



## CITY COUNCIL REGULAR MEETING

City Council Chambers, 160 South 3rd East

Mountain Home, Idaho

Tuesday, January 27, 2026 at 5:00 PM

Join the Meeting live through Microsoft Teams Town Hall

Link provided on the City Website: <https://mountain-home.us/city-government/city-council/>

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### CALL MEETING TO ORDER & ESTABLISH A QUORUM (5:00 PM)

Councilman Harjo  Councilwoman Wirkkala  
 Councilman McCarthy  Councilman Sanders  Mayor Sykes

### PRESENTATIONS

- 1) Officer of the Year recognition and presentation by Chief Larsen

### RECOGNIZING PERSONS IN THE AUDIENCE

(Please limit comments to a maximum of 3 minutes) The purpose of this agenda item is to provide an opportunity for members of the public to address the City Council on matters that are not listed on the current agenda and are within the subject matter jurisdiction and municipal purview of the City.

Comments may not involve personnel matters, legal disputes, or the private non-municipal affairs of the constituency. Comments regarding Zoning or Land Use issues may only be made during properly noticed public hearings.

### 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.

### CONSENT AGENDA

- 1) Approval acceptance of minutes: Planning & Zoning Commission- December 16, 2025
- 2) Approval acceptance of minutes: Regular City Council Minutes - January 13, 2026
- 3) Approval acceptance of minutes: Special City Council Minutes - January 15, 2026
- 4) Approve expenditures from 1/14/2026 to 1/27/2026 in the amount of \$359,361.54
- 5) Treasurer's report for the period ending 12/31/2025.
- 6) Approve the appointment of Amber Henninger to the Library Board with a term that will expire in February 2030.
- 7) Pass resolution #03-2026R – Approving the Reappointment of Alan Bermensolo as a member of the Urban Renewal board for an additional 4-year term expiring on January 31, 2029, and authorizing the Mayor and City Clerk to sign.

### OLD BUSINESS

## **NEW BUSINESS**

- 1) Items removed from the Consent Agenda
- 2) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions.
- 3) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for preliminary plat "Aslin Ranch Subdivision" with conditions.
- 4) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions.
- 5) Workshop/discussion regarding the progression of the Railroad Park Project. (Councilman McCarthy)

## **ORDINANCE**

- 1) Ordinance 1814- Amending City Code 8-1B-1-E Sidewalk, Curbs and Gutters, 8-4-5 Excavation Fee, and 8-4-6 Bonding Fees.

## **FINAL COMMENTS**

## **ADJOURN**

## **STAFF MEMO**

- 1) Staff report from the Wastewater Department.
- 2) Staff Report from Fiber Optics Department.



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**MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING  
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO**

**Live Stream Viewing:**

**Tuesday, December 16th, 2025, at 5:30 PM**

**ESTABLISH A QUORUM**

Chairperson Kristopher Wallaert noted a quorum present and called the December 16, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Erika Pedroza, Rob McCormick, Cristina Drake, and Kristopher Wallaert.

Commission Member William Roeder was not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, and Legal Counsel Geoff Schroeder.

**MINUTES**

\*Action Item - November 18, 2025, Planning and Zoning Minutes

Commission Member Rob McCormick made a motion to approve November 18th, 2025, minutes. Commission Member Erika Pedroza seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

**RECOGNIZING PERSONS NOT ON THE AGENDA**

\*None

**CONFLICT OF INTEREST DECLARATION**

\* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506) - None

\* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? - \*None

**PUBLIC HEARING AND ACTION**

**\*Action Item – Annex and Zone to I-2 Heavy Commercial – City of Mountain Home**

A request by the City of Mountain Home to Annex and to Zone to I-2 (Heavy Industrial) two parcels totaling approximately 272 acres of vacant land. The parcels of land are east of Bypass Road, West of the City of Mountain Home Airport, North of Highway 51 (Airbase Road) and South Bureau of Land Management land, Mountain Home, ID, 83647. (RP03S06E280015 and RP03S06E273150). (PZ-25-39)

Public Hearing Open

Public Hearing Closed

Commission Member Cristina Drake motioned to approve PZ-25-39, the request to approve Annex and Zone I-2. Commission Member Rob McCormick seconded the motion. The vote goes as follows; Commission Member Pedroza; aye, Commission Member Drake; aye, Commission Member McCormick; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

**\*Action Item – Annex and Zone to R-4 Residential – Jadon Schneider**

A request by Jadon Schneider, of Bronze Bow Land, for property owned by Gary and Cameron Aslin, to annex and zone to R-4 a parcel of land (RP04S06E020720) approximately ten point twenty-eight (10.28) acres in size, and that portion of Smith Road that abuts the parcel. (RP04S06E020720) (PZ-25-32 ANX)

Jadon Schneider came up and spoke regarding the Annex and Zone to R-4.

Public Hearing Open

Public Hearing Closed

Commission Member Rob McCormick motioned to approve PZ-25-32, the request to approve Annex and Zone. Commission Member Cristina Drake seconded the motion. The vote goes as follows; Commission Member McCormick; aye, Commission Member Drake; aye, Commission Member Pedroza; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

**\*Action Item – Preliminary Plat – Aslin Ranch Subdivision - Jadon Schneider**

A request by Jadon Schneider, of Bronze Bow Land, for property owned by Gary and Cameron Aslin, for a preliminary plat for the Aslin Ranch Subdivision. This development will consist of a total of fifty-three (53) lots, forty-four (44) of those lots are designated as single-family homes, and nine (9) designated common lots. The average residential lot size is six thousand three hundred and forty-four (6,344) square feet, varying lot widths and depths to accommodate different house plans and lifestyles, with a density of four-point three (4.3) dwelling units per acre. The applicant is proposing to provide a site amenity in the form of a Bocce Ball or Pickleball Court. The parcel of land is located on the South side of Smith Road, west of SW Besra Drive, and East of State Highway 51. Primary access will be from Smith Road. (RP04S06E020720). (PZ-25-33)

Jadon Schneider came up and spoke regarding Aslin Ranch Subdivision.

Public Hearing Open

Public Hearing Closed

Commission Member Erika Pedroza motioned to approve PZ-25-33, the request to approve Preliminary Plat for Aslin Ranch. Commission Member Rob McCormick seconded the motion. The vote goes as follows; Commission Member McCormick; aye, Commission Member Drake; aye, Commission Member Pedroza; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

**NEW BUSINESS**

**\*None**

**OLD BUSINESS**

**\*Action Item – Findings of Fact – ANX and Zone to C-4 Heavy Commercial – Gisela Light – 1125 Airbase Road** A request by Gisela Light to Annex and to Zone to C-4 (Heavy Commercial) a parcel of land totaling approximately 1.095 acres. The applicant is seeking annexation to connect to City services of water. The parcel contains a single-family dwelling and multiple accessory structures. The parcel of land is located at 1125 Airbase Road, Mountain Home, ID, 83647. (RP03S06E352540) (PZ-25-35)

Commission Member Cristina Drake motioned to approve PZ-25-35 the request to approve the Finding of Facts. Commission Member Erika Pedroza seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

**DEPARTMENT HEAD ITEMS**

- \* Monthly Building Permit Report – November 2025
- \*Monthly Code Enforcement Report – November 2025
- \*Monthly GIS Report – November 2025

**DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE ITEMS**

- \*General Discussion – CIP Amendment

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

- \*None

**ADJOURN**

Chairperson Kristopher Wallaert adjourned the meeting at 6:02 p.m.

Chair



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MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JANUARY 13<sup>TH</sup>, 2026, AT 5:00 P.M.  
AT MOUNTAIN HOME CITY HALL CHAMBERS  
MOUNTAIN HOME, IDAHO

##### CALL MEETING TO ORDER/ESTABLISH A QUORUM

##### EXECUTIVE SESSION

- 1) Pursuant to Idaho Code Section 74-206(1)(f) –to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated.

##### PRESENTATION

- 1) Award presentation by Mayor Sykes

##### RECOGNIZING PERSONS IN THE AUDIENCE

##### 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.

##### 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.**

- 1) Approval acceptance of minutes: Planning & Zoning Commission – November 18, 2025
- 2) Approval acceptance of minutes: Regular City Council Minutes – December 9, 2025
- 3) Approval acceptance of minutes: Special City Council Minutes – December 16, 2025  
**(Pulled and moved to Old Business)**
- 4) Approve expenditures from 12/10/2025 to 1/13/2026 in the amount of \$1,357,347.12
- 5) Approve payroll for the period of 11/22/2025 to 12/21/2025 in the amount of \$855,343.42
- 6) Treasurer's Report for the period ending 11/30/2025
- 7) Accept the canvassed election results from the November 4, 2025, City Election
- 8) Pass Resolution #01-2026R allowing the destruction of city records and authorizing the Mayor and City Clerk to sign.
- 9) Authorize the Mayor and City Clerk to sign all required documents for the grant application 2025/2026-007.
- 10) Pass Resolution #02-2026R committing matching funds for the installation of a High Intensity Activated Crosswalk (HAWK) and authorize the Mayor and City Clerk to sign.
- 11) Set a Public Hearing for February 10, 2026, on the increase in Non-City resident Library Card fees.
- 12) Approve Amendment 1 to the construction and development reimbursement agreement with the Mountain Home Urban Renewal Agency for the Railroad Park Plaza project, and authorize the Mayor and City Clerk to sign.  
**(Pulled and moved to Old Business)**
- 13) Approve Agreement for 2026 Pavement Rehabilitation (A.I.P. 3-16-0025-027-2026) at Mountain Home Airport and authorize the Mayor to sign all documents.
- 14) Approve the lease agreement with Quadient fka Neopost for a new postage meter and folding machine for City Hall, and authorize the Mayor to sign.
- 15) Approve Finding of Facts to zone C-3 PUD entitled "Albatross Greens" with conditions.
- 16) Approve Finding of Facts preliminary plat "Albatross Greens" with conditions.
- 17) Approve Finding of Facts for a conditional use permit to operate a drive-up window located at 1410 American Legion Boulevard with conditions.

##### OLD BUSINESS

- 1) Items removed from the Consent Agenda
- 2) Approve the agreement with Azuga and authorize the Mayor to sign.
- 3) Discussion regarding Councilman Brennan's motion pertaining to Action Item #4 of the Special meeting on December 16, 2025

##### ORDINANCE

- 1) Ordinance 1813 – to Zone C-3 Albatross Greens

##### PRESENTATIONS

- 1) Presentation Mayor Sykes

##### COUNCIL COMMENTS

- 1) Councilwoman Garvey's departing comments
- 2) Councilman Brennan's departing comments
- 3) City Council member comments

##### ADJOURN SINE DIE

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##### OATH OF OFFICE TO ELECTED OFFICIALS

##### CALL MEETING TO ORDER/ESTABLISH A QUORUM

##### REMARKS

- 1) Mayor Sykes
- 2) Councilman McCarthy
- 3) Councilman Sanders

##### NEW BUSINESS

- 1) Action Item: Deliberation/Decision to elect a new City Council President.
- 2) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions.
- 3) Action Item: Deliberation/Decision to amend City Code 8-1B-1-E Sidewalk, Curbs, and Gutters, 8-4-5 Excavation Fee, and 8-4-6 Bonding Fees.
- 4) Action Item: Deliberation/Decision to set a Public Hearing for February 10, 2026, on the increase in Street Fees.
- 5) Action Item: Deliberation/Decision to allow City Staff to draft a formal agreement with Marathon Cheese to use the parking lot at Optimist Park during the facility expansion project.

##### FINAL COMMENTS

##### ADJOURN

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MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JANUARY 13<sup>TH</sup>, 2026 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 3<sup>rd</sup> East, Mountain Home, Idaho, on January 13, 2026. A quorum was established with Councilwoman Garvey, Councilwoman Wirkkala, Councilman Brennan, Councilman Harjo, and Mayor Sykes being present.

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-206(1)(f) – To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated.

Councilman Brennan made a motion to enter into Executive Session pursuant to Idaho Code 74-206(1)(f). 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 unanimous vote.

The Council went into Executive Session at 5:02 p.m.

The Council came out of Executive Session at 5:13 p.m.

PRESENTATION

1) Award presentation by Mayor Sykes.

Mayor Sykes called Kim Anderson to come forward and thanked her for allowing Marty Anderson to do what he did and that it didn't go unnoticed and that she was appreciated. He also thanked Colonel Gunther and Chief Rhodie for coming down on behalf of the 366<sup>th</sup> Gunfighters and thanked Shawn Brazel, President of the Chamber, for making time to attend the meeting.

Mayor Sykes then gave a speech about Marty Anderson and his service with both the US Airforce and as the Military Liaison. He called Marty Anderson forward and presented him with the 2025 Defense Community Champion award.

Marty Anderson thanked the Mayor and the team and gave a short acceptance speech.

RECOGNIZING PERSONS IN THE AUDIENCE

Bud Adams thanked the Council for their common sense and keeping the budget hopefully in line.

Decker Sanders came forward to speak regarding Item 12 on the Consent Agenda.

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.

Councilwoman Wirkkala said that she spoke with Decker Sanders regarding Item 4 on the Consent Agenda and that there was no conflict of interest.

Councilwoman Garvey received an email regarding the Railroad Park project.

## CONSENT AGENDA

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- 11) Set a Public Hearing for February 10, 2026, on the increase in Non-City resident Library Card fees.
- 12) Approve Amendment 1 to the construction and development reimbursement agreement with the Mountain Home Urban Renewal Agency for the Railroad Park Plaza project, and authorize the Mayor and City Clerk to sign.
- 13) Approve Agreement for 2026 Pavement Rehabilitation (A.I.P. 3-16-0025-027-2026) at Mountain Home Airport and authorize the Mayor to sign all documents.
- 14) Approve the lease agreement with Quadient fka Neopost for a new postage meter and folding machine for City Hall, and authorize the Mayor to sign.
- 15) Approve Finding of Facts to zone C-3 PUD entitled "Albatross Greens" with conditions.
- 16) Approve Finding of Facts preliminary plat "Albatross Greens" with conditions.
- 17) Approve Finding of Facts for a conditional use permit to operate a drive-up window located at 1410 American Legion Boulevard with conditions.

Councilwoman Wirkkala asked for clarification from Councilman Brennan on Item 3, Special City Council Meeting Minutes, where something about in-kind work was mentioned. She noticed it when she went back and watched the video after the meeting.

Mayor Sykes asked if it was that he said he was okay with the in-kind work.

Councilman Brennan confirmed that he was okay with the in-kind work.

Councilwoman Wirkkala stated that the motion was passed that there would not be reallocation of funds from Parks, Streets, Water, Wastewater, or any other department at this time. She stated that in-kind work technically fell under that use of funds.

Paul Fitzer, City Attorney, stated that enterprise funds could not be used for that and for that reason, in-kind work does not have that prohibition.

Councilwoman Wirkkala said that did not sit well with her and she did not want to approve the Consent Agenda with the Special Meeting Minutes.

Councilwoman Garvey asked if a quick recess could be taken in order to review the meeting as that was not what she recalled.

Councilwoman Wirkkala said that she did not want to take a recess that she wanted to watch the video on the record.

Mayor Sykes asked Tiffany Belt, City Clerk, to get the video pulled up. He also asked while they were waiting, if there was anything else on the Consent Agenda to discuss.

Councilwoman Garvey said that she had the same questions about Item 12 that Decker Sanders had during his public comment.

Councilwoman Wirkkala said again that she did not want to vote on the Consent Agenda because of Item 3, and suggested that Items 3 and 12 get pulled to keep the meeting going.

Councilman Harjo said that he wanted to give thanks to City staff and Public Works on Items 9 and 10 and that this would be a wonderful step in the right direction.

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Councilman Brennan said that for the record, they had received an update today for Item 17 and wanted to remind the Council to vote on the updated item that was given to them.

Councilman Brennan made a motion to approve the Consent Agenda, pulling Items 3 and 12. Councilman Harjo seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman Brennan; aye, Councilwoman Garvey; aye. The motion passed by unanimous vote.

## OLD BUSINESS

1) Items removed from the consent agenda.

3) Approval acceptance of minutes: Special City Council Minutes – December 16, 2025.

Tiffany Belt pulled up the video of the Special Meeting that took place on December 16, 2025 for review for by the Council. She then explained what was said was “at this time” not “in-kind”.

Councilman Brennan said that the motion was crystal clear, any side chatter was not part of the motion.

Councilwoman Wirkkala asked about the words “not necessary at this time” and asked what that meant.

Councilwoman Garvey said in her opinion, they had a document in front of them that showed how much was going to come out of each set of the budgets, for example \$100,000 from Streets or Parks, and at the time of the motion that was possibility was removed. She continued to say that it could come back in the future for another vote if deemed necessary.

Councilwoman Wirkkala expressed her frustration at not seeing the numbers in the packet until that moment in the meeting as it was scheduled during her working hours.

Councilman Harjo stated that all members of the Council had received the same information at the same time and the agenda item was used as a placeholder in case there were other things that came up, which was determined that it was not needed.

Councilwoman Wirkkala said that she would like to have a special meeting to discuss with the new Councilmembers that were incoming.

Councilman Harjo made a motion to approve the Special City Council Minutes from December 16, 2025 from the Consent Agenda. Councilwoman Garvey seconded the motion. The vote goes as follows: Councilman Brennan; aye, Councilman Harjo; aye, Councilwoman Garvey; aye, Councilwoman Wirkkala; nay. The motion passed by majority vote.

12) Approve Amendment 1 to the construction and development reimbursement agreement with the Mountain Home Urban Renewal Agency for the Railroad Park Plaza project, and authorize the Mayor and City Clerk to sign.

Mayor Sykes asked Decker Sanders to come forward.

Decker Sanders had a discussion with Paul Fitzer about his concerns with the GUHO contract and how it conflicted with one of the funding agreements.

Councilman Harjo said that this agenda item was strictly to the City’s agreement with the URA and explained the process of how the URA funds the City project, the agreement with the URA of the URA to pay the City. He continued to explain that the City’s agreement to pay GUHO would be a passthrough of funding from the URA to GUHO.

There was a discussion between the Council, Paul Fitzer, Decker Sanders and the Mayor regarding the payment schedule and about asking GUHO to make it a 45-day like the agreement with the URA.

Councilman Brennan made a motion to approve Amendment 1 to the construction and development reimbursement agreement with the Mountain Home Urban Renewal Agency. Councilman Harjo seconded the motion. Councilwoman Garvey; aye, Councilman Harjo; aye, Councilman Brennan; aye, Councilwoman Wirkkala; aye. The motion passed by unanimous vote.

2) Approve the agreement with Azuga and authorize the Mayor to sign.

Councilman Harjo asked Paul Fitzer if he had time to look over the contract.

Paul Fitzer said the contract was the same one he drafted, with approved modifications. He noted that no Council Minutes – January 13, 2026

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further changes appeared to be proposed, but concerns remained about whether the data collected could be subject to public records requests. He added that any such request would need to be reviewed to ensure it did not compromise the City's systems or public safety.

Mayor Sykes explained that the software would be used to track City vehicles. He said the City would occasionally receive calls reporting Public Works and other City vehicles speeding outside city limits, and the software allowed staff to verify vehicle activity and determine whether drivers were following the law. He also noted that the program included a reward system for drivers.

Chris Curtis, Public Works Director, said that another big thing was if a citizen stated that a sweeper hit a vehicle, they would be able to determine if a sweeper was actually in the area. He also discussed how the incentive program would work.

There was a discussion between Councilman Harjo, Mayor Sykes, and Councilwoman Garvey regarding the usage of the software, what vehicles or equipment it would be used for, and other potential alternatives.

There was a discussion regarding the cost of our current software versus the requested change, and how much money would be saved.

Councilwoman Wirkkala made a motion to table Old Business 2 until the next council meeting. 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 unanimous vote.

3) Discussion regarding Councilman Brennan's motion pertaining to Action Item 4 of the Special Meeting on December 16, 2025.

Councilwoman Wirkkala said that she felt like her questions regarding this were answered when discussing the Special City Council Meeting minutes from December 16, 2025.

