

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON MARCH 8th, 2021, AT 6:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21015 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21015 PRESENTATION - Alexis Pickering with Central District Health to speak about the Elmore County Get Healthy Idaho Grant
- 21015 PUBLIC HEARING - Library Rate Increases
- 21015 PUBLIC HEARING - Water and Wastewater Rate Increases
- 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 - February 1, 2021
 - Airport Advisory Committee - February 16, 2021
 - City Council - February 22, 2021
 - Special City Council - March 4, 2021
 - B. BILLS - 2/23/21 to 3/8/21 in the Amount of \$247,328.58
 - C. PAY ROLL 1/22/21 TO 2/21/2021 in the Amount of \$584,317.18
 - D. APPROVE ENGAGEMENT LETTER with Hawley Troxell for Legal Services to begin the first LID for the Fiber Project to move into residential areas and Authorize the Mayor to sign **(Pulled from Consent Agenda and placed under New Business)**
 - E. APPROVE FINDINGS OF FACT AND DECISION for the Approval of the request by William Hodges to allow a Food Truck Yard as a temporary use on real property located on American Legion Blvd with conditions and Authorize the Mayor to sign
 - F. APPROVE FINDINGS OF FACT AND DECISION for the approval of the request by Jeff Likes to amend a prior approved Conditional Use Permit to allow a drive-in establishment to be located at the south west corner of American Legion Blvd. and NE City View Drive to include modified building setback and landscaping requirements and Authorize the Mayor to sign
 - G. PASS RESOLUTION #02-21 - Approving the Lease Agreement with the Daniel Dopps Memorial Rodeo Association, Inc. to lease Optimist Park for the Daniel Dopps Rodeo and Authorizing the Mayor and City Clerk to sign **(Pulled from Consent Agenda and placed under New Business)**
 - H. PASS RESOLUTION #03-21 - Approving the Lease Agreement with Beverly Lucia for the Farmers Market at Railroad Park and Authorizing the Mayor and City Clerk to sign **(Pulled from Consent Agenda and placed under New Business)**
 - I. PASS RESOLUTION #04-21 - Approving the Municipal Lease Purchase Agreement and other related documents with Mountain West Bank for the 2016 John Deere 544K Wheel Loader and Authorizing the Mayor and City Clerk to sign
 - J. PASS RESOLUTION #05-21 - Establishing Non-Residential Library Rates
 - K. PASS RESOLUTION #06-21 - Establishing Water rates to be effective April 1, 2021 **(Pulled from Consent**

- L. **Agenda and placed under New Business)**
PASS RESOLUTION #07-21 - Establishing Wastewater rates to be effective April 1, 2021 **(Pulled from Consent Agenda and placed under New Business)**

21016 OLD BUSINESS
DISCUSSION/DECISION on the Purchase and Installation of a new QT Machine for the City Airport and Request to Proceed with having the City Fuel Tank hooked up to the new QT machine. ACTION ITEM.

21016 NEW BUSINESS
Items Removed from Consent Agenda Section. ACTION ITEM.
Discussion/Decision on Request filed by Gary Tuller on behalf of Lonnie Black property owner to de-annex a 20 x 288 foot strip of property located on Airbase road. ACTION ITEM.

21017 FINAL COMMENTS

21018 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON MARCH 8th, 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 3rd East, Mountain Home, Idaho on March 8th, 2021. A quorum was established with, Councilman McCain, Councilman Bundy, Councilman Brennan, Councilman Stokes and Mayor Sykes being present.

PRESENTATION - Alexis Pickering with Central District Health to speak about the Elmore County Get Healthy Idaho Grant

Alexis Pickering was present and spoke to the Council about the Elmore County Get Healthy Idaho Grant.

PUBLIC HEARING - Library Rate Increases

The Public Hearing on Library Rate Increases was opened at 6:14 p.m.

No one came forward to speak on this item and the Public Hearing was closed at 6:14 p.m.

PUBLIC HEARING - Water and Wastewater Rate Increases

The Public Hearing on Water and Wastewater Rate Increases was opened at 6:14 p.m.

No one came forward to speak for or against the Water and Wastewater Rate Increases and the Public Hearing was closed at 6:14 p.m.

