

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON MAY 27TH, 2025, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

- 22388 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 22388 RECOGNIZING PERSONS IN THE AUDIENCE
- 22388 PUBLIC HEARING
1. Public Hearing on Assessment Roll for Fiber Optics Local Improvement District. NO. 1
- 22389 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.
- 22389 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:
 - a. Planning & Zoning Commission- April 15, 2025
 - b. Impact Fee Committee- April 23, 2025
 - c. Regular City Council Meeting- May 13, 2025
 - d. Special City Council Meeting- May 19, 2025
 - B. Bills from 5/14/2025 to 5/27/2025 in the amount of \$315,778.58
 - C. Treasurer's Report for the period ending 4/30/2025
 - D. Accept letter of engagement with Bailey & Company, Chtd. CPAs for FY25 auditing services, and authorize the Mayor and City Clerk to sign required documents.
 - E. Approve LEAP- Falcons Landing No. 2 Final Plat.
 - F. Authorize the Mayor and City Clerk to sign all required documents for grant application 2024-25-016.
 - G. Authorize the Mayor and City Staff to purchase Meadows Park Water Rights per the annexation agreement.
- 22389 OLD BUSINESS
1)Action Item: Deliberation/Decision regarding dispatch agreement with Elmore County.
- 22390 NEW BUSINESS
1)Items removed from Consent Agenda
2)Action Item: Deliberation/Decision regarding 305 Bradford (Parcel ID# RPA0062000051B) property owned by Helen Gonzales.
3)Action Item: Deliberation/Decision regarding MHC 6-6-17(D)(7), with regards to the quantity of hens allowed on one parcel of property.
- 22392 FINAL COMMENTS
- 22392 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
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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 May 27th, 2025. A quorum was established with, Councilwoman Garvey, Councilwoman Wirkkala, Councilman Brennan, Councilman Harjo and Mayor Sykes being present.

RECOGNIZING PERSONS IN THE AUDIENCE

- Decker Sanders corrected himself from last meeting regarding his statement about a record request. He said that he was mistaken, and it had not been submitted, it was sitting as a draft.
- Rod Dudley spoke about an email that he had sent to the Mayor and the Council that he did not receive a response to.

PUBLIC HEARING

1)Public Hearing on Assessment Roll for Fiber Optics Local Improvement District NO.1

The Public Hearing opened at 5:08 P.M.

Tiffany Belt, City Clerk, read three written comments for the Public Hearing; Brion Bethel, K. Troy Stevens, and Barbara Johnson, all opposed to the price increase and assessment amounts.

Liberty Trausch came forward to speak on how she did not opt in, however she had significant property damage from the installation and was informed that she needed to come to the Public Hearing to address it.

Don Gust came forward and said that the line on Bradford Street had not buried at the required 2 feet or 18 inches and that it was not up to code. He stated that if he had dug where he needed to and damaged the line, he was not going to pay for the damage.

Ron Merryman said that he loved the fiber optic and that it appeared to be installed well. He said his main concern was the cost. He said that he just wanted to pay for it and didn't want is home reassessed.

Mayor Sykes clarified that the assessment and the cost to install the fiber had been divided among everyone who had chosen to take it, and that it did not raise taxes. He said that the assessment roll had been for the project, not for individuals' homes.

Rev. Chris Perry asked if more people moved into the area if that would lower the assessment value.

Tiffany Belt said that the people who had opted in had done the heavy lifting to bring the services into the neighborhoods. She explained that those who moved in afterward could connect, but they would have to pay any additional costs, if there were any.

Kathrine Newcomb said that she loved her fiber connection, but had questions about how operating costs would be handled going forward.

Mayor Sykes said that the O&M would stay the same, that's the \$17.50 that residents were currently paying, and that they contracted with their ISP. He continued to say, once the LID was closed, they could choose to pay in one lump sum or amortize it over 10 years.

Rex Hunziker wanted to say thank you for the fiber. He said that it was night and day compared to the service he had before which he appreciated as a citizen that operated a business from his home.

Gary Ashby said that he had come before the Council when they were preparing to implement the LID and had begged the Council to move forward with it. He stated that he would have felt pretty ungrateful if he hadn't come back and said thank you. He said, from his perspective, that this was one of the best things that could have happened to the City. He explained that his previous carrier had been so bad that he was going to have to leave and go to a bigger city for work, even though he desperately had not wanted to leave.

The Public Hearing closed at 5:30 P.M.

Councilman Brennan said that he appreciated everyone that provided feedback; good, bad, or indifferent.

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.

- No Council members had anything to declare.