## ORDINANCE

### 1) Ordinance 1813 – to Zone C-3 Albatross Greens.

Councilman Brennan made a motion to approve Ordinance 1813 and hear the reading for its one and only reading time. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilwoman Wirkkala; aye, Councilman Harjo; aye, Councilwoman Garvey; aye, Councilman Brennan; aye. The motion passed by unanimous vote.

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

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

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

## PRESENTATIONS

### 1) Presentation Mayor Sykes.

Mayor Sykes thanked Councilman Brennan and Councilwoman Garvey for their service and that they would be leaving Mountain Home better than they found it. He presented both departing members of Council with cards.

## COUNCIL COMMENTS

### 1) Councilwoman Garvey's departing comments.

Councilwoman Garvey thanked her husband and her group of friends and family for their support. She said that it had been the most rewarding four years.

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## 2) Councilman Brennan's departing comments.

Councilman Brennan reflected on his eight years of service and thanked his wife for her support, those who supported his campaigns, and the Idaho State Police District 3 for accommodating his schedule. He also thanked the citizens for their trust, City staff for their work, and expressed confidence in the new Council members, encouraging them to act in the community's best interest. He continued to ask that they not let an individual person or entity sway them for their own personal agenda that was not in the interest of the majority.

Councilman Brennan identified ongoing challenges for the City, including the wastewater system and the future dispatch contract, and concluded by thanking the Council, the Mayor, and City leadership and legal staff for helping him grow personally and professionally during his time in office.

## 3) City Council Member Comments.

Councilman Harjo said that the combined 12 years of knowledge between Councilman Brennan and Councilwoman Garvey was a massive benefit to the Council. He thanked them both for their knowledge, successes and guidance.

Councilwoman Wirkkala said that she learned so much from Councilman Brennan and that Councilwoman Garvey no matter what they disagreed on, there was still respect between them.

## ADJOURN SINE DIE

Councilman Harjo asked that Councilman Brennan adjourn the meeting.

## OATH OF OFFICE TO ELECTED OFFICIALS

Tiffany Belt, City Clerk, administered the Oath of Office to Councilman Sanders and Councilman McCarthy.

## MAYOR CALL MEETING TO ORDER

Mayor Sykes called the meeting to order at 6:25 P.M. A quorum was established with Councilman Sanders, Councilman McCarthy, Councilwoman Wirkkala, Councilman Harjo, and Mayor Sykes being present.

## REMARKS

### 1) Mayor Sykes

Mayor Sykes congratulated the new Council members and told them the role would be both rewarding and challenging. He said City staff, and he would be available to support them and encouraged them to ask questions at any time. He noted they would attend Elected Officials AIC training to learn the dos and don'ts and said he looked forward to working with them.

### 2) Councilman McCarthy

Councilman McCarthy thanked the Mayor, Council, City staff, family & friends, and the residents of Mountain Home. He stated that he was grateful for the opportunity to serve, and he was committed to serve with integrity, diligence, and respect for all residents. He continued to say that he was committed to creating a city of safety, opportunity, and hope for this generation and for those yet to come.

### 3) Councilman Sanders

Councilman Sanders thanked those that voted for him and the City during his campaign where he made a point that his process would be to trust and verify, and that he would be a representative that would be a public

servant rather than a public official. He ended with "let's get the hard work started".

## NEW BUSINESS

### 1) Action Item: Deliberation/Decision to elect a new City Council President.

Councilwoman Wirkkala made a motion to elect Councilman Sanders as the new City Council President. Councilman Harjo seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman McCarthy; aye, Councilman Sanders; abstained. The motion passed by majority vote.

### 2) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions.

Councilman Harjo made a motion to approve the Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilman Sanders; aye, Councilman McCarthy; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

### 3) Action Item: Deliberation/Decision to amend City Code 8-1B-1-E Sidewalk, Curbs, and Gutters, 8-4-5 Excavation Fee, and 8-4-6 Bonding Fees.

Councilman Harjo said that there were some discussions had around City Hall, and Chris Curtis informed him that it had been roughly 20 years since that section of code had been updated. He said that the purpose of this was to take the fees out of the ordinance and to set them right resolution of the Council as it would give more maneuverability.

Councilman Harjo made a motion to amend City Code 8-1B-1-E Sidewalk, Curbs, and Gutters, 8-4-5 Excavation Fee, and 8-4-6 Bonding Fees.

Councilwoman Wirkkala asked for clarification as Item 4 was setting a public hearing for those fees.

Tiffany Belt explained the clerical process and all the required steps that would need to be followed.

Councilwoman Wirkkala seconded the motion.

Councilman McCarthy and Chris Curtis discussed the reason behind increasing the fees and it being based on increasing the cost for the City staff, cost of materials, cost of goods and services at 2026 values instead of 2006 values.

The vote goes as follows: Councilman McCarthy; aye, Councilwoman Wirkkala; aye, Councilman Sanders; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

### 4) Action Item: Deliberation/Decision to set a Public Hearing for February 10, 2026, on the increase in Street Fees.

Councilwoman Wirkkala made a motion to set a Public Hearing for February 10, 2026, on the increase in Street Fees. Councilman Harjo seconded the motion. The vote goes as follows: Councilman Harjo; Councilman Sanders; aye, Councilman McCarthy; aye, Councilwoman Wirkkala; aye. The motion passed by unanimous vote.

### 5) Action Item: Deliberation/Decision to allow City Staff to draft a formal agreement with Marathon Cheese to use the parking lot at Optimist Park during the facility expansion project.

Mayor Sykes said that his thought process was to allow them to park there, however he wanted to get a more formal agreement to see if that would be doable. He wanted to make sure the City wasn't liable if something

were to happen.

Councilwoman Wirkkala made a motion to allow City Staff to draft a formal agreement with Marathon Cheese to use the parking lot at Optimist Park during the facility expansion project. Councilman Harjo seconded the motion.

Councilman Harjo asked to say something before taking a vote. He wanted to make sure that we were not being too cumbersome on Elmore County Sportsmans use on those trailers and that they have access that was preserved as they do have a lease for that over a 10-year duration. He also mentioned finding out if the Police Department and Public Works had any concerns, discussion on dust mitigation and maybe temporary fencing if needed as items to take into consideration.

Mayor Sykes agreed and thanked Councilman Harjo for that request.

The vote goes as follows: Councilwoman Wirkkala; aye, Councilman Harjo; aye, Councilman McCarthy; aye, Councilman Sanders; aye. The motion passed by unanimous vote.

#### FINAL COMMENTS

Councilman Sanders made a motion in accordance to Idaho Code 74-204(4)(c), to add to the agenda a discussion on an item regarding the funding, timing and conduct for the Railroad Park contract.. He said that this item could not be requested earlier as some of the information needed was only received today from a public records request. Councilwoman Wirkkala seconded the motion.

Mayor Sykes let Councilman Sanders know that all he needed to do was have three council members say this is what you want on the next item to add it.

Councilman Sanders said that he considered this to be a time sensitive issue and had a financial impact, he would like to have a discussion this evening.

Mayor Sykes and Paul Fitzer discussed adding items to the end of the agenda and it was determined that you could, although typically it would be done at the beginning of the meeting and the reason behind the urgency would need to be stated.

The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman McCarthy; aye, Councilman Sanders; aye. The motion passed by unanimous vote.

Councilman Sanders said that he had a PowerPoint presentation that he wanted to share to go along with his discussion request. He stated for the record that he was not opposed to the project, he had some concerns including funding and time and went on to share his presentation.

Councilman Harjo said that having been present for the budget discussions, he disagreed with Councilman Sanders view of the costs assessed with phasing the project versus doing the project all at once. He also went on to say that there were a lot of detailed in person conversations that took place outside of the information obtained via a public records request. He said that he appreciated the effort that was put in, but stated that it was lacking in context to be accurate and to have a discussion. He then asked if Councilman Sanders had the goal of delaying the project and undoing what had already been done.

Councilwoman Wirkkala said that she appreciated Councilman Sanders work. She asked Paul Fitzer if this was an action item or if it was a discussion. She then said that she would support anything Councilman Sanders wanted to do.

Councilman Sanders said that any City funds used for the project would replace potential outside funding and reduce money going back into the community through subcontracting. He said he preferred to avoid that

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outcome and suggested the Council consider exercising the contract under Articles 8 and 12 as tools in deciding whether to proceed, especially given the time constraints and the goal of maximizing available funding.

Mayor Sykes discussed the conversations and meeting regarding funding and in-kind work. He said that he did not understand the talking point of economic loss of a million dollars when the people of the City would be spending their money in downtown Mountain Home. He then asked if we did, for example, a million dollars of economic disservice to the City by using in-kind work to complete the pool.

Councilman Sanders said that URA funds come from a separate tax stream that must be spent in the project area and directly benefit the local economy. He explained that any City contribution removes available URA funding and requires the City to replace it with taxpayer dollars. He noted that the URA was close to fully funding the project and questioned whether it was worth using City funds at all.

Councilman Harjo said the contracts had already been executed and the agreement with Pioneer remained in effect. He noted that years of work had gone into reaching this point and that delaying the project could create complications, including potential legal and contractual issues. He explained that pushing the timeline would likely increase overall project costs due to rising prices and could also affect the donation agreement with Pioneer. He added that URA leadership had stated they were pleased with Pioneer's donation because it allowed the project to move forward in a single phase and freed additional funds for use within the revenue allocation area.

Councilman McCarthy, Mayor Sykes, and Tiffany Belt discussed the contingency funds and contracts and agreements.

Councilman McCarthy, Chris Curtis, and Mayor Sykes discussed what the in-kind work looked like and how it would push back other projects that the City had planned.

Councilwoman Wirkkala asked if a Special Meeting could be called in order to make the discussion an action item.

Councilman Sanders and Councilman McCarthy supported the request for a Special Meeting.

Paul Fitzer said the comment raised by Councilman Harjo was his primary concern, as he did not want the City to risk breaching a contract it had already executed. He said he understood Councilman Sanders' logic regarding the benefits of using another taxing entity's funding, but emphasized that the City could not unilaterally delay or change the project without potentially violating existing agreements. He noted that any changes would need to be voluntary modifications agreed to by all parties. Without having the contracts in front of him, he said the situation made him uneasy, especially if construction was imminent.

Mayor Sykes said to Councilman Sanders that these were the types of conversations he wished that in the future, he would come into City Hall and discuss in person ahead of time. He said that he wished that of all the Council would do that in the future.

Councilman Sanders said that he knew in order to have a Special Meeting that there had to be at least 24-hour notice to post an agenda, which would take Wednesday, but that would open Thursday up to have the issues discussed and a decision made. He said that the partners involved could be invited to be a part of the discussion and then action could be taken.

Paula Szfranski, City Treasurer, said that she would like to offer a different perspective for the Council to consider. She said that as a staff executive, she saw it as training opportunities for the different departments involved in the project. She said that she saw it as a tremendous opportunity for staff.

Councilman McCarthy and Councilwoman Wirkkala both discussed how training in real time would open the City up for liability if an accident were to occur.

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Mayor Sykes and Paul Fitzer discussed going forward with the groundbreaking tomorrow and how until a different agreement was negotiated, they needed to operate as the agreements had been executed.

There was continued discussion about funding and what making changes to the agreements could mean for the City.

Councilman Sanders requested that a Special City Council Meeting take place on January 15, 2026 at 5:30 PM and Councilwoman Wirkkala and Councilman McCarthy agreed.

Mayor Sykes said that for the time being, the ribbon cutting will go forward tomorrow and that work would still continue. He meant no disrespect to the Council, but he did not want to put the City in a position for a lawsuit. He said that he would reach out to GUHO, Pioneer, and the URA and invite them to the meeting.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:54 p.m. by orders from Mayor Sykes.

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Rich Sykes, Mayor

ATTEST: \_\_\_\_\_  
Tiffany Belt, City Clerk

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AGENDA  
SPECIAL CITY COUNCIL MEETING  
HELD ON THURSDAY, JANUARY 15<sup>th</sup>, 2026 AT 5:30 P.M.  
AT THE MOUNTAIN HOME CITY HALL  
160 SOUTH 3<sup>RD</sup> EAST STREET

CALL MEETING TO ORDER/ESTABLISH A QUORUM

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.

AGENDA ITEM

- 1) Discussion/Decision with relevant parties and City Legal regarding Railroad Park project concerns, contracts, and in-kind work.

ADJOURN

MINUTES OF THE SPECIAL MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON THURSDAY, JANUARY 15<sup>th</sup>, 2026 AT 5:30 P.M.  
AT THE MOUNTAIN HOME CITY HALL  
160 SOUTH 3<sup>RD</sup> EAST STREET

The Council of the City of Mountain Home, Elmore County, Idaho, met at Mountain Home City Hall, 160 South 3<sup>rd</sup> East, Mountain Home, Idaho, on January 15<sup>th</sup>, 2026. A quorum was established with Councilman Harjo, Councilwoman Wirkkala, Councilman McCarthy, Councilman Sanders, and Mayor Sykes.

Councilman Sanders made a motion to amend the agenda to add “/Decision” to Agenda Item 1. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilman Sanders; aye, Councilman McCarthy; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

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 Special City Council agenda? If so, please set forth the nature of the contact.

Councilman Sanders said that he received email from Dennis Pearl and Nicholas Gatjen and had a conversation with Mayor Sykes.

Councilman Harjo said that he received an email from Dennis Pearl.

Councilwoman Wirkkala said that she received an email from Dennis Pearl.

Councilman McCarthy said that he received an email from Dennis Pearl and Nicholas Gatjen. He also had conversations with Hunter Dill, Daniel Brennan, and Becky Garvey.

AGENDA ITEM

1) Discussion/Decision with relevant parties and City Legal regarding Railroad Park project concerns, contracts, and in-kind work.

Councilman Sanders apologized for how the issue was brought forward, saying the timing was due to circumstances and concern that it would not otherwise be discussed. He said his goal was to gather information on possible alternatives and then allow the Council to vote on how to proceed. He also asked the Mayor about the response from project partners to the invitations.

Mayor Sykes said that he asked them all personally, and due to the short notice they were unavailable or had spoken enough already.

Councilman Sanders said that his next question was directed to Legal, regarding the questions that were had regarding the contract and the abilities within the contract.

Paul Fitzer, City Attorney, said he had reviewed all agreements and addendums, including those with the contractor and the URA. He explained that the City had three options: proceed under the existing contract, modify the agreement with consent of all parties, or terminate the agreement. He said modifications were allowed under the contract but could create complications due to payment schedules and subcontractor commitments. He cautioned that while modification would not constitute a breach, it could have significant downstream impacts and should be approached carefully.

There was a discussion going through sections of the CM/GC contract regarding the final payment requirements and clarification on the contingency fee portion.

Councilman Sanders stated that without all critical partners present, the Council could not properly evaluate the opportunity, assess risks, or determine feasibility, but felt obligated to raise the issue in the interest of potential taxpayer savings.

Councilman Harjo questioned the purpose of the meeting, noting that the contracts were already executed, the project was underway, and that delaying or canceling it could have significant consequences. He repeatedly emphasized the need for clarity on what specific action or outcome the Council was actually seeking before proceeding.

Councilman Sanders stated that the City's financial contribution to the project had not been clearly defined and that existing funding only covered part of the overall contract. He said the Council needed to discuss what actions were possible, including validating the current agreements, modifying them if partners were willing, or considering termination as a last resort. He emphasized that the purpose of the discussion was to determine whether any of these options were in the City's best interest before bringing forward a formal motion.

Councilwoman Wirkkala said she supported further discussion to determine whether there was a funding shortfall. She stated she did not want to terminate the project, but suggested a short delay could be considered if it would avoid significant taxpayer costs. She asked legal counsel to clarify whether the contract allowed for such a delay.

Paul Fitzer summarized the three potential options of action as continuation, delay, or cancellation of the project. He said that he was happy to hear that cancellation of the project option was not being entertained. He also said that his legal advice was to not jeopardize option one, continuation of the project, by chasing a dime by spending a dollar. He said that option two, delay, is pursuant to all parties agreeing.

Councilman Sanders made a motion to move forward with the existing contracts and continued contract management to see the project and the contracts of all involved to fruition. Councilman Harjo seconded the motion.

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There was continued discussion between Council regarding the in-kind work and costs and potential cost savings possibilities and whether there was favor towards continuation or delay of the project, but no one wanted to cancel the project.

Councilman Sanders extended his thanks to Councilman Harjo for his support on the motion and asked Mayor Sykes to call for the question.

The vote goes as follows: Councilman Sanders; aye, Councilman Harjo; aye, Councilwoman Wirkkala; nay, Councilman McCarthy; aye. The motion passed by majority vote.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 6:18 P.M. by orders from Mayor Sykes.

