



CITY COUNCIL REGULAR MEETING

City Council Chambers, 160 South 3rd East
Mountain Home, Idaho
Tuesday, November 26, 2024, at 5:00 PM

Live Stream Viewing: <https://www.youtube.com/c/MountainHomeIdaho>

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

_____ Councilwoman Garvey _____ Councilwoman Wirkkala
_____ Councilman Brennan _____ Councilman Harjo _____ Mayor Sykes

PUBLIC HEARING (Please limit comments to a maximum of 3 minutes)

1. Proposed exchange of City-owned real property for real property owned by AgEquity Holding LLC.

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

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; however, they are typically routine or not of great controversy and will be enacted by one motion. Questions for clarification may be asked about a particular item before the motion is voted on. For lengthy discussions or separate motions, a Council Member or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda. **ALL CONSENT AGENDA ITEMS LISTED BELOW ARE ACTION ITEMS.**

- a) Approval/Acceptance of minutes: Planning and Zoning Commission – November 5, 2024
Regular City Council – November 12, 2024
- b) Bills from 11/13/2024 to 11/26/2024 in the amount of \$832,903.73
- c) Treasurer's report for the period ending 10/31/2024
- d) Approve city staff to go out for a Request For Qualifications for airport engineering service at the Mountain Home Municipal Airport.
- e) Approve the concessionaire agreement with Jared Lemieux and authorize the Mayor and City Clerk to sign.
- f) Authorize the Mayor and City Clerk to sign all required documents for grant application

- 2024/25-010.
g) Authorize the Mayor and City Clerk to sign all required documents for grant application
2024/25-011.

OLD BUSINESS

- 1) **Action Item:** Deliberation/Decision regarding the proposed Master Transportation Plan.

NEW BUSINESS

- 1) Items removed from the Consent Agenda
- 2) **Action Item:** Deliberation/Decision on the Planning and Zoning Commission recommendation to approve Findings of Fact on 10th Street Neighborhood preliminary plat.
- 3) **Action Item:** Deliberation/Decision to approve and authorize the Mayor and City Clerk to sign the agreement for the exchange of City-owned real property for real property owned by AgEquity Holdings LLC. as described in the notice of public hearing that was published in the Mountain Home News, and to authorize and direct the Mayor and City Clerk to proceed with the closing of the exchange and to sign all necessary documents required to do so.
- 4) **Action Item:** Deliberation/Decision to approve continuation of Mountain Home Speedway Track to be managed by Race to Empower.

FINAL COMMENTS

ADJOURN

CONSENT AGENDA



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

Live Stream Viewing:

<https://www.youtube.com/c/MountainHomeIdaho>(was not recorded)

Tuesday, November 5th, 2024, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallert noted a quorum present and called the November 5, 2024, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Rob McCormick, Kristopher Wallaert, Cristina Drake, William Roeder and Phillip Mills.

Staff members attending were Senior City Planner Brenda Ellis, City Planner Nicole Coffey, Public Works Director Chris Curtis. And Legal Counsel Geoff Schroder.

MINUTES

- *October 15, 2024
- *October 24, 2024

Commission Member William Roeder made a motion to approve the October 15th and October 24, 2024, minutes. Commission Member Rob McCormick 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 – Preliminary Plat – Kaysa Cruse – 10th Street Neighborhood
Continued from 10-24-2024**

A request by Kaysa Cruse for the approval of a preliminary plat for the 10th Street Neighborhood. The development will consist of eighty-two (82) residential single-family homes, seven (7) townhomes, seven (7) live-work townhomes, and eighteen (18) apartments. In total the requested preliminary plat consists of one hundred-fourteen (114) residential dwellings, included in the plat is a community storage facility, Commercial/office building, Community Building, daycare, playground, sports court, and activity field. (RPA0060010009C) (PZ-24-47)

Kaysa Cruse spoke on behalf of the 10th Street Neighborhood.

Public Hearing Opened

Don Gust spoke regarding his concerns with this project. Concerned with the farm ground and that there is not much around, and we should keep the farm ground. The sewer lagoons stink and people are not going to like that. Don feels we are land graphing around here he has seen it in the past and not happy about it. What do we plan on doing out at the sewer lagoons and we need to respect the people who live out by the project.

Rod Dudley spoke regarding his concerns the biggest concerns are the sewer ponds and project that have been approved with the Planning and Zoning Commission but turned down by city council for not having the water or sewer available. These issues should have been addressed years ago.

Public Hearing Closed

Chairman Kristopher Wallaert had applicant Kaysa Cruse come back up and addressed his concerns about the water and sewer.

Public Works Director Chris Curtis spoke about the water and sewer lagoons. The current remaining available EDUs right now at the sewer lagoons are 1,374. Current available EDUs for water is 1,492. The numbers the sewer lagoons are based on are solely on intake at the water treatment system they do not account for super wet or super dry years there is no way to account for that. March 1st, 2024, we were at 466 million gallons of wastewater in our treatment facility that is the max that it can hold. That doesn't mean that it will overflow if we go a gallon over because the lagoons are built to hold a little extra capacity. Going into the dry season we can land apply March through October. Everything from now till March will be stored at our lagoons. We are about 28 million gallons less than we were at last year because we were smarter how we do our land applications this year. For water we are currently in the process of building well 17 it is anticipated that it will bring in another 1200 EDUs online. Currently we have 2906 approved EDUs that have not been developed so that is where the concern comes in. If everything that was entitled was developed, we would be at 3576 EDUs over what we have capacity for. 670 EDUs have expired if they choose to come back online, they are included in the 2900 number. Included in our findings of fact is a condition that they will receive water if it is available, projects for the last two years have that condition. There are a couple of options to choose from as a city to address the capacity issue, option 1, we can add another lagoon cell. We are looking at building cell 10 which would be just shy of \$11,000,000. Cell 10 would give us breathing room for a few years. We have been looking at package plants which are in the 10 to 50-million-dollar range depending on how big you want to go and how much water you want to treat. Idealistically we need a wastewater treatment facility which is over 100 million dollars. Those are the 3 options that are being looked at. As of right now if she was able to hook up today, we would be fine.

There was a discussion regarding the EDUs fluctuating.

There was a discussion regarding building permits being issued and when we stop issuing permits.

There was a discussion regarding timelines to address the wastewater issue.

Commission Member Cristina Drake made a motion to approve PZ-24-47 10th Street Neighborhood Preliminary Plat consisting of 14.37 acres located on subjects' property on S 10th E East of SW Silverstone Ave and West of S 10th E Street. Commission Member Phillip Mills seconded the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Roeder; nay, Commission Member Mills; aye, Commission Member Drake; aye, Commission Member Wallaert; nay. The motions passed by majority vote.

There was a discussion regarding the Planning and Zoning commission and their decisions and what their role is for approval or denying a project.

There was a discussion regarding water rights that the City of Mountain Home has.

NEW BUSINESS

*None

OLD BUSINESS

*** Action Item – Approve Findings of Fact**

Conditional Use Permit – Elmore Medical Center – Sign

A request by Robert Reeder of Lytle Signs on behalf of Elmore Medical Center, for the approval of a condition use permit for an illuminated canopy sign in a residential zone for the emergency entrance. The sign will be located at 895 North 6th East Street, Mountain Home, ID. (RPA3S06E253450, RPA3S06E253430) (PZ-24-48)

Commission Member William Roeder made a motion to approve findings of fact for PZ-24-48. Commission Member Rob McCormick seconded the motion. The votes are as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, Commission Member Mills; aye, Commission Member Drake; aye, Commission Member Wallert; aye. The motions passed by a unanimous vote.

DEPARTMENT HEAD ITEMS


*None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

* None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:13p.m.

Chair 

MINUTES OF THE REGULAR MEETING OF THE
 COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
 HELD ON NOVEMBER 12th, 2024, AT 5:00 P.M.
 AT MOUNTAIN HOME CITY HALL CHAMBERS
 MOUNTAIN HOME, IDAHO

- 21847 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 21847 RECOGNIZING PERSONS IN THE AUDIENCE
- 21847 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.
- 21847 CONSENT AGENDA - All matters listed within this Consent Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of clarification may be asked about a particular item before the motion is voted on. However, for lengthy discussion or separate motion a Council member or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda. ALL CONSENT AGENDA ITEMS LISTED BELOW ARE ACTION ITEMS.
- A. Approval/Acceptance of Minutes
 - Planning & Zoning Commission - October 15, 2024
 - Airport Advisory Committee - October 21, 2024
 - City Council - October 22, 2024
 - Planning and Zoning Commission - October 24, 2024
 - Special City Council - October 29, 2024
 - Special City Council - November 1, 2024
 - B. Bills - 10/23/24 to 11/12/24 in the Amount of \$1,987,024.70
 - C. Payroll for the period ending 9/22/2024 to 10/21/2024 in the amount of \$779,009.78
 - D. Authorize the Mayor and City Clerk to sign all required documents for grant application 2024/25/-009. **(Pulled from the Consent Agenda and placed under New Business)**
 - E. Approve the addendum to farm lease #1728 with Sunview Dairy with terms as printed and authorize the Mayor and Clerk to sign.
 - F. Approve the Golf Course Concession Selection Committee's recommendation for Birdies Café and Grill for Desert Canyon Golf Course Concession services and authorize the Clerk and City attorney to draft an agreement. **(Pulled from the Consent Agenda and placed under New Business)**
 - G. Pass Resolution #31-2024R establishing Golf Fees effective upon passing a resolution for the 2025

- Golf Season and authorizing the Mayor and City Clerk to sign.
- H. Approve the annual road and street financial report for the State of Idaho and authorize the Mayor and City Clerk to sign.
 - I. Approve the service agreement with SportsNEXT for online booking services at Desert Canyon Golf Course and authorize the Mayor to sign.
 - J. Pass resolution #32-2024R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.

21848

OLD BUSINESS

- 1) Non-Action Item: Update regarding Mellen Water District.
- 2) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend the "Turner House Depot" preliminary plat with conditions. (Continued from August 13, 2024)
- 3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend the R-4 PUD "Turner House Depot" with conditions. (Continued from August 13, 2024)

21850

NEW BUSINESS

- 1) Items removed from Consent Agenda
- 2) Action Item: Deliberation/Decision regarding permitting accessory structures at 465 North 12th East Street.
- 3) Action Item: Deliberation/Decision regarding Elmore County's request to waive building permit fees.
- 4) Action Item: Deliberation/Decision on Planning and Zoning's recommendation and Finding of Facts for a conditional use permit.

21854

ORDINANCES

- 1) Action Item: Ordinance #1802- Enacting a New Title 4, Chapter 13 of Mountain Home City Code Entitled Downtown Sidewalk Patio and Café Regulations.
- 2) Action Item: Ordinance #1803 - Amending 9-9-20.

21854

FINAL COMMENTS

21854

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON NOVEMBER 12th, 2024, AT 5:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at the Mountain Home City Hall Chambers, 160 South 3rd East, Mountain Home, Idaho on November 12th, 2024. A quorum was established with, Councilman Harjo, Councilwoman Garvey, Councilwoman Wirkkala, Councilman Brennan and Mayor Sykes being present.

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-206(1) (a), (b), (f) and (j).

Mayor Sykes asked if the Council had any objections to going into executive session pursuant to Idaho Codes 74-206 (1) (a) - To consider hiring a public officer, employee, staff member, or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. (1) (b) - To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent. (1)(f) - To communicate with legal counsel for the public agency to discuss the legal ramification of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. (1)(j) - To consider labor contract matters authorized under section 74-206 (1) (a) and (b).

