

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON MARCH 26TH, 2024, AT 5:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 22044 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 22044 PRESENTATION
 1) Presentation of FY23 Audit - Harris & Co.
 2) Presentation on WICHC Elmore County Grant Update & Next Steps by Alexis Pickering and Courtney Kelly with Central District Health.
- 22044 RECOGNIZING PERSONS IN THE AUDIENCE
- 22044 DEPARTMENT HEAD COMMENTS/REPORTS
- 22044 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
- 22045 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
 Planning & Zoning Commission - March 5, 2024
 City Council - March 12, 2024
 - B. Bills - 3/13/24 to 3/26/24 in the Amount of \$470,255.72
 - C. Treasurer's report for the period ending 2/29/24.
 - D. Approve the Finding of Facts to amend an existing C-4 Planned Unit Development (PUD) for "Airbase Commons Mixed-Use" development with conditions requested by Mike Freer.
 - E. Approve the Finding of Facts to amend an existing Preliminary Plat for "Airbase Commons Mixed-Use" development with conditions requested by Mike Freer.
 - F. Approve the Memorandum of Understanding with Boise State University to provide a cybersecurity risk assessment of the City of Mountain Home and authorize the Mayor to sign.
 - G. Approve the request by Colton Yasinski for the preliminary Plat extension for Freedom Estates.
 - H. Approve the purchase of fitness equipment for the city training facility.
 - I. Approve the Public Works Director's request to purchase a 2024 Caterpillar Skid Steer for the water and wastewater departments. **(Pulled from Consent Agenda and placed under New Business)**
 - J. Approve the Public Works Director's request to purchase a 2019 Caterpillar Skid steer that is currently a city-leased piece of equipment. **(Pulled from Consent Agenda and placed under New Business)**
 - K. Approve the partnership agreement between the City of Mountain Home, Military Affairs Committee, and Mountain Home Air Force Base and authorize the Mayor to sign the agreement after City legal counsel approves the agreement. **(Pulled from Consent Agenda and placed under New Business)**
 - L. Set a public hearing for April 23, 2024, establishing a fee for driving range ball buckets.

- M. Approve the agreement and purchase with Kaseya for Datto RMM advance software management and authorize the Mayor to sign the agreement after the City Legal Counsel approves the agreement.
- N. Authorize the Public Works director to bid to resurface 6th Street from American Legion Blvd. to E. 8th N. Street and from E. 10th N. Street to E. 19th N. Street. **(Pulled from Consent Agenda and placed under New Business)**

22046

OLD BUSINESS

- 1) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend an existing Conditional Use Permit for an off-premises sign located at 404 North Main Street with conditions requested by Ron Cox. **(Item continued from 3/4/2024)**
- 2) Action Item: Deliberation/Decision regarding Purchase policy edits.
- 3) Action Item: Deliberation/Decision regarding Purchase checklist edits.

22047

NEW BUSINESS

- 1) Items Removed from Consent Agenda Section.
- 2) Action Item: Deliberation/Decision Rimrock High School Golf Team.
- 3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts for annexation of property addressed as 2155-2195 West 6th South Street (Airbase Rd.) property known as Jacobs Plaza.
- 4) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to zone C-4, the property addressed as 2155-2195 West 6th South Street (Airbase Rd.) property known as Jacobs Plaza.

22049

ORDINANCES

- 1) Action Item: Ordinance #1791- Amending Mountain Home City Code Title 7, Chapter 3, Section 4 titled Containers; other articles limits.
- 2) Action Item: Ordinance #1792- Amending Mountain Home City Code Title 7, Chapter 1A, Section 9 titled Water Rights Fees.
- 3) Action Item: Ordinance #1793- Amending Mountain Home City Code Title 9, Chapter 6, Section 4, Annexation.

22050

FINAL COMMENTS

22051

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON March 26th, 2024, AT 5:00 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 26th, 2024. A quorum was established with Councilman Brennan, Councilwoman Wirkkala, Councilman Harjo, and Mayor Sykes being present. Councilwoman Garvey was present via phone.

PRESENTATION

1) Presentation of FY23 Audit - Harris & Co.

Representatives from Harris & Co. presented the findings from the FY23 audit to the Council.

2) Presentation on WICHC Elmore County Grant Update & Next Steps by Alexis Pickering and Courtney Kelly with Central District Health.

Alexis Pickering and Courtney Kelly with Central District Health gave a presentation to the Council about the WICHC Elmore County Grant.

The Council asked about what the Committee will work on next.

Alexis asked if the Council would be willing to work with the Committee for the next steps of their proposed project.

Councilwoman Wirkkala asked for a workshop on this topic for further information.

RECOGNIZING PERSONS IN THE AUDIENCE

- Anita Hill was present and spoke to the Council about the Mellen Water District and the well for the district.

- Patty Staats, Pastor of All In Church was present and spoke to the Council about the sign Ron Cox has on Main Street in Downtown Mountain Home.

