MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON SEPTEMBER 23rd, 2019, AT 6:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

20650 CALL MEETING TO ORDER/ESTABLISH A QUORUM

20650 COMPREHENSIVE PLAN PRESENTATION - Horrocks/BSU

20650 WATER MASTER PLAN PRESENTATION - Keller Associates

20650 RECOGNIZING PERSONS IN THE AUDIENCE
(Please limit comments to a maximum of 3 minutes)

20650 COUNCIL COMMENTS

20650 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 and Zoning Commission - September 3, 2019
City Council - September 9, 2019
Traffic Safety - September 11, 2019
B. BILLS - 9/10/19 to 9/23/19 in the Amount of $427,352.69
C. TREASURER'S REPORT - for the Period Ending 8/31/19
D. APPROVE WRITE OFFS for 2018-2019 in the amount of $6,354.12 for Utility Accounts
E. APPROVE WRITE OFFS FOR 2018-2019 in the amount of $5,648.29 for the Library Accounts
F. APPROVE GRANT APPLICATION APPROVAL REQUEST #2019/20-001 for a Community Health Improvement Fund Grant for the Recreation Department
G. APPROVE GRANT APPLICATION APPROVAL REQUEST #2019/20-002 for a Community Health Improvement Fund Grant for the Parks Department
H. APPROVE MEMORANDUM OF UNDERSTANDING between the City of Mountain Home and Fernando Rodriquez Barrera with Frankie's Burgers for improvements to his property during the downtown improvement project and Authorize the Mayor and City Clerk to sign
I. APPROVE REQUEST TO ENTER INTO NEW LEASE AGREEMENT and Maintenance Agreement with Boise Office Equipment for a new copy machine at City Hall and Authorize the Mayor to sign
J. APPROVE REQUEST FROM USBC ELMORE COUNTY to allow USBC members to have 50% off Green Fees at the Desert Canyon Golf Course with proof of USBC card during the dates of the Idaho State Open Bowling Championships to be held in 2021 **(Pulled from Consent Agenda and placed under New Business)**
K. AWARD BID FOR ELECTRICAL at Training Facility to J & J Heating & Cooling and Authorize to proceed with installation
L. AWARD BID FOR HVAC at Training Facility to Vic's HVAC and Authorize to proceed with installation
M. APPROVE HAMMER PLUMBING to complete the Plumbing for the Bathroom at the Training Facility
N. APPROVE THE INSTALLATION of an Access Control door opener from M2 Automation & Control Services for the Training Facility
O. APPROVE REQUEST TO PURCHASE Exercise Equipment for Training Facility
P. APPROVE FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION approving the application by Fable, LLC for a Planned Unit Development and Authorize the

Mayor and City Clerk to sign

Q. PASS RESOLUION #29-19 - Approving and Adopting an updated Personnel Policy Manual effective October 1, 2019

R. PASS RESOLUION #30-19 - Authorizing the Execution and Delivery of an equipment Lease Agreement and all other schedules attached thereto with PNC Equipment Finance for a New Toro Groundsmaster 4500-D Mower for the Golf Course

20652 OLD BUSINESS

20652 NEW BUSINESS

Items Removed from Consent Agenda. ACTION ITEM.

Discussion/Decision on Recommendation from the Planning and Zoning Commission to approve Final Plat for the Replat of the Kmart Subdivision #1 submitted by Paula Kae, LLC and Authorize the Mayor and City Clerk to sign all required documents. ACTION ITEM.

Discussion/Decision on locking City Electrical in parks and fee to be charged if someone wants to hook up to it. ACTION ITEM.

20653 ORDINANCES

Ordinance - Amending 5-1-13 Occupancy of Recreational or other Vehicles. ACTION ITEM.

Ordinance - Amending Section 4-2b-5 and 4-2C-5 increasing the fees charged for Beer and Wine Licensing. ACTION ITEM.

20655 COUNCIL COMMENTS

20655 EXECUTIVE SESSION - Pursuant to Idaho Code Section 74-206(a) - to consider hiring a public officer, employee, staff member or individual agent, whose qualities are to be evaluated in order to fill a particular vacancy or need. ACTION ITEM.

20656 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON SEPTEMBER 23rd, 2019, 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 September 23rd, 2019. A quorum was established with Councilman Bryant, Councilman Bundy, Councilman Brennan, Councilman Schipani and Mayor Sykes being present at 6:00 P.M.

COMPREHENSIVE PLAN PRESENTATION - Horrocks/BSU

Peggy from Horrocks Engineers and Gabe and Vanessa from Boise State University gave a presentation on the updates to the City's Comprehensive Plan.

WATER MASTER PLAN PRESENTATION

James Bledsoe with Keller Associates gave a presentation on the new City Water Master Plan and the City of Mountain Home's water situation. He laid out where the City uses most of its water and what the City's water needs will be in the future.

RECOGNIZING PERSONS IN THE AUDIENCE

No one came forward at this time.

COUNCIL COMMENTS

- Councilman Bundy said he had the opportunity to meet with one of the County Commissioners and discuss things and said the Council is committed to working with the other entity. He said he was given a note to pass to Mayor Sykes written by a 3rd grader who was excited because Mayor Sykes had visited their class and he thanked the Mayor for being willing to go out and do these things.