Councilman Brennan made a motion to go into executive session pursuant to Idaho Codes section (1) (a), (b), (f) and (j). Councilman Harjo seconded the motion.

The following vote was recorded:

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

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

The Council went into executive session at 5:02 p.m.

The Council came out of executive session at 5:49 p.m.

RECOGNIZING PERSONS IN THE AUDIENCE

- Richard Harjo spoke to the Council about his legislative experience and what a nice city he thought Mountain Home is.

- Beverley King works with SNIF and asked to be put on the City Council agenda to discuss trapping cats for spaying and neutering and returning them to the wild.

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 Rod Dudley emailed her about Consent Agenda items D and F and she also had contact with Nebojsa Kekeljas, Jamie Wasson and Terri Manduca regarding Item F.

- Councilman Harjo said he spoke with Robin and Jamie from Little Camas for Item F, received an email on the subject with Rod Dudley and Nebojsa Kekeljas along with conversation with Matthew Maneen.

- Councilman Brennan said he had contact with Rod Dudley on Item D the library grant. He said Rod asked to have Item D removed from the Consent Agenda and he is unsure what that looks like as he had never been asked by a citizen to remove an item from the agenda before.

- Councilwoman Garvey said she had an email from Nebojsa and Jamie and she had conversations with Robby and Terri on Item F. She also had emails from Rod Dudley on Items D and F.

CONSENT AGENDA

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A. Approval of Minutes

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- Special City Council - November 1, 2024

B. Bills - 10/23/24 to 11/12/24 in the Amount of \$1,987,024.70

C. Payroll - 9/22/2024 to 10/21/2024 in the amount of \$779,009.78

D. Authorize the Mayor and City Clerk to sign all required documents for grant application 2024/25-009. **(Pulled from the Consent Agenda and placed under New Business)**

E. Approve the addendum to farm lease #1728 with Sunview Dairy with terms as printed and authorize the Mayor and Clerk to sign.

- F. Approve the Golf Course Concession Selection Committee's recommendation for Birdies Café and Grill for Desert Canyon Golf Course Concession services and authorize the clerk and City Attorney to draft an agreement. **(Pulled from the Consent Agenda and placed under New Business)**
- G. Pass resolution #31-2025R establishing Golf Fees effective upon passing a resolution for the 2025 Golf Season and authorizing the Mayor and City Clerk to sign.
- H. Approve the annual road and street financial report for the State of Idaho and authorize the Mayor and City Clerk to sign.
- I. Approve the service agreement with SportsNEXT for online booking services at Desert Canyon Golf Course and authorize the Mayor to sign.
- J. Pass Resolution #32-2024R authorizing the destruction of surplus property and authorizing the Mayor and City Clerk to sign.

Councilwoman Wirkkala asked to have items D and F removed.

Councilman Brennan asked for clarification on item I.

Mayor Sykes explained this was just software for people to do online booking services for the golf course.

Tiffany Belt, City Clerk explained the proposed arrangement with the software company and the golf course.

Councilman Brennan made a motion to pass the Consent Agenda pulling items D and F. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

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

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

OLD BUSINESS

1)Non-Action Item: Update regarding Mellen Water District.

Erika Pedroza was present and gave an update on the Mellen Water District. She said DEQ informed them this was a modification of the well not just a repair, so the process would differ from what they anticipated.

2)Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend the "Turner House Depot" preliminary plat with conditions.

Phil Weist was present to discuss the removal of the live work units for Turner House Depots project. He said they would like to put a condition

in before the final plat that the commercial be revisited at the Northwest corner.

Brenda Ellis, Senior City Planner said the applicant would have to amend the PUD and the plat and the development would have to go back to Planning & Zoning at that point. If they decided not to do the commercial component the development would have to come back to Council.

Paul Fitzer, City Attorney said there is state statute to cover this and the regulations that are in effect are from the preliminary plat stage and are covered in the development agreement. What triggers it is the right to move dirt.

Councilman Brennan made a motion to send this item back to Planning and Zoning. Councilman Harjo seconded the motion.

Phil asked for direction from the Council for taking the project back to the Council.

The Council suggested the commercial aspect of the project be kept even if it needed to be moved to a different area of development.

The following vote was recorded:

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

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

3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend the R-4 PUD "Turner House Depot" with conditions.

Councilman Harjo made a motion for this item to be returned to Planning and Zoning. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

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

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

NEW BUSINESS

1) Items removed from the Consent Agenda

Item D: Authorize the Mayor and City Clerk to sign all required documents for grant application 2024/25-009.

Councilwoman Wirkkala asked Shasta to explain the purpose of the grant.

Shasta Hochstrasser, Library Director said it would be to include kids of all backgrounds with materials at the library.

The Council discussed the library process of reviewing materials being brought in to the library with Shasta.

Councilwoman Wirkkala made a motion to authorize the Mayor and City Clerk to sign all required documents for 2024/25-009.

The following vote was recorded:

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

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

Item F: Approve the Golf Course Concession Selection Committee's recommendation for Birdie's Café and Grill for Desert Canyon Golf Course Concession services and authorize the clerk and City Attorney to draft an agreement.

Councilwoman Wirkkala said she asked to have this item pulled from the Consent Agenda so it wasn't just blanket approved.

Councilman Brennan said based on the information we have he is making a motion to approve the committee's recommendation for Birdie's Café and Grill for Desert Canyon Golf Course Concession services and authorize the clerk and City attorney to draft an agreement. Councilwoman Garvey seconded the motion.

The following vote was recorded:

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

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

2)Action Item: Deliberation/Decision regarding permitting accessory structures at 465 North 12th East.

The applicant was present and asked the Council to consider allowance of sheds she has on her property that do not conform to city code.

The Council discussed the setbacks for fire safety with Fire Marshall Reed.

Councilman Harjo asked if the applicant could create a gate that could be passed through by the Fire Department if needed would that work as a compromise to allow the sheds.

The Council discussed the ordinances and all the sheds in the area that are not in compliance.

Paul Fitzer, City Attorney said this homeowner asked for permission and that changes things.

Councilman Brennan made a motion to deny the special request for two accessory structures at 465 N 12th East Street. Councilwoman Garvey seconded the motion.

The following vote was recorded:

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

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

3)Action Item: Deliberation/Decision regarding Elmore County's request to waive building permit fees.

Councilman Brennan asked Commissioner Corbus if the City were to waive fees could the City have their dispatch agreement fees lessened by that amount.

Commissioner Corbus said the County has never charged the city fees for anything.

Councilwoman Garvey made a motion to approve Elmore County's request to waive building permit fees. Councilman Harjo seconded the motion.

The following vote was recorded:

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

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

4)Action Item: Deliberation/Decision on Planning and Zonings Commission recommendation and Finding of Facts for a conditional use permit.

Councilman Harjo made a motion to approve the Planning and Zoning Commissions recommendation and Finding of Facts for a conditional use permit. Councilwoman Garvey seconded the motion.

The following vote was recorded:

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

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

ORDINANCES

1)Action Item: Ordinance #1802 - Enacting a New Title 4, Chapter 13 of Mountain Home City Code Entitled Downtown Sidewalk Patio and Café Regulations.

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

The following vote was recorded:

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

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

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

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

The following vote was recorded:

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

The vote being unanimous, the motion was so ordered and given #1802.

2) Action Item: Ordinance #1803 - Amending 9-9-20.

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

The following vote was recorded:

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

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

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

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

The following vote was recorded:

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

The vote being unanimous, the motion was so ordered and given #1803.

FINAL COMMENTS

Mayor Sykes said some of the emails seem to be lost when sent out to city employees and city council, he said he would have IT look into the matter further.

Councilman Harjo said he would like to see the Master Transportation Plan brought back to be discussed. He said he would like to look into the top three or four intersections with ITD for more lighting at those intersections. He said for the first meeting in December he would like to make an update to Ordinance 1.

The rest of the Council expressed the desire to see Councilman Harjo's Council Minutes - November 12th, 2024

requests appear on the agenda for the first meeting in December.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:37 P.M. by orders from Mayor Sykes.