RECOGNIZING PERSONS IN THE AUDIENCE

Nancy Thompson came forward to speak about an Airport issue.

Martin Pike came forward to speak about an Airport issue.

Alain Isaac spoke to the council about an Airport issue.

Ted Thompson came forward and spoke to the Council about an Airport issue.

COUNCIL COMMENTS

- Councilman Bundy said last week he was asked by a resident about the flag at the entrance by Albertsons and when he messaged to ask about it was reassured the light was being fixed and he was happy to see the City was already working on fixing the issue, and he could report that back to the resident.

- Councilman Brennan said he was glad to see a large audience tonight, and the community engaged in Council Meetings.

- Mayor Sykes said there was a lot going on in the City right now. There are several housing projects and current City infrastructure cannot support that growth, which is coming whether the City is ready or not. He wants the citizens to be assured the City does have a plan to accommodate the work.

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 Council Minutes - March 8th, 2021

Agenda. ALL CONSENT AGENDA ITEMS LISTED BELOW ARE ACTION ITEMS.

- A. APPROVAL OF MINUTES
 Planning & Zoning Commission - February 1, 2021
 Airport Advisory Committee - February 16, 2021
 City Council - February 22, 2021
 Special City Council - March 4, 2021
- B. BILLS - 2/23/21 to 3/8/21 in the Amount of \$247,328.58
- C. PAY ROLL - 1/22/2021 TO 2/21/2021 in the amount of \$584,317.18
- D. APPROVE ENGAGEMENT LETTER with Hawley Troxell for Legal Services to begin the first LID for the Fiber Project to move into residential areas and Authorize the Mayor to sign
(Pulled from Consent Agenda and placed under New Business)
- E. APPROVE FINDINGS OF FACT AND DECISION for the Approval of the request by William Hodges to allow a Food Truck Yard as a temporary use on real property located on American Legion Blvd with conditions and Authorize the Mayor to sign
- F. APPROVE FINDINGS OF FACT AND DECISION for the approval of the request by Jeff Likes to amend a prior approved Conditional Use Permit to allow a drive-in establishment to be located at the south west corner of American Legion Blvd. and NE City View Drive to include modified building setback and landscaping requirements and Authorize the Mayor to sign
- G. PASS RESOLUTION #02-21 - Approving the Lease Agreement with the Daniel Dopps Memorial Rodeo Association, Inc. to lease Optimist Park for the Daniel Dopps Rodeo and Authorizing the Mayor and City Clerk to sign **(Pulled from Consent Agenda and placed under New Business)**
- H. PASS RESOLUTION #03-21 - Approving the Lease Agreement with Beverly Lucia for the Farmers Market at Railroad Park and Authorizing the Mayor and City Clerk to sign **(Pulled from Consent Agenda and placed under New Business)**
- I. PASS RESOLUTION #04-21 - Approving the Municipal Lease Purchase Agreement and other related documents with Mountain West Bank for the 2016 John Deere 544k Wheel Loader and Authorizing the Mayor and City Clerk to sign
- J. PASS RESOLUTION #05-21 - Establishing the Non-Residential Library Rates
- K. PASS RESOLUTION #06-21 - Establishing Water rates to be effective April 1, 2021 **(Pulled from Consent Agenda and placed under New Business)**
- L. PASS RESOLUTION #07-21 - Establishing Wastewater rates to be effective April 1, 2021 **(Pulled from Consent Agenda and placed under New Business)**

Councilman Bundy said he would like to pull items G and H.

Councilman Brennan said he would like to pull items K and L.

Councilman Brennan said he had some questions about Item D as well and would like to pull it.

Mayor Sykes removed items D, G, H, K and L from the Consent Agenda to be discussed under New Business.

Councilman Bundy made a motion to approve the Consent Agenda as printed without Items D, G, H, K and L. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

OLD BUSINESS

Discussion/Decision on the Purchase and Installation of a new QT Machine for the City Airport and Request to Proceed with having the City Fuel tank hooked up to the new QT machine. ACTION ITEM.

Mayor Sykes removed this item from the Agenda to be discussed at a later date.

NEW BUSINESS

Council Minutes - March 8th, 2021

Items Removed from Consent Agenda Section. ACTION ITEM.