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Rich Sykes, Mayor

ATTEST: \_\_\_\_\_  
Tiffany Belt, City Clerk

## Report Criteria:

Invoices with totals above \$0 included.  
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>GENERAL FUND</b>							
<b>ADMINISTRATION</b>							
<b>01-415-32-00 Immunizations/Testing</b>							
1018	Minert & Associates Inc	346811	annual consortium management f	12/31/2025	175.00	.00	
Total 01-415-32-00 Immunizations/Testing:					175.00	.00	
<b>01-415-35-00 Utilities-City Hall</b>							
819	Intermountain Gas Co	JAN-2026	Monthly Statement (City Hall)	01/15/2026	274.24	.00	
Total 01-415-35-00 Utilities-City Hall:					274.24	.00	
<b>01-415-35-10 Utilities-Museum</b>							
819	Intermountain Gas Co	JAN-2026	Monthly Statement (Museum)	01/15/2026	131.59	.00	
Total 01-415-35-10 Utilities-Museum:					131.59	.00	
<b>01-415-35-20 Utilities-Training Center</b>							
819	Intermountain Gas Co	JAN-2026	Monthly Statement (Training)	01/15/2026	89.13	.00	
Total 01-415-35-20 Utilities-Training Center:					89.13	.00	
<b>01-415-40-39 Attorney Fees</b>							
7022	Moore Smith Buxton & Turcke	87780	general professional services	01/09/2026	2,520.00	2,520.00	01/16/2026
Total 01-415-40-39 Attorney Fees:					2,520.00	2,520.00	
<b>01-415-43-00 Computer Software/Support</b>							
10979	FS, Com Inc	FS2601087968	juniper networks	01/08/2026	501.00	.00	
1610	Wells Fargo Remittance Center	JAN-2026B	monthly Statement (City Hall)	01/15/2026	15.99	.00	
Total 01-415-43-00 Computer Software/Support:					516.99	.00	
<b>01-415-52-00 Supplies</b>							
1430	Standard Plumbing Supply Co	ZXB046	wrench, pliers, tape, ratchet	01/20/2026	126.95	.00	
Total 01-415-52-00 Supplies:					126.95	.00	
<b>01-415-55-00 Printing/Publications</b>							
10904	American Legal Publishing Corp	48606	s-14 supplement pages	01/20/2026	196.00	.00	
1048	Mountain Home News	2096524	legals	12/31/2025	871.93	.00	
Total 01-415-55-00 Printing/Publications:					1,067.93	.00	
<b>01-415-56-00 Meetings Schools &amp; Dues</b>							
12556	Alumbaugh, Randy	JAN-2026	mileage: dec & jan	01/22/2026	20.70	.00	
11352	Association of Defense Communit	MW26-191750	community/state basic membershi	11/06/2025	150.00	.00	
101	Association of Idaho Cities	200014057	codc luncheon	01/12/2026	300.00	.00	
101	Association of Idaho Cities	200014058	AIC water summit - mccarthy	01/12/2026	100.00	.00	
12713	Idaho Economic Development As	1990	membership dues	12/08/2025	83.34	.00	
1012	Mountain Home	1124	gold sponsor	01/07/2026	5,000.00	.00	
4099	Southwest Idaho RC& D Council	2665	sponsor contributions/membershi	01/01/2026	50.00	.00	
1610	Wells Fargo Remittance Center	JAN-2026B	monthly Statement (City Hall)	01/15/2026	433.80	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
			Total 01-415-56-00 Meetings Schools & Dues:		6,137.84	.00	
01-415-61-05	Special Event(AFAD, Retr. etc)						
1610	Wells Fargo Remittance Center	JAN-2026B	monthly Statement (City Hall)	01/15/2026	77.82	.00	
			Total 01-415-61-05 Special Event(AFAD, Retr. etc):		77.82	.00	
01-415-99-00	Capital Outlay - Over \$5000						
12658	CTI	ECO-02	council chamber upgrade change	12/08/2025	1,656.83	.00	
			Total 01-415-99-00 Capital Outlay - Over \$5000:		1,656.83	.00	
			Total ADMINISTRATION:		12,774.32	2,520.00	
			<b>DEVELOPMENT SERVICES</b>				
01-416-31-00	Postage						
1610	Wells Fargo Remittance Center	JAN-2026B	monthly Statement (City Hall)	01/15/2026	10.48	.00	
			Total 01-416-31-00 Postage:		10.48	.00	
01-416-41-00	Professional Services						
7022	Moore Smith Buxton & Turcke	87780	general professional services	01/09/2026	2,780.00	2,780.00	01/16/2026
			Total 01-416-41-00 Professional Services:		2,780.00	2,780.00	
01-416-52-00	Supplies						
1430	Standard Plumbing Supply Co	ZVXQ51	protector	01/08/2026	34.99	.00	
			Total 01-416-52-00 Supplies:		34.99	.00	
01-416-55-01	Printing & Publications						
1048	Mountain Home News	2096524	legals	12/31/2025	249.75	.00	
			Total 01-416-55-01 Printing & Publications:		249.75	.00	
01-416-56-00	Meetings, Schools & Dues						
1610	Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Dev Serv)	01/15/2026	165.00	.00	
			Total 01-416-56-00 Meetings, Schools & Dues:		165.00	.00	
01-416-62-00	Planning & Zoning Expenses						
11663	Drake, Cristina	JAN-2026	planning & zoning meeting	01/20/2026	60.00	.00	
12178	McCormick, Robert	JAN-2026	Planning & Zoning meeting	01/20/2025	60.00	.00	
12655	Pedroza, Erika	JAN-2026	planning & zoning meeting	01/20/2026	60.00	.00	
11086	Roeder, William	JAN-2026	planning & zoning meeting	01/20/2026	60.00	.00	
8778	Wallaert, Kristopher	JAN-2026	planning & zoning meeting	01/20/2026	60.00	.00	
			Total 01-416-62-00 Planning & Zoning Expenses:		300.00	.00	
			Total DEVELOPMENT SERVICES:		3,540.22	2,780.00	
			<b>PROSECUTION</b>				
01-420-41-00	Attorney Fees						
7022	Moore Smith Buxton & Turcke	87781	prosecution	01/09/2026	16,000.00	16,000.00	01/16/2026
			Total 01-420-41-00 Attorney Fees:		16,000.00	16,000.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total PROSECUTION:				16,000.00	16,000.00	
<b>POLICE</b>							
<b>01-421-31-00 Postage</b>							
1610 Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Police)		01/15/2026	27.14	.00	
Total 01-421-31-00 Postage:					27.14	.00	
<b>01-421-34-00 Telephone/Internet</b>							
1284 Century Link	JAN-2026	Monthly Statement (Police Long D		01/16/2026	1.19	.00	
1284 Century Link	JAN-2026	Monthly Statement (PD)		01/16/2026	85.72	.00	
Total 01-421-34-00 Telephone/Internet:					86.91	.00	
<b>01-421-35-00 Utilities</b>							
819 Intermountain Gas Co	JAN-2026	Monthly Statement (Police Dept)		01/15/2026	255.26	.00	
Total 01-421-35-00 Utilities:					255.26	.00	
<b>01-421-37-00 Repairs &amp; Maint - Auto</b>							
6353 O'Reilly Auto Parts	3014-111369	capsule		12/10/2025	52.34	.00	
6353 O'Reilly Auto Parts	3014-116013	cleaner		01/13/2026	10.49	.00	
6353 O'Reilly Auto Parts	3014-116060	oil filter		01/14/2026	10.19	.00	
6353 O'Reilly Auto Parts	3014-116140	TBI gasket		01/14/2026	12.30	.00	
Total 01-421-37-00 Repairs & Maint - Auto:					85.32	.00	
<b>01-421-40-00 Repairs &amp; Maint - Building</b>							
1610 Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Police)		01/15/2026	99.61	.00	
Total 01-421-40-00 Repairs & Maint - Building:					99.61	.00	
<b>01-421-40-30 Janitorial Service</b>							
12699 Barse, Solveig	1202026200	cleaning @ police dept		01/20/2026	1,400.00	.00	
Total 01-421-40-30 Janitorial Service:					1,400.00	.00	
<b>01-421-56-00 Meetings, Schools &amp; Dues</b>							
1610 Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Police)		01/15/2026	603.95	.00	
Total 01-421-56-00 Meetings, Schools & Dues:					603.95	.00	
<b>01-421-85-00 Miscellaneous</b>							
1610 Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Police)		01/15/2026	245.99	.00	
Total 01-421-85-00 Miscellaneous:					245.99	.00	
<b>01-421-99-10 Equip Inventory-\$500 to \$5000</b>							
1610 Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Police)		01/15/2026	297.37	.00	
Total 01-421-99-10 Equip Inventory-\$500 to \$5000:					297.37	.00	
Total POLICE:					3,101.55	.00	
<b>ANIMAL CONTROL</b>							
<b>01-422-35-00 Utilities</b>							
819 Intermountain Gas Co	JAN-2026	Monthly Statement (Animal Shelt		01/15/2026	249.81	.00	

City of Mountain Home	Payment Approval Report - Council Report dates: 1/14/2026-1/22/2026				Page: 4
					Jan 22, 2026 01:45PM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 01-422-35-00 Utilities:				249.81	.00	
<b>01-422-99-10 Equip Inventory-\$500 to \$5000</b>							
11141 Ednetics	INV-139645	wifi access point, subscriptions, 2		12/09/2025	5,572.40	.00	
Total 01-422-99-10 Equip Inventory-\$500 to \$5000:					5,572.40	.00	
Total ANIMAL CONTROL:					5,822.21	.00	
<b>FIRE DEPARTMENT</b>							
<b>01-423-35-00 Utilities</b>							
819 Intermountain Gas Co	JAN-2026	Monthly Statement (Fire Dept)		01/15/2026	328.65	.00	
Total 01-423-35-00 Utilities:					328.65	.00	
<b>01-423-37-00 Repairs &amp; Maint - Trucks</b>							
11670 IIA Lifting Services, Inc	INDI107949	safety inspections		01/19/2026	2,520.00	.00	
Total 01-423-37-00 Repairs & Maint - Trucks:					2,520.00	.00	
<b>01-423-41-00 Professional Fees</b>							
9191 Daily Dispatch	1397	employment ad. fire chief		01/21/2026	575.00	.00	
Total 01-423-41-00 Professional Fees:					575.00	.00	
<b>01-423-55-00 Printing/Publications</b>							
1048 Mountain Home News	2096524	letters to santa		12/31/2025	152.00	.00	
Total 01-423-55-00 Printing/Publications:					152.00	.00	
Total FIRE DEPARTMENT:					3,575.65	.00	
<b>PARKS DEPARTMENT</b>							
<b>01-438-35-00 Utilities</b>							
819 Intermountain Gas Co	JAN-2026	Monthly Statement (Parks)		01/15/2026	144.31	.00	
Total 01-438-35-00 Utilities:					144.31	.00	
<b>01-438-36-00 Repairs &amp; Maint - Equipment</b>							
1430 Standard Plumbing Supply Co	ZWK493	tight connectors		01/13/2026	16.94	.00	
Total 01-438-36-00 Repairs & Maint - Equipment:					16.94	.00	
<b>01-438-37-00 Repairs &amp; Maint - Trucks</b>							
8936 AutoZone	04127881954	shine protectant, air filter, oil filter,		12/16/2025	100.18	.00	
Total 01-438-37-00 Repairs & Maint - Trucks:					100.18	.00	
<b>01-438-38-00 Portable Service Contract</b>							
8029 United Site Services	114-14178882	portable restroom service - legac		01/07/2026	230.00	.00	
8029 United Site Services	114-14178883	portable restroom service - legac		01/07/2026	135.00	.00	
8029 United Site Services	114-14178884	portable restroom service - legac		01/07/2026	115.00	.00	
8029 United Site Services	114-14178885	portable restroom service - railroa		01/07/2026	155.00	.00	
8029 United Site Services	114-14183186	portable restroom service - legac		01/19/2026	75.00	.00	
8029 United Site Services	114-14183187	portable restroom service - legac		01/19/2026	110.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
			Total 01-438-38-00 Portable Service Contract:		820.00	.00	
			<b>01-438-40-00 Repairs &amp; Maint - Bldgs &amp; Grnd</b>				
174	Big Sky Rentals LLC	55583	aerator rental	12/30/2025	92.00	.00	
3265	Cintas Corporation	4252623576	refill soap, toilet tissue, papertowe	12/10/2025	95.69	.00	
3265	Cintas Corporation	4252623586	refill soap, toilet tissue, papertowe	12/10/2025	95.69	.00	
3265	Cintas Corporation	4252623655	refill soap, toilet tissue, papertowe	12/10/2025	95.69	.00	
3265	Cintas Corporation	4254254890	refill soap, toilet tissue, papertowe	12/24/2025	95.69	.00	
3265	Cintas Corporation	4254255041	refill soap, toilet tissue, papertowe	12/24/2025	95.69	.00	
3265	Cintas Corporation	4254255042	refill soap, toilet tissue, papertowe	12/24/2025	95.69	.00	
8755	Idaho Materials & Construction	6776489	drain rock	12/23/2025	20.28	.00	
8755	Idaho Materials & Construction	6777316	washed concrete sand	12/29/2025	82.52	.00	
11052	Loranger, Jennifer	2425	trim trees @ railroad park	01/20/2026	7,550.00	.00	
11052	Loranger, Jennifer	2426	trim trees @ carl miller	01/18/2026	6,500.00	.00	
1430	Standard Plumbing Supply Co	ZWH290	floor flange, nipple	01/12/2026	8.64	.00	
1430	Standard Plumbing Supply Co	ZWL754	bowl, tank, wax gasket with bolts	01/14/2026	176.37	.00	
1430	Standard Plumbing Supply Co	ZWMT47	bit, electrical tape, screws, pipe st	01/14/2026	85.31	.00	
1430	Standard Plumbing Supply Co	ZWMZ46	pipe straps	01/14/2026	2.52-	.00	
1610	Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Parks)	01/15/2026	2,082.12	.00	
			Total 01-438-40-00 Repairs & Maint - Bldgs & Grnd:		17,168.86	.00	
			<b>Total PARKS DEPARTMENT:</b>		18,250.29	.00	
			Total GENERAL FUND:		63,064.24	21,300.00	
			<b>STREET DEPARTMENT</b>				
			<b>STREET DEPARTMENT</b>				
			<b>02-431-24-00 Right-of-Way Improv-Streets</b>				
1659	Ytuarate Concrete	1998	repair damaged concrete @ MH p	01/19/2026	2,580.00	.00	
			Total 02-431-24-00 Right-of-Way Improv-Streets:		2,580.00	.00	
			<b>02-431-24-15 50/50 Sidewalk Repair</b>				
1659	Ytuarate Concrete	1985	remove & replace sidewalk @ 380	12/04/2025	2,000.00	.00	
1659	Ytuarate Concrete	1986	add sidewalk, driveway approach	12/04/2025	11,375.00	.00	
1659	Ytuarate Concrete	1994	remove & replace driveway appro	01/12/2026	2,835.00	.00	
1659	Ytuarate Concrete	1996	place & finish sidewalk @ 175 s 1	01/15/2026	1,013.00	.00	
1659	Ytuarate Concrete	1997	remove & replace sidewalk, appro	01/15/2026	2,600.00	.00	
			Total 02-431-24-15 50/50 Sidewalk Repair:		19,823.00	.00	
			<b>02-431-24-20 ADA Sidewalk Ramps</b>				
1659	Ytuarate Concrete	2001	ada ramp @ en casa villa & n 6th	01/20/2026	4,500.00	.00	
			Total 02-431-24-20 ADA Sidewalk Ramps:		4,500.00	.00	
			<b>02-431-35-00 Utilities</b>				
819	Intermountain Gas Co	JAN-2026	Monthly Statement (Streets)	01/15/2026	160.17	.00	
			Total 02-431-35-00 Utilities:		160.17	.00	
			<b>02-431-36-05 Copier &amp; Printer Lease</b>				
10304	US Bank Equipment Finance	573099777	Contract Payment	01/12/2026	67.35	.00	
			Total 02-431-36-05 Copier & Printer Lease:		67.35	.00	

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>02-431-40-00 Repairs&amp;Maint-Building/Grounds</b>						
848	J & J Heating & Cooling	3634	install contactors for truck heaters,	01/14/2026	2,567.00	.00
Total 02-431-40-00 Repairs&Maint-Building/Grounds:					2,567.00	.00
<b>02-431-72-00 Tools &amp; Supplies</b>						
1430	Standard Plumbing Supply Co	ZWPC73	tape, batteries	01/15/2026	31.52	.00
Total 02-431-72-00 Tools & Supplies:					31.52	.00
<b>02-431-75-01 Subdivision Street Signs</b>						
1533	Traffic Safety Supply Co	INV087709	school signs	01/14/2026	1,310.94	.00
Total 02-431-75-01 Subdivision Street Signs:					1,310.94	.00
<b>02-431-89-00 Safety Equipment</b>						
1123	Norco Inc	43976876675	hardhats, full brim hats	01/14/2026	149.67	.00
Total 02-431-89-00 Safety Equipment:					149.67	.00
Total STREET DEPARTMENT:					31,189.65	.00
Total STREET DEPARTMENT:					31,189.65	.00
<b>CEMETERY FUND</b>						
<b>CEMETERY</b>						
<b>04-442-35-00 Utilities</b>						
819	Intermountain Gas Co	JAN-2026	Monthly Statement (Cemetery)	01/15/2026	46.14	.00
Total 04-442-35-00 Utilities:					46.14	.00
<b>04-442-36-00 Repairs &amp; Maint - Equipment</b>						
6353	O'Reilly Auto Parts	3014-113330	oil	12/24/2025	31.48	.00
Total 04-442-36-00 Repairs & Maint - Equipment:					31.48	.00
<b>04-442-40-00 Repairs &amp; Maint - Bldgs &amp; Grnd</b>						
8755	Idaho Materials & Construction	6779638	washed rock	12/31/2025	392.15	.00
Total 04-442-40-00 Repairs & Maint - Bldgs & Grnd:					392.15	.00
<b>04-442-72-00 Tools &amp; Supplies</b>						
6353	O'Reilly Auto Parts	3014-111333	fuel treatment, glass cleaner, detail	12/10/2025	71.90	.00
Total 04-442-72-00 Tools & Supplies:					71.90	.00
Total CEMETERY:					541.67	.00
Total CEMETERY FUND:					541.67	.00
<b>RECREATION FUND</b>						
<b>RECREATION DEPARTMENT</b>						
<b>05-439-10-30 Seasonal Hourly</b>						
12571	Bazan, Josefina	JAN-2026B	seasonal work	01/20/2026	374.50	.00
12273	Gravatt, Tiana	JAN-2026B	ss basketball	01/21/2026	280.00	.00
Total 05-439-10-30 Seasonal Hourly:					654.50	.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>05-439-12-00 Swimming Pool</b>							
12716	Espinoza, Mario	JAN-2026	lifeguard	01/15/2026	1,998.75	.00	
12680	Jackson, Cash	JAN-2026	pool hours	01/20/2026	71.25	.00	
12712	Mogan, Dawson	JAN-2026	swim instructor	01/12/2026	2,124.00	.00	
Total 05-439-12-00 Swimming Pool:					4,194.00	.00	
<b>05-439-34-00 Telephone/Internet</b>							
1284	Century Link	JAN-2026	Monthly Statement (Rec)	01/16/2026	35.72	.00	
Total 05-439-34-00 Telephone/Internet:					35.72	.00	
<b>05-439-35-00 Utilities</b>							
819	Intermountain Gas Co	JAN-2026	Monthly Statement (Rec)	01/15/2026	585.90	.00	
Total 05-439-35-00 Utilities:					585.90	.00	
<b>05-439-37-00 Repairs &amp; Maint - Auto</b>							
1610	Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Rec)	01/15/2026	12.00	.00	
Total 05-439-37-00 Repairs & Maint - Auto:					12.00	.00	
<b>05-439-38-00 Individual Program Expenses</b>							
1610	Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Rec)	01/15/2026	946.89	.00	
Total 05-439-38-00 Individual Program Expenses:					946.89	.00	
<b>05-439-38-05 Team Sports</b>							
12718	Fagan, Cylie	JAN-2026	ss soccer	01/20/2026	135.00	.00	
6638	SST's	203672	t-shirts	12/02/2025	450.00	.00	
Total 05-439-38-05 Team Sports:					585.00	.00	
<b>05-439-39-00 Officials-Instructors</b>							
3156	Pippin, Chris	JAN-2026B	messy play	01/21/2026	50.00	.00	
7948	Rooney, Luann	JAN-2026	step it up program monitor	01/21/2026	350.00	.00	
Total 05-439-39-00 Officials-Instructors:					400.00	.00	
<b>05-439-39-50 Discovery Pre-School</b>							
12476	Gordillo, Kiersten	JAN-2026	discovery preschool	01/13/2026	2,105.40	.00	
3156	Pippin, Chris	JAN-2026	Discovery Preschool	01/13/2026	3,158.10	.00	
Total 05-439-39-50 Discovery Pre-School:					5,263.50	.00	
<b>05-439-40-00 Repairs &amp; Maint - Bldgs &amp; Grnd</b>							
3265	Cintas Corporation	4242462846	sanis bowl clip, refill soap & paper	12/09/2025	286.10	.00	
3265	Cintas Corporation	4252623511	refill soap, toilet tissue, papertowe	12/10/2025	81.83	.00	
3265	Cintas Corporation	4254100360	sanis bowl clip, refill	12/23/2025	95.55	.00	
3265	Cintas Corporation	4254255076	refill soap, toilet tissue, papertowe	12/24/2025	81.83	.00	
3265	Cintas Corporation	8408020424	organize medicine cabinet, refill pr	12/31/2025	168.12	.00	
Total 05-439-40-00 Repairs & Maint - Bldgs & Grnd:					713.43	.00	
<b>05-439-42-00 Good Council Hall-Utilities</b>							
819	Intermountain Gas Co	JAN-2026	Monthly Statement (Rec-Good Co)	01/15/2026	494.93	.00	