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
GENERAL FUND							
ADMINISTRATION							
01-415-32-00 Immunizations/Testing							
10016	St Luke's Health System	2641611	collection fee - stornetta	11/09/2024	15.00	00	
Total 01-415-32-00 Immunizations/Testing:					15.00	00	
01-415-35-00 Utilities-City Hall							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (City Hall)	11/13/2024	135.51	00	
Total 01-415-35-00 Utilities-City Hall:					135.51	00	
01-415-35-10 Utilities-Museum							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Museum)	11/13/2024	79.47	00	
Total 01-415-35-10 Utilities-Museum:					79.47	00	
01-415-35-20 Utilities-Training Center							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Training)	11/13/2024	74.32	00	
Total 01-415-35-20 Utilities-Training Center:					74.32	00	
01-415-40-00 Repairs & Maint - Building							
848	J & J Heating & Cooling	3468	replce LEed lamps in outdoor front	11/04/2024	238.88	00	
Total 01-415-40-00 Repairs & Maint - Building:					238.88	00	
01-415-42-00 Insurance-ICRMP							
3582	ICRMP	02123-2025-1	policy year annual premium	10/01/2024	83,309.00	00	
Total 01-415-42-00 Insurance-ICRMP:					83,309.00	00	
01-415-43-00 Computer Maintenance/Software							
12271	Huntress Labs	0A36D090-000	anti-sparware	11/13/2024	1,110.00	00	
1610	Wells Fargo Remittance Center	NOV-2024	monthly Statement (City Hall)	11/18/2024	51.40	00	
Total 01-415-43-00 Computer Maintenance/Software:					1,161.40	00	
01-415-43-05 IT Contract							
12157	Treasure Valley Technical Solution	R-2024-0200	microsoft 365 business standard	11/10/2024	1,694.05	00	
Total 01-415-43-05 IT Contract:					1,694.05	00	
01-415-52-00 Supplies							
12390	Mount Olympus	24331615 1109	water, cooler rent	11/09/2024	97.20	00	
5200	Staples Advantage	6015004195	paper	10/25/2024	16.78	00	
5200	Staples Advantage	6015004196	paper	10/25/2024	109.61	00	
5200	Staples Advantage	6015576618	paper towels	10/30/2024	150.58	00	
5200	Staples Advantage	6016659332	pens	11/09/2024	18.49	00	
Total 01-415-52-00 Supplies:					392.66	00	
01-415-52-05 Supplies for Training Center							
5200	Staples Advantage	6015004196	clubwipes	10/25/2024	73.69	00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-415-52-05 Supplies for Training Center:					73.69	00	
01-415-56-00 Meetings Schools & Dues							
1610	Wells Fargo Remittance Center	NOV-2024	monthly Statement (City Hall)	11/18/2024	1,131.77	00	
Total 01-415-56-00 Meetings Schools & Dues:					1,131.77	00	
01-415-84-00 Fingerprint Processing							
789	Idaho State Police	NOV-2024	FBI fingerprint processing	11/06/2024	99.75	00	
Total 01-415-84-00 Fingerprint Processing:					99.75	00	
Total ADMINISTRATION:					88,405.50	00	
DEVELOPMENT SERVICES							
01-416-37-00 Repairs & Maint - Auto							
644	Cox Signs	31982	vehicle graphics	11/18/2024	85.00	00	
Total 01-416-37-00 Repairs & Maint - Auto:					85.00	00	
01-416-52-00 Supplies							
1430	Standard Plumbing Supply Co	XQK911	snow broom, rubber mallet	11/08/2024	41.98	00	
Total 01-416-52-00 Supplies:					41.98	00	
01-416-53-00 Uniforms/Safety Clothing Items							
6638	SST's	203468	screenprint	11/13/2024	15.00	00	
Total 01-416-53-00 Uniforms/Safety Clothing Items:					15.00	00	
01-416-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Dev Serv)	11/18/2024	180.00	00	
Total 01-416-56-00 Meetings, Schools & Dues:					180.00	00	
01-416-62-00 Planning & Zoning Expenses							
11663	Drake, Cristina	NOV-2024B	planning & zoning meeting	11/19/2024	60.00	00	
12178	McCormick, Robert	NOV-2024B	Planning & Zoning meeting	11/19/2024	60.00	00	
11086	Roeder, William	NOV-2024B	planning & zoning meeting	11/19/2024	60.00	00	
8778	Wallaert, Kristopher	NOV-2024B	planning & zoning meeting	11/19/2024	60.00	00	
Total 01-416-62-00 Planning & Zoning Expenses:					240.00	00	
Total DEVELOPMENT SERVICES:					561.98	00	
POLICE							
01-421-31-00 Postage							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Police)	11/18/2024	57.90	00	
Total 01-421-31-00 Postage:					57.90	00	
01-421-35-00 Utilities							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Police Dept)	11/13/2024	124.63	00	
Total 01-421-35-00 Utilities:					124.63	00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-421-37-00 Repairs & Maint - Auto							
4184	Commercial Tire	92170	tires, balance, disposal fee	11/15/2024	835.12	.00	
4184	Commercial Tire	92215	tires, balance, disposal fee	11/20/2024	509.40	.00	
6353	O'Reilly Auto Parts	3014-449475	heater hose connectors	11/14/2024	41.25	.00	
6353	O'Reilly Auto Parts	3014-449533	cabin filter	11/15/2024	17.54	.00	
6353	O'Reilly Auto Parts	3014-449601	motor oil	11/15/2024	35.48	.00	
Total 01-421-37-00 Repairs & Maint - Auto:					1,438.79	.00	
01-421-40-00 Repairs & Maint - Building							
10843	Strive Workplace Solutions	WO-185069	ice/snow melt	11/13/2024	47.96	.00	
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Police)	11/18/2024	757.70	.00	
Total 01-421-40-00 Repairs & Maint - Building:					805.66	.00	
01-421-43-00 Computer Maint/Software							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Police)	11/18/2024	39.98	.00	
Total 01-421-43-00 Computer Maint/Software:					39.98	.00	
01-421-52-00 Supplies							
10843	Strive Workplace Solutions	WO-185069	paper	11/13/2024	317.94	.00	
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Police)	11/18/2024	144.41	.00	
Total 01-421-52-00 Supplies:					462.35	.00	
01-421-53-00 Uniforms and accessories							
961	LN Curtis & Sons	INV886015	handcuff pouch, earpiece	11/13/2024	112.24	.00	
961	LN Curtis & Sons	INV887244	boots	11/15/2024	108.00	.00	
961	LN Curtis & Sons	INV887301	shirts, sew emblem	11/18/2024	215.04	.00	
Total 01-421-53-00 Uniforms and accessories:					435.28	.00	
01-421-55-00 Printing & Publications							
12463	Qwik Law	NOV-2024	DAR cards, shipping & handling	11/15/2024	204.99	.00	
12463	Qwik Law	NOV-2024B	Idaho criminal code books, shipp	11/07/2024	483.51	.00	
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Police)	11/18/2024	477.55	.00	
Total 01-421-55-00 Printing & Publications:					1,166.05	.00	
01-421-59-00 Repairs & Maint - Radio							
818	Intermountain Communications	AR12274	dust cover	11/15/2024	21.06	.00	
Total 01-421-59-00 Repairs & Maint - Radio:					21.06	.00	
01-421-99-10 Equip Inventory-\$500 to \$5000							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Police)	11/18/2024	20.99	.00	
Total 01-421-99-10 Equip Inventory-\$500 to \$5000:					20.99	.00	
Total POLICE:					4,572.69	.00	
ANIMAL CONTROL							
01-422-35-00 Utilities							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Animal Shelte	11/13/2024	110.92	.00	
Total 01-422-35-00 Utilities:					110.92	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-422-67-00 Animal Supplies							
2432	Hill's Pet Nutrition Sales	251405342	cat, puppy food	11/19/2024	72.27	.00	
Total 01-422-67-00 Animal Supplies:					72.27	.00	
Total ANIMAL CONTROL:					183.19	.00	
FIRE DEPARTMENT							
01-423-35-00 Utilities							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Fire Dept)	11/13/2024	153.81	.00	
Total 01-423-35-00 Utilities:					153.81	.00	
01-423-40-00 Repairs & Maint - Building							
10819	Alliance Title & Escrow Corp	252203	non-insured title report	11/14/2024	85.00	.00	
1430	Standard Plumbing Supply Co	XRR704	cleaner	11/21/2024	6.79	.00	
Total 01-423-40-00 Repairs & Maint - Building:					91.79	.00	
01-423-56-00 Meetings, Schools & Dues							
12468	National Assoc of Fire Investigator	NOV-2024	membership dues - reed	11/20/2024	60.00	.00	
Total 01-423-56-00 Meetings, Schools & Dues:					60.00	.00	
01-423-96-00 Grants- Misc							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Fire)	11/18/2024	594.00	.00	
Total 01-423-96-00 Grants- Misc:					594.00	.00	
Total FIRE DEPARTMENT:					899.60	.00	
PARKS DEPARTMENT							
01-438-35-00 Utilities							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Parks)	11/13/2024	94.34	.00	
Total 01-438-35-00 Utilities:					94.34	.00	
01-438-36-00 Repairs & Maint - Equipment							
11463	En Route Tire Service	5847	tire, dismount & mount, round pat	09/23/2024	76.61	.00	
11463	En Route Tire Service	5853	tire, tube	09/24/2024	61.83	.00	
11463	En Route Tire Service	6007	flat repair, patch & plug	10/09/2024	23.98	.00	
11463	En Route Tire Service	6207	flat repair	10/31/2024	19.99	.00	
11463	En Route Tire Service	6249	tires, valve stems, disposal fee	11/05/2024	682.02	.00	
1066	Mountain View Equipment Co	003250	accelerator aluminum grass catch	11/05/2024	483.95	.00	
Total 01-438-36-00 Repairs & Maint - Equipment:					1,348.38	.00	
01-438-40-00 Repairs & Maint - Bldgs & Grnd							
6	A to Z Lumber Co	123842	stretch wrap	11/21/2024	49.98	.00	
3265	Cintas Corporation	4211362135	refill soap, toilet tissue, papertowe	11/13/2024	98.00	.00	
3265	Cintas Corporation	4211362184	refill soap, toilet tissue, papertowe	11/13/2024	98.00	.00	
10611	Erickson, KadyN	NOV-2024	sprinkler blowouts	11/20/2024	969.00	.00	
12277	Pitkin Forest Nursery	10259	trees, shrubs	11/16/2024	953.85	.00	
1430	Standard Plumbing Supply Co	XQHZ58	pipe, couplings, pvc cement, prim	11/07/2024	56.54	.00	
1430	Standard Plumbing Supply Co	XQYW05	nuts, bolts	11/14/2024	3.60	.00	
1430	Standard Plumbing Supply Co	XQZK56	electrical tape	11/14/2024	23.16	.00	
1430	Standard Plumbing Supply Co	XRK988	de-icer, trash bags, door pull, glov	11/18/2024	63.70	.00	
1430	Standard Plumbing Supply Co	XRL786	antifreeze	11/19/2024	29.97	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1430	Standard Plumbing Supply Co	XRPJ78	TNSLE standard duty, resealable	11/20/2024	48.79	.00	
10536	Treetop Products Inc.	INVTRE30151	benches	11/11/2024	884.56	.00	
Total 01-438-40-00 Repairs & Maint - Bldgs & Grnd:					3,279.15	.00	
01-438-40-20 Contributions - Non-Specific							
10536	Treetop Products Inc.	INVTRE30151	benches	11/11/2024	884.57	.00	
Total 01-438-40-20 Contributions - Non-Specific:					884.57	.00	
Total PARKS DEPARTMENT:					5,606.44	.00	
Total GENERAL FUND:					100,229.40	.00	
STREET DEPARTMENT							
STREET DEPARTMENT							
02-431-23-30 Crack Sealing							
4990	Maxwell Products Incorporated	INV6839	NUVO CS b (poly skin)	11/13/2024	14,999.37	.00	
Total 02-431-23-30 Crack Sealing:					14,999.37	.00	
02-431-33-00 Gas & Oil							
692	Hiler Bros. Co	0112681	fuel additive	11/19/2024	95.94	.00	
692	Hiler Bros. Co	350930	Bulk 5W30 Synthetic blend	11/07/2024	640.70	.00	
Total 02-431-33-00 Gas & Oil:					736.64	.00	
02-431-35-00 Utilities							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Streets)	11/13/2024	97.78	.00	
Total 02-431-35-00 Utilities:					97.78	.00	
02-431-36-00 Repairs & Maint - Equipment							
1007	Metroquip Inc	P29779	mill hose, clamps, labor	11/19/2024	109.81	.00	
1128	Northwest Equipment Sales Inc	111806BS	repair volvo, materials, labor	11/08/2024	1,644.72	.00	
1128	Northwest Equipment Sales Inc	CM351202BP	core return	09/26/2024	800.00-	.00	
Total 02-431-36-00 Repairs & Maint - Equipment:					954.53	.00	
02-431-37-00 Repairs & Maint - Trucks							
6353	O'Reilly Auto Parts	3014-450198	oil filter	11/19/2024	7.93	.00	
Total 02-431-37-00 Repairs & Maint - Trucks:					7.93	.00	
02-431-41-00 Professional Services							
12012	Ardurra	230130-11	consulting services	11/11/2024	1,946.25	.00	
Total 02-431-41-00 Professional Services:					1,946.25	.00	
02-431-72-00 Tools & Supplies							
1430	Standard Plumbing Supply Co	XRBL05	extension cords	11/14/2024	80.98	.00	
1430	Standard Plumbing Supply Co	XRBL05	extension cords	11/14/2024	72.02	.00	
1430	Standard Plumbing Supply Co	XRHB46	extension cords	11/18/2024	67.42	.00	
Total 02-431-72-00 Tools & Supplies:					220.42	.00	
02-431-93-00 Snow Removal							
10974	Safe Salt Supply	160660	road salt	11/05/2024	2,767.68	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 02-431-93-00 Snow Removal:					2,767.68	.00	
02-431-99-30 Lease/Purchase equipment							
6720	Mountain West Bank	NOV-2024	principal & interest	11/14/2024	9,762.22	.00	
Total 02-431-99-30 Lease/Purchase equipment:					9,762.22	.00	
Total STREET DEPARTMENT:					31,492.82	.00	
Total STREET DEPARTMENT:					31,492.82	.00	
CEMETERY FUND							
CEMETERY							
04-442-35-00 Utilities							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Cemetery)	11/13/2024	22.31	.00	
Total 04-442-35-00 Utilities:					22.31	.00	
04-442-36-00 Repairs & Maint - Equipment							
11463	En Route Tire Service	6246	tire, valve stem, disposal fee	11/04/2024	38.32	.00	
Total 04-442-36-00 Repairs & Maint - Equipment:					38.32	.00	
04-442-52-00 Office Supplies							
12390	Mount Olympus	24331815 1109	cooler rental	11/09/2024	11.00	.00	
Total 04-442-52-00 Office Supplies:					11.00	.00	
Total CEMETERY:					71.63	.00	
Total CEMETERY FUND:					71.63	.00	
RECREATION FUND							
05-350-20-00 Team Sports							
12465	Bowman, Stephanie	NOV-2024	refund: littleman wrestling	11/15/2024	15.00	.00	
Total 05-350-20-00 Team Sports:					15.00	.00	
Total:					15.00	.00	
RECREATION DEPARTMENT							
05-439-31-00 Postage							
12264	US Postal Service	NOV-2024	marketing mail	10/20/2024	350.00	.00	
Total 05-439-31-00 Postage:					350.00	.00	
05-439-35-00 Utilities							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Rec)	11/13/2024	174.97	.00	
Total 05-439-35-00 Utilities:					174.97	.00	
05-439-37-00 Repairs & Maint - Auto							
11463	En Route Tire Service	6266	winter changeover	11/06/2024	91.96	.00	
11463	En Route Tire Service	6267	winter changeover	11/06/2024	91.96	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 05-439-37-00 Repairs & Maint - Auto:					183.92	.00	
05-439-38-00 Individual Program Expenses							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Rec)	11/18/2024	278.87	.00	
Total 05-439-38-00 Individual Program Expenses:					278.87	.00	
05-439-38-05 Team Sports							
6638	SST's	203456	t-shirts	11/12/2024	507.50	.00	
6638	SST's	203470	t-shirts	11/15/2024	29.00	.00	
Total 05-439-38-05 Team Sports:					536.50	.00	
05-439-39-00 Officials-Instructors							
9024	Bott, Lori	NOV-2024	pump jam class	11/20/2024	360.00	.00	
7170	Buckley, Julie	NOV-2024B	freezer frenzie classes	11/20/2024	125.00	.00	
11790	Carroll, Brad	NOV-2024	adult volleyball	11/20/2024	300.00	.00	
7918	Dickinson, Elizabeth	NOV-2024	freezer frenzie classes	11/20/2024	125.00	.00	
12464	Duenas, Alondra	NOV-2024	spring soccer	11/18/2024	270.00	.00	
6548	Herrboldt, Amy	NOV-2024	Zumba instructor	11/20/2024	250.00	.00	
9384	Madrigal, Alejandra	NOV-2024	baiando fitness	11/20/2024	250.00	.00	
3156	Pippin, Chris	NOV-2024B	messy play	11/20/2024	50.00	.00	
7948	Rooney, Luann	NOV-2024	step it up program monitor	11/20/2024	400.00	.00	
10689	Schell-Potts, Aura	NOV-2024	shine class	11/20/2024	120.00	.00	
12409	Shultz, Debbie	NOV-2024	card making	11/20/2024	75.00	.00	
12471	Smith, Eden	NOV-2024	fall soccer	11/20/2024	198.00	.00	
12437	Strom, Bryanna	NOV-2024	mighty fine elite cheer	11/20/2024	71.25	.00	
Total 05-439-39-00 Officials-Instructors:					2,594.25	.00	
05-439-39-50 Discovery Pre-School							
4847	Kennedy, Jennifer	NOV-2024	Discovery Preschool	11/12/2024	2,540.16	.00	
3156	Pippin, Chris	NOV-2024	Discovery Preschool	11/12/2024	2,540.16	.00	
Total 05-439-39-50 Discovery Pre-School:					5,080.32	.00	
05-439-40-00 Repairs & Maint - Bldgs & Grnd							
3265	Cintas Corporation	4211362053	mat, soap refill, hand sanitizer, pa	11/13/2024	382.61	.00	
3265	Cintas Corporation	4211362160	refill soap, toilet tissue, papertowe	11/13/2024	76.49	.00	
Total 05-439-40-00 Repairs & Maint - Bldgs & Grnd:					459.10	.00	
05-439-42-00 Good Council Hall-Utilities							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Rec-Good Co	11/13/2024	187.48	.00	
Total 05-439-42-00 Good Council Hall-Utilities:					187.48	.00	
05-439-42-05 Good Council Hall-Bldgs&Grnds							