Item D: Approve Engagement Letter with Hawley Troxell for Legal Services to begin the first LID for the Fiber Project to move into residential areas and Authorize the Mayor to sign. ACTION ITEM.

Councilman Brennan made a motion to table the item approving the City to engage with Haley Troxell for Legal Services to begin the first LID for the Fiber Project to move into residential areas and Authorizing the Mayor to sign the engagement letter until they had more information on if that was the route the City would be taking and a better idea of the cost to each customer. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

Item G: Pass Resolution #02-21 Approving the Lease Agreement with the Daniel Dopps Memorial Rodeo Association, Inc. to lease Optimist Park for the Daniel Dopps Rodeo and Authorizing the Mayor and City Clerk to sign. ACTION ITEM.

Councilman Bundy said he likes the formula Recreation Superintendent, Tiffany Belt has come up with for the Park Leases.

Councilman Bundy made a motion to Pass Resolution #02-21 - Approving the Lease Agreement with the Daniel Dopps Memorial Rodeo Association, Inc. to lease Optimist Park for the Daniel Dopps Rodeo and Authorizing the Mayor and City Clerk to sign. Councilman McCain seconded the motion.

Councilman Brennan said the City could make a resolution to set aside Optimist Park for the Daniel Dopps Rodeo they could charge for 4 full days instead of 8 half days and he thought that would actually save the Rodeo money.

The Council agreed with Councilman Brennan on this and Councilman Bundy amended the motion to reflect the change from 8 half days to 4 full days. Councilman McCain amended the second to the motion.

Councilman Brennan said he has a hard time increasing water for the citizens of Mountain Home and not charging for a substantial amount of water to the Rodeo. He said he doesn't like charging some people and giving it away to others.

Tiffany broke down how they would charge if they were going to. It came out to 11 truck loads of water.

Councilman Bundy said he thinks the amount of money the City would charge for water is negligible compared to the economic impact of the Rodeo for the City of Mountain Home.

The following vote was recorded:

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

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

Item H: Pass Resolution #03-21 Approving the Lease Agreement with Beverly Lucia for the Farmers Market at Railroad Park and Authorizing the Mayor and City Clerk to sign. ACTION ITEM.

Councilman Bundy made a motion to Pass Resolution #03-21 - Approving the Lease Agreement with Beverly Lucia for the Farmers Market at Railroad Park and Authorizing the Mayor and City clerk to sign. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

Item K: Pass Resolution #06-21 - Establishing Water rates to be effective April 1, 2021. ACTION ITEM.

Councilman Brennan said last year they were presented with a choice to raise rates 22% and the final outcome was an approximate 10 to 11% increase and everyone was in favor of taking half the increase last year and the rest of it this year. He said now the rates that are being presented are a 23.81% increase for the base rate alone. It is a total of \$10.00 for the base rate alone with water and wastewater together. He said he understands there needs to be more money brought into the Water and Wastewater budgets, because there is infrastructure that needs to be replaced, but he is not in favor of this increase.

Rich Urquidi, Director of Public Works said in 2011 Keller and Associates suggested the water base rate be \$16.80 instead the Council approved an \$11 base rate. If the Council had moved it to \$16.80 then and then just done a 5% rate increase every year after the base rate would be over \$27.00 for water now, and they are asking the base rate to be moved to \$26.30.

Paula Szafranski, City Treasurer said she knows people will struggle with this, but there are several relief bills in the Idaho legislature right now, to reduce property taxes and sales tax. She said there was also a recent disaster in the Southern states and the first thing politicians do is blame the City's saying they knew they had infrastructure that needed to be replaced. She said Mountain Home doesn't want to be in that position.

Councilman Stokes thanked Rich Urquidi for all the work and research he compiled for the Council on this issue. He noted there are some large projects coming up.

Brock Cherry, Community Development Director came forward and spoke to the Council about the need for the increase.

Councilman Brennan said he thinks this is too much all at once and there is no security that the Council won't be asked to raise it more than 5% again next year.

Councilman Stokes made a motion to Pass Resolution #06-21 - Establishing Water rates to be effective April 1, 2021. Councilman McCain seconded the motion.