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			Total 05-439-42-00 Good Council Hall-Utilities:		494.93	.00	
<b>05-439-42-05 Good Council Hall-Bldgs&amp;Grnds</b>							
3265 Cintas Corporation		4254254920	refill soap, toilet tissue, papertowe	12/24/2025	39.27	.00	
			Total 05-439-42-05 Good Council Hall-Bldgs&Grnds:		39.27	.00	
<b>05-439-43-00 Computer Maint/Software</b>							
1610 Wells Fargo Remittance Center		JAN-2026B	Monthly Statement (Rec)	01/15/2026	206.60	.00	
			Total 05-439-43-00 Computer Maint/Software:		206.60	.00	
<b>05-439-52-00 Supplies</b>							
1610 Wells Fargo Remittance Center		JAN-2026B	Monthly Statement (Rec)	01/15/2026	240.65	.00	
			Total 05-439-52-00 Supplies:		240.65	.00	
<b>05-439-56-00 Meetings, Schools &amp; Dues</b>							
1610 Wells Fargo Remittance Center		JAN-2026B	Monthly Statement (Rec)	01/15/2026	100.00	.00	
			Total 05-439-56-00 Meetings, Schools & Dues:		100.00	.00	
<b>05-439-78-00 Holiday Breaks for Kids</b>							
1610 Wells Fargo Remittance Center		JAN-2026B	Monthly Statement (Rec)	01/15/2026	932.81	.00	
			Total 05-439-78-00 Holiday Breaks for Kids:		932.81	.00	
<b>05-439-85-00 Miscellaneous</b>							
1610 Wells Fargo Remittance Center		JAN-2026B	Monthly Statement (Rec)	01/15/2026	65.37	.00	
			Total 05-439-85-00 Miscellaneous:		65.37	.00	
<b>05-439-85-50 Grants-Local awards</b>							
7170 Buckley, Julie		JAN-2026	freezer frenzie classes	01/21/2026	125.00	.00	
7918 Dickinson, Elizabeth		JAN-2026	freezer frenzie classes	01/21/2026	125.00	.00	
6548 Herrboldt, Amy		JAN-2026	Zumba instructor	01/21/2026	250.00	.00	
9384 Madrigal, Alejandra		JAN-2026	bailando fitness	01/21/2026	250.00	.00	
1610 Wells Fargo Remittance Center		JAN-2026B	Monthly Statement (Rec)	01/15/2026	129.66	.00	
			Total 05-439-85-50 Grants-Local awards:		879.66	.00	
			Total RECREATION DEPARTMENT:		16,350.23	.00	
			Total RECREATION FUND:		16,350.23	.00	
<b>LIBRARY FUND</b>							
<b>LIBRARY</b>							
<b>06-461-31-00 Postage</b>							
11497 Quadient Finance USA, Inc		DEC-2025 LIB	postage	12/05/2025	293.09	.00	
			Total 06-461-31-00 Postage:		293.09	.00	
<b>06-461-35-00 Utilities</b>							
819 Intermountain Gas Co		DEC-2025 LIB	Utilities	12/05/2025	61.98	.00	
			Total 06-461-35-00 Utilities:		61.98	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>06-461-40-00 Repairs &amp; Maint - Bldgs &amp; Grnd</b>							
7385	ACCO Engineered Systems	DEC-2025 LIB	building heating repair	12/05/2025	2,615.00	.00	
9325	Mountain Alarm	DEC-2025 LIB	annual fire alarm inspection	12/05/2025	1,030.32	.00	
1430	Standard Plumbing Supply Co	ZVYD90	building maintenance supplies	01/08/2026	12.78	.00	
Total 06-461-40-00 Repairs & Maint - Bldgs & Grnd					3,658.10	.00	
<b>06-461-40-10 Rep &amp; Maint Bldg /Janitor</b>							
445	Diamond Laundry	DEC-2025 LIB	mat & rag service	12/05/2025	321.75	.00	
Total 06-461-40-10 Rep & Maint Bldg /Janitor					321.75	.00	
<b>06-461-52-25 Passport Supplies/Expenses</b>							
1610	Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Library)	01/15/2026	134.40	.00	
Total 06-461-52-25 Passport Supplies/Expenses					134.40	.00	
<b>06-461-56-00 Meetings, Schools &amp; Dues</b>							
11703	Mann, Jessica	JAN-2026	mileage: meals on wheels	01/12/2026	8.27	.00	
Total 06-461-56-00 Meetings, Schools & Dues					8.27	.00	
<b>06-461-76-00 Programming</b>							
12719	Bloom Flower Company, LLC	DEC-2025 LIB	programming supplies	12/05/2025	75.00	.00	
1610	Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Library)	01/15/2026	641.93	.00	
Total 06-461-76-00 Programming					716.93	.00	
<b>06-461-78-00 Books, Magazines, AV, Software</b>							
12514	Cengage Learning Inc / Gale	DEC-2025 LIB	new releases, requests, backorde	12/05/2025	98.97	.00	
813	Ingram Library Sales	DEC-2025 LIB	new releases, requests, backorde	12/05/2025	977.07	.00	
7518	OverDrive, Inc.	DEC-2025 LIB	digital new releases, requests & b	12/05/2025	2,319.23	.00	
1610	Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Library)	01/15/2026	43.35	.00	
Total 06-461-78-00 Books, Magazines, AV, Software					3,438.62	.00	
<b>06-461-85-10 Coffee Bar Express</b>							
1538	Treasure Valley Coffee Co	DEC-2025 LIB	Coffee shop supplies	12/05/2025	192.25	.00	
Total 06-461-85-10 Coffee Bar Express					192.25	.00	
Total LIBRARY					8,825.39	.00	
Total LIBRARY FUND					8,825.39	.00	
<b>AIRPORT FUND</b>							
<b>AIRPORT</b>							
<b>07-437-34-00 Telephone/Internet</b>							
1284	Century Link	JAN-2026	Monthly Statement (AirportDSL lin	01/16/2026	108.01	.00	
Total 07-437-34-00 Telephone/Internet					108.01	.00	
<b>07-437-52-00 Supplies</b>							
10304	US Bank Equipment Finance	573099777	Contract Payment	01/12/2026	13.40	.00	
Total 07-437-52-00 Supplies					13.40	.00	

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	Total AIRPORT:				121.41	.00	
	Total AIRPORT FUND:				121.41	.00	
	<b>GOLF COURSE FUND</b>						
	<b>GOLF COURSE</b>						
	<b>24-439-33-00 Gas &amp; Oil</b>						
692	Hiler Bros. Co	0115601CT	gasoline	10/10/2025	17.94	.00	
692	Hiler Bros. Co	364462	bulk non-ethanol, off road red dies	01/09/2026	922.88	.00	
	Total 24-439-33-00 Gas & Oil:				940.82	.00	
	<b>24-439-34-00 Telephone/Internet</b>						
1284	Century Link	JAN-2026	Monthly Statement (Golf Course)	01/16/2026	30.83	.00	
	Total 24-439-34-00 Telephone/Internet:				30.83	.00	
	<b>24-439-35-00 Utilities</b>						
819	Intermountain Gas Co	JAN-2026	Monthly Statement (Golf Course)	01/15/2026	294.79	.00	
	Total 24-439-35-00 Utilities:				294.79	.00	
	<b>24-439-38-10 Repairs &amp; Maint - Clubhouse</b>						
3265	Cintas Corporation	4256352215	mat, soap refill, hand sanitizer, pa	01/14/2026	354.61	.00	
	Total 24-439-38-10 Repairs & Maint - Clubhouse:				354.61	.00	
	<b>24-439-56-00 Meetings, Schools &amp; Dues</b>						
1610	Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Golf)	01/15/2026	1,293.57	.00	
	Total 24-439-56-00 Meetings, Schools & Dues:				1,293.57	.00	
	<b>24-439-70-00 Weed Killer &amp; Fertilizer</b>						
8296	Superior Tech Products	7416-R	fluaz plus ETQ dye, freight	12/31/2025	418.00	.00	
8296	Superior Tech Products	7417-R	turfgrass disease identification	12/31/2025	110.00	.00	
	Total 24-439-70-00 Weed Killer & Fertilizer:				528.00	.00	
	<b>24-439-99-20 Lease/Purchase Equipment</b>						
12484	Yamaha Motor Finance Corp., US	3684	golf carts	10/19/2025	48,988.00	.00	
	Total 24-439-99-20 Lease/Purchase Equipment:				48,988.00	.00	
	<b>Total GOLF COURSE:</b>				52,430.62	.00	
	<b>Total GOLF COURSE FUND:</b>				52,430.62	.00	
	<b>WATER MAINTENANCE FUND</b>						
	<b>25-346-10-00 Metered Sales</b>						
5993	A Change Of Place	JAN-2026	refund payment per customer req	12/11/2025	31.89	.00	
12480	Carral, Reina & Jorge	JAN-2026	refund deposit credit on closed ac	01/05/2026	31.31	.00	
	Total 25-346-10-00 Metered Sales:				63.20	.00	
	<b>Total :</b>				63.20	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>WATER DEPARTMENT</b>							
<b>25-434-31-10 Billing-Postage &amp; Meter Expenses</b>							
179	Billing Document Specialists	104036	Monthly Statement - water	12/31/2025	1,694.03	.00	
					1,694.03	.00	
			Total 25-434-31-10 Billing-Postage & Meter Expenses:				
<b>25-434-35-00 Utilities</b>							
819	Intermountain Gas Co	JAN-2026	Monthly Statement (Water)	01/15/2026	697.90	.00	
					697.90	.00	
			Total 25-434-35-00 Utilities:				
<b>25-434-36-00 Repairs &amp; Maint - Equipment</b>							
1007	Metroquip Inc	P35970	s115-6x8-fcamxmcam	01/13/2026	661.32	.00	
					661.32	.00	
			Total 25-434-36-00 Repairs & Maint - Equipment:				
<b>25-434-37-00 Repairs &amp; Maint - Trucks</b>							
7493	Keaster Brothers Towing	12551	towed car to city shop	01/06/2026	75.00	.00	
					75.00	.00	
			Total 25-434-37-00 Repairs & Maint - Trucks:				
<b>25-434-41-00 Professional Services</b>							
878	Keller Associates	214010-010-02	general water support	01/15/2026	1,099.00	.00	
878	Keller Associates	214010-029-02	fy25 waterline & roadway improve	01/15/2026	6,553.05	.00	
878	Keller Associates	214010-031-02	TO31 declining balance & tool cre	01/15/2026	625.73	.00	
					8,277.78	.00	
			Total 25-434-41-00 Professional Services:				
<b>25-434-43-30 SCADA Monthly Support</b>							
5974	Advanced Control Systems, LLC	41636	Monthly Rapid Response program	01/20/2026	444.34	.00	
					444.34	.00	
			Total 25-434-43-30 SCADA Monthly Support:				
<b>25-434-53-00 Uniform/Safety Clothing Items</b>							
7488	Sonnentag, Stephanie	JAN-2026C	embroidery	01/10/2026	85.00	.00	
					85.00	.00	
			Total 25-434-53-00 Uniform/Safety Clothing Items:				
<b>25-434-56-00 Meetings, Schools &amp; Dues</b>							
12556	Alumbaugh, Randy	JAN-2026	mileage dec & jan	01/22/2026	20.70	.00	
11352	Association of Defense Communit	MW26-191750	community/state basic membershi	11/06/2025	150.00	.00	
12713	Idaho Economic Development As	1990	membership dues	12/08/2025	83.33	.00	
1610	Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Water)	01/15/2026	230.00	.00	
					484.03	.00	
			Total 25-434-56-00 Meetings, Schools & Dues:				
<b>25-434-72-10 Tools - Maint Department</b>							
1430	Standard Plumbing Supply Co	ZVMV74	barrel bolt	01/05/2026	4.99	.00	
1430	Standard Plumbing Supply Co	ZWB374	toilet auger, plunger	01/09/2026	30.98	.00	
					35.97	.00	
			Total 25-434-72-10 Tools - Maint Department:				
<b>25-434-75-00 Line Repair-Meters &amp; Hardware</b>							
9643	Core & Main	Y307454	water parts	12/26/2025	1,012.19	.00	
8755	Idaho Materials & Construction	6781196	crushed rock	01/07/2026	227.77	.00	
					1,239.96	.00	
			Total 25-434-75-00 Line Repair-Meters & Hardware:				

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<b>25-434-75-05 Meter Replacement Program</b>							
9643	Core & Main	Y345672	water meters	01/08/2026	17,860.84	.00	
Total 25-434-75-05 Meter Replacement Program:					17,860.84	.00	
<b>25-434-75-25 Meter deposit refund</b>							
12404	Cold Steel Drilling	JAN-2026	hydrant meter deposit refund	01/13/2026	1,434.25	.00	
12594	Idaho Site Works, LLC	JAN-2026	hydrant meter deposit refund	01/13/2026	1,394.07	.00	
Total 25-434-75-25 Meter deposit refund:					2,828.32	.00	
<b>25-434-84-00 Water Samples</b>							
74	Analytical Laboratories Inc	2600134	Water samples	12/31/2025	11,971.25	.00	
Total 25-434-84-00 Water Samples:					11,971.25	.00	
<b>25-434-85-10 Dig-Line Excavation</b>							
449	Digline Inc	0078635-IN	MONTHLY FEE	12/31/2025	135.52	.00	
Total 25-434-85-10 Dig-Line Excavation:					135.52	.00	
<b>25-434-99-10 Equip Inventory-\$500 to \$5000</b>							
9643	Core & Main	X685683	chainsaw	12/23/2025	2,215.58	.00	
Total 25-434-99-10 Equip Inventory-\$500 to \$5000:					2,215.58	.00	
Total WATER DEPARTMENT:					48,706.84	.00	
Total WATER MAINTENANCE FUND:					48,770.04	.00	
<b>WASTEWATER MAINT. FUND</b>							
<b>26-347-10-00 Service Revenue</b>							
5993	A Change Of Place	JAN-2026	refund payment per customer req	12/11/2025	31.13	.00	
Total 26-347-10-00 Service Revenue:					31.13	.00	
Total:					31.13	.00	
<b>WASTEWATER DEPARTMENT</b>							
<b>26-435-31-10 Postage and Processing</b>							
179	Billing Document Specialists	104036	Monthly Statement - waste water	12/31/2025	1,694.03	.00	
Total 26-435-31-10 Postage and Processing:					1,694.03	.00	
<b>26-435-34-00 Telephone/Internet</b>							
1284	Century Link	JAN-2026	Monthly Statement (Waste Water)	01/16/2026	32.11	.00	
Total 26-435-34-00 Telephone/Internet:					32.11	.00	
<b>26-435-35-00 Utilities</b>							
819	Intermountain Gas Co	JAN-2026	Monthly Statement (Wastewater)	01/15/2026	87.43	.00	
Total 26-435-35-00 Utilities:					87.43	.00	
<b>26-435-36-00 Repairs &amp; Maint - Equipment</b>							
6	A to Z Lumber Co	125888	filter	01/15/2026	8.99	.00	
1007	Metroquip Inc	P35970	s115-6x8-fcamxmcam	01/13/2026	661.32	.00	

City of Mountain Home		Payment Approval Report - Council Report dates: 1/14/2026-1/22/2026				Page: 13 Jan 22, 2026 01:45PM	
Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
			Total 26-435-36-00 Repairs & Maint - Equipment:		670.31	.00	
			26-435-37-00 Repairs & Maint - Trucks				
1430	Standard Plumbing Supply Co	ZWJB31	gong brush	01/13/2026	7.49	.00	
1610	Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Waste Water)	01/15/2026	149.00	.00	
			Total 26-435-37-00 Repairs & Maint - Trucks:		156.49	.00	
			26-435-39-00 Repairs & Maint - Collection				
987	Master Electric Inc	17417	repair lift station, labor	01/10/2026	290.00	.00	
			Total 26-435-39-00 Repairs & Maint - Collection:		290.00	.00	
			26-435-39-05 Repairs & Maint-Lagoons				
9643	Core & Main	INV0025068	lift station degreaser, cherry sewer	01/06/2026	2,694.49	.00	
			Total 26-435-39-05 Repairs & Maint-Lagoons:		2,694.49	.00	
			26-435-40-00 Repairs & Maint - Bldgs & Grnd				
12388	Power Equipment, LLC	2214	generator inspections	12/18/2025	626.25	.00	
			Total 26-435-40-00 Repairs & Maint - Bldgs & Grnd:		626.25	.00	
			26-435-41-00 Professional Services				
878	Keller Associates	214010-011-02	general wastewater support	01/15/2026	5,511.25	.00	
878	Keller Associates	214010-031-02	TO31 declining balance & tool cre	01/15/2026	625.72	.00	
878	Keller Associates	214010-033-02	mechanical WWTP Phase 1 conc	01/15/2026	10,003.35	.00	
			Total 26-435-41-00 Professional Services:		16,140.32	.00	
			26-435-43-35 SCADA Maint & Software				
5974	Advanced Control Systems, LLC	41636	Monthly Rapid Response program	01/20/2026	888.66	.00	
			Total 26-435-43-35 SCADA Maint & Software:		888.66	.00	
			26-435-52-00 Supplies				
8439	USA BlueBook	INV00918740	ph buffer	12/24/2025	189.00	.00	
			Total 26-435-52-00 Supplies:		189.00	.00	
			26-435-56-00 Meetings, Schools & Dues				
12556	Alumbaugh, Randy	JAN-2026	mileage: dec & jan	01/22/2026	20.69	.00	
11352	Association of Defense Communit	MW26-191750	community/state basic membershi	11/06/2025	150.00	.00	
12713	Idaho Economic Development As	1990	membership dues	12/08/2025	83.33	.00	
3408	Szafranski, Nick	JAN-2026	reimburse: wastewater 3 test	01/08/2026	108.00	.00	
1610	Wells Fargo Remittance Center	JAN-2026B	Monthly Statement (Waste Water)	01/15/2026	310.00	.00	
			Total 26-435-56-00 Meetings, Schools & Dues:		672.02	.00	
			26-435-72-10 Tools-Maint Dept				
6353	O'Reilly Auto Parts	3014-116393	brake cleaner	01/16/2026	8.49	.00	
			Total 26-435-72-10 Tools-Maint Dept:		8.49	.00	
			26-435-84-00 Water Samples				
74	Analytical Laboratories Inc	2600135	wastewater monitoring	12/31/2025	47.00	.00	

City of Mountain Home		Payment Approval Report - Council Report dates: 1/14/2026-1/22/2026				Page: 14 Jan 22, 2026 01:45PM	
Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 26-435-84-00 Water Samples:				47.00	.00	
<b>26-435-85-10 Dig-Line Excavation</b>							
449 Digline Inc	0078635-IN	MONTHLY FEE		12/31/2025	135.53	.00	
	Total 26-435-85-10 Dig-Line Excavation:				135.53	.00	
<b>26-435-99-10 Equip Inventory-\$500 to \$5000</b>							
9643 Core & Main	X685683	chainsaw		12/23/2025	2,215.57	.00	
	Total 26-435-99-10 Equip Inventory-\$500 to \$5000:				2,215.57	.00	
	Total WASTEWATER DEPARTMENT:				26,547.70	.00	
	Total WASTEWATER MAINT FUND:				26,578.83	.00	
<b>SANITATION FUND</b>							
<b>27-345-10-00 Collection for Service</b>							
5993 A Change Of Place	JAN-2026	refund payment per customer req		12/11/2025	21.27	.00	
	Total 27-345-10-00 Collection for Service:				21.27	.00	
	Total :				21.27	.00	
<b>SANITATION DEPARTMENT</b>							
<b>27-433-31-10 Postage and Processing</b>							
179 Billing Document Specialists	104036	Monthly Statement - sanitation		12/31/2025	1,694.02	.00	
	Total 27-433-31-10 Postage and Processing:				1,694.02	.00	
<b>27-433-41-00 Monthly Contract - Residential</b>							
3511 Republic Services	0788-0004029	Monthly Statement		12/31/2025	102,859.31	102,859.31	01/16/2026
	Total 27-433-41-00 Monthly Contract - Residential:				102,859.31	102,859.31	
<b>27-433-41-20 Monthly Contract - City Waste</b>							
3511 Republic Services	0788-0004029	Monthly Statement		12/31/2025	2,866.49	2,866.49	01/16/2026
	Total 27-433-41-20 Monthly Contract - City Waste:				2,866.49	2,866.49	
	Total SANITATION DEPARTMENT:				107,419.82	105,725.80	
	Total SANITATION FUND:				107,441.09	105,725.80	
<b>TAP DEPOSIT FUND</b>							
<b>46-202-03-00 Tap Deposit Payable</b>							
12717 Bowers, Taylor & Christa	JAN-2026	refund deposit credit on closed ac		01/21/2026	32.31	.00	
12715 Porter, Lauri & McCoy, Kyle	JAN-2026	refund deposit credit on closed ac		01/16/2026	30.97	.00	
12714 Tluczak, Pawel & Weaver, Amand	JAN-2026	refund deposit credit on closed ac		01/08/2026	52.99	.00	
	Total 46-202-03-00 Tap Deposit Payable:				116.27	.00	
	Total :				116.27	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
			Total TAP DEPOSIT FUND:		116.27	.00	
<b>Fiber Optic Fund</b>							
<b>Fiber Optic Fund Construction</b>							
<b>50-434-35-25 SaaS-Monthly subscription</b>							
10132	Entry Point Networks	2047	Saas & NOC	12/15/2025	2,120.65	.00	
			Total 50-434-35-25 SaaS-Monthly subscription:		2,120.65	.00	
<b>50-434-37-00 Repairs &amp; Maint-Equipment</b>							
12388	Power Equipment, LLC	2214	generator inspections	12/18/2025	612.50	.00	
			Total 50-434-37-00 Repairs & Maint-Equipment:		612.50	.00	
<b>50-434-52-00 Supplies</b>							
12523	Adams Cable Equipment, Inc.	2026-84140	wall mount fiber patch, freight	01/12/2026	417.00	.00	
10979	FS. Com Inc	FS2601126196	fiber patch cable, transceivers	01/12/2026	686.00	.00	
6353	O'Reilly Auto Parts	3014-115141	separator, wrench, pliers, tap & dri	01/07/2026	95.95	.00	
			Total 50-434-52-00 Supplies:		1,198.95	.00	
			Total Fiber Optic Fund Construction:		3,932.10	.00	
			Total Fiber Optic Fund:		3,932.10	.00	
			Grand Totals:		359,361.54	127,025.80	