3265	Cintas Corporation	4211362109	refill soap, toilet tissue, papertowe	11/13/2024	57.01	.00	
10580	Lock Doc & Key 911	518189	keys	10/23/2024	63.00	.00	
Total 05-439-42-05 Good Council Hall-Bldgs&Grnds:					120.01	.00	
05-439-43-00 Computer Maint/Software							
9835	Sportsites, Inc.	907	annual subscription	10/31/2024	5,000.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 05-439-43-00 Computer Maint/Software:					5,000.00	.00	
05-439-52-00 Supplies							
644	Cox Signs	31981	vinyl installation	11/18/2024	230.06	.00	
Total 05-439-52-00 Supplies:					230.06	.00	
05-439-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Rec)	11/18/2024	100.00	.00	
Total 05-439-56-00 Meetings, Schools & Dues:					100.00	.00	
05-439-85-85 Grant-Land/Water							
12345	Tri-State Electric, Inc.	1733*6	swimming pool construction - prog	11/20/2024	4,577.81	.00	
Total 05-439-85-85 Grant-Land/Water:					4,577.81	.00	
05-439-85-86 Grant Match-Land/Water							
11124	Atlas	220730	project manager, epoxy/dowel ins	11/11/2024	1,819.00	.00	
10970	Cole Architects, PLLC	2592	construction admin	10/01/2024	4,041.00	.00	
8755	Idaho Materials & Construction	6496729	crushed rock	10/30/2024	689.31	.00	
12345	Tri-State Electric, Inc.	1733*3	swimming pool construction - prog	11/01/2024	24,981.48	.00	
12345	Tri-State Electric, Inc.	1733*6	swimming pool construction - prog	11/20/2024	4,577.81	.00	
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Rec)	11/18/2024	41.68	.00	
Total 05-439-85-86 Grant Match-Land/Water:					36,150.28	.00	
05-439-97-00 Concessions/Special events							
12390	Mount Olympus	24331647 1109	water, cooler rent	11/09/2024	95.12	.00	
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Rec)	11/18/2024	45.75	.00	
Total 05-439-97-00 Concessions/Special events:					140.87	.00	
05-439-99-00 Capital Outlay - Over \$5000							
12466	Young Powersports	NOV-2024	2021 Polaris UTV	10/09/2024	12,000.00	.00	
Total 05-439-99-00 Capital Outlay - Over \$5000:					12,000.00	.00	
Total RECREATION DEPARTMENT:					68,164.44	.00	
Total RECREATION FUND:					68,179.44	.00	
LIBRARY FUND							
LIBRARY							
06-461-35-00 Utilities							
819	Intermountain Gas Co	OCT-2024 LIB	Utilities	10/25/2024	131.38	.00	
Total 06-461-35-00 Utilities:					131.38	.00	
06-461-36-00 Repairs & Maint - Equipment							
10443	Allied Business Solutions Inc	OCT-2024 LIB	datto backup subscription	10/25/2024	1,155.00	.00	
Total 06-461-36-00 Repairs & Maint - Equipment:					1,155.00	.00	
06-461-40-00 Repairs & Maint - Bldgs & Grnd							
7385	ACCO Engineered Systems	OCT-2024 LIB	plumbing repairs	10/25/2024	325.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 06-461-40-00 Repairs & Maint - Bldgs & Grnd:					325.00	.00	
06-461-40-10 Rep & Maint Bldg /Janitor							
445	Diamond Laundry	OCT-2024 LIB	mat & rag service	10/25/2024	90.50	.00	
10450	Northwest Management Services	OCT-2024 LIB	janitorial service	10/25/2024	875.00	.00	
Total 06-461-40-10 Rep & Maint Bldg /Janitor:					965.50	.00	
06-461-76-00 Programming							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Library)	11/18/2024	39.99	.00	
Total 06-461-76-00 Programming:					39.99	.00	
06-461-78-00 Books, Magazines, AV, Software							
813	Ingram Library Sales	OCT-2024 LIB	new releases and requests & bac	10/25/2024	252.07	.00	
9767	Midwest Tape, LLC	OCT-2024 LIB	new releases, requests, backorde	10/25/2024	588.87	.00	
Total 06-461-78-00 Books, Magazines, AV, Software:					840.94	.00	
06-461-85-00 Miscellaneous							
10016	St Luke's Health System	2641611	collection fee - ramirez	11/09/2024	15.00	.00	
Total 06-461-85-00 Miscellaneous:					15.00	.00	
06-461-99-00 Capital Outlay - Over \$5000							
12015	Big E's Services, LLC	OCT-2024 LIB	emergency exit construction	10/25/2024	6,050.00	.00	
Total 06-461-99-00 Capital Outlay - Over \$5000					6,050.00	.00	
Total LIBRARY					9,522.81	.00	
Total LIBRARY FUND:					9,522.81	.00	
AIRPORT FUND							
AIRPORT							
07-437-40-00 Repairs & Maint - Bldgs & Grnd							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Airport)	11/18/2024	500.00	.00	
Total 07-437-40-00 Repairs & Maint - Bldgs & Grnd					500.00	.00	
07-437-42-00 Insurance							
3582	ICRMP	02123-2025-1	policy year annual premium	10/01/2024	2,682.50	.00	
Total 07-437-42-00 Insurance:					2,682.50	.00	
Total AIRPORT:					3,182.50	.00	
Total AIRPORT FUND:					3,182.50	.00	
GOLF COURSE FUND							
GOLF COURSE							
24-439-33-00 Gas & Oil							
692	Hiler Bros. Co	351211	Bulk non-ethanol	11/15/2024	969.89	.00	
Total 24-439-33-00 Gas & Oil					969.89	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
24-439-35-00 Utilities							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Golf Course)	11/13/2024	120.08	.00	
Total 24-439-35-00 Utilities:					120.08	.00	
24-439-36-00 Repairs & Maint - Equipment							
6353	O'Reilly Auto Parts	3014-449394	battery	11/14/2024	146.50	.00	
6353	O'Reilly Auto Parts	3014-449405	antifreeze	11/14/2024	103.84	.00	
1287	R & R Products Inc	CD2969140	roller, inner roller, bearing w/cup, s	11/04/2024	574.79	.00	
1287	R & R Products Inc	CD2969416	reel	11/05/2024	1,368.18	.00	
1287	R & R Products Inc	CD2969443	bedknives, screws	11/05/2024	224.10	.00	
1287	R & R Products Inc	CD2969718	reel	11/06/2024	252.09	.00	
1287	R & R Products Inc	CM2969134	reels	11/04/2024	594.13	.00	
1545	Turf Equipment & Irrigation	3024373-00	flagstick caddie	06/18/2024	315.00	.00	
1545	Turf Equipment & Irrigation	3028498-00	starter/generator	11/06/2024	424.22	.00	
1545	Turf Equipment & Irrigation	765536-00	reels	10/29/2024	1,369.77	.00	
1545	Turf Equipment & Irrigation	766902-00	roof cab	11/19/2024	633.31	.00	
1545	Turf Equipment & Irrigation	766941-00	column steering, gas spring ASM	11/18/2024	343.28	.00	
1545	Turf Equipment & Irrigation	766941-01	column steering	11/18/2024	702.68	.00	
Total 24-439-36-00 Repairs & Maint - Equipment:					4,312.35	.00	
24-439-38-10 Repairs & Maint - Clubhouse							
3265	Cintas Corporation	4211818345	mat, soap refill, hand sanitizer, pa	11/18/2024	438.04	.00	
1430	Standard Plumbing Supply Co	XQZL29	broom, dust pan, mop, sponge, gl	11/14/2024	202.57	.00	
8578	Tim's Plumbing	5884	replace hose bibb, add isolation v	11/05/2024	303.64	.00	
Total 24-439-38-10 Repairs & Maint - Clubhouse:					944.25	.00	
24-439-40-00 Repairs & Maint - Bldgs & Grnd							
12377	RW Cattle Co	NOV-2024	t-posts	10/28/2024	400.00	.00	
Total 24-439-40-00 Repairs & Maint - Bldgs & Grnd:					400.00	.00	
24-439-52-10 Course Supplies							
644	Cox Signs	31980	golf cart stickers	11/18/2024	82.50	.00	
Total 24-439-52-10 Course Supplies:					82.50	.00	
24-439-53-00 Uniforms							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Golf)	11/18/2024	381.98	.00	
Total 24-439-53-00 Uniforms:					381.98	.00	
Total GOLF COURSE:					7,211.05	.00	
Total GOLF COURSE FUND:					7,211.05	.00	
WATER MAINTENANCE FUND							
WATER DEPARTMENT							
25-434-31-10 Billing-Postage & Meter Expens							
179	Billing Document Specialists	97501	Monthly Statement - water	10/31/2024	1,523.74	.00	
Total 25-434-31-10 Billing-Postage & Meter Expens:					1,523.74	.00	
25-434-34-00 Telephone/Internet							
10162	T-Mobile	OCT-2024	monthly charges	11/19/2024	78.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 25-434-34-00 Telephone/Internet					78.00	.00	
25-434-35-00 Utilities							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Water)	11/13/2024	226.24	.00	
Total 25-434-35-00 Utilities					226.24	.00	
25-434-36-00 Repairs & Maint - Equipment							
1007	Metroquip Inc	P26778	primary filter, freight	11/19/2024	323.00	.00	
Total 25-434-36-00 Repairs & Maint - Equipment					323.00	.00	
25-434-40-00 Repairs & Maint-Bldgs & Grnd							
848	J & J Heating & Cooling	3474	install underground electrical to w	11/13/2024	1,678.00	.00	
12470	VersaTube Building Systems	NOV-2024	car port	11/12/2024	5,659.00	.00	
Total 25-434-40-00 Repairs & Maint-Bldgs & Grnd					7,337.00	.00	
25-434-41-00 Professional Services							
878	Keller Associates	214010-010-02	general water support	11/15/2024	2,536.25	.00	
878	Keller Associates	214010-029-02	waterline & roadway improvement	11/15/2024	64,752.70	.00	
878	Keller Associates	214010-031-02	TO31 declining balance & tool cre	11/15/2024	2,797.20	.00	
Total 25-434-41-00 Professional Services					70,086.15	.00	
25-434-42-00 Insurance-ICRMP							
3582	ICRMP	02123-2025-1	policy year annual premium	10/01/2024	30,195.00	.00	
Total 25-434-42-00 Insurance-ICRMP:					30,195.00	.00	
25-434-72-00 Tools & Supplies							
206	Boise Rigging Supply	B164978	import IWRC, klein grip	11/12/2024	1,080.26	.00	
Total 25-434-72-00 Tools & Supplies:					1,080.26	.00	
25-434-75-00 Line Repair-Meters & Hardware							
9643	Core & Main	V896157	meters	10/30/2024	4,273.68	.00	
9643	Core & Main	V943249	bolt pack	11/06/2024	76.24	.00	
Total 25-434-75-00 Line Repair-Meters & Hardware:					4,349.92	.00	
25-434-84-00 Water Samples							
74	Analytical Laboratories Inc	2407970	Water samples	10/31/2024	614.00	.00	
Total 25-434-84-00 Water Samples:					614.00	.00	
25-434-89-00 Safety Equipment							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Water)	11/18/2024	718.16	.00	
Total 25-434-89-00 Safety Equipment:					718.16	.00	
25-434-96-00 Grant-OLDCC DCIP Well #17							
5713	Idaho Power Company	27667619	install 3 phase primary undergrou	11/18/2024	23,568.00	.00	
878	Keller Associates	214010-025-02	well 17, water mains, roadway & s	11/15/2024	12,876.90	.00	
Total 25-434-96-00 Grant-OLDCC DCIP Well #17:					36,444.90	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
25-434-99-00 Capital Outlay - Over \$5000							
1624	Western States Cat/Equipment	IN002986261	mini excavator	11/06/2024	37,250.00	.00	
Total 25-434-99-00 Capital Outlay - Over \$5000:					37,250.00	.00	
Total WATER DEPARTMENT:					190,226.37	.00	
Total WATER MAINTENANCE FUND:					190,226.37	.00	
WASTEWATER MAINT. FUND							
WASTEWATER DEPARTMENT							
26-435-31-10 Postage and Processing							
179	Billing Document Specialists	97501	Monthly Statement - waste water	10/31/2024	1,523.74	.00	
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Waste Water)	11/18/2024	72.72	.00	
Total 26-435-31-10 Postage and Processing:					1,596.46	.00	
26-435-34-00 Telephone/Internet							
10162	T-Mobile	OCT-2024	monthly charges	11/19/2024	78.00	.00	
Total 26-435-34-00 Telephone/Internet:					78.00	.00	
26-435-35-00 Utilities							
819	Intermountain Gas Co	NOV-2024	Monthly Statement (Wastewater)	11/13/2024	79.47	.00	
Total 26-435-35-00 Utilities:					79.47	.00	
26-435-36-00 Repairs & Maint - Equipment							
6353	O'Reilly Auto Parts	3014-450313	battery	11/20/2024	110.77	.00	
Total 26-435-36-00 Repairs & Maint - Equipment:					110.77	.00	
26-435-37-00 Repairs & Maint - Trucks							
8568	Hernandez Towing & Auto Repair	2743	tow	11/01/2024	207.50	.00	
6353	O'Reilly Auto Parts	3014-449226	line repair	11/13/2024	33.75	.00	
Total 26-435-37-00 Repairs & Maint - Trucks:					241.25	.00	
26-435-39-00 Repairs & Maint - Collection							
987	Master Electric Inc	16959	repair lift pump, labor	11/07/2024	142.50	.00	
Total 26-435-39-00 Repairs & Maint - Collection:					142.50	.00	
26-435-41-00 Professional Services							
878	Keller Associates	214010-011-02	general wastewater support	11/15/2024	7,662.50	.00	
878	Keller Associates	214010-030-02	lagoon cell 10	11/15/2024	2,521.90	.00	
878	Keller Associates	214010-031-02	TO31 declining balance & tool cre	11/15/2024	2,797.20	.00	
Total 26-435-41-00 Professional Services:					12,981.60	.00	
26-435-42-00 Insurance-ICRMP							
3582	ICRMP	02123-2025-1	policy year annual premium	10/01/2024	59,812.50	.00	
Total 26-435-42-00 Insurance-ICRMP:					59,812.50	.00	
26-435-52-00 Supplies							
9643	Core & Main	V967227	upside down paint	11/06/2024	339.12	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 26-435-52-00 Supplies:					339.12	.00	
26-435-53-00 Uniform/Safety Clothing Item							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Waste Water)	11/18/2024	157.69	.00	
Total 26-435-53-00 Uniform/Safety Clothing Item:					157.69	.00	
26-435-72-00 Tools							
12469	Geotech Environmental Equipmen	IN00787896	pump, 30 ft motorlead no clips	11/14/2024	375.69	.00	
Total 26-435-72-00 Tools:					375.69	.00	
26-435-84-00 Water Samples							
74	Analytical Laboratories Inc	2407971	Wastewater Samples	10/31/2024	568.00	.00	
684	Hiddleston Drilling & Pump Co	100353005	bailing & pump installation	10/23/2024	320.00	.00	
Total 26-435-84-00 Water Samples:					888.00	.00	
26-435-89-00 Safety Equipment							
1610	Wells Fargo Remittance Center	NOV-2024	Monthly Statement (Waste Water)	11/18/2024	267.89	.00	
Total 26-435-89-00 Safety Equipment:					267.89	.00	
26-435-99-00 Capital Outlay - Over \$5000							
1624	Western States Cat/Equipment	IN002986261	mini excavator	11/06/2024	37,250.00	.00	
Total 26-435-99-00 Capital Outlay - Over \$5000:					37,250.00	.00	
Total WASTEWATER DEPARTMENT:					114,320.94	.00	
Total WASTEWATER MAINT. FUND:					114,320.94	.00	
SANITATION FUND							
SANITATION DEPARTMENT							
27-433-31-10 Postage and Processing							
179	Billing Document Specialists	97501	Monthly Statement - sanitation	10/31/2024	1,523.74	.00	
Total 27-433-31-10 Postage and Processing:					1,523.74	.00	
27-433-41-00 Monthly Contract - Residential							
3511	Republic Services	0788-0003898	Monthly Statement	10/31/2024	97,354.10	97,354.10	11/15/2024
Total 27-433-41-00 Monthly Contract - Residential:					97,354.10	97,354.10	
27-433-41-20 Monthly Contract - City Waste							
3511	Republic Services	0788-0003898	Monthly Statement	10/31/2024	3,309.99	3,309.99	11/15/2024
Total 27-433-41-20 Monthly Contract - City Waste:					3,309.99	3,309.99	
Total SANITATION DEPARTMENT:					102,187.83	100,664.09	
Total SANITATION FUND:					102,187.83	100,664.09	
TAP DEPOSIT FUND							
46-202-03-00 Tap Deposit Payable							
12467	Cline, Charles	NOV-2024	refund deposit credit on closed ac	11/08/2024	53.53	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 46-202-03-00 Tap Deposit Payable					53 53	.00	
Total					53 53	.00	
Total TAP DEPOSIT FUND					53 53	.00	
WATER AVAILABILITY FUND							
WATER AVAILABILITY FUND							
47-434-99-00 Construction/Equipment							
1045	Mountain Home Irrigation Dist	18224	clean debris, install wire & gunnite	10/25/2024	200,000.00	.00	
Total 47-434-99-00 Construction/Equipment					200,000.00	.00	
Total WATER AVAILABILITY FUND					200,000.00	.00	
Total WATER AVAILABILITY FUND					200,000.00	.00	
Fiber Optic Fund							
Fiber Optic Fund Construction							
50-434-37-00 Repairs & Maint-Equipment							
6353	O'Reilly Auto Parts	3014-423188	core return	06/13/2024	40.00	.00	
6353	O'Reilly Auto Parts	3014-448263	power steering fluid	11/07/2024	20.48	.00	
6353	O'Reilly Auto Parts	3014-449101	spark plug, capsule	11/12/2024	37.52	.00	
Total 50-434-37-00 Repairs & Maint-Equipment					18.00	.00	
50-434-52-00 Supplies							
6353	O'Reilly Auto Parts	3014-449462	wiper fluid, antifreeze, spray bottle	11/14/2024	165.50	.00	
1430	Standard Plumbing Supply Co	XQZ558	insert elbows	11/14/2024	13.74	.00	
1430	Standard Plumbing Supply Co	XQZ615	clamps	11/14/2024	6.36	.00	
Total 50-434-52-00 Supplies					185.60	.00	
50-434-85-00 Miscellaneous							
10016	St Luke's Health System	2641611	collection fee - gunther	11/09/2024	15.00	.00	
Total 50-434-85-00 Miscellaneous					15.00	.00	
50-434-86-25 LID#1							
9933	Personnel Plus	153877	fiber optics laborer	11/02/2024	6,006.81	.00	
Total 50-434-86-25 LID#1					6,006.81	.00	
Total Fiber Optic Fund Construction					6,225.41	.00	
Total Fiber Optic Fund					6,225.41	.00	
Grand Totals					832,903.73	100,664.09	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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 OCTOBER 31, 2024**