CONSENT AGENDA

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Councilwoman Wirkkala asked what the exact plans were for the grant for Item F as it was not clearly stated.

Councilman Harjo said that Shasta Hochstrasser, Library Director, and him had worked on this together. He continued to say that T-Mobile was offering grants all across the country to be used to enhance technological connectivity in schools, libraries or places like that, non-profits especially. He said that he couldn't speak to what Shasta had in mind for use, but the intent of the grant is focused at children, education, and libraries.

Councilwoman Wirkkala asked if the Mayor planned on bringing Department Heads back to Council meetings that way if there were questions they could be answered then.

Mayor Sykes said that usually they were in attendance if they had something on the agenda, and usually Shasta was there, however not today it seemed.

Councilman Brennan made a motion to pass the Consent Agenda as printed. Councilman Harjo seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by a unanimous vote.

OLD BUSINESS

1) Action Item: Deliberation/Decision regarding dispatch agreement with Elmore County.

Councilwoman Wirkkala presented the timeline based on the facts as she knew:

1. The City had not paid the non-emergency dispatch bill on time, as required by the cooperative agreement with the County.
2. When the Council learned that the payment had not been submitted, they immediately voted unanimously to submit it.
3. The Council President organized a meeting between the County Commissioners and the Council.
4. At that meeting, Councilwoman Wirkkala directly asked the Commissioners what it would take for them to revisit the cooperative agreement dated September 20, 2024.
5. A County Commissioner said they would need to revisit the Animal Shelter MOU.

6. Councilwoman Garvey and Councilman Harjo drafted an MOU agreement that all parties eventually agreed to and signed.

Councilwoman Wirkkala continued by saying that they were at the next step to revisit the cooperative agreement. She asked the Council if there was anything that they would like to omit, change or keep the same in order to get the agreement back to the County for their response.

Councilman Brennan said that Tiffany Belt, City Clerk, put some time into some revisions.

Tiffany Belt said that between previous Chief Thompson, Lt. Larsen, Amy Pearson, Councilman Harjo, Mayor Sykes, and herself she had a lot of City staff edits that they would like considered.

Councilman Brennan asked if the collective requests could be given to the Council to look over and then get them ready for approval.

Mayor Sykes stated as a reminder for the public, that this is for the non-emergency portion of the dispatch agreement, this does not affect 911 calls.

Councilman Harjo asked City staff if this discussion were to be brought back to the first meeting in June, if that would be enough time to maneuver.

There was continued discussion between Councilwoman Wirkkala, Councilman Harjo, Mayor Sykes, and Tiffany Belt and it was determined that that would work for all parties.

Councilman Harjo made a motion to table this until the June 10, 2025 meeting. Councilwoman Wirkkala seconded the motion.

Councilman Brennan asked if a heads-up was to be provided to the Sheriff when the edits were made, and whether doing so would save time by identifying any deal breakers before presenting to the County Commissioners.

Mayor Sykes said that he had spoken with the Sheriff last week, and he had agreed to have a meeting to discuss the matter.

The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman Brennan; aye, Councilwoman Garvey; aye. The motion passed by a unanimous vote.

NEW BUSINESS

1) Items removed from the Consent Agenda

There were no Items removed from the Consent Agenda for consideration.

2) Action Item: Deliberation/Decision regarding 305 Bradford (Parcel ID# RPA0062000051B) property owned by Helen Gonzales.

Councilman Harjo said that the Council had received an in-depth memorandum from City staff regarding the parcel and its needs, as well as a miscalculation of property lines dating back several decades. He noted that one passage particularly stood out: in exchange for the City obtaining the roadway portion of the parcel, Miss Gonzales was willing to trade the roadway parcel for the installation of curb, gutter, sidewalk, and paving of the roadway. Along with those costs, the parcel would also need to be surveyed.

Councilwoman Wirkkala thanked Brenda Ellis, Senior City Planner, for such an in-depth memo. She related to being a mother with two small kids and going on walks, when the sidewalk would end and she would have to go into the street, it was very frustrating. She asked if she understood the memo correctly, that Miss Gonzales was willing to pay for the surveying cost.

Helen Gonzales said that from what she understood, with her conversation with Brenda Ellis, that the City would pay for all of that with the trade of the property.

Councilman Brennan also agreed that the memo from Staff was well written. He stated that Helen Gonzales did not send a memo to the Council, that she went directly to Planning & Zoning. He then asked if her initial request was that she would do curb, gutter, and sidewalk and the City would take care of the street.