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

City Clerk: \_\_\_\_\_

City Treasurer: \_\_\_\_\_

**Report Criteria:**

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

**CITY OF MOUNTAIN HOME  
TREASURER'S REPORT  
FOR THE PERIOD ENDING DECEMBER 31, 2025**

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN	ENDING CASH BALANCE
						BALANCE SHEET	
01 GENERAL FUND	1,758,489.70	828,328.10	3.45	2,372,291.74	9.92	4,894.36	207,631.70
02 STREET DEPARTMENT	2,301,672.23	249,404.24	3.65	448,971.88	6.57	84,334.55	2,017,770.04
03 STREET LIGHTING FUND	30,757.75	1,477.85	.93	28,409.73	17.87	8,313.85	( 4,487.98)
04 CEMETERY FUND	110,821.79	11,327.21	5.59	33,398.93	16.48	35,128.52	53,621.55
05 RECREATION FUND	( 280,701.17)	49,147.91	1.35	185,462.12	5.09	32,060.85	( 449,076.23)
06 LIBRARY FUND	38,546.82	21,421.73	2.20	202,700.81	20.80	( 17,709.64)	( 125,022.62)
07 AIRPORT FUND	276,264.17	10,476.09	.45	( 302,815.25)	( 12.96)	319,852.87	269,702.64
16 FIRE DEVELOPMENT FUND	584,319.32	39,607.22	4.54	.00	.00	( 2,049.90)	625,976.44
17 POLICE DEVELOPMENT FUND	371,270.37	20,047.82	3.90	.00	.00	( 1,300.36)	392,618.55
20 PARK DEVELOPMENT FUND	334,134.39	27,170.73	3.83	.00	.00	( 1,176.04)	362,481.16
24 GOLF COURSE FUND	423,408.36	96,392.70	4.99	370,620.42	19.20	( 83,805.09)	232,985.73
25 WATER MAINTENANCE FUND	7,552,378.01	1,076,774.12	6.04	1,344,756.32	7.55	39,266.85	7,245,128.96
26 WASTEWATER MAINT. FUND	2,430,824.00	905,668.98	2.41	852,179.07	2.27	( 225,341.06)	2,709,644.97
27 SANITATION FUND	623,588.27	377,556.87	17.78	260,230.76	12.28	108,749.55	632,164.83
29 STREET DEVELOPMENT FUND	739,538.02	35,391.23	2.91	.00	.00	( 2,565.79)	777,515.04
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	174,585.52	.00	.00	.00	.00	( 5,748.71)	180,334.23
47 WATER AVAILABILITY FUND	1,327,954.56	102,247.72	5.39	.00	.00	( 4,754.36)	1,434,956.64
48 WASTEWATER AVAILABILITY FUND	3,415,176.19	127,929.45	2.82	.00	.00	( 11,941.70)	3,555,047.34
50 FIBER OPTIC FUND	786,370.88	64,487.12	1.30	129,021.34	2.60	( 7,222.65)	729,059.31
59 LID GUARANTEE FUND	368,417.95	15,315.77	1.28	.00	.00	00	383,733.72
<b>TOTAL</b>	<b>23,369,314.70</b>	<b>4,058,162.86</b>	<b>74.81</b>	<b>5,925,227.87</b>	<b>107.65</b>	<b>268,966.10</b>	<b>21,233,283.59</b>

**CITY OF MOUNTAIN HOME  
TREASURER'S REPORT  
FOR THE PERIOD ENDING DECEMBER 31, 2025**

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
<b>BANKS AND INVESTMENTS</b>							
CASH - CHECKING US BANK						101,794.52	
CASH - CHECKING WELLS FARGO						869,766.34	
CASH - STATE TREASURER LGIP						20,147,884.70	
CASH - OTHER INVESTMENTS						113,838.03	
<b>TOTAL BANKS AND INVESTMENTS</b>						<b>21,233,283.69</b>	

**Amber Henninger**  
Mountain Home, ID 83647

**Library Board of Trustees**  
City of Mountain Home Library  
790 North 10th East  
Mountain Home, Idaho 83647

Dear Members of the Library Board,

I would like to express my interest in serving on the City of Mountain Home Library Board of Trustees. As a community member who values the library's role in connecting people, encouraging learning, and creating a welcoming space for all, I would be honored to contribute to its ongoing success.

I have been a resident of Mountain Home for over 30 years, having been raised here, and the library has always held a special place in my life. I spent much of my childhood and adolescence within its walls, and those experiences helped foster my love of learning and appreciation for the role a library plays in shaping a community. Now, I would love the opportunity to give back and help ensure that future generations can have those same experiences.

I am also looking to get more involved in the community that I proudly call home. Serving on the library board would be a meaningful way to do that. I bring with me skills in organization, communication, and teamwork, as well as a dependable and collaborative nature. I enjoy listening to different perspectives and working toward solutions that benefit the whole community. I believe these qualities, along with my lifelong connection to Mountain Home, would allow me to serve the board in a valuable way.

I also recognize that libraries are evolving to meet modern needs, providing not only books but also access to technology, educational programs, and community events. I would be excited to support the board in strengthening these services and ensuring the library continues to be a vibrant and inclusive resource for everyone in Mountain Home.

Thank you for considering my request to serve. I would be grateful for the opportunity to contribute to the important work of the City of Mountain Home Library Board of Trustees.

Sincerely,  
Amber Henninger



RESOLUTION NO. #03-2026R

A RESOLUTION OF THE CITY OF MOUNTAIN HOME, IDAHO, APPROVING THE RECOMMENDED REAPPOINTMENT OF A MEMBER OF THE BOARD OF COMMISSIONERS FOR THE URBAN RENEWAL AGENCY OF THE CITY OF MOUNTAIN HOME, IDAHO.

WHEREAS, there has been established by the City of Mountain Home, Idaho, an urban renewal agency entitled the Urban Renewal Agency of the City of Mountain Home, Idaho, and,

WHEREAS, in order to provide for proper administration of the Agency, a Board of Commissioners was established and appointed and,

WHEREAS, the term of appointment of one board member will expire on January 1, 2026, and Mayor Rich Sykes has recommended the reappointment of Alan Bermensolo to serve a full four-year term as commissioner of the Urban Renewal Agency of the City of Mountain Home, Idaho, and;

WHEREAS, the City Council of the City of Mountain Home has reviewed the recommended reappointment and wishes to consent to and approve the said reappointment.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Mayor and City Council of the City of Mountain Home, Idaho, as follows:

The Mayor's recommended reappointment of Alan Bermensolo to serve on the Board of Commissioners of the Urban Renewal Agency of the City of Mountain Home, Idaho, is hereby approved, and his new term shall expire on January 31, 2029, or when his successor is appointed and qualified.

PASSED by the City Council of the City of Mountain Home, Idaho, this \_\_\_\_ day of January 2026.

APPROVED by the Mayor of the City of Mountain Home, Idaho, this \_\_\_\_ day of January 2026.

---

Rich Sykes, Mayor

ATTEST:

(SEAL)

---

Tiffany Belt, City Clerk

**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MOUNTAIN HOME**

<b>IN RE:</b>	<b>)</b>	
	<b>)</b>	<b>DECISION AND</b>
	<b>)</b>	<b>RECOMMENDATION</b>
<b>Michael and Cameron Aslin c/o</b>	<b>)</b>	
<b>Jadon Schneider</b>	<b>)</b>	
<b>Bronze Bow Land</b>	<b>)</b>	
<b>ANX PZ-25-32</b>	<b>)</b>	
	<b>)</b>	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on December 16, 2025, for a public hearing held pursuant to notice as required by law on a request (PZ-25-32) for annexation and zone to R-4 Residential within the boundaries of the City of Mountain Home, Idaho. Notice of the public hearing was given as required by law. Having heard from the Applicant in support of the application and having no members of the public express concerns, the Commission, being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings and recommendations as follows:

**FINDINGS OF FACT**

1. The applicant has applied for the annexation of the real property, one parcel totaling approximately 10.28 acres, that are legally described in Exhibit A, which is attached hereto and by this reference made a part hereof and the zoning of the property as R-4 Residential.
2. Notice of the public hearing has been given as required by law.
  - a. Notification was sent to forty-seven (47) property owners withing 300 ft, and to twenty-nine public entities on 11/26/2025.
  - b. Notice of the Public Hearing was posted in the Mountain Home News Paper on 11/26/2025 and 12/06/2025.
  - c. Notice of the Public Hearing was posted on the property on 11/25/2025.
3. The owner of the real property for which annexation is sought has requested in writing that the property be annexed to and made a part of the City of Mountain Home.

4. The property owner has requested in writing that the property be annexed into the City of Mountain Home, the property is contiguous to the City Limits of Mountain Home and is eligible for annexation as provided by Idaho Code § 50-222.

5. The requested zoning of the property as Residential R-4 is consistent with the City's duly adopted Comprehensive Plan and Future-Land Use Map.

6. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section 9-6-4 and Idaho Code § 50-222.

7. The annexation is consistent with the negotiated area of impact with Elmore County.

8. The annexation incorporates the City's sewer planning area.

9. With the construction of the improvements by the applicant, the annexation balances the costs of services with anticipated revenues.

a. Water rights fees will be paid upon annexation.

10. The annexation promotes the City's goals of population balance, contiguous development, and the prevention of unnecessary costs due to leapfrog development.

11. The proposed annexation promotes the keeping of City limit boundaries that are squared off and not irregular in shape.

12. The approval of the annexation and the zoning of the properties as R-4 Residential based is consistent with the Future Land Use Map and the fact that other R-4 zoned properties abut the subject property.

13. No members of the public expressed concerns regarding the annexation during the public hearing, noting the following:

Based on the foregoing FINDINGS OF FACT, the City of Mountain Home Planning and Zoning Commission hereby makes the following

### **CONCLUSIONS OF LAW**

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.

2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. The applicant has met the requirements of Mountain Home City Code Section 9-6-4 and Idaho Code § 50-222 concerning annexation.
4. The requested zoning is consistent with the City's Comprehensive Plan.
5. The Planning & Zoning Commission voted 4-0 in favor of recommending approval of the request.

Based on the forgoing CONCLUSIONS OF LAW, the City of Mountain Home Planning and Zoning Commission hereby enters the following

#### **DECISION AND RECOMMENDATION**

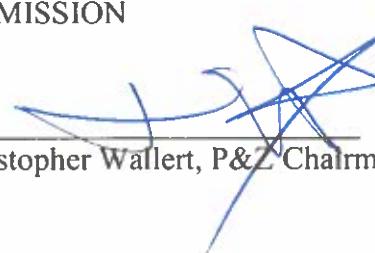
The Planning and Zoning Commission hereby recommends that the application (PZ-25-32) to annex the property described in Exhibit A, and shown in Exhibit B, to the City of Mountain Home, Idaho, and the zoning of said property as R-4 should be approved and granted by the City under the following conditions:

1. Subject to site plan amendments 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 use, bulk, and coverage controls of the R-4 Residential Zoning District.
3. A Water Rights Fee in the amount of \$2,000 per acres shall be paid at the time of annexation.
4. All developments regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

DATED this 20th day of January 2026.

CITY OF MOUNTAIN HOME  
PLANNING AND ZONING  
COMMISSION

By

  
Kristopher Wallert, P&Z Chairman

ATTEST:

Bruna Eola  
City Planner

**Attachment "A": Legal Description**

**ANNEXATION DESCRIPTION  
FOR  
Aslin Ranch Subdivision**

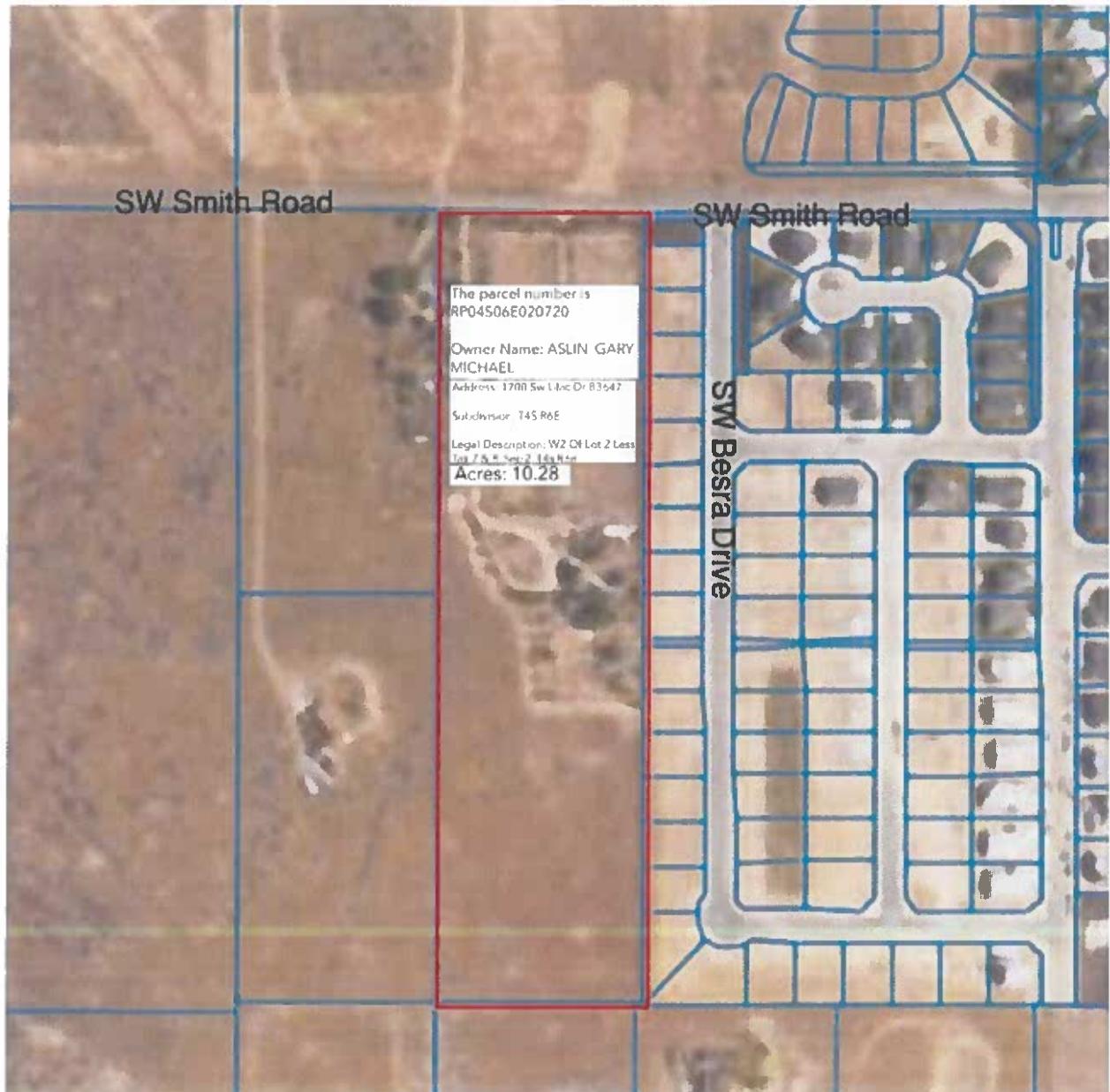
***ASLIN RANCH LEGAL DESCRIPTION***

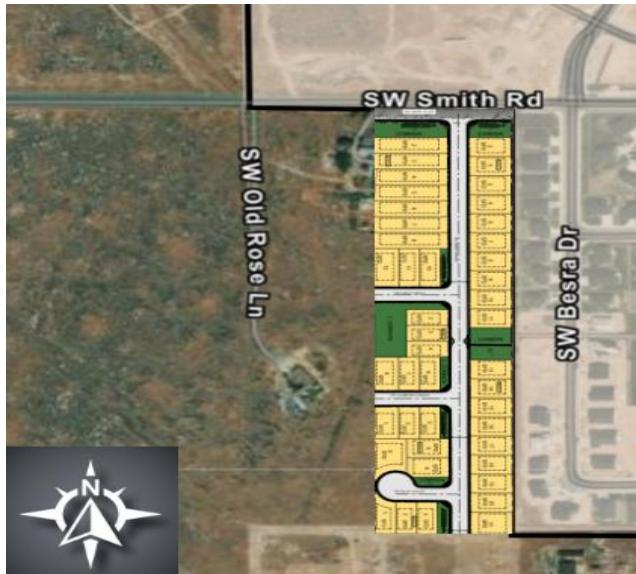
A part of the West half of U.S. government Lot 2, Section 2, Township 4 South, Range 6 East, Boise Meridian, located in Mountain Home, Elmore County, Idaho, being more particularly described as follows:

Commencing from the North  $\frac{1}{4}$  Corner of Section 2, Township 4 South, Range 6 East, Boise Meridian; thence N89°55'05"E 329.06 feet along the North line of said Northeast Quarter of Section 2; thence S00°04'55"W 30.00 feet to a 1/2 inch rebar and cap marked RCLS 2471, said point being the Point of Beginning;

thence S89°55'05"E 328.99 feet to a 1/2 inch rebar; thence S00°10'14"E 1295.61 feet to a 5/8 inch rebar and cap, marked LS15758; thence N89°39'11"W 329.25 feet to a 1/2 inch rebar and cap marked with RCLS 2471; thence N00°09'34"W 1294.08 feet to said 5/8 inch rebar and cap marked RCLS 2471, said point being the Point of Beginning.

Attachment "B": Proposed Property to be Annexed





**To:** Planning & Zoning Commission  
**Presenter:** Brenda Ellis, Senior City Planner  
**Request:** A request to [Annex and Zone to R-4 Residential](#) a parcel of land consisting of 10.28 acres +/- currently addressed as 1700 SW Lilac Drive. This parcel is located on the South side of SW Smith Road, between South 5<sup>th</sup> West Street and Highway 51. (RP04S06E020720)  
**Application:** PZ-25-32  
**Applicant:**  
 Jadon Schneider  
 Boise, ID 83707

**P&Z Public Hearing: 12/16/2025**

**STAFF REPORT**

### **Request Summary**

A request by Jadon Schneider, on behalf of Gary Michael Aslin and Cameron Harlan Aslin, to annex and zone to R-4 a parcel of land approximately ten point two eight (10.28) acres in size. The parcel of land is located on the South side of SW Smith Road, between South 5<sup>th</sup> West Street and Highway 51. This parcel abuts Morning View Subdivision #4, on the parcels east side. The parcel is South of Blue Yonder Subdivision. The parcels to the West and South of this parcel are in the County and Zoned AG.

This application is running contemporaneously with a preliminary plat for the Aslin Ranch Subdivision and annexation is not contingent on approval of the preliminary plat.