FUND NUMBER AND TITLE	BEGINNING CASH		REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN		ENDING CASH BALANCE
	BALANCE	BALANCE					BALANCE SHEET	BALANCE	
01 GENERAL FUND	2,013,681.23		689,542.73	3.57	648,871.07	3.36	(	14,489.26)	2,068,842.15
02 STREET DEPARTMENT	1,835,771.95		209,966.22	4.26	141,105.70	2.86	(	7,711.20)	1,912,343.67
03 STREET LIGHTING FUND	43,812.81		315.55	.20	22,636.83	14.24	(	11,175.22)	32,666.75
04 CEMETERY FUND	42,740.27		266.92	.09	11,138.13	3.69		5,890.43	25,979.63
05 RECREATION FUND	79,154.55		12,672.81	.31	381,570.75	9.37	(	259,497.61)	30,245.78)
06 LIBRARY FUND	21,439.31		4,533.57	.52	68,015.61	7.78	(	5,092.97)	36,949.76)
07 AIRPORT FUND	126,439.67		8,745.78	.20	1,325,139.94	30.85	(	1,300,623.28)	110,668.79
16 FIRE DEVELOPMENT FUND	357,883.23		28,433.55	4.03	.00	.00		10,834.17	375,482.61
17 POLICE DEVELOPMENT FUND	245,540.58		14,373.90	4.43	.00	.00		9,994.92	249,919.56
20 PARK DEVELOPMENT FUND	179,856.40		22,875.59	4.03	.00	.00		.00	202,731.99
24 GOLF COURSE FUND	247,394.93		27,173.90	1.65	58,865.14	3.58	(	16,887.65)	232,391.34
25 WATER MAINTENANCE FUND	7,288,142.74		503,666.08	2.98	490,156.02	2.90	(	141,230.11)	7,442,882.91
26 WASTEWATER MAINT. FUND	1,697,003.18		270,817.57	1.72	154,484.85	.98	(	13,709.86)	1,827,045.76
27 SANITATION FUND	556,012.26		120,381.47	6.41	110,480.55	5.88		1,606.92	564,306.26
29 STREET DEVELOPMENT FUND	547,739.32		19,027.66	1.66	.00	.00		25,679.70	541,087.28
45 LIBRARY SUPPLEMENTAL FUND	20,828.23		.00	.00	1,797.13	7.17	(	1,467.64)	20,498.74
46 TAP DEPOSIT FUND	175,345.17	(	75.00)	(.04)	.00	.00	(	1,223.66)	176,493.83
47 WATER AVAILABILITY FUND	986,196.80		58,556.10	3.87	.00	.00		.00	1,044,752.90
48 WASTEWATER AVAILABILITY FUND	2,483,569.75		95,483.55	2.69	.00	.00		.00	2,579,053.30
50 FIBER OPTIC FUND	303,120.80		31,817.28	.61	77,861.69	1.49		20,367.59	236,708.80
TOTAL	19,251,673.18		2,118,575.23	43.19	3,492,123.41	94.15	(	1,698,534.73)	19,576,659.73