Helen Gonzales said that originally what happened was that she wanted to tear down her current house as it was old and beyond able to be remodeled, and to put a manufactured home on the lot in its place. She was told that because she would be making so many improvements on the property that she would be required to put in the curb, gutter, and sidewalk as well as pave from the gutter to the middle of the road. She expressed that she does not have that type of money, and that is when her and Brenda Ellis started their discussion. Helen said that she was quoted \$33,000 to put in the required curb, gutter, and sidewalk with paving, and she said Brenda Ellis got a quote for \$45,000. She continued to say that that would take up a good portion of her loan for the home.

Councilman Brennan asked if Helen's request was what Brenda Ellis wrote or was it an after the fact.

Helen Gonzales said that it was what her and Brenda Ellis had come up with and she believed Hank Patrick, Building Official, as well. She said that if she doesn't have to pay for the sidewalk, she does not want to as it would take up a lot of her money.

Councilman Brennan said that he had some thoughts that he believed were in the best interest of the City tax payers, to ask Helen Gonzales to go with only doing the curb, gutter, and sidewalk only for the Bradford Street side, as the road was fine and parts were recently re-done. He continued to say that the City would cover the Dogwood Circle side. He added that the City would cover the ADA ramp portion of the sidewalk.

There was a discussion between Councilman Brennan and Chris Curtis, Public Works Director, about what the approximate cost would be based on the quotes, which would be around \$5,000 cost to Helen Gonzales, that she would agree to.

Councilman Brennan made a motion to honor the memo written to Council on May 27, 2025 by Brenda Ellis, with the exception that Miss Gonzales would pay 50 percent of the straight-line curb, gutter, and sidewalk on Bradford Street starting right after the ADA corner. Councilwoman Garvey seconded the motion. The vote goes as follows: Councilwoman Wirkkala; aye, Councilman Brennan; aye, Councilwoman Garvey; aye, Councilman Harjo; aye. The motion passed by a unanimous vote.

3) Action Item: Deliberation/Decision regarding MHC 6-6-17(D)(7), with regards to the quantity of hens allowed on one parcel of property.

Mayor Sykes said that he had asked the Council on behalf of a citizen if more than six chickens could be on the property. He said that the citizen used the eggs for food as well as her child with autism, who has sensory issues. He added that Ty Larsen, Police Lieutenant, had some statistical data to share with the Council.

Lt. Ty Larsen said that he did some research going back about 10-15 years and it was prohibited for anyone to possess chickens in the City limits, but that was changed under Chief Schiltz. He said that they had come up with a number of three hens, based on a formula for what it took to feed a small family with eggs. He said based on current research that the average was now four to six hens for a family.

Councilwoman Wirkkala said that she would like to have six chickens, and she thinks that that is a good number to have in the community.

Councilman Brennan asked if there had been any complaints on households in the City for noise or smell.

Lt. Larsen said that he believed that there had been a complaint from a neighbor on this specific resident, but ultimately it would be up to the homeowner to maintain cleanliness.

Councilman Harjo said that we do have 6-6-12 animal nuisance, that covers in subsection 3, allowing the excessive accumulation of animal feces, which becomes offensive by sight or smell, or creates an insect breeding or attraction site. He continued to say that we had a mechanism to police such a thing in our code.

Councilman Brennan and Paul Fitzer, City Attorney, had a discussion regarding animal at large pertaining to chickens.

Councilwoman Wirkkala discussed chicken manure being great for gardens and yards.

There was a discussion regarding the complaint and its resolution to this point and why it had now been brought before Council.

Tiffany Belt, City Clerk, said that a lot of questions come through City Hall from citizens wanting to know why the number was three, why there could not be more, or why water fowl are not permitted, as citizens would like to have duck eggs.

Councilman Brennan made a motion to table this until the next regular City Council meeting on June 10, 2025. Councilman Harjo seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Garvey; nay, Councilwoman Wirkkala; aye, Councilman Brennan; aye. The motion passed by a majority vote.

FINAL COMMENTS

Councilman Harjo asked about final stages of pool construction and a status update.

Tiffany Belt said that the goal was to have water in the later part of this week, but said to not hold her to it. She said that things are fine tuning and moving rather quickly over there.

Councilman Brennan said that Staff was doing a great job over there at the pool.

There was a discussion between Councilman Brennan and Chris Curtis regarding his memos from Staff.

Councilman Brennan said that he was not able to attend the Memorial Day service at the cemetery, he did want to mention that the cemetery looked fantastic with the new fence and the flags looked clean and sharp.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 6:21 P.M. by orders from Mayor Sykes.

ATTEST:

Tiffany Belt, City Clerk

Rich Sykes, Mayor