Single Family dwellings are permitted in the R-4 Residential zone per 9-7-4 Land Use Chart.

### **History**

This parcel is currently in the County and is zoned AG. The parcel has multiple accessory structures. These structures will be demolished.

### **Zoning**

The parcels to the North (RPA3S06E358415) are in the Blue Yonder Subdivision and Zoned R-4 Residential and inside the City Limits. Blue Yonder has a mix of residential uses including Single family, duplex units, and four plex units. The parcels to the East of this parcel are in the Morning View Subdivision and zoned R-4, they are inside the City Limits and are single family residential uses. The Parcel to the South (RP04S06E021420) of this parcel is in the County, is zoned AG, and is a residential use. The parcels to the west of this parcel (RP04S06E020740 & RP04S06E020730) are also outside the city limits, are zoned Ag, and are residential use.

The Future Land Use Map identifies this area as residential.

### Landscaping

Upon development this parcel will be subject to the R-4 residential zone landscape requirements.

### Fire

Fire commented that the proposed subdivision for this parcel is just at the maximum of 1.5 mile “Standard Response Area” distance for serviceability.

The following conditions are required to be met or agreed upon prior to the issuance of a building permit. Any issues will be required to be resolved prior to the issuance of a Certificate of Occupancy.

The number of dwelling units exceed 30, and only one access road. Therefore, all dwelling units shall be provided with an approved automatic sprinkler system.

Fire hydrants shall be spaces as to not exceed three hundred (300) feet between hydrants.

Non-sprinklered buildings that require a permit, no portion of the building shall extend beyond 125 feet from the front of curb, of the property the structure is on. This specifically applies to Block 2, Lots 2-8. If the building or structure is fully equipped with an approved automatic sprinkler system, this distance may be increased with the approval of the fire code official.

### Street

The proposed development will have one access road off SW Smith Road into the proposed Aslin Ranch Subdivision.

No comments were made regarding the annexation from the Street Department.

### Water

Per Keller Associates review of the preliminary plat, and Public Works response to their review:

1. If Blue Yonder No. 4 does not proceed with construction, Aslin Ranch will be required to install the 16-inch water main along the frontage per the Water Master Plan.
2. The Water Master Plan shows a 12-inch water line from Smith Road down through this development that loops back to the west into the now Morning View Subdivision. The Morning View Subdivision has been constructed in a manner that would not easily accommodate this loop. The City should consider the next development to the west of the Aslin Ranch Subdivision to construct a larger diameter waterline.  
(Per the Public Works Director, the City will address this line item if and when future development to the West is proposed.)
3. The waterline on Jimmy Street should be equipped with provision for flushing and future development to the south to connect into.  
(Public Works agrees with this, and will verify that this is addressed in the development plans.)

### Sewer

Per Keller Associates review regarding the proposed development:

“Similar to other recent developments, with the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage, chlorine contact chamber improvements, and aeration. Completing the winter storage improvements will be needed to service the City’s committed capacity.”

(Public Works is aware of the need for upgrades to the wastewater treatment facility and is considering options for improvements, which include additional winter storage and upgrading to a mechanical treatment facility.)

No comments were made regarding the annexation from the Wastewater Department.

#### Water Rights Fee

This annexation is subject to the Water Rights Fee. Water rights fees shall be imposed upon and paid at the time of annexation of property that was not previously a part of the City. Water rights fee amount for this parcel is 10.28 acres times \$2,000.00 which equals \$20,560.00 to be paid at time of annexation.

#### Approval Process

Under Title 9, Chapter 6, Section 4: Annexation, The Planning & Zoning Commission shall hold at least one public hearing for each annexation and zoning request as prescribed by Idaho Code and this chapter, public hearings. Further, the Commission shall file its recommendation on each annexation application with the city clerk as prescribed in this chapter.

The Commission's recommendation on annexation applications shall be in accordance with the following policies:

- a. That the annexation shall incorporate the city sewer planning area.
- b. Be consistent with existing areas of impact agreements.
- c. Attempt to balance costs of services with anticipated revenues.
- d. Promote other population balance goals, contiguous development, and prevention of costs due to leapfrog development.
- e. Promote to keep city limit boundaries that are squared off and not irregular in shape.

#### Notification & Responses

- A notification was sent to forty-seven (47) property owners within 300 ft. on 11/26/2025.
- A notification was sent to twenty-nine (29) Public Entities on 11/26/2025.
- Notice of Public Hearing was in the Mountain Home News on 11/26/2025 and 12/06/2025.
- Notice of the Public Hearing was posted on the property on 11/25/2025.
- As of 12/10/2025, we have received No letters in opposition, neutral, or in favor of the request.

#### Applicable Regulations or Codes

##### **City Code 9-6-10: Public Hearing Procedure**

##### **City Code 9-6-4: Annexation**

##### **Idaho State Code 50-222: Annexation by Cities**

#### Comprehensive Plan Compliance

The land use map designates planned land uses within the city and the City's Area of Impact, illustrating the City's goals and objectives for the framework of the community and future development. (pg. 39)

- The Future Land-Use Map designates the area as Residential.

Comprehensive Plan 6.3 Land Use Future: Growth Accommodation Annexation. The City of Mountain Home will continue to look toward landowner willingness for annexation. (Comp. Plan Pg. 40).

- The property owner has granted permission for the applicant to request annexation.

The residential land use per the comprehensive plan provides for the full range of residential uses and limited office land uses. Note 1 in the 6.7 Land Use Designation Table states that the City reserves the right to allow development based on compatibility with existing adjacent uses including, but not limited to, the transition of lot sizes, compatibility of use, the intensity of use, the overall design of a project, the impact to infrastructure, and the ability to serve a specific use or project. (Comp. Plan Pg. 43).

- The surrounding properties are residential. Morning View Subdivision to the east of this site is a single-family residential neighborhood. Blue Yonder Subdivision to the North of this parcel is approved and will contain a mix of single-family dwellings, duplex dwellings, and multi-family units. The land to the west is in the county and is residential. The land to the south is residential and is in the County.

#### Chapter 2, Community Vision

Per the City's adopted Comprehensive Plan, determined that housing is one of the City's top five (5) priorities (pg. 9).

#### Chapter 3. Economic Development

To maintain a balance of managed growth, suitable land and adequate infrastructure must be appropriate and available when marketing Mountain Home to potential incoming companies.

Economic development is affected by lack of workforce housing. This includes concerns for Mountain Home Air Force Base's operations and missions, the proposed rail park, in addition to others. (pg. 17)

#### Chapter 4. Population

4.7 Goal 1, is to proactively manage growth by remaining proactive and become highly focused on balancing the housing needs in concert with ensuring that population growth does not outpace the City's ability to provide services, and to ensure that no development is granted building privileges unless, water, sewer, gas, and power availability and capacity can be secured/verified. (pg. 27)

#### Chapter 5, Housing

Availability of a mix of housing types is essential for the social structure of a community. (pg. 28)

Single-family homes are the highest priority for all age groups. (Pg. 31)

The City's goal is to promote a variety of housing choices. (pg.33)

#### Chapter 6, Land Use

The Comprehensive Plan Land Use Map provides a clear picture of what the City's objectives are for growth and development. (pg. 39)

The Comprehensive Plan states the importance of exploring the allowance of a full range of housing types. (pg. 36).

The residents of the community see the need for growth which seems to be land use that focuses on immediate needs: jobs and housing. (pg. 41)

6.13 Tie development approvals to availability of infrastructure, both existing and proposed.

6.13 Goal 4 Work to ensure that anticipated growth areas are supported with appropriate infrastructure for expansion. To encourage growth in areas that may be served most efficiently with existing infrastructure.

**Staff Review**

Staff has determined that given the subject property's location to the existing R-4 Residential Zones, the Future Land-Use Map identifying the area as residential, the R-4 Zoning designation is appropriate.

A Water Rights Fee shall be imposed upon and paid at the time of annexation of property.

This annexation has been requested in writing by the applicant. The property owners, Gary and Cameron Aslin, have granted permission for the applicant to submit the application. This parcel is contiguous to the City Limits of the City of Mountain Home and is within the Area of Impact.

Water and sewer services are in close proximity to this site to allow for service connections and is subject to the conditions listed in the letter from Keller Associates.

This parcel can be serviced by Fire and Police Services.

**Conclusion**

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to 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 uses and bulk & coverage controls of the R-4 Zoning District.
- 3) A Water Rights Fee in the amount of \$2,000.00 per acres shall be paid at the time of annexation.
- 4) All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

**Attachments**

1. Vicinity
2. Current Zoning Map
3. Future Land Use Map
4. Project Narrative
5. Proposed Preliminary Plat
6. Grading Plan
7. Fire Review Letter
8. Keller Letter
9. City Response letter
10. Site Photos

**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MOUNTAIN HOME**

<b>IN RE:</b>	<b>)</b>	
	<b>)</b>	<b>DECISION AND</b>
<b>Aslin Ranch Subdivision</b>	<b>)</b>	<b>RECOMMENDATION</b>
<b>PPLAT PZ-25-33</b>	<b>)</b>	
<b>Applicant: Jadon Schneider</b>	<b>)</b>	
<b>%Gary and Cameron Aslin</b>	<b>)</b>	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on December 16, 2025 for a public hearing held pursuant to notice as required by law on a request for approval of a preliminary plat (PZ-25-33) of certain real property that is being annexed (PZ-25-32) and zoned R-4, contemporaneously with this application, into the corporate boundaries of the City of Mountain Home, Idaho. The notice of public hearing was given as required by law. Having heard from the Applicant in support of the application and no members of the public appearing to express concerns regarding the preliminary plat, the Commission, being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings and recommendations as follows:

**FINDINGS OF FACT**

1. The applicant has applied for the preliminary platting of the real property that is legally described in Exhibit A, which is attached hereto.
2. The owner of the real property for which preliminary platting is sought has requested in writing that the property be preliminary platted.
3. The proposed "Aslin Ranch Subdivision" (Exhibit B) consists of approximately 10.28 acres and would include the following:
  - a. Fifty-three (53) total lots.
  - b. Forty-four (44) residential lots.
  - c. Nine (9) Common lots. One lot to be dedicated to either Bocce or Pickle Ball Court.
4. Notice of public hearing has been given as required by law.
  - a. A notification to forty-seven (47) property owners and twenty-nine (29) Public Entities on 11/26/2025

- b. Notice of public hearing was in the Mountain Home News on 11/26/2025/30/2025 and 12/06/2025.
  - c. Notice of the public hearing was posted on the property 11/25/2025.
- 5. As required by Idaho and City Code, a public hearing was held regarding the request.
  - a. No members of the public appeared to provide testimony regarding the preliminary plat.
- 6. City Staff Confirmed that the proposed preliminary plat complies with City Code 9-16-10 Preliminary Plat requirements.
- 7. Further, City Staff and the Commission have considered the following per 9-16-10 of the Mountain Home City Code concerning preliminary plats:
  - a. The availability of public services to accommodate the proposed development.
    - i. There are available EDU's at this time.
  - b. The continuity of the development with the capital improvement program.
    - i. Keller Associates has reviewed this development for conformance with the City's Capital Improvement Plan and identified:
      - 1. If Blue Yonder No. 4 does not proceed with construction, Aslin Ranch will be required to install the 16-inch water main along the frontage per the Water Mater Plan.
      - 2. The Water Master Plan shows a 12-inch water line from Smith Road down through this development that loops back to the west into the now Morning View Subdivision. The Morning View Subdivision has been constructed in a manner that would not easily accommodate this loop. The City should consider the next development to the west of the Aslin Ranch Subdivision to construct a larger diameter waterline. (Per the Public Works Director, the City will address this line item if and when future development to the West is proposed.)

3. The waterline on Jimmy Street should be equipped with provision for flushing and future development to the south to connect into.
- c. The public financial capability of supporting services for the proposed development.
  - i. Keller Associates has reviewed this development for general conformance with the existing infrastructure and commented that similar to other recent developments, with the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage, chlorine contact chamber improvements, and aeration. Completing the winter storage improvements will be needed to service the City's committed capacity.

Based on the foregoing FINDINGS OF FACT, the City of Mountain Home Planning and Zoning Commission hereby makes the following:

#### **CONCLUSIONS OF LAW**

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. The applicant has met the requirements of Mountain Home City Code 9-6-4 Public Hearing Requirements and 9-16-10 Preliminary Plat.
4. The requested preliminary plat is consistent with the City's Comprehensive Plan.
5. The Planning & Zoning Commission voted 4-0 in favor of recommending approval of the request.

Based on the forgoing CONCLUSIONS OF LAW, the City of Mountain Home Planning and Zoning Commission hereby enters the following:

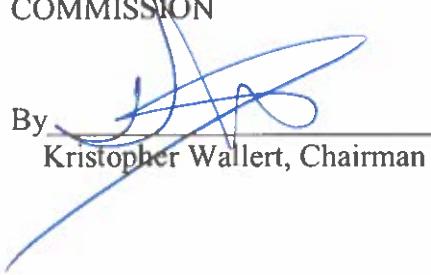
## **DECISION AND RECOMMENDATION**

The Planning and Zoning Commission hereby recommends that the application (PZ-25-33) to approve the requested preliminary plat "Aslin Ranch Subdivision," as described in Exhibit A, and shown in Exhibit B, in the City of Mountain Home, Idaho, should be approved and granted by the City Council under 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. The Final Plat and all future development will comply with the uses and bulk & coverage controls, landscaping, off street parking requirements, design, performance and development standards for R-4 subdivision development.
3. Prior to a Final Plats being recorded the applicant shall receive all necessary approvals from the Central Health District regarding water and sewer infrastructure.
4. Per City Code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be.
5. Water Rights Fee shall be paid at annexation for RP04S06E020720.
6. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

DATED this 20<sup>th</sup> day of January 2026.

CITY OF MOUNTAIN HOME  
PLANNING AND ZONING  
COMMISSION

By   
Kristopher Wallert, Chairman

ATTEST:

  
Brenda Ellis, Senior City Planner

## **Exhibit A: Legal Description**

### **ANNEXATION DESCRIPTION FOR Aslin Ranch Subdivision**

#### ***ASLIN RANCH LEGAL DESCRIPTION***

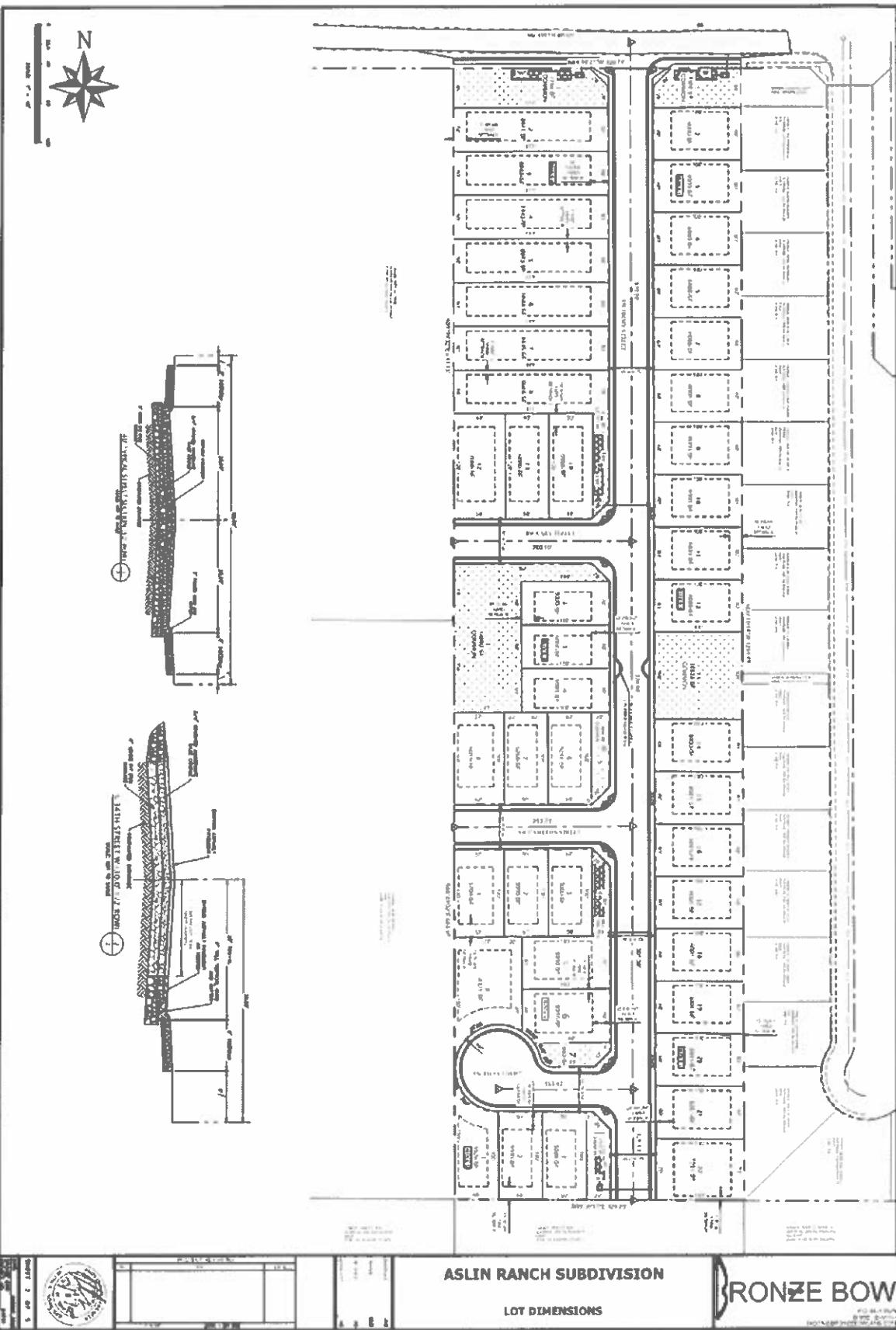
A part of the West half of U.S. government Lot 2, Section 2, Township 4 South, Range 6 East, Boise Meridian, located in Mountain Home, Elmore County, Idaho, being more particularly described as follows:

Commencing from the North  $\frac{1}{4}$  Corner of Section 2, Township 4 South, Range 6 East, Boise Meridian; thence N89°55'05"E 329.06 feet along the North line of said Northeast Quarter of Section 2; thence S00°04'55"W 30.00 feet to a 1/2 inch rebar and cap marked RCLS 2471, said point being the Point of Beginning;

thence S89°55'05"E 328.99 feet to a 1/2 inch rebar; thence S00°10'14"E 1295.61 feet to a 5/8 inch rebar and cap, marked LS15758; thence N89°39'11"W 329.25 feet to a 1/2 inch rebar and cap marked with RCLS 2471; thence N00°09'34"W 1294.08 feet to said 5/8 inch rebar and cap marked RCLS 2471, said point being the Point of Beginning.

## **Exhibit B: Proposed Preliminary Plat**







**To:** Planning & Zoning Commission

**Presenter:** Brenda Ellis, Senior City Planner

**Request:** To approve a **Preliminary Plat for Aslin Ranch Subdivision** approximately 10.28 acres +/- (PARCEL RP04S06E020720) The parcel of land is located South of and adjacent to Smith Road, East of State Highway 51, and west of SW Besra Drive.

**Application:** PZ-25-33

**Applicant:** Jadon Schneider of Bronze Bow Land

**Owner:**

Gary and Cameron Aslin

Mountain Home, ID 83647

**P&Z Public Hearing: 12/16/2025**

## Staff Report

### Request Summary

A request by Jadon Schneider, on behalf of Gary Michael Aslin and Cameron Harlan Aslin, to approve the Aslin Ranch Preliminary Plat, consisting of approximately 10.28 acres. This application is running contemporaneously with an annex and zone to R-4 application. Annexation is Not contingent on approval of the preliminary plat. The development is located on the South side of Smith Road, East of State Highway 51, and West of SW Besra Drive. The parcel ID is RP04S06E020720.