- Ted Thompson came forward and requested the Council order a study on the Mountain Home Municipal Airport. He asked that the Council add the proposed study to a Council agenda as a topic for decision.

- Bud Adams asked the Council for a copy of some of the audit pages from Harris & Co.

- Tess Beagl spoke to the Council about the restaurant contract at the golf course.

- Rod Dudley addressed the Council about concerns with the Workers Compensation that is paid out of the budget.

- Krystal Powell spoke to the council about the electric sign in town that is in violation of the City ordinance.

- Don Guss came forward to address issues with the street being cut and no notification being made to residents.

DEPARTMENT HEAD COMMENTS/REPORTS

- No reports were given.

CONFLICT OF INTEREST DECLARATION

- Councilwoman Wirkkala said she had received emails from T.J. Gomez, Ted Council Minutes - March 26, 2023

Thompson, Nancy from Park University, and Pastor Patty Staats about items on listed on tonight's agenda.

• The rest of the Council confirmed they had been reached out to by the same people.

CONSENT AGENDA

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- M. Approve the agreement and purchase with Kaseya for Datto RMM advance software management and authorize the Mayor to sign the agreement after the City legal counsel approves the agreement.
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Councilwoman Wirkkala asked to pull Item K.

Councilman Brennan asked to pull items I and N.

Councilman Harjo asked to pull Item J.

Councilwoman Garvey asked about the public hearing for driving range fees.

Councilman Brennan made a motion to pass the Consent Agenda as printed removing Items I, J, K and N to be discussed under New Business. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

Councilwoman Garvey AYE

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

OLD BUSINESS

1)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend an existing Conditional Use Permit for an off-premises sign located at 404 North Main Street with conditions requested by Ron Cox.

The Council discussed with Ron Cox the sign he has placed in the window of his business.

Councilman Brennan made a motion to deny the Planning and Zoning recommendation and Findings of Facts to amend an existing Conditional Use Permit.

Councilman Brennan amended his motion so the decision is tabled for six months so the Council can try to fulfill their duties.

There was no second and the motion died.

Councilwoman Garvey said she doesn't see the issue with the sign and said she didn't feel this would be solved in six months when it was brought back to the Council.

Paul Fitzer, City Attorney said you couldn't table something and change the ordinances, because anything on record at time of filing is the language the city has to follow.

Councilwoman Wirkkala made a motion to approve the Finding of Facts to amend an existing Conditional Use Permit for an off-premises sign located at 404 North Main Street with conditions requested by Ron Cox. Councilwoman Garvey seconded the motion.

Councilman Harjo asked that the motion be amended that Council approval be conditional on the approval of the sign by ITD.

Councilwoman Wirkkala agreed to amend the motion as stated. Councilwoman Garvey seconded the amendment to the motion.

Councilman Brennan wanted to make it known there was no personal reason for the sign to be questioned, he was disappointed the approval was made in the first place without consulting the downtown plan for the City.

The following vote was recorded:

Councilman Brennan	NAY
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE
Councilwoman Garvey	AYE

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

2)Action Item: Deliberation/Decision regarding Purchasing Policy edits.

Councilman Brennan said he would like to have it listed that the City will always solicit two quotes.

Councilwoman Wirkkala said she thinks the Council would just like it spelled out a little more clearly.

Councilman Harjo made a motion to approve the Purchasing Policy edits. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE
Councilwoman Garvey	AYE

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

3) Deliberation/Decision regarding Purchase Checklist edits.

Councilman Brennan said he was concerned there was an asterisk where the quotes are requested but not required but he does feel there is good communication with between the Council and City Staff and feels the city will strive to obtain two quotes, but he would like department heads to keep copies of the emails where they reached out to a minimum of two companies when soliciting quotes.

Councilman Harjo made a motion to approve the Purchasing Checklist edits. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE
Councilwoman Garvey	AYE

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

NEW BUSINESS

1) Items Removed from Consent Agenda Section. ACTION ITEM.

Item I: Approve the Public Works Director's request to purchase a 2024 Caterpillar Skid steer for the water and wastewater departments.

The Council discussed leasing the equipment versus buying it outright.

Mayor Sykes stepped out of the meeting at 7:24 p.m. and the meeting continued.

Councilwoman Wirkkala made a motion to lease to purchase the 2024 Caterpillar Skid steer for the water and wastewater departments. Councilwoman Garvey seconded the motion.

The following vote was recorded:

Councilman Brennan	NAY
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE
Councilwoman Garvey	AYE

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

Item J: Approve the Public Works Director's request to purchase a 2019 Caterpillar Skid steer that is currently a city-leased piece of equipment.

Councilwoman Wirkkala made a motion to purchase a 2019 Caterpillar Skid steer that is currently a city-leased piece of equipment. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE
Councilwoman Garvey	AYE

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

Item K: Approve the partnership agreement between the City of Mountain Home, Military Affairs Committee, and Mountain Home Air Force Base and authorize the Mayor to sign the agreement after City legal counsel approves the agreement.