8 % OF THE FISCAL YEAR HAS ELAPSED

**CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING OCTOBER 31, 2024**

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
BANKS AND INVESTMENTS							
CASH - CHECKING US BANK							749,930.15
CASH - CHECKING WELLS FARGO							924,308.42
CASH - STATE TREASURER LGIP							17,793,872.65
CASH - OTHER INVESTMENTS							108,548.51
CASH CLEARING - UTILITIES							.00
TOTAL BANKS AND INVESTMENTS							<u>19,576,659.73</u>

**CITY OF MOUNTAIN HOME
MOUNTAIN HOME MUNICIPAL AIRPORT
AIRPORT ENGINEERING SERVICES
REQUEST FOR QUALIFICATIONS**

The City of Mountain Home, Idaho, is requesting interested firms to submit their qualifications for providing engineering services for the Mountain Home Airport. Projects completed by the successful consultant team are anticipated to be funded in part by the Federal Aviation Administration (FAA), Idaho Transportation Department Division of Aeronautics, and the City of Mountain Home. The selection process is intended to be in compliance with FAA Advisory Circular, AC 150/1500-14D, "Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects." The City of Mountain Home will retain the services of an engineering consultant for up to five (5) years to provide professional engineering, surveying, environmental analysis, testing, FAA grant preparation and administration assistance, and construction inspection for types of projects that may include, but will not be limited to the following projects (or project components):

1. Snow removal equipment procurement
2. Land acquisition / RPZ easements
3. Airport access road reconstruction/rehabilitation
4. Runway, taxiway, taxi lane, and apron construction, reconstruction, and rehabilitation
5. Lighting, signing, and NAVAID upgrades
6. Pavement Management Program Update
7. Buildings and related facilities
8. Security equipment and enhancements
9. Engineering assistance for airport development proposals, including environmental work
10. Other airport incidental planning and related work

QUALIFICATIONS

Qualifications will only be accepted from firms that can demonstrate knowledge of Mountain Home Municipal Airport and the ability to do airport projects. This project will be located at the Mountain Home Municipal Airport on Airbase Road in Mountain Home, Idaho.

Statements of qualifications must be no more than fifteen (15) pages (front and back) or thirty (30) one-sided pages, exclusive of a cover letter and front and back cover. Single-sided 11 X17 pages will count as 2, double-sided as 4.

The format shall be as follows:

1. General description of the firm: Include contact information, company organizational structure, company history and background, size of company, recent experience in comparable airport/aviation projects in a similar environment, experience with federal government projects, specifically FAA.
2. Knowledge, experience, and capability to successfully perform and/or administer all of the anticipated work at the airport over the next five (5) years. Discuss the organization's experience in DBE requirements associated with grants.
3. Identify key personnel in the firm(s) who will work on the design and field engineering

portion of the projects and who will be directly in charge of the project. Describe the roles of these key personnel, their background, and experience. Include a discussion on the firm's ability to furnish qualified inspectors with relevant FAA project experience for construction inspection.

4. Affiliation with other firm(s): Identify other firm(s) that you plan to subcontract or joint venture with, if any, for this contract.
5. Technical approach: Provide a brief discussion of the tasks that the consultant will undertake to accomplish the anticipated work at the airport over the next five (5) years, noting any special concerns or issues.
6. Past Experience: Describe your organization's past project experience similar to the anticipated future airport work completed by the presented project team. Include contact personnel, airport, project(s), and telephone number(s).
7. Ability to Furnish Qualified Inspectors: Identify the availability to furnish qualified inspectors with specific FAA project experience.
8. Affirmative Action Program: Provide evidence of establishment and implementation of an Affirmative Action Program.

Request for Qualification documents will be available in the office of the City Clerk, and responses are due in 5 (five) copies by Friday, January 12, 2025, at 2:00 p.m. Submittals should be marked "**Airport Engineering Services**" and be addressed to:

Christopher Curtis
Director of Public Works
City of Mountain Home
P.O. Box 10
160 South 3rd East
Mountain Home, ID 83647
Telephone: (208) 587-2108

EVALUATION CRITERIA AND WEIGHING

Proposers will be ranked based upon the following criteria and relative importance as applied by the Authority to the material in the required submittals:

1. Capability of the firm to perform all, or most aspects of the services required (maximum 10 points).
2. Recent experience in airport projects comparable to the proposed projects (maximum 10 points).
3. Reputation for personal and professional integrity and competence (maximum 10 points).
4. Key personnel's professional background and successful, relevant experience (maximum 10 points).
5. Capability to furnish qualified inspectors with relevant FAA project experience for construction inspection (maximum 15 points).
6. Technical understanding, and familiarity with the projects, and understanding of the projects potential problems, and the owner's special concerns (maximum 30 points).

7. Demonstrated capability to properly administer projects funded by the FAA (please provide references and examples) (maximum 10 points).
8. Evidence that consultant has established, and implemented an Affirmative Action Program (maximum 5 points).

ADDITIONAL INFORMATION

Please be advised, that direct contact with City elected officials, members of the Airport Commission, or Staff (except as noted below) during the selection process is highly discouraged, and may render the submittal as non-compliant.

Any requests for clarification or additional information deemed necessary by a respondent to present a proposal shall be submitted in writing, via postal service, or by email addressed to the Director of Public Works referencing this request.

All qualification documents submitted shall become the property of the City of Mountain Home and may thereafter be used by the Authority without compensation to the proposers.

Any qualification documents received after the above date and/or time will be returned unopened. The Authority reserves the right to reject any and all proposals and to accept any proposal that is deemed to be in the best interest of the Airport.

No cost or fee schedules shall be submitted. FAA grant guidelines require cost and fee information to be presented during contract negotiations after the selection of the most qualified consultant with which to negotiate.

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Tiffany Belt, City Clerk

First Publication: December 13, 2024

Second Publication: December 27, 2024

GOLF COURSE CONCESSION AGREEMENT

THIS CONCESSION AGREEMENT, made and entered into this ____ day of November 2024, by and between the **CITY OF MOUNTAIN HOME, IDAHO**, a municipal corporation of the County of Elmore, State of Idaho, of 160 South 3rd East, P.O. Box 10, Mountain Home, Idaho 83647, hereinafter designated as the “City”, and **BIRDIES BAR & GRILL, LLC** an Idaho limited liability company, of 2950 Sunset Strip, Mountain Home, Idaho 83647, hereinafter designated in the singular as the “Concessionaire”.

RECITALS

(a) The City owns the Desert Canyon Golf Course located at 1880 North 8th East in Mountain Home, Elmore County, Idaho, that is sometimes hereinafter referred to as the “Golf Course”.

(b) The Golf Course includes a space for a restaurant/snack bar and bar/lounge concession that is sometimes hereinafter referred to as the “Clubhouse”.

(c) The City and Concessionaire desire to enter into an agreement for two years commencing on the 27th day of November 2024 and terminating on the 31st day of December 2026.

(d) The City desires to grant to Concessionaire and Concessionaire accepts from the City the exclusive privilege of maintaining and operating a restaurant/snack bar and bar/lounge concession inside the Clubhouse pursuant to the terms and conditions contained in this agreement.

IN CONSIDERATION OF the mutual covenants and agreements herein contained, the parties agree as follows:

1. **GRANT AND DESCRIPTION OF AGREEMENT.** The City grants to Concessionaire and Concessionaire accepts from the City the exclusive privilege of

maintaining and operating a restaurant/snack bar and bar/lounge concession inside the Golf Course Clubhouse. Concessionaire agrees to keep the Clubhouse including the restaurant/snack bar and bar/lounge areas in a clean and orderly condition which meets Health Department Class "A" Restaurant standards, sustain a high level of customer satisfaction through minimal to zero complaints and keep up and maintain the interior and cleanliness of the Clubhouse and Restaurant equipment in peak condition. All profits derived from the operation of the restaurant/snack bar and bar/lounge concession shall be retained by the Concessionaire.

2. **TERM.** The term of this agreement shall be for a period of TWO years commencing on the 27th day of November 2024 and ending on the 31st day of December 2026.

3. **CONCESSION FEE OR RENT.** The Concessionaire shall pay to the City the following rent or concession fee at the times and in the amounts as follows:

(a) The sum of \$1,600.00 per month commencing on the 1st day of February 2025 and continuing on the 1st day of each month thereafter up through and including the 31st day of December 2026.

4. **USE OF PREMISES.** The premises shall be used to conduct a restaurant/snack bar and bar/lounge concession only. The food and beverage items offered shall be set by the Concessionaire. The Concessionaire shall furnish all the necessary materials and/or stock in trade for food and beverage services, and professionally manage the food and beverage operations to industry and Health Department standards, at all times.

5. **HOURS OF OPERATION.** The parties understand that the City desires to have an open and inviting experience at the Golf Course and Clubhouse. The City shall leave the actual hours of operation up to Concessionaire with the minimum hours of operation being

set as follows: May 1st to September 30th from 9:00 a.m. to 8:00 p.m.; Tuesday through Sunday (closed Monday, unless Concessionaire does not want to close Mondays); October 1st to April 30th from 11:00 a.m. to 4:00 p.m.; Tuesday through Saturday (closed Sunday & Monday, unless Concessionaire does not want to close on those days). Concessionaire shall have the option of closing at 4:00 p.m. on the 4th of July if that is their desire.

Concessionaire shall provide thirty (30) days' written notice to the City of any changes in the hours of operation not listed above.

6. OTHER VENDORS AND CONCESSIONAIRES. Except as otherwise provided in this paragraph of this Agreement, the City at its own discretion may allow and issue special event food and drink permits to concessionaires outside of the Clubhouse, on the Golf Course. Consistent with City Ordinance Title 4 Chapter 12, issuance of special permits may occur for the purpose of:

(A) Any City Sponsored special event;

(B) Special events utilizing the Golf Course by educational institutions;

(C) Supporting the desires of tournament organizers to seek outside concession services;

i. The concessionaire may choose to issue a per-plate surcharge to the tournament organizers who elect not to use the concessionaire's services.

ii. Temporary outside concessions shall not utilize food storage, preparation, serving, or cooking equipment leased by the concessionaire.

7. IMPROVEMENTS TO PREMISES. No improvements shall be made by Concessionaire without the prior written approval of the City. Any proposed improvements

to the Clubhouse, Restaurant or supporting structures shall be furnished to The City, via notifications method(s) provided herein, stating the purpose or need, as well as architectural drawings as deemed necessary by The City. All improvements requested by the Concessionaire, and subsequently approved by The City, shall be made at the cost and expense of Concessionaire. Given that this is municipal property and Concessionaire is acting as an agent of the City, the Parties understand that all work done must be by a licensed and approved contractor and according to state, federal, and local codes that would otherwise be applicable to the City. All improvements shall become the property of the City.

8. NEW EQUIPMENT PROVIDED BY CONCESSIONAIRE. Any equipment that is to be provided by Concessionaire shall remain the property of Concessionaire and may be removed by Concessionaire at the termination of this Agreement, and if removed by Concessionaire, Concessionaire shall repair any damage or injury to the City's property caused by such removal subject to the satisfaction of the City. If the equipment is not removed within thirty (30) days after termination of this lease and agreement, it shall become the property of the City. Even if the equipment is not removed by Concessionaire within thirty (30) days after the termination of this lease and agreement, Concessionaire shall be responsible for the repair and restoration of any damage to City property. Any new equipment provided or installed by the Concessionaire that requires relocation of existing City assets, or modifications to the Clubhouse, must be first approved by the City Council.

9. USE OF CREDIT CARDS. The Concessionaire shall furnish the necessary equipment to process credit cards and be responsible for any fees associated therewith. No City funds shall be charged to the Concessionaire's credit card transaction processing service. If any funds are inadvertently charged to the Concessionaire's credit card account,

those funds shall be paid over to the City within one (1) week, along with a report or information to back up the funds being paid over to the City.

10. CONDITION OF CLUBHOUSE AND EQUIPMENT TO BE SUPPLIED BY THE CITY. Taking possession of the Clubhouse by Concessionaire shall constitute acknowledgement that the Clubhouse is in good condition and acceptable to Concessionaire. Concessionaire shall keep the Clubhouse in a clean condition and keep up and maintain the interior and Clubhouse equipment in as good a condition as the same presently exists or as may be hereafter placed by either party, normal wear and tear from the ordinary use thereof excepted. All equipment, pots, pans, dishes, etc. in the kitchen, snack bar, and bar at the start of this agreement are the City's property and shall remain in the kitchen, snack bar and bar at the expiration of this agreement. The walk-in cooler, all freezers, stove, grill, grill hood, fryers, dishwasher and any other appliances in the kitchen and/or bar area at the start of this agreement are the City's property and shall remain in the kitchen and/or bar area at the expiration of this agreement. The big screen TV, tables and chairs located within the dining areas and on the outdoor patio at the start of this agreement are the City's property and shall remain in the possession of the City at the expiration of this agreement.

(A) The City owns the following major restaurant kitchen equipment at the outset of this contract (Exhibit A)

11. MAINTENANCE OF PATIO AND PATIO TABLES AND CHAIRS. The City shall keep the patio area adjacent to the Clubhouse free of dirt, leaves, etc. to the best of its ability taking into account the wind. The Concessionaire has been provided with a leaf blower to assist in keeping the patio area free of dirt, leaves and debris. Concessionaire shall keep the chairs, tables and any other restaurant and bar equipment located on the

patio in a clean and presentable condition at all times. Concessionaire shall also be responsible for keeping the patio free from restaurant or bar food or paper products that are no longer being used by customers.

12. MAINTENANCE OF AREA OUTSIDE OF CLUBHOUSE. Except as provided in Paragraph 11 above, all maintenance, cleaning and upkeep of the area outside of the Clubhouse shall be the responsibility of the City, with the exception of the enclosed area on the side of the Clubhouse including the cooking exhaust vent and the grease trap located in the same area, which maintenance and cleaning shall be the responsibility of Concessionaire. The enclosed area and grease trap shall be cleaned by Concessionaire on a weekly basis so as to not attract pests.

13. WINDOWS AND CEILING FANS. Concessionaire shall be responsible for the cleaning of all ceiling fans on the inside and outside of the Clubhouse.

14. QUALITY OF SERVICE. All items sold by Concessionaire shall be of first class quality, and the services provided by Concessionaire shall be rendered consistently, courteously and efficiently.

15. RATES AND CHARGES. All rates and charges for merchandise to be sold and services to be rendered by Concessionaire shall be reasonable and consistent with other similar business operations.

16. EMPLOYEES OF CONCESSIONAIRE.

(a) Hiring of employees. Concessionaire shall hire its own employees for the food and beverage operations and shall be responsible for the payroll associated therewith. All of the Concessionaire's employees shall be informed in writing that they are employees of the Concessionaire and not of the City. Concessionaire shall submit names and required information of restaurant applicants to the city for a background check. The city must

approve the background findings before a final offer of employment may be made by the Concessionaire. Current employees are subject to passing a background check before the effective date of this contract. Because of the city's role and the importance of its reputation in the community, for those employment positions that will have contact with the public, Concessionaire is precluded from hiring individuals with felony convictions and/or felony or misdemeanor convictions related to sexual misconduct, violence, or crimes against children or a vulnerable adult.

(b) Dress and manner of employees. Concessionaire shall make every effort to employ only those persons of good moral character. All employees of Concessionaire shall be neatly dressed at all times, and those employees that come into direct contact with the public shall wear a uniform or a badge by which they may be distinguished as employees of Concessionaire. Employees shall conduct themselves courteously in their relations with the public.

17. CONCESSION MAINTENANCE. All employees of the Concessionaire shall bus tables, inside and out, along with all countertops and any work area continually throughout the course of the business day and immediately following a customer transaction. Cleaning supplies, mops, towels and other types of cleaning supplies will be furnished by the Concessionaire and kept under the counter and out of customer sight. Soiled items or food product containers must be confined to appropriate trash receptacles, also out of customer sight, and placed in the dumpster provided by the City. All trash shall be removed from the building at the close of the business day. All flooring in the concession areas will be spot-cleaned throughout the day as necessary and wet-mopped or vacuumed, with products supplied by the Concessionaire, at the close of each operational day.

18. RESTROOM MAINTENANCE. The restrooms in the Clubhouse shall be the responsibility of Concessionaire. All restrooms shall be spot-cleaned and stocked throughout the day as necessary and thoroughly cleaned and stocked each night. All cleaning supplies shall be the responsibility of Concessionaire. The City shall furnish the paper products for the common Clubhouse restrooms only, such as toilet paper and hand towels, along with soap products. The Concessionaire shall notify the City when paper or soap products need to be reordered, at least ten (10) days prior to all products being used.

19. CONCESSION PROCEEDS. The City recommends that all business proceeds in the form of cash or checks be removed from the building at the close of the business day. If the Concessionaire does not remove such proceeds, the City will not be held responsible for any sale proceeds left at the Clubhouse overnight.

20. CITY UTILITIES. The City shall pay the following utilities for the Clubhouse used by Concessionaire including: water, sewer, and trash.

21. ELECTRICITY. The electrical utility will be maintained by the City, and billed to the Concessionaire at a rate of 50% of the actual monthly bill from Idaho Power on the following meters (#0030470288 & #0030514752) and invoiced quarterly.

22. NATURAL GAS. The natural gas utility will be maintained by The City, and billed to the Concessionaire at 100% of the actual bill from Intermountain Gas (meter #9345803828), and invoiced quarterly.

23. TELEPHONE AND CARD TERMINAL. If Concessionaire installs a telephone or credit card terminal service, Concessionaire shall pay for such services.

24. TERMINATION. Either party may, at its sole discretion, terminate this agreement for any or no reason by giving written notice to the other party by registered or certified

mail, addressed to the addresses provided herein, with at least one hundred twenty (120) days prior notice.

25. OPTION TO RENEW. If at the expiration of the TWO year term of this agreement, Concessionaire shall have fully performed all of the terms and conditions of this agreement, subject to the right of the City to terminate the agreement as provided above, Concessionaire shall have the right and option to extend or renew this agreement on a year to year basis on the same terms and conditions as are applicable to the initial term, except as otherwise provided herein. To exercise the right to extend the term of the agreement for an additional year, the Concessionaire shall notify the City Clerk in writing no later than ninety (90) days prior to the end of the previous term that they elect to exercise the right of extension as provided herein. Notwithstanding the right to terminate as expressed herein, upon tending such notice to extend, the City may at its option accept or decline within thirty days of receiving said notice. The concession fee shall be subject to revision as provided above.

26. HOLDOVER. If Concessionaire holds over after the expiration of the term of this agreement with the express or implied consent of the City without renewing this agreement as provided above, the holding over shall be deemed to be a month-to-month tenancy at the last concession fee established by the City and Concessionaire and shall be otherwise subject to the terms of this agreement.

27. REPAIR AND MAINTENANCE OF CLUBHOUSE. The City shall perform any required maintenance and repairs to the Clubhouse, except for those repairs caused by Concessionaire, which shall be the responsibility of Concessionaire unless otherwise provided herein.

