to sign
 - E. SET PUBLIC HEARING DATE for a proposed annual Mobile Food Concession Permit Fee for November 23rd, 2020 at 6:00 p.m.
- 20828 OLD BUSINESS
 - Presentation on Mini Golf Course by TJ Gomez
- 20829 NEW BUSINESS
 - Items Removed from Consent Agenda Section. ACTION ITEM.
 - Discussion/Decision on Planning and Zoning Recommendations. ACTION ITEM.
- 20830 FINAL COMMENTS
- 20832 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON OCTOBER 26th, 2020, 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 October 26th, 2020. A quorum was established with, Councilman Stokes, Councilman McCain, Councilman Brennan, Councilman Bundy, and Mayor Sykes being present.

MOTION TO ADD DISCUSSION/DECISION ON GATEWAY SIGN

Mayor Sykes said this needed to be on the agenda tonight because of time constraints on the grant the City was awarded.

Councilman Bundy made a motion to add a discussion/decision on a gateway sign to be paid partially with Covid relief funds so it has to be installed and operational by December 15th, 2020 and if it went to the next meeting it would be a time constraint to finish by the deadline. Councilman Stokes seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Bundy	AYE

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

RECOGNIZING PERSONS IN THE AUDIENCE

Ted Thompson, FBO at the City Airport spoke to the Council about fire operations that BLM did out of the Mountain Home Airport this year and the fuel usage at the Airport.

COUNCIL COMMENTS

No one spoke at this time.

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.

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D. APPROVE AGREEMENT WITH COLE ARCHITECTS for the New Aquatics Center Design and Authorize the Mayor to sign

E. SET PUBLIC HEARING DATE for a proposed annual Mobile Food Concession Permit Fee for November 23rd, 2020 at 6:00 p.m.

- City Attorney, Paul Fitzer suggested some changes to the agreement in Item D but felt it could be passed with the changes to be made noted.

- Councilman Brennan asked Community Development Director, Brock Cherry how he arrived at \$65.00 for Item E.

Brock responded the fee was based off the cost to the City to do the work processing the permit. He did say he felt if anything they were undervaluing the cost of the permit for how much work would have to go into Council Minutes - October 26th, 2020

it by City employees.

The Council discussed whether the \$65.00 fee was the correct amount. It was decided to set the fee at \$300.00 for the public hearing and if it was decided to lower the fee it could be done at the public hearing.

Councilman Bundy made a motion to approve the Consent Agenda as printed with changes made to the agreement in Item D to reflect on page five the termination clause to state that either party could terminate the agreement with thirty days' notice. On number nine the limited liability clause, be stricken. On number ten it will be stated that Idaho is the area that is being spoken about. On number three it should say about the document storage except as provided by Idaho Law including but not limited to the Idaho Records act. On page five the time of essence clause will state the time the City would like it completed by. Councilman McCain seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Bundy	AYE

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

OLD BUSINESS

Presentation on Mini Golf Course by TJ Gomez.

TJ Gomez, Golf Pro was present and spoke to the Council about the possibility of a Mini Golf Course to be put on the Golf Course.

The Council discussed with TJ what would be entailed with putting a mini golf course at the Desert Canyon Golf Course and the possibility of amending his contract, so it would be feasible for him to do this project.

It was decided to set a Special Work Session for the Council to work out the details of the Mini Golf Course with TJ Gomez, Golf Pro so the Council can make a decision about whether or not they want to move forward with this idea.

NEW BUSINESS

Item Removed from Consent Agenda Section. ACTION ITEM.

There were no items removed from the consent agenda to discuss at this time.

Discussion/Decision on Gateway sign to be paid partially with Covid Funds. ACTION ITEM.

Brock Cherry, Community Development Director said we were awarded a grant that would fund half of the money for an entryway sign. He said he was asked to find out where would be the best place to put an entry way sign. Because this sign is to be paid for partially with Covid Relief Funds, it will have to be operational by the 15th of December 2020.

There was a discussion with the Mayor and Council about where to place the entry way sign.

Councilman Brennan said he would like to state for the record that even though the traffic count indicated Airbase Road was the most highly traveled road, he was not in favor of sign placement there because it eliminates all the people who do not work on the base from seeing it.

City Clerk, Nina Patterson said instead of moving the rock by Albertson's could the sign be placed at the intersection of East Jackson and Main Street that way it would be seen by everyone passing through that intersection.

The City Council decided the best place to put the one-sided sign would be at the corner of East Jackson and Main St. pending ITD approval instead of moving the rock from the triangle near Albertsons for sign placement there.

Discussion/Decision on Planning and Zoning Recommendations. ACTION ITEM.

Brock Cherry Community Development Director spoke to the Council about recommendations from the Planning and Zoning Commission.

9-7-8

Brock Cherry, Community Development Director spoke to the Council about amending City Code Section 9-7-8.

Councilman Stokes made a motion to amend City Code Section 9-7-8 talking about maximum and minimum yard coverage, street frontage, and minimum floor coverage as discussed and written.

Councilman Brennan asked if changing the minimum floor area in R-3 and R-4 would allow for tiny homes to be built in these areas.

Brock said it would allow for that, but they would still have to be built by code. He said it also opens opportunities for apartments and duplexes.

There was a discussion with the Council about what the minimum square foot requirement should be in a R-3 zone.

Councilman Stokes said he would like to amend his motion, so the minimum square footage requirement would stay at what it is currently in the ordinance. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Stokes	AYE
Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Bundy	AYE

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

9-18

Brock explained the changes he would like to make to City Code Section 9-18. He said ultimately if there were deviations from this code it would end up in front of the City Council anyway.

After discussion, the Council decided the best way to move forward was to set the requirement at a minimum of three acres for a Planned Unit Development.

Councilman Stokes made a motion to amend City Code Section 9-18 to a minimum of three acres for a Planned Unit Development. Councilman McCain seconded the motion

The following vote was recorded:

Councilman Stokes	AYE
Councilman McCain	AYE
Councilman Brennan	AYE
Councilman Bundy	AYE

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

FINAL COMMENTS

There were no comments made at this time.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:38 P.M. by orders from Mayor Sykes.

Rich Sykes, Mayor

ATTEST: _____
Nina Patterson, City Clerk