

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON NOVEMBER 9<sup>th</sup>, 2020, AT 6:00 P.M.  
AT MOUNTAIN HOME CITY HALL CHAMBERS  
MOUNTAIN HOME, IDAHO

- 20884 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 20884 PRESENTATION (Possible Mask Mandate) - Russ Duke, Director  
with Central District Health
- 20884 INTRODUCTION - Leap Housing Solutions
- 20884 RECOGNIZING PERSONS IN THE AUDIENCE
- 20884 FIBER PRESENTATION - Kyle Land, Fiber Foreman
- 20884 COUNCIL COMMENTS
- 20884 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 19, 2020  
Airport Advisory Committee - October 20, 2020  
City Council - October 26, 2020  
Special City Council - November 2, 2020  
Special City Council- November 4, 2020
  - B. BILLS - 10/27/20 to 11/6/20 in the Amount of  
\$423,171.61
  - C. PAY ROLL 9/22/20 TO 10/21/2020 in the Amount of  
\$596,093.27
  - D. APPROVE RENEWAL AGREEMENT WITH LUMEN formerly Level 3  
for service to City Telephone Lines and Authorize  
the Mayor to sign
  - E. APPROVE REQUEST TO PURCHASE additional fiber optic  
cable to complete the connection of City  
Buildings and facilities
  - F. APPROVE REQUEST TO GO OUT TO BID for a used Fire Truck  
to be purchased in conjunction with the Rural  
Fire District (Amended to add: approve to proceed  
with the purchase of the Fire Truck from Brindlee  
Mountain Fire Apparatus and piggy back on the bid  
from NPP GOV a national cooperative procurement  
organization and Approve the MOU with the Rural  
Fire District for the payment of 50% of the  
truck.)
- 20885 OLD BUSINESS
- 20885 NEW BUSINESS  
Items Removed from Consent Agenda Section. ACTION  
ITEM.  
Discussion/Decision on Planning and Zoning Commission  
Recommendations. ACTION ITEMS.  
1. Recommends that the application by Larry  
Hyatt to rezone 6 lots in the Hyatt  
Subdivision containing approximately .757  
acres located at the Northeast corner of  
South 3<sup>rd</sup> West B Street and West 8<sup>th</sup> South  
Street from C-4 to R-4 be approved.

2. Recommends that the request by the City of Mountain Home for the Annexation and Zoning to LO/R for a single parcel of property approximately 13 acres located on the West side of South 14<sup>th</sup> East Street and North of West 12<sup>th</sup> South street be approved with the following conditions:
  1. Subject to site plan amendments as required by Building, Public Works, Fire and Zoning Officials to comply with applicable City Codes and standards
  2. All future development will comply with the bulk and coverage controls of the LO/R Zoning District.
3. Recommends that the request by the City of Mountain Home for Annexation and Zoning to C-3 for a single parcel of property approximately 1.5 acres be approved with the following conditions:
  1. Subject to site plan amendments as required by Building, Public Works, Fire and Zoning Officials to comply with applicable City Codes and standards.
  2. All future development will comply with the bulk and coverage controls of the C-3 Zoning District.
4. Recommends that the request by YESCO Signs for a Conditional Use Permit to erect a 45' Off-Premise 10'x30' Double Faced Billboard Sign to be located at 725 West 6<sup>th</sup> South Street be DENIED.

DISCUSSION/DECISION on the acceptance of Right of Way property in Colonial Estates Subdivision. ACTION ITEM.

20890 FINAL COMMENTS

20890 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON NOVEMBER 9<sup>th</sup>, 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 3<sup>rd</sup> East, Mountain Home, Idaho on November 9<sup>th</sup>, 2020. A quorum was established with, Councilman Stokes, Councilman McCain, Councilman Bundy, Councilman Brennan and Mayor Sykes being present.

PRESENTATION (Possible Mask Mandate) - Russ Duke, Director with Central District Health

Russ Duke, Director with Central District Health was present with Representative Megan Blanksma to discuss a possible mask mandate for the City.

After discussion, the Council asked Russ to provide more data to the Council on this issue.

MOTION TO AMEND CONSENT AGENDA

Mayor Sykes said Item F on the Consent agenda needed to be amended with more details. He said it should be amended to add: approve to proceed with the purchase of the Fire Truck from Brindlee Mountain Fire Apparatus and piggy back on the bid from NPP GOV a national cooperative procurement organization and Approve the MOU with the Rural Fire District for the payment of 50% of the truck.

Councilman Stokes made a motion to amend Item F on the Consent Agenda to state: approve to proceed with the purchase of the Fire Truck from Brindlee Mountain Fire Apparatus and piggy back on the bid from NPP GOV a national cooperative procurement organization and Approve the MOU with the Rural Fire District for the payment of 50% of the truck. Councilman Bundy 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.

INTRODUCTION - Leap Housing Solutions

Nate Walsh, with Leap Housing Solutions was present to speak to Mayor Sykes and the City Council about housing opportunities they are hoping to bring to Mountain Home.

FIBER PRESENTATION - Kyle Land, Fiber Foreman

Fiber Foreman, Kyle Land gave an update on the progress of Mountain Home's Fiber Optic Project.