The following vote was recorded:

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

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

Item L: Pass Resolution #07-21 - Establishing Wastewater rates to be effective April 1, 2021. ACTION ITEM.

Councilman Stokes made a motion to Pass Resolution #07-21 - Establishing Wastewater rates to be effective April 1, 2021. Councilman McCain seconded the motion.

The following vote was recorded:

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

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

Discussion/Decision on Request filed by Gary Tuller on behalf of Lonnie Black property owner to de-annex a 20 x 288 foot strip of property located on Airbase road. ACTION ITEM.

Gary Tuller came forward to address the Council about de-annexing a strip of property on Air Base Road. He said the back portion of this lot behind C&A Automotive was annexed when the storage sheds in that area were annexed in to the City, but Lonnie Black who he was speaking on behalf of would prefer it not be annexed, as the property that C&A Automotive sits on is not.

Brock Cherry, Community Development Director said his concern was someone else might site this as a reason to be de-annexed. He said currently if they annexed everything in the City on the property it would be non-conforming.

The Council discussed de-annexing this piece of property and if that was the best course of action for the City.

Paul Fitzer, City Attorney said the Council could make a decision to de-annex something because it doesn't conform to what the City wants. Just like the City can make the decision not to annex something that would bring issues to the City, that the City prefer not to deal with.

Councilman McCain made a motion to approve a request filed by Gary Tuller on behalf of Lonnie Black property owner to de-annex a 20 x 288 foot strip of property located on Airbase Road owned by Lonnie Black. Councilman Stokes seconded the motion.

The following vote was recorded:

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

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

FINAL COMMENTS

- Marty Anderson, City Liaison to the Mountain Home Air Base gave an update on the various projects he is working on.

- Shasta Hochstrasser, Library Director said they have lengthened their hours and once Idaho goes to stage four they will be open on Saturday as well. She said she is waiting on bids for new HVAC units, as well as

Council Minutes - March 8th, 2021

stucco and paint repairs.

- Gene Palmer, Street Superintendent said they are gearing up to do spring projects and the street sweeper is out running its routes.

- Dave Sonnentag, Water Superintendent said well 15 is back together and they have done a lot of general maintenance.

- Police Chief, Scott Conner congratulated Officer Rhoades on his retirement. He said officer Rawlins will be moved over to investigations in April. He anticipates there will be openings for certified officers soon.

- Shirley Batchelor, Wastewater Superintendent said today they switched out a lift station pump and they have been doing general maintenance.

- Fire Chief, Mark Moore said they have several good candidates working with the department now and he'll make the recommendation to let them start answering calls.

- Tiffany Belt, Recreation Superintendent thanked the Council for approving the park leases. She said the grant the City is applying for, that they will use to build a new Aquatic Facility has informed them they have made it to the next round for the grant. Tiffany said spring soccer starts in April and a new Parks and Rec mailer comes out as well.

- Nina Patterson, City Clerk said she had a zoom meeting with ICRMP the City's insurance agency and because of COVID they have been unable to come out and do presentations like they normally do, but they have now come out with a new system where the employees will be able to do the trainings from their computers.

- Paula Szafranski, City Treasurer said they got the results of the audit back today and it will be presented at the next City Council meeting. She said she and Mayor Sykes have been putting a lot of work into the fiber project lately.

- Brock Cherry, Community Development Director said he has been working hard on housing projects.

- Rich Urquidi, Director of Public Works said the Downtown Project will be going out to bid and work will start soon after. He thanked the Council for approving the rate increases to the Water and Wastewater Rates. He said the money is very needed and it will be used wisely.

- Councilman Stokes said on Sunday when he drove by the skatepark it was filled with kids and the Skateboard Essay Competition is open to all kids and he encouraged them to write an essay.

- Councilman McCain said he noticed the new building projects starting on American Legion. He said no one wants to raise rates but it has to be done so that is the reason he voted to raise them.

- Councilman Bundy said it was great to see all the Department Heads here.

- Mayor Sykes said the tax payers are the reason everyone is here and no one makes the decision to raise rates lightly, but we are doing this for everyone's future.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:58 P.M. by orders from Mayor Sykes.

Rich Sykes, Mayor

ATTEST: _____
Nina Patterson, City Clerk