- Councilman Schipani said two weeks ago he received a letter from a young man who had concerns about an intersection at 14th and American Legion. He said after speaking with ITD and finding out it isn't in their plans right now to put in stop lights at those intersections but there are grants that might help pay for a Hawk Light at those intersections because there is a student crossing count in that area. He thanked Zane for sending in the letter.

- Councilman Brennan said he would like to see if there could be a crossing guard at the intersection of North 10th and American Legion during the Spooktacular because it gets dark early and a lot of kids cross the intersection during that time.

- Mayor Sykes also thanked Zane for his traffic concerns and said there was a card sent to him, thanking him for his interest in keeping the City safe. He said it is his privilege as Mayor to meet with the community youth in the schools.

CONSENT AGENDA

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Councilman Bryant said he would like a breakdown of costs for the Training Facility.

Mayor Sykes said the building itself was funded with Development Funds and the Police Department, Fire Department and City Hall had left over money in their budgets and are purchasing the equipment with that money.

• Golf Pro T.J. Gomez said he didn't think Desert Canyon should be offering 50% off Greens Fees to the USBC members when the Golf Course already has some of the lowest fees around. He said if they were to do reduced fees for one group then other groups would want reduced fees as well.

Councilman Bundy asked to have Item J pulled from the Consent Agenda to be discussed further.

Mayor Sykes pulled Item J from the Consent Agenda and placed it under New Business.

City Attorney, Paul Fitzer said there were adjustments that needed to be made to the contracts for Items I and R.

Nina Patterson, City Clerk said if the Council would approve Items I and R pending the changes to the contracts by the City Attorney then she could finish the contracts after making the changes.

Councilman Brennan asked the officers involved in purchasing the

equipment for the training facility to come up and explain how they came up with the monetary amount needed for the equipment and what should be expected for that amount of money.

Officers Martinez and Holloway said they were given a number based on what the City could afford, and they put together a package of what should be expected and then they started calling companies. He said there will be cardio as well as weightlifting in the training center.

Councilman Schipani listed the costs of the contractors for the Training Facility. The cost for J & J Heating and Cooling would be $10,680.00 for electrical. The cost for Vic's HVAC would be $8,800.00 for the HVAC system. The cost for Hammer Plumbing to do the plumbing for the building would be in total $5,246.00 but the cost for the remaining work would be $3,394.00. The cost for card access control would be $2,308.75. The equipment total max cost would be $37,000.00.

Councilman Schipani asked how much had been spent on the training facility so far.

Nina Patterson, City Clerk said without anything that was being approved tonight the cost so far is $82,062.82.

Councilman Schipani made a motion to approve the Consent Agenda as printed without Item J and approving adjustments to the contracts on Items I and R. Councilman Bundy seconded the motion.

The following vote was recorded:

Councilman Bundy	AYE
Councilman Bryant	AYE
Councilman Brennan	AYE
Councilman Schipani	AYE

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

OLD BUSINESS

There was no Old Business to discuss at this time.

NEW BUSINESS

Items Removed from Consent Agenda Section. ACTION ITEM.

Item J: Approve Request from USBC Elmore County to allow USBC members to have 50% off Green Fees at the Desert Canyon Golf Course with proof of USBC card during the dates of the Idaho State Open Bowling Championships to be held in 2021

Councilman Bundy made a motion not to approve the request from USBC Elmore County to allow USBC members to have 50% off Green Fees at the Desert Canyon Golf Course with proof of USBC card during the dates of the Idaho State Open Bowling Championships to be held in 2021. Councilman Schipani seconded the motion.

The following vote was recorded:

Councilman Bundy	AYE
Councilman Bryant	AYE
Councilman Brennan	AYE
Councilman Schipani	AYE

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

Discussion/Decision on Recommendation from the Planning and Zoning Commission to approve Final Plat for the Replat of the Kmart Subdivision #1 submitted by Paula Kae, LLC and Authorize the Mayor and City Clerk to sign all required documents. ACTION ITEM.

James McCrae was present representing Todd McCurry and Paula Kae, LLC.

Councilman Bundy made a motion to approve the recommendation from the Planning and Zoning Commission to approve Final Plat for the Replat of the Kmart Subdivision #1 submitted by Paula Kae, LLC and Authorize the Mayor and City Clerk to sign all required documents. Councilman Schipani seconded the motion.

The following vote was recorded:

Councilman Bundy	AYE
Councilman Bryant	AYE
Councilman Brennan	AYE
Councilman Schipani	AYE

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

Discussion/Decision on locking City electrical in parks and fee to be charged if someone wants to hook up to it. ACTION ITEM.

Councilman Brennan said he fully supports locking the electrical boxes and charging a fee for hooking up to it.

Councilman Schipani said he has driven around and checked and there were several instances where food trucks were hooked up to City Services.

Councilman Bundy said he supports charging a fee because the City cannot be supporting private businesses. He said he wasn't sure if they were to the point where they wanted to set a fee, or just establishing there should be a fee.

Nina Patterson, City Clerk said she had discussed this with Miguel Pedroza, Parks Superintendent and based off what they had been able to track for food truck usage so far they had considered the idea of charging $100.00 a year to food trucks where they would pay and get a sticker for their truck and a key that would unlock any of the park electrical boxes.

There was a discussion about how the fees would be charged.

It was decided this item would be brought back to the Council at the next Council Meeting where they would set a Public Hearing date for the new fee to be charged.

ORDINANCES

Ordinance - Amending 5-1-13 Occupancy of Recreational or other Vehcles. ACTION ITEM.

Councilman Bundy made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Bryant seconded the motion.

The following vote was recorded:

Councilman Bryant	AYE
Councilman Bundy	AYE
Councilman Brennan	AYE
Councilman Schipani	AYE

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

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

Councilman Bryant	AYE
Councilman Brennan	AYE
Councilman Bundy	AYE
Councilman Schipani	AYE

The vote being unanimous, the motion was carried and given #1683.

Ordinance - Amending Sections 4-2B-5 and 4-2C-5 increasing the fees charged for Beer and Wine Licensing. ACTION ITEM.

Councilman Bundy said maybe it should be amended on A1 from $150.00 to $175.00 instead of $200.00 and on the sale of wine 4-2C-5 A1 going from $150.00 to $175.00 instead of $200.00 and on number #2 going from $100.00 to $150.00 instead of $200.00.

Councilman Bryant stated for the record he does not agree with raising the fees because he does not agree with raising rates just for the sake of doing it.

Councilman Schipani said he doesn't think there is much time that goes into processing the licenses.

Councilman Brennan said the costs associated with the license have gone up. Such as salary and postage.

Nina Patterson, City Clerk said while she hasn't taken the time to break down the cost to the City for issuing alcohol licenses, she is sure that the costs have gone up since the fee was set. She said she had been here nearly 16 years and in that time the fees had never changed and the amounts that are being requested are amounts that have been set by statute.

Councilman Bundy made a motion to amend the proposed ordinance amending Section 4-2B-5 and 4-2C-5 decreasing the amounts that will be increased on 4-2B-5 from $200.00 to $175.00 and 4-2C-5 decreasing the amount on A1 from $200.00 to $175.00 and on #2 from $200.00 to $150.00. Councilman Schipani seconded the motion.

The following vote was recorded:

Councilman Bryant	NAY
Councilman Bundy	AYE
Councilman Brennan	AYE
Councilman Schipani	AYE

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

Councilman Bundy made a motion to suspend the three reading rule and read the Ordinance by title only for its one and only reading tonight. Councilman Bryant seconded the motion.

The following vote was recorded:

Councilman Bryant	NAY
Councilman Bundy	AYE
Councilman Brennan	AYE
Councilman Schipani	AYE

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

The City Clerk read the Ordinance for its first and final reading by Title Only.

Mayor Sykes asked, "Does the Council wish this Ordinance to pass."

The following vote was recorded:

Councilman Bryant	NAY
Councilman Brennan	AYE
Councilman Bundy	AYE
Councilman Schipani	AYE

The majority of the vote being in favor, the motion was carried and given #1684.

COUNCIL COMMENTS

- Courtney Lewis, Economic Development Director said they are working to update the Comprehensive Plan.

- Shirley Batchelor, Wastewater Superintendent said they have gotten their fourth harvest of alfalfa this year.

- Miguel Pedroza, Parks Superintendent said they are still cutting grass and preparing for fall.

- Tiffany Belt, Recreation Superintendent said they are getting ready for the Spooktacular at the end of October.

- Dave Sonnentag, Water Superintendent said they are working downtown.

- Gene Palmer, Street Superintendent said they are finishing construction that has been scheduled for this fiscal year.

- Jake Olsen, Golf Course Superintendent said he's just working on the Golf Course.

- Mike McCain, Building Official said he is expecting that the total for building permits for new homes should hit about fifty this year, which is higher than last year's total.

- Rich Urquidi, Director of Public Works said he is supervising the Downtown Project.

- Paula Szafranski, City Treasurer said she has been working with the Department Heads to make sure all the bills are turned in before the end of the fiscal year.

EXECUTIVE SESSION

Executive Session - Pursuant to Idaho Code Section 74-206(a) - to consider hiring a public officer, employee, staff member or individual agent, whose qualities are to be evaluated in order to fill a particular vacancy or need. ACTION ITEM.

Councilman Schipani made a motion to go into Executive Session - Pursuant to Idaho Code Section 74-206(a) - to consider hiring a public officer, employee, staff member or individual agent, whose qualities are to be evaluated in order to fill a particular vacancy or need. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Bryant	AYE
Councilman Bundy	AYE
Councilman Brennan	AYE
Councilman Schipani	AYE

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

The Council went into Executive Session at 8:38 P.M.

The Council came out of Executive Session at 9:17 P.M.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 9:17 P.M. by orders from the Mayor.

Rich Sykes, Mayor

ATTEST:

Nina Patterson, City Clerk

CITY OF MOUNTAIN HOME OFFICIAL SEAL Mountain Home IDAHO INCORPORATED 1946