28. MAINTENANCE OF EQUIPMENT. Concessionaire shall make every effort to maintain all equipment in good working condition at all times. Concessionaire shall notify the City in writing of any equipment failure which causes more than seven (7) days of delay in operation. Written notification of City owned equipment failures or equipment maintenance needs shall be delivered to the City Clerk, City Treasurer and Golf Superintendent within that seven (7) day period, so that the City may repair the equipment in a timely manner. Any replacement of City owned Restaurant Equipment listed in the table under Section Nine (9) of this contract must be approved by the City Council and is subject to the schedule of normal council meetings. Maintenance of equipment that requires periodic or scheduled upkeep (e.g. dishwasher, internal cooking hood vent, etc.) will be provided by the city and such costs are included in the lease rate.

29. RIGHT OF ACCESS. The City or its contracted agents shall have access to the Clubhouse, and to each part of the Clubhouse, at all times for the purpose of inspection, maintenance or repair.

30. PARTIAL DESTRUCTION OF CLUBHOUSE. If at any time during the term of this agreement the Clubhouse is damaged by fire, act of nature, or other cause beyond the control of Concessionaire, to the extent that continued use of the Clubhouse is unfeasible, Concessionaire may, on written notice to the City delivered within ten (10) days after the damage has occurred, terminate this agreement without any liability of Concessionaire to the City, except for the payment of concession fees accrued to the date of termination. If Concessionaire does not elect to terminate this agreement, the City shall, with due diligence, restore the Clubhouse to operative condition, but the City shall not be obligated under this provision to expend on such restoration more than the proceeds of any

insurance received by it on account of the damage. The City shall not be responsible for any profits lost by Concessionaire due to the partial destruction of the Premises.

31. SIGNS. Concessionaire must follow local sign ordinance and permitting prior to erecting a sign concerning its business on the exterior of the building. Interior signage shall be limited to illuminated window displays, free-standing menu boards, or professionally created banners that have received prior written approval of the City or the City Building Official. Any signs so placed shall be so placed with the understanding and agreement that Concessionaire shall remove these signs or symbols at the termination of this agreement and repair any damage or injury to the Clubhouse caused thereby. If not so removed by Concessionaire, then the City may have the signs or symbols removed and any necessary repairs made at the expense of Concessionaire.

32. LICENSES AND PERMITS. Concessionaire shall obtain and pay for all necessary permits or licenses for the operation of the Clubhouse facilities, including but not limited to, liquor by the drink, beer and wine licenses and shall comply with all federal, state, county and city laws, rules and regulations relating thereto.

33. ALCOHOL LICENSURE AND SALES. Under this agreement, the Concessionaire shall be authorized the use of The City owned Liquor by the drink, Beer & Wine License(s) to serve alcohol on the premises; including within the restaurant seating area as well as orders from the Golf Course, as permitted by law.

34. COMPLIANCE WITH STATE AND LOCAL LAWS, RULES AND REGULATIONS. Concessionaire shall comply with all applicable state and local laws, rules and regulations governing the operation of the concession at the Clubhouse. Violation of state laws, rules or regulations, or the ordinances of Elmore County or the City of Mountain Home may be considered as cause for termination of this agreement.

35. TAXES. Concessionaire shall pay all taxes on personal property belonging to Concessionaire located at the Clubhouse, and Concessionaire shall pay all sales and other taxes levied against the operation of the business operated by Concessionaire.

36. INSURANCE. (a) **Liability Insurance.** Throughout the term of this agreement, Concessionaire shall maintain insurance for bodily injury, death, or property damage occasioned by reason of the operations conducted by Concessionaire at the Clubhouse, including products liability, with minimum liability limit of \$1,000,000 for bodily injury or death of any one person and \$2,000,000 for bodily injury or death of two or more persons in any one accident or event, and in the minimum amount of \$2,000,000 for damage to property resulting from any one accident. Such insurance policy or policies shall name the City as additional insured thereon.

(b) **Insurance Policies.** Concessionaire shall furnish to the City copies of all policies of insurance and certificates of insurance verifying the existence and amounts of insurance required herein, and must be furnished within 30 days from the start of this agreement. No policy shall be cancelable or subject to reduction of coverage or other modification except after thirty (30) days' prior written notice to the City. All policies must be verifiable upon request at any point during the contract period.

37. WORKERS' COMPENSATION. Concessionaire shall take out and maintain during the life of this agreement and provide workers' compensation insurance and employer's liability insurance for all of Concessionaire's employees and pay all required payroll taxes and unemployment insurance in strict compliance with state laws. Certificates evidencing such insurance shall be submitted to the City Clerk annually, effective on the date of this agreement. The certificates shall provide that cancellation shall

be delivered to the City Clerk ten (10) days in advance of the effective date of the cancellation or change.

38. INDEMNIFICATION. Concessionaire shall hold the City harmless from and shall defend and indemnify the City from and against all liability for injuries to or deaths of persons or damage to property arising from activities under this agreement, including but not limited to loss predicated on the active or passive negligence of the Concessionaire . Each party shall give the other party prompt notice of any claim coming to the party's knowledge that in any way directly or indirectly affects either party. Both parties shall have the right to participate in the defense of the claim to the extent of each party's interest.

39. NOTICE OF DEFAULT. If in the judgment of the City the manner of operation of the concession or the quality of merchandise or services do not meet the requirements of this agreement, or if Concessionaire is in default of any other term of this agreement, the City shall give Concessionaire a written notice specifying the particulars of the unsatisfactory performance or default. If Concessionaire fails or refuses to remedy the unsatisfactory performance or default within thirty (30) days after receipt by Concessionaire of the notice, the City may terminate this agreement notwithstanding other termination provisions expressed herein.. The decision of the City on any such matter shall be final.

40. CLUBHOUSE AND CONCESSION PREMISES ON TERMINATION. On the termination of this agreement for any reason, the City shall have full authority to re-enter and take full possession of the Clubhouse without the necessity of obtaining any legal process. Concessionaire stipulates that the City shall not be liable to prosecution or for damages for resuming possession of the Clubhouse.

41. ASSIGNMENT OR HYPOTHECATION PROHIBITED. Concessionaire may not assign any right, privilege, or license conferred by this agreement; nor may Concessionaire sublet or encumber any part of the Clubhouse without first obtaining the written consent of the City.

42. NONDISCRIMINATION. Concessionaire shall not discriminate against any employee or applicant for employment because of race, color, creed, sex, age or national origin. Concessionaire and Concessionaire's employees shall not discriminate against any person because of race, color, age, creed, sex or national origin by refusing to furnish such person any service or privilege offered to or enjoyed by the general public. Neither Concessionaire nor Concessionaire's employees shall publicize the services provided under this agreement in any manner that would directly or indirectly or inferentially reflect on the acceptability of the patronage of any person because of race, religion, color, ancestry, sex, age or national origin.

43. WAIVER OF BREACH. The waiver by the City of any breach of any term contained in this agreement shall not be deemed to be a waiver of such term for any subsequent breach of the same or any other term. The subsequent acceptance of any concession fee payment by the City shall not be deemed to be a waiver of any prior breach by Concessionaire of any term contained in this agreement regardless of the knowledge of the City of the prior existing breach at the time of the acceptance of the concession fee payment.

44. TIME OF THE ESSENCE. Time is of the essence of this agreement.

45. EACH PROVISION A MATERIAL PROVISION. Each term of this agreement is material. A breach by Concessionaire of any one of the terms of this agreement shall be

considered to be a material breach of the entire agreement and shall be grounds for the termination of the entire agreement by the City.

46. HEADINGS FOR CONVENIENCE ONLY. The paragraph headings contained in this agreement are for convenience and reference only and are not intended to define or limit the scope of any provision of this agreement.

47. FORCE MAJEURE. Any prevention, delay or stoppage due to strikes, walkouts, labor disputes, acts of God, inability to obtain labor, materials, or reasonable substitutes for the same, governmental restrictions, controls, or regulations, enemy or hostile governmental action, civil commotion, fire, or any other causes determined by the City (in the exercise of fair discretion) to be beyond the reasonable control of Concessionaire, shall not be deemed to be a breach of this agreement. Concessionaire shall have a reasonable time after cessation of any of the above-mentioned causes to render performance.

48. CONFLICTS OF LAW. This agreement shall be deemed to be made in and shall be construed in accordance with the laws of the State of Idaho.

49. MODIFICATION. Notwithstanding any of the provisions of this agreement, the parties, by mutual consent, may agree to modifications or additions to it. The City shall have the right to grant reasonable extensions of time to Concessionaire for any purpose or for the performance of any obligation of Concessionaire under this agreement.

50. NOTICES. All notices required to be given by the City to Concessionaire shall be deemed given to Concessionaire by depositing the same in the United States mail, postage prepaid, and addressed to Jared Lemieux, 2950 Sunset Strip, Mountain Home, Idaho 83647. All notices required to be given to the City under this agreement or by law shall be deemed given to the City by depositing the notice in the United States mail, postage prepaid, and

addressed to City Clerk, City of Mountain Home, and P.O. Box 10, Mountain Home, Idaho 83647.

51. ATTORNEY FEES. In the event it becomes necessary for either of the parties hereto to enforce their rights under this agreement by placing this agreement in the hands of any attorney for enforcement of such rights after default of the other party or to bring suit for enforcement of their rights after such default, then the defaulting party, or the non-prevailing party in case of suit, agrees in such case to pay the reasonable attorney's fees incurred by the other party, in addition to the other damages allowed by law.

IN WITNESS WHEREOF, the parties have executed this instrument the day and year herein first above written.

BIRDIES BAR & GRILL, LLC
an Idaho limited liability company,

By _____
Jared Lemieux, Member

CITY OF MOUNTAIN HOME, IDAHO,
a municipal corporation,

By _____
Rich Sykes, Mayor

ATTEST:

(SEAL)

Tiffany Belt, City Clerk

STATE OF IDAHO,)
) ss.
COUNTY OF ELMORE,)

On this ___ day of November, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Jared Lemieux, known to me, to be the member of BIRDIES BAR & GRILL, the limited liability company that executed the foregoing instrument and acknowledged to me that said limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public for Idaho,
Residing at Mountain Home, Idaho
My commission expires:

STATE OF IDAHO,)
) ss.
COUNTY OF ELMORE,)

On this ___ day of November, 2024, before me, the undersigned, a Notary Public in and for said State personally appeared Rich Sykes and Tiffany Belt, known to me to be the Mayor and Clerk, respectively, of the City of Mountain Home, Idaho, the municipal corporation that executed the foregoing instrument or the persons who executed the instrument on behalf of said municipal corporation, and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for Idaho,
Residing at Mountain Home, ID.
My commission expires:

Exhibit A

Golf Course - Restaurant Asset List

New Asset Tag #	Location	Type/Model	Make	Serial Number	Model Number
5015	Golf Restaurant	Gas Stove 6 Burner	Imperial Range		
5014	Golf Restaurant	Grill	UltraMax		
5013	Golf Restaurant	Deep Fryer	Frialtor		
5012	Golf Restaurant	510F Deep fryer	Star Deep Fat Fryer	51005387	
5011	Golf Restaurant	Kitchen Sink X 2			
5010	Golf Restaurant	Dishwasher-AF-3D-S	American	51053	
5009	Golf Restaurant	Ice Machine 150lb ice storage	Manitoc/ Scottsman with bin	Top 61313-08L, Bottom CM500	
5008	Golf Restaurant		Deli Cooler		
5007	Golf Restaurant		Deli Cooler		
5006	Golf Restaurant	Walk-in Refrigerator	Superior	947411	
5005	Golf Restaurant	Freezer (GST-40DF)	Green World	SA12006	GST-40DF
5004	Golf Restaurant	