The development will consist of a total of Fifty-three (53) lots with an average lot size of 6,344 square feet. The development will provide a total of forty-four (44) Single family dwelling lots, and nine (9) common lots. The development provides for approximately 0.57 acres of qualified opens space. The developer is proposing to provide a site amenity in the form of a Bocce Ball court or a pickleball court on one of the proposed common lots. Access to this development will be from Smith Road.

The parcels to the North (RPA3S06E358415) are in the Blue Yonder Subdivision Zoned R-4 and inside the City Limits. Blue Yonder has a mix of residential uses including Single family, duplex, and four plex units. The parcels to the East of this parcel are in the Morning View Subdivision zoned R-4, they are inside the City Limits and are single family residential uses. The Parcel to the South (RP04S06E021420) of this parcel is in the County, is zoned AG, and is a residential use. The parcels to the west of this parcel (RP04S06E020740 & RP04S06E020730) are also outside the city limits, are zoned Ag, and are residential use.

### History

The subject property has been essentially historically vacant. There is a trailer and some existing structures that are used for storage that will be demolished.

**Additional Information:**

**Landscaping**

This development is subject to the R-4 residential zone landscape requirements.

**Fire Review**

Fire commented that the proposed subdivision for this parcel is just at the maximum of 1.5 mile “Standard Response Area” distance for serviceability.

The following conditions are required to be met or agreed upon prior to the issuance of a building permit. Any issues will be required to be resolved prior to the issuance of a Certificate of Occupancy.

The number of dwelling units exceed 30, and only one access road. Therefore, all dwelling units shall be provided with an approved automatic sprinkler system.

Fire hydrants shall be spaced as to not exceed three hundred (300) feet between hydrants.

Non-sprinklered buildings that require a permit, no portion of the building shall extend beyond 125 feet from the front of curb, of the property the structure is on. This specifically applies to Block 2, Lots 2-8. If the building or structure is fully equipped with an approved automatic sprinkler system, this distance may be increased with the approval of the fire code official.

**Building Department**

Building Department commented regarding adding the “SW” Designation in front of all Street Names. The street designated as Riley Court will need to be renamed. Tiana Court has been approved as the street name in place of Riley Court. E-911 was involved in the approval of the street names.

**Building Permits Issued in 2025**

From January 2025 through November 2025 there have been one hundred (100) building permits issued, utilizing 195 EDUs. Additionally, Meadows Mobile Home Park has been adding connections to the utility system. Since January Meadows has connected 28 units. Overall, 223 EDU's have been utilized. (90 Single Family units, 95 multifamily units, 10 manufactured homes, 28 Meadows Mobile Home Park = 223 EDUs)

**Traffic Impact Study**

A Traffic Impact was not required for this development.

**Streets**

Interior streets Right of Way will be fifty-two feet in width from back of sidewalk to back of sidewalk. Street

**ITD Response**

No response was received from ITD.

**Water**

Per Keller Associates review of the preliminary plat, and Public Works response to their review:

1. If Blue Yonder No. 4 does not proceed with construction, Aslin Ranch will be required to install the 16-inch water main along the frontage per the Water Master Plan.
2. The Water Master Plan shows a 12-inch water line from Smith Road down through this development that loops back to the west into the now Morning View Subdivision. The Morning

View Subdivision has been constructed in a manner that would not easily accommodate this loop. The City should consider the next development to the west of the Aslin Ranch Subdivision to construct a larger diameter waterline.

(Per the Public Works Director, the City will address this line item if and when future development to the West is proposed.)

3. The waterline on Jimmy Street should be equipped with provision for flushing and future development to the south to connect into.

#### Sewer

Per Keller Associates review regarding the proposed development:

"Similar to other recent developments, with the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage, chlorine contact chamber improvements, and aeration. Completing the winter storage improvements will be needed to service the City's committed capacity."

#### Police

Made no comment

#### Water Rights Fee

Water Rights Fees in the amount of \$2000.00 per acre are required for new development are required to be paid upon annexation. (10.28 x \$2,000 = \$20,560)

#### Impact Fees

This development is subject to the Impact Fees in place at the time of Building Permit issuance.

#### Comprehensive Plan Compliance

The subject parcel is identified as "Residential" per the 2020 Mountain Home City Comprehensive Plan.

#### Chapter 2, Community Vision

Per the City's adopted Comprehensive Plan, determined that housing is one of the City's top five (5) priorities (pg. 9).

#### Chapter 3. Economic Development

To maintain a balance of managed growth, suitable land and adequate infrastructure must be appropriate and available when marketing Mountain Home to potential incoming companies.

Economic development is affected by lack of workforce housing. This includes concerns for Mountain Home Air Force Base's operations and missions, the proposed rail park, in addition to others. (pg. 17)

#### Chapter 4. Population

4.7 Goal 1, is to proactively manage growth by remaining proactive and become highly focused on balancing the housing needs in concert with ensuring that population growth does not outpace the City's ability to provide services, and to ensure that no development is granted building privileges unless, water, sewer, gas, and power availability and capacity can be secured/verified. (pg. 27)

#### Chapter 5, Housing

Availability of a mix of housing types is essential for the social structure of a community. (pg. 28)

Single-family homes are the highest priority for all age groups. (Pg. 31)

The City's goal is to promote a variety of housing choices. (pg.33)

#### Chapter 6, Land Use

The Comprehensive Plan Land Use Map provides a clear picture of what the City's objectives are for growth and development. (pg. 39)

The Comprehensive Plan states the importance of exploring the allowance of a full range of housing types. (pg. 36).

The residents of the community see the need for growth which seems to be land use that focuses on immediate needs: jobs and housing. (pg. 41)

6.13 Tie development approvals to availability of infrastructure, both existing and proposed.

6.13 Goal 4 Work to ensure that anticipated growth areas are supported with appropriate infrastructure for expansion. To encourage growth in areas that may be served most efficiently with existing infrastructure.

#### Chapter 12, Air Force Base

Mountain Home Air Force Base is an essential part of the City of Mountain Home. 12.6 Goal 2 is to protect the viability and success of the base to accommodate expansions and/or new missions. The city will cooperate and work collaboratively with MHAFB officials in identifying strategies to meet the housing needs of military personnel and their families. (pg. 83)

#### Notification & Responses

- A notification was sent to forty-seven (47) property owners within 300 ft. on 11/26/2025.
- A notification was sent to twenty-nine (29) Public Entities on 11/26/2025.
- Notice of Public Hearing was in the Mountain Home News on 11/26/2025 and 12/06/2025.
- Notice of the Public Hearing was posted on the property on 11/25/2025.
- As of 12/10/2025, we have received No letters in opposition, neutral, or in favor of the request.

#### Applicable Regulations or Codes

##### Title 9 Chapter 16, Subdivisions

**City Code 9-16-3: Purpose:** The purpose is to promote the public health, safety, and general welfare, and to provide for, the harmonious development of the area; The coordination of streets and roads within the subdivision with other existing or planned streets and roads; Adequate open space for travel, light, air and recreation; Adequate transportation, water drainage and sanitary facilities; The avoidance of scattered subdivision of land that would result in either of the following: 1. The lack of water supply, sewer service, drainage, transportation or other public services; and 2. The unnecessary imposition of an excessive expenditure of public funds for the supply of such services; The requirements as to the extent and the manner in which: 1. Streets and roads shall be created and improved; and 2. Water and sewer and other utility mains, piping connections or other facilities shall be installed; The manner and form of making and filing of any plat; and The administration of these regulations by defining the powers and duties of approval authorities.

**9-16-10: Preliminary Plat:** City of Mountain Home rules and regulations concerning the procedures and decisions, and criteria for a Preliminary Plat.

## **9-6-10 Public Hearing Procedures**

### **Approval Process**

#### ***P&Z Commission Review & Action:***

The Commission shall review the preliminary plat, comments from the concerned persons and agencies, and the report from the administrator to arrive at a decision on the preliminary plat.

(9-16-10: Preliminary Plat: F. Commission Review)

In determining the acceptance of a proposed subdivision, the Commission shall consider the objects of this chapter and at least the following:

1. The availability of public services to accommodate the proposed development.
2. The continuity of the proposed development with the capital improvement program, if applicable.
3. The public financial capability of supporting services for the proposed development; and
4. The other health, safety, or environmental problems that may be brought to the Commission's attention.

(9-16-10: Preliminary Plat: G. Commission Action on Preliminary Plat)

The commission shall review and recommend to the council to approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat. Upon granting or denying a preliminary plat the commission shall specify:

1. The regulations and standards used in evaluating the application.
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain plat approval.

### ***City Council Action:***

(9-16-10: Preliminary Plat: I. Council Action on Preliminary Plat)

Upon recommendation from the Commission, the council will then either reject the plat or approve it subject to conditions that may be set forth. These conditions will be expressed in a written letter to the developer. The developer, after adding these conditions to the plat, will then resubmit it to the administrator for his review and approval of technical data, placement of utilities, etc.

### **Conclusion**

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to 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. The Final Plat and all future development will comply with the uses and bulk & coverage controls, landscaping, off street parking requirements, design, performance and development standards for R-4 subdivision development.
3. Prior to a Final Plats being recorded the applicant shall receive all necessary approvals from the Central Health District regarding water and sewer infrastructure.

4. Per City Code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be.
5. Water Rights Fee shall be paid at annexation for RP04S06E020720.
6. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

Along with any additional conditions requested by the commission.

**Attachments**

1. Vicinity
2. Current Zoning Map
3. Future Land Use Map
4. Project Narrative
5. Proposed Preliminary Plat
6. Grading Plan
7. Fire Review Letter
8. Keller Letter
9. City Response letter
10. Site Photos

**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MOUNTAIN HOME**

**IN RE:** )  
City of Mountain Home ) **DECISION AND  
ANX PZ-25-39** ) **RECOMMENDATION**  
 )  
**Applicant.** )  
)

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on December 16, 2025, for a public hearing held pursuant to notice as required by law on a request (PZ-25-39) for annexation and zone to I-2 Heavy Industrial within the boundaries of the City of Mountain Home, Idaho. Notice of the public hearing was given as required by law. Having heard from the Applicant in support of the application and having no members of the public express concerns, the Commission, being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings and recommendations as follows:

**FINDINGS OF FACT**

1. The applicant has applied for the annexation of the real property, parcel RP03S06E273150 and parcel RP03S06E280015, totaling approximately 272 acres, that are legally described in Exhibit A, which is attached hereto and by this reference made a part hereof and the zoning of the property as I-2 Heavy Industrial Zone.
2. Notice of the public hearing has been given as required by law.
  - a. Notification was sent to seven property owners within 300 feet, and twenty-nine Public Entities on 11/24/2025.
  - b. Notice of the Public Hearing was posted on the property on 11/24/2025.
  - c. Notice of the Public Hearing was in the Mountain Home News on 11/26/2025 and 12/3/2025.
3. The owner of the real property for which annexation is sought has requested in writing that the property be annexed to and made a part of the City of Mountain Home.

4. The property owner has requested in writing that the property be annexed to the City of Mountain Home, as provided by Idaho Code § 50-222.

5. The requested zoning of the property as I-2 Heavy Industrial is consistent with the City's duly adopted Comprehensive Plan and Future-Land Use Map.

a. The parcels are shown as Heavy Industrial on the City's Future Land Use Map.

b. The Comprehensive Plan considers Airport compatible land use planning to be top priority for airport sponsors to be concerned with and addressed through local planning and that future development be planned in a manner whereby phased development is possible thus providing flexibility for the city to accommodate growth as demand warrants.

6. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section 9-6-4 and Idaho Code § 50-222.

7. The annexation is consistent with the negotiated area of impact with Elmore County.

a. These parcels are within the negotiated area of impact.

8. The annexation incorporates the City's sewer planning area.

a. The nearest wastewater line to these parcels is at the end of Marathon Way.

b. Future uses/development will require staff review and approval.

9. With the construction of the improvements by the applicant, the annexation balances the costs of services with anticipated revenues.

a. There is no current plan for development.

10. The annexation promotes the City's goals of population balance, contiguous development, and the prevention of unnecessary costs due to leapfrog development.

11. The proposed annexation promotes the keeping of City limit boundaries that are squared off and not irregular in shape.

12. Staff recommended the approval of the annexation and the zoning of the properties as I-2 Heavy Industrial based on the Future Land Use Map.
13. No members of the public expressed concerns regarding the annexation during the public hearing.

Based on the foregoing FINDINGS OF FACT, the City of Mountain Home Planning and Zoning Commission hereby makes the following recommendations:

#### **CONCLUSIONS OF LAW**

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. The applicant has met the requirements of Mountain Home City Code Section 9-6-4 and Idaho Code § 50-222 concerning annexation.
4. The requested zoning is consistent with the City's Comprehensive Plan.
5. The Planning & Zoning Commission voted 4-0 in favor of recommending approval of the request.

Based on the forgoing CONCLUSIONS OF LAW, the City of Mountain Home Planning and Zoning Commission hereby enters the following

#### **DECISION AND RECOMMENDATION**

The Planning and Zoning Commission hereby recommends that the application (PZ-25-39) to annex the property described in Exhibit A to the City of Mountain Home, Idaho, and the zoning of said property as I-2 Heavy Industrial should be approved and granted by the City under the following conditions:

1. Future development is subject to site plan amendments 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 use, bulk, and coverage controls of the I-2 (Heavy Industrial) Zoning District.
3. Future development may be subject to Federal, State, or local requirements regarding development.
4. All developments regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

DATED this 20th day of January 2026.

CITY OF MOUNTAIN HOME  
PLANNING AND ZONING  
COMMISSION

By   
Kristopher Wallert, P&Z Chairman

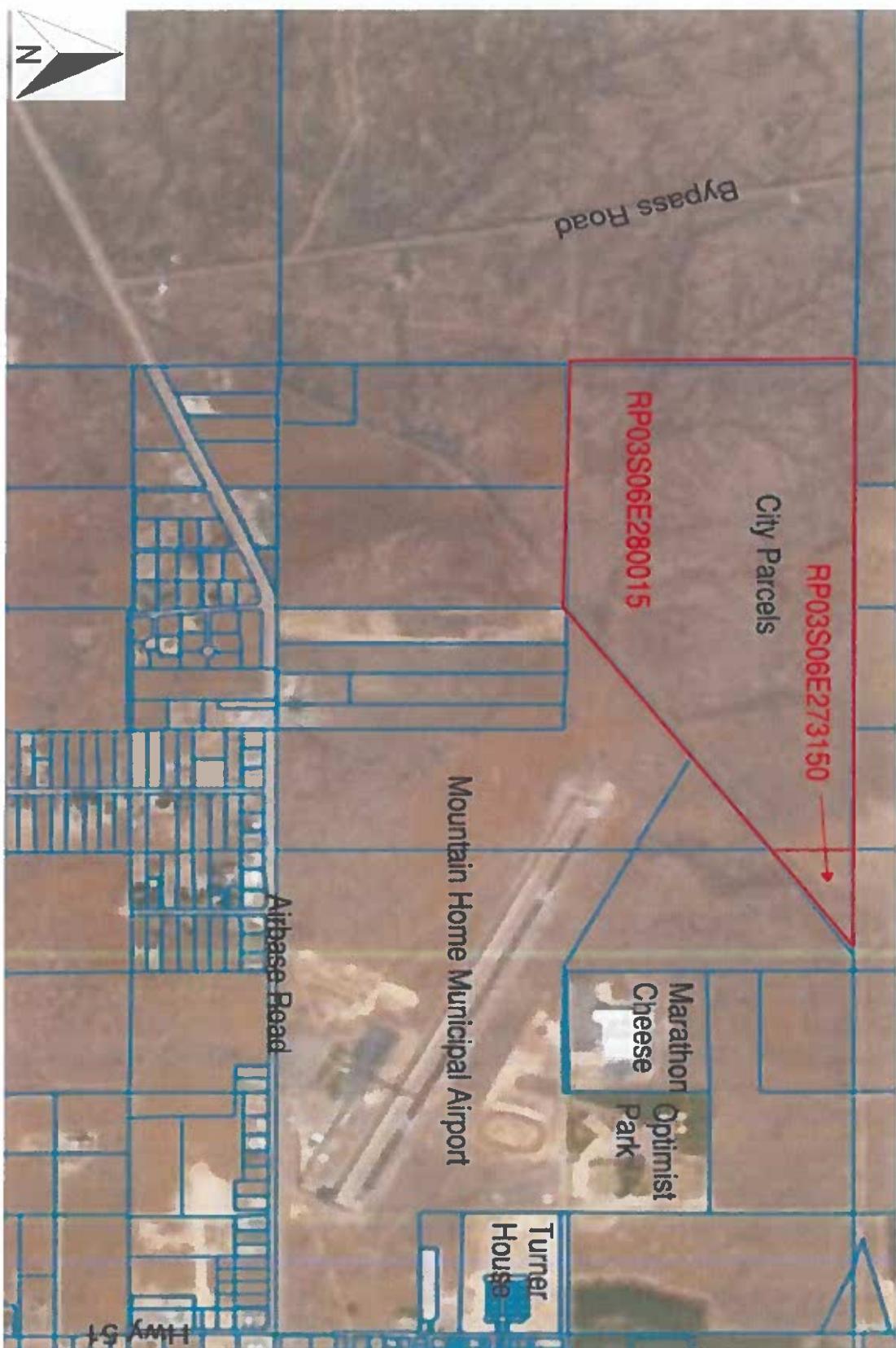
ATTEST:

  
Brenda Eller  
City Planner

**Attachment "A": Legal Description**

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho. Section 27: The NW1/4NW1/4 lying North of the Southeasterly Right of Way of the Mountain Home Air Force Base Railroad. Section 28: N1/2 lying North of the Southeasterly Right of Way of the Mountain Home Air Force Base Railroad.

Attachment "B": Proposed Property to be Annexed



# Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Brenda Ellis,  
Senior City Planner

Request: To **Annex and Zone to I-2** a parcel totaling approximately 272 acres located West of the City Airport and East of NW Bypass Road in Elmore County. (RP03S06E280015 and RP03S06E273150)

Application: PZ-25-39

Applicant:

City of Mountain Home  
Mountain Home, ID 83647



Please

P&Z Public Hearing: 12/16/2025

Staff Report

## Request Summary & Staff Recommendation

To **Annex and Zone to I-2 (Heavy Industrial)**, two parcels of land totaling approximately 272 acres located West of the City of Mountain Home Municipal Airport and East of Bypass Road in Elmore County. (RP03S06E280015 and RP03S06E273150).

The property is eligible for annexation because it is contiguous to the City Limits of the City of Mountain Home. The property is owned by the City and ownership of these parcels protects the airport from encroachment and provides the potential to expand the runway at a later date if deemed in the best interest of the City by the governing authority. The city owned rail runs through these parcels. There are no current plans for development, however, The City of Mountain Home is working with Keller Associates for the purposes of creating a future long-term plan for the potential for multi-modal industrial development of the site. Bringing these parcels into the City will allow the city to process future applications upon approval of any future development plans approved by the governing authority.

## Property History

The subject property is currently vacant with no previous development or improvements. The property has I-1 (light Industrial) zoning to the East, and the parcels are identified as Heavy Industrial on the future land use map. The parcels to the North, South and West are in the County and zoned General Agriculture (Ag) Zone and Light Industrial/Manufacturing (M1) Zone.

The parcels were acquired by the City of Mountain Home in 2024.

## Approval Process

The Planning & Zoning Commission shall hold at least one public hearing for each annexation and zoning request as prescribed by Idaho Code and this chapter's public hearings. Further, the Commission shall file its recommendation on each annexation application with the city clerk as prescribed in this chapter.

The Commission's recommendation on annexation applications shall be in accordance with the following policies:

- a. That the annexation shall incorporate the city sewer planning area.
- b. Be consistent with existing areas of impact agreements.
- c. Attempt to balance costs of services with anticipated revenues.
- d. Promote other population balance goals, contiguous development, and prevention of costs due to leapfrog development.
- e. Promote keeping city limit boundaries that are squared off and not irregular in shape.