RECOGNIZING PERSONS IN THE AUDIENCE

No one came forward to speak at this time.

COUNCIL COMMENTS

- There were no comments from the Council 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.

A. APPROVAL OF MINUTES

Planning & Zoning Commission - October 19, 2020

Airport Advisory Committee - October 20, 2020

City Council - October 26, 2020

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Special City Council - November 4, 2020

- B. BILLS - 10/27/20 to 11/6/20 in the Amount of \$423,171.61  
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 E. APPROVE REQUEST TO PURCHASE additional fiber optic cable to complete the connection of City Buildings and facilities  
 F. APPROVE REQUEST TO GO OUT TO BID for a used Fire Truck to be purchased in conjunction with the Rural Fire District (Amended to add: approve to proceed with the purchase of the Fire Truck from Brindlee Mountain Fire Apparatus and piggy back on the bid from NPP GOV a national cooperative procurement organization and Approve the MOU with the Rural Fire District for the payment of 50% of the truck.)

- Councilman Brennan said he wanted to make a change to the MOU for Item F. He said in section 2 the contribution of share or purchase price needs to indicate the City shall pay the remaining balance of the lease pursuant to the terms of the lease purchase agreement. Right now, it indicates the City will pay it off after the Rural Fire District makes their payment and that is not the case.

- The Council discussed the need for additional fiber optic cable to complete connection to City buildings and facilities.

Councilman Bundy made a motion to approve the Consent Agenda as printed with the corrections made to Item F. 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

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 to be discussed.

Discussion/Decision on Planning and Zoning Commission Recommendations. ACTION ITEMS.

1. Recommends that the application by Larry Hyatt to rezone 6 lots in the Hyatt Subdivision containing approximately .757 acres located at the Northeast corner of South 3<sup>rd</sup> West B Street and West 8<sup>th</sup> South Street from C-4 to R-4 be approved.

Councilman McCain made a motion to approve the Planning and Zoning Commission Recommendation to approve the application by Larry Hyatt to rezone 6 lots in the Hyatt Subdivision containing approximately .757 acres located at the Northeast corner of South 3<sup>rd</sup> West B Street and West 8<sup>th</sup> South Street  
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from C-4 to R-4 be approved. 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.

2. Recommends that the request by the City of Mountain Home for the Annexation and Zoning to LO/R for a single parcel of property approximately 13 acres located on the West side of South 14<sup>th</sup> East Street and North of West 12<sup>th</sup> South street be approved with the following conditions: 1. Subject to site plan amendments as required by Building, Public Works, Fire and Zoning Officials to comply with applicable City Codes and standards. 2. All future development will comply with the bulk and coverage controls of the LO/R Zoning District.

Councilman McCain made a motion to approve the request by the City of Mountain Home for the Annexation and Zoning to LO/R for a single parcel of property approximately 13 acres located on the West side of South 14<sup>th</sup> East Street and North of West 12<sup>th</sup> South street be approved with the stated conditions. 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.

3. Recommends that the request by the City of Mountain Home for Annexation and Zoning to C-3 for a single parcel of property approximately 1.5 acres be approved with the following conditions: 1. Subject to site plan amendments as required by Building, Public Works, Fire and Zoning Officials to comply with applicable City Codes and standards. 2. All future development will comply with the build and coverage controls of the C-3 Zoning District.

Councilman Bundy made a motion to approve the request by the City of Mountain Home for Annexation and Zoning to C-3 for a single parcel of property approximately 1.5 acres be approved with the mentioned conditions. 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.

4. Recommends that the request by YESCO Signs for a Conditional Use Permit to erect a 45' Off-Premise 10'x30' Double Faced Billboard Sign to be located at 725 West 6<sup>th</sup> South Street be DENIED.

Brock Cherry, Community Development Director said he felt the request should be denied because it did not fit with the area in which the company wanted to place it.

Councilman Stokes made a motion to deny the request by YESCO for a Conditional Use Permit to erect a 45' Off Premise 10'x30' Double Faced

Billboard Sign to be located at 725 West 6<sup>th</sup> South Street. 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.

Discussion/Decision on the acceptance of Right of Way property in Colonial Estates Subdivision. ACTION ITEM.

Rich Urquidi, Director of Public Works said a party for a developer has offered to give two skinny lots to the City at no cost. Rich said he was bringing it to the Council to see what their thoughts are.

Councilman Brennan said there is a reason it is being offered for free. It isn't wide enough for a sidewalk and the other side of it is in the County.

Councilman McCain said the property owner on the other side wouldn't work with the developer because if the developer took everything to the property line they could annex right in and use his street without doing a thing so he used the five feet of property as a buffer.

Councilman Brennan made a motion to deny the acceptance of Right of Way property in Colonial Estates Subdivision. 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.

FINAL COMMENTS

- Councilman Stokes congratulated Christy Zito, Megan Blanskma and Councilman Bundy on their recent election victories.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:14 P.M. by orders from Mayor Sykes.

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Rich Sykes, Mayor

ATTEST:

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Nina Patterson, City Clerk