Mayor Sykes rejoined the meeting at 7:39 P.M. and the meeting continued.

The Council discussed the partnership agreement.

Councilman Brennan made a motion to table this item until the next City Council Meeting. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE
Councilwoman Garvey	NAY

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

Item N: Authorize the Public Works director to bid to resurface 6th Street from American Legion Blvd. to E 8th N Street and from E 10th N Street to E 19th N Street.

Councilman Brennan made a motion to deny the resurfacing request from the Public Works Director. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	NAY
Councilman Harjo	AYE
Councilwoman Garvey	NAY

The vote being a tie the Mayor vote AYE and the motion was passed.

2)Action Item: Deliberation/Decision Rimrock High School Golf Team.

Councilman Harjo made a motion to have a memorandum of understanding drafted with Rimrock High School Golf Team presented to the school with prorated youth rates that run the duration of the school golf season. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE
Councilwoman Garvey	AYE

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

3)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts for annexation of property addressed as 2155-2195 West 6th South Street (Airbase Rd.) property known as Jacobs Plaza.

Councilman Brennan made a motion to approve the Planning and Zoning Council Minutes - March 26, 2023

recommendation and Finding of Facts for annexation of property addressed as 2155-2195 West 6th South Street (Airbase Rd.) known as Jacobs Plaza adding a contingency that fire hydrants must be installed and functioning prior to annexation occurring. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE
Councilwoman Garvey	AYE

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

4)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to zone C-4, the property addressed as 2155-2195 West 6th South Street (Airbase Rd.) property known as Jacobs Plaza.

Councilman Brennan made a motion to approve the Planning and Zoning Commission recommendation and Finding of Facts to zone C-4, the property addressed as 2155-2195 West 6th South Street (Airbase Rd.) property known as Jacobs Plaza. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE
Councilwoman Garvey	AYE

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

ORDINANCE

1)Action Item: Ordinance #1791- Amending Mountain Home City Code Title 7, Chapter 3, Section 4 titled Containers; other articles limited.

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

The following vote was recorded:

Councilman Harjo	AYE
Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	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 Harjo	AYE
Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE

The vote being unanimous, the motion was so ordered and given #1791.

2)Action Item: Ordinance #1792- Amending Mountain Home City Code Title 7, Chapter 1A, Section 9 titled Water Rights Fees.

Councilman Brennan asked for changes to be made to paragraph B on the first page, he would like the second half of the last sentence to be removed, removing the language or to parcels of land less than one acre in size. He would also like for the ordinance to state a water right fee be included for all development in all zoning districts including commercial and industrial.

Councilman Harjo made a motion to suspend the three-reading rule and read the Ordinance by title only for its one and only reading tonight with the changes through interlineation from Councilman Brennan's notes. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Harjo	AYE
Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	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 Harjo	AYE
Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE

The vote being unanimous, the motion was so ordered and given #1792.

3)Action Item: Ordinance #1793- Amending Mountain Home City Code Title 9, Chapter 6, Section 4, Annexation.

Councilman Brennan made a motion to suspend the three-reading rule and read the Ordinance by title only for its one and only reading tonight. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Harjo	AYE
Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	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 Harjo	AYE
Councilman Brennan	AYE
Councilwoman Garvey	AYE
Councilwoman Wirkkala	AYE

The vote being unanimous, the motion was so ordered and given #1793.

FINAL COMMENTS

Mayor Sykes said moving into the new budget year he will be looking into a way to repave 6th streets.

Councilwoman Wirkkala said she wanted on the record that she would like to hear from Dr. Kristopher Wallaert himself regarding an assessment on Airport operations if he wishes to conduct one.

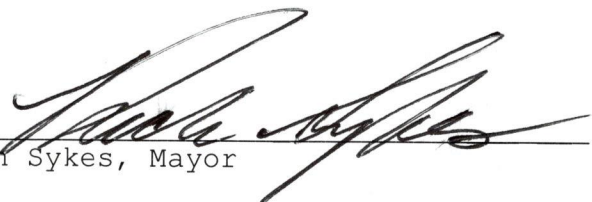
Councilman Brennan said he doesn't support Dr. Wallaert heading an assessment while he is on the Planning and Zoning Commission.

Councilwoman Garvey said she would like to see the Council discuss Airport issues together with the parties affected.

Chris Curtis, Public Works Director said the asbestos testing results came in today and there was no asbestos or asbestos fibers detected in our water system.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:25 P.M. by orders from Mayor Sykes.


Rich Sykes, Mayor

ATTEST: 
Tiffany Belt, City Clerk



AGENDA
SPECIAL CITY COUNCIL MEETING
HELD ON MARCH 26th, 2024
AT 3:00 P.M.
AT THE MOUNTAIN HOME CITY HALL
160 SOUTH 3RD EAST STREET

CALL MEETING TO ORDER/ESTABLISH A QUORUM

Topic

1) Discussion regarding Fiber Optics.

ADJOURN