### **Notification & Responses**

- A notification was sent to seven (7) property owners within 300 ft. on 11/24/2025.
- A notification was sent to twenty-eight (28) Public Entities within 300 ft. on 11/24/2025.
- Notice of Public Hearing was in the Mountain Home News on 11/26/2023 and 12/3/2025.
- Notice of the Public Hearing was posted on the property on 11/24/2025.
- As of 12/10/2025, we have received No letters in support of the proposed Annex and Zone.
- As of 12/10/2025, we have received no letters opposing the proposed Annex and Zone.

### **Comprehensive Plan Compliance**

The subject property is classified as "Heavy Industrial" per the 2020 Mountain Home City Comprehensive Plan. A zoning designation of "I-2 Heavy Industrial" based on the surrounding properties' zoning and intended use.

#### **Chapter 13. A – Airport**

**13. a.3 Land Use Compatibility.** The FAA and the State of Idaho consider airport compatible land use planning, to be top priority for airport sponsors to be concerned with and addressed through local planning.

**Goal 13.A.8 Goal 3-** Future development will be planned in a manner whereby phased development is possible over the planning period thus providing flexibility to the city to accommodate growth as demand warrants.

### **Applicable Regulations or Codes**

**Idaho Code Section 50-222,** The City of Mountain Home is authorized to annex land into its corporate boundary.

**City Code 9-6-4,** City of Mountain Home Annexation Regulations.

### **Fire**

The Fire Department commented that this property is well outside of our standard area of response. At this time, no determination can be made on the Fire Departments ability to service this area. Depending on future development, the project may or may not be required to have additional fire safety features in place to provide for fire protection at this location. Conditions may be put on any future development to ensure that a reasonable standard of safety can be assured.

### **Public Works**

Public Works Department has no concerns regarding annexation of these parcels. Any future Planned Uses/development will require staff review and approval.

### **Water**

Water Department has no concerns regarding annexation of these parcels. Any future Planned Uses/development will require staff review and approval.

The nearest water line to these parcels is at the end of Marathon Way.

### **Wastewater**

Wastewater Department has no concerns regarding annexation of these parcels. Any future Planned Uses/development will require staff review and approval.

The nearest Wastewater Line to these parcels is at the end of Marathon Way.

### **Streets**

Streets Department has no concerns regarding annexation of these parcels. Any future Planned Uses/development will require staff review and approval.

This parcel has legal access to this parcel from Bypass Road. The city owns the Rail line that runs through these parcels and several others, there is an easement access that runs along the rail line from Haskett Street to Airbase Road which gives additional access to these parcels. In addition, these parcels are contiguous to the Airport property.

### **Conclusion**

If the Commission determines the proposed request appropriate, you may recommend approval of the requested annexation to the City Council, along with the following conditions:

1. Future development is subject to site plan amendments 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 use, bulk, and coverage controls of the I-2 (Heavy Industrial) Zoning District.
3. Future development may be subject to Federal, State, or local requirements regarding development.
4. All developments regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

### **Attachments**

1. Vicinity Map
2. Current Zoning
3. Future Land-use map
4. County Zoning Map
5. County Future Land Use Map
6. Applicant Narrative

## ORDINANCE NO. 1814

AN ORDINANCE OF THE CITY OF MOUNTAIN HOME, IDAHO, AMENDING SECTION 8-1B-1-E, ARTICLE B, CHAPTER 1, TITLE 8, BY REMOVING THE PERMIT FEE OF TWENTY DOLLARS (\$20) AND ADDING FEE WILL BE SET BY RESOLUTION OF THE CITY COUNCIL; AMENDING SECTION 8-4-5, CHAPTER 4, TITLE 8 BY REMOVING THE EXCAVATION FEE OF FIFTY DOLLARS (\$50) AND ADDING FEE WILL BE SET BY RESOLUTION OF THE CITY COUNCIL; AMENDING SECTION 8-4-6, CHAPTER 4, TITLE 8 REMOVING THE BOND FEE OF ONE THOUSAND DOLLARS (\$1000) AND ADDING BOND FEE WILL BE SET BY RESOLUTION OF THE CITY COUNCIL, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOUNTAIN HOME, IDAHO, as follows:

Section 1: That section 8-1B-1-E, article B, Chapter 1, Title 8 of the city code of Mountain Home, Idaho, be hereby amended as follows:

### **8-1B-1: SIDEWALKS, CURBS AND GUTTERS:**

E. Any person altering, removing, replacing, repairing or installing any portion of sidewalks and/or curbs and gutters shall first obtain a permit from the city's building department. A nonrefundable permit fee of ~~twenty dollars (\$20.00)~~ set by resolution of the City Council, shall be paid to the city at the time the permit is obtained. All sidewalks, curbs and gutters, corners, and/or approach and access ramps shall be installed in compliance with the current edition of the "Idaho Standards for Public Works Construction (ISPWC) Technical Manual" and the Americans with disabilities act (ADA), both of which may be reviewed on the city of Mountain Home website, with the following conditions.

Section 2: That section 8-4-5, chapter 4, Title 8 of the city code of Mountain Home, Idaho, be hereby amended as follows:

### **8-4-5: EXCAVATION FEES:**

Each applicant shall pay to the city a fee of ~~fifty dollars (\$50.00)~~, set by resolution of the City Council for each excavation permit issued by the city's public works department. All permits will be picked up and paid for at the building department. All fees shall be nonrefundable.

Section 3: That section 8-4-6, chapter 4, Title 8 of the city code of Mountain Home, Idaho, be hereby amended as follows:

### **8-4-6: BONDING FEES:**

All excavations (street cuts) shall be bonded with a cashier's check for ~~one thousand dollars~~ (\$1,000.00), **an amount set by resolution of the City Council**, which shall be refundable upon final inspection of the excavations or street cuts and acceptance by the city's public works and/or street department. The ~~one thousand dollar (\$1,000.00)~~ bond shall be good for up to five (5) excavations (street cuts) at a time. No refund of the bond shall be made until all excavations have been accepted by the city. If a contractor wishes more than five (5) permits, an additional ~~one thousand dollar (\$1,000.00)~~ bond shall be required. If the work is not finished within thirty (30) days from the commencement of the excavation or street cut, weather permitting, the bond will be forfeited.

Section 4: This ordinance shall be in full force and effect after its passage, approval, and publication.



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January 15, 2025

RE: Authorization to Proceed with Purchase – WWTP Generator parts

City Council Meeting:

To: Mayor and City Council

Memorandum

**Subject:** Wastewater Plant Emergency Generator Repair.

The Public Works Wastewater Department is addressing an outage of the Wastewater Plant Generator. To restore service, the department will Authorize repairs by Northwest Power Systems at a cost of \$14473.04. funded through Account 26-435-40-00, designated for Wastewater Department Repair and Maintenance of Buildings and Grounds.

Please contact the department with any questions or for additional details.

Sincerely,



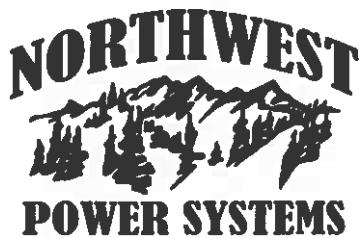
Stacy Billings  
Wastewater Superintendent  
City of mountain Home, Idaho

Approved,

Rich Sykes  
Mayor



Attachment 1-Northwest Power Quote



355 E. Stagecoach Way Kuna, ID. 83634  
www.northwestpowersystems.com  
Phone (208) 378-6562  
FAX (208) 376-1687  
RCE-34783

## Suggested Service

City of Mountain Home WWTP  
PO Box 10  
Mt. Home, ID. 83647

Attention: Stacy  
Location: WWTP  
Prep Date: 1/13/2026  
Number: 2834

*Who will YOU call when the lights go out?*

QTY	DESCRIPTION	RATE	AMOUNT
1	GENERATOR RADIATOR AND HOSE LEAKING AT WWTP  During the last inspection the radiator was found to be leaking and needs replaced. Along with replacing the radiator a cooling system service will also be performed. Coolant is corrosive and over time will rot hoses from the inside out. During this time the coolant also chemically breaks down, and its ability to transfer heat is diminished. During a Coolant System Service we drain the coolant and replace all the cooling system hoses and drive belts. The block heater hoses will be replaced with silicone hoses, all other hoses will be replaced with premium coolant hoses. The cooling system will be refilled with new coolant that is mixed 50/50 ethylene glycol and distilled water with inhibitor package for diesel engines. Old coolant will be recycled. If accepted, Parts will be replaced at your next scheduled service. The cost (listed below) will be added to that service. NORTHWEST POWER SYSTEMS USES ONLY QUALITY PROFESSIONAL PARTS!	947.29	947.29
1	MTUSUA73776 Radiator charged Air Cooler 6R11L W/FG U (Smith)	9,777.50	9,777.50
1	MTUSUA77169 Filter Air	31.25	31.25
1	Expendable Shop Supplies	100.00	100.00
17	1.00 per gallon of oil / coolant used.	1.00	17.00
20	(Hours) Labor (2 Techs / 1 Day)	155.00	3,100.00
1	Trailer Rental	500.00	500.00
1	Freight To be determined	0.00	0.00
*Customer Notice: Due to unforeseen circumstances in the supply of generators and/or parts. We regret that we can only estimate NOT promise a final price and delivery / completion time. Your understanding is greatly appreciated.		0.00	0.00

Sales Tax (6.0%) \$0.00

NET TOTAL: \$14,473.04

F.O.B. NORTHWEST POWER SYSTEMS. PRICES VALID FOR 30 DAYS. ALL SALES FINAL. NO RETURNS OR EXCHANGES.  
ADDITIONAL REQUIRED REPAIRS, PARTS, SERVICES OR LABOR NOT LISTED WILL BE QUOTED SEPARATELY FOR YOUR APPROVAL.  
QUOTED LABOR REFLECTS NORMAL WORKING HOURS (MONDAY - FRIDAY, 8 AM TO 5PM.) OTHER HOURS QUOTED UPON REQUEST.  
QUOTED PARTS REFLECT RETURN OF CORE. RETAINING OLD PART WITH FORFEIT OF CORE CREDIT QUOTED UPON REQUEST.  
PLEASE ALLOW 14 to 21 DAYS FOR ARRIVAL OF PARTS AND SCHEDULING. SALES TAX ADDITIONAL.

Proposed by: Larry Peplow, Service Manager

Name & Title: \_\_\_\_\_

PO: \_\_\_\_\_

Signature

Date

Signature

Date

Customer declares that customer holds title to property in which merchandise is being installed or repaired and/or has legal authority to accept the proposal outlined above. Customer agrees that the equity in this property is security for this installation or repair. Northwest Power Systems retains title to all materials and property listed herein until all payments have been made in full. Accounts not paid within 30 days of receipt of invoice are in default and subject to the greater of a monthly late payment charge of 3.25% or interest of 1.5% per month (18% annually). Customer agrees to pay all reasonable attorney and/or collection fees incurred by Northwest Power Systems or its owners/affiliates to secure payment for merchandise and services. Verbal promises can cause misunderstandings, therefore this suggested service constitutes the entire understanding of the parties, and no other understanding, collateral, verbal or otherwise, shall be binding, unless signed by both parties.



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January 15, 2025

RE: Notification of Purchase: Mini Excavator Attachment.

City Council Meeting:

To: Mayor and City Council

Memorandum

**Subject:** Wastewater Department CIP approved Mower Fleet Management Purchase.

The Public Works Wastewater Department will acquire a mulcher/mower attachment for the existing excavator to support landscaping maintenance at the Wastewater Plant. The purchase, totaling \$11,270.59, will be funded through Account 26-435-99-00, designated for Wastewater Department CIP Mower Fleet Management.

For inquiries or additional information, please contact the department.

Sincerely,

Stacy Billings  
Wastewater Superintendent  
City of mountain Home, Idaho

Approved,

Rich Sykes  
Mayor

Attachment 1 – Western States Cat Quote



Meridian  
500 E Overland Rd Meridian, ID 83642  
208.888.2287

**SOLD TO:**  
City Of Mountain Home  
PO Box 10  
Mountain Home, ID 83647-0010

**SHIP TO:**  
Office  
PO Box 10  
Mountain Home, ID 83647-0010

## SALES AGREEMENT

AGREEMENT: Q000453405-1

AGREEMENT DATE: 1/13/2026

AGREEMENT EXPIRES: 2/11/2026

WAREHOUSE: Meridian Machine Sales

CUSTOMER NO.: 6096000

CUSTOMER PO:

SALESMAN: Hunter J Groom  
208-599-6019  
Hunter.Groom@wseco.com

ITEM DESCRIPTION	PRICE
Caterpillar FAE MULCHER MHE S/N: TBD - FAE MULCHER MHE CAT303/ The PML/EX-100 comes with a 2-year factory warranty . NO Case Drain Required. Unit does come with hoses	\$11,270.59

Notes	Before Tax Balance	\$11,270.59
	Sales Tax	\$0.00
	Trade Payoff	\$0.00
	Downpayment	\$0.00
	<b>Net Due</b>	<b>\$11,270.59</b>

Western States Equipment Company	City Of Mountain Home
Order Received by _____	Approved and Accepted by _____
Title _____ Salesman _____ Date _____	Title _____ Date _____
	Warranty Document Received (initial) _____

**Trade Ins:** All trade-ins are subject to equipment being in as inspected condition by vendor at time of delivery of replacement machine purchase above. Purchaser hereby sells the trade in equipment described above to the vendor and warrants it to be free and clear of all claims, liens, and security interest except as shown above.

**Warranty:** By initialing above the customer acknowledges that they have received a copy of the Western States Equipment Company/Caterpillar Warranty and has read and understands said warranty. All used equipment is sold as is where is and no warranty is offered or implied except as specified above.

**Terms & Conditions:** Upon (a) the execution of this Sales Agreement, (b) your oral or physical acceptance of equipment, goods, or services to be performed as detailed in this Sales Agreement, or (c) receipt of equipment or goods, or commencement of services, as described herein, you consent and agree that the purchase of new and used equipment from Western States Equipment Company will be governed solely by Western States Equipment Company's Sales Agreement Terms and Conditions ("Terms and Conditions"), which are available at <https://www.westernstatescat.com/termsandconditions/>. A hard copy of the Terms and Conditions is available upon written request to [legal@wseco.com](mailto:legal@wseco.com). Western States Equipment Company's Terms and Conditions are hereby incorporated by reference into this Sales Agreement and all other quotes, proposals, estimates, invoices, or documents related to your purchase of new and used equipment from Western States Equipment Company. By purchasing new and used equipment from Western States Equipment Company, you agree to be bound by the Terms and Conditions as exactly written.

The undersigned represents and warrants that he/she is authorized by Customer identified below to bind the Customer to the obligations and duties expressed herein and does so commit Customer to the terms and conditions of Sales Agreement by signing below.

**WESTERN STATES EQUIPMENT COMPANY**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

**CUSTOMER:** \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

PAGE: 1 of 2

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First Name

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Last Name

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Email

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Phone

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Company

## WHAT WOULD YOU LIKE ACCESS TO?

- VisionLink® (fleet management)
- Parts.Cat.Com/Cat® Central (buy parts online)
- Cat® Inspect (paperless inspection platform)
- Cat® SOS Manager (oil samples)
- Cat® Rental Store (manage equipment rentals)
- Cat® SIS (service & parts information)

## FORESTRY MULCHERS FOR EXCAVATORS

# PML/EX

### Mulcher with hammer/flail rotor for excavators.

The PML/EX mulcher for excavators is a compact, integrated unit designed for use in excavators. The head is designed for both attachment to excavators and easy installation and maintenance. The PML/EX Direct Drive motor minimizes maintenance and maximizes efficiency.

With a 25% smaller footprint than the hydraulic mulchers currently available, the PML/EX is designed to fit all excavators. The PML/EX can be used with all excavators on the market.



#### STANDARD EQUIPMENT

- 11 cc-gear hydraulic motor (PML/EX 75)
- 16 cc-gear hydraulic motor PML/EX 100
- 25 cc-gear hydraulic motor (PML/EX 125 and PML/EX 150)
- Flow control valve with integrated safety and anti-vibration valves
- Direct-drive transmission
- Interchangeable protection chain
- Support roller

#### OPTIONS

- 25 cc-gear hydraulic motor (PML/EX 75 and PML/EX 100)
- 16 cc-gear hydraulic motor (PML/EX 75, PML/EX 125 and PML/EX 150)
- 11 cc-gear hydraulic motor (PML/EX 100, PML/EX 125 and PML/EX 150)

Fixed thumb bracket built into the frame  
for all soil moving material must serve to be required

Adjustable support roller

MAIN OPTIONS

Customized attachment bracket

Attachment plate for excavators

Model PML/EX-75 PML/EX-100 PML/EX-125 PML/EX-150

Model	Flow rate (gal/min)	Pressure (PSI)	Excavator weight (t)	Working width (m)	Weight (lbs)	Rotor diameter (in)	Max shredding diameter (in)	No. hammers type PML	No. flails type V/2	Customized attachment bracket	Attachment plate for excavators
PML/EX-75	1/24	724	2600-3600	3.5-5.5	40	16.2	7	10	10	7.24	2600-3600
PML/EX-100	2/24	2600-3600	3.5-5.5	40	44	16.2	7	10	10	7.24	2600-3600
PML/EX-125	3/24	2600-3600	4.0	44	59	16.2	7	10	10	7.24	2600-3600
PML/EX-150	4/24	2600-3600	5.0	59	750	16.2	7	10	10	7.24	2600-3600

Data refers to machine as standard. The technical data in this catalogue may be altered without prior notice



Possibility to have the rotor equipped with PML hammers or V-flail



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January 21, 2026

RE: Expenditure over \$5000 from Fiber Supplies

*City Council Meeting: January 27, 2026*

Mayor and City Council Members:

This memo is to inform the Mayor and City Council members that the Fiber budget line item 50-434-52-00 Supplies shows an expenditure over the \$5000 threshold at \$9,191.92. This expenditure is for a 7048-foot reel of 288 count, armored cable, and will be used to ensure the Fiber Optics Dept can connect the new homes in the Silverstone North and Blue Yonder Subdivisions.

The Fiber Dept has been installing new underground conduit on S 5<sup>th</sup> W, heading from the fiber hut at Parks and Rec, to these subdivisions and now need to install cable. All the current fiber strands running down that street have been used to connect new homes from Morning View, Falcons Landing or Wild Horse Park.

If you have any questions or require additional information regarding this matter, please let me know.

Sincerely,

Daniel Katsules  
Fiber Optics Support Foreman  
City of Mountain Home, Idaho



**X** \_\_\_\_\_  
\_\_\_\_\_  
Mayor Rich Sykes



P.O. Box 10 • Mountain Home, ID 83647  
[www.mountain-home.us](http://www.mountain-home.us)

January 23, 2026

RE: Fiber Optic Installation – Irrigation District Internet Connection

*City Council Meeting: January 27, 2026*

Council,

This memo is to notify the City Council that City staff will be installing a fiber optic connection to provide internet services for the Irrigation District.

The City of Mountain Home values its long-standing and collaborative partnership with the Irrigation District. This effort reflects our continued commitment to working cooperatively with local partners to improve infrastructure, enhance operational efficiency, and support services that benefit the broader community.

The Irrigation District will be responsible for paying the ongoing monthly utility costs associated with the internet service. City staff will complete the installation using existing resources, and all staff time and related expenses will be carefully tracked to ensure transparency and accountability.

Based on current estimates, the total cost for staff time and equipment is anticipated to be less than \$570. At this time, no additional City funding is anticipated beyond this estimated level.

This project represents another example of effective inter-agency collaboration and the City's commitment to leveraging its expertise to support local partners in a cost-conscious and responsible manner. Staff will continue to monitor costs and will provide updates should circumstances change or additional approvals become necessary.

Please feel free to contact me with any questions regarding this installation or the continued partnership with the Irrigation District.

Respectfully,

Mayor Sykes

T (208) 587-2104  
[mayor@mountain-home.us](mailto:mayor@mountain-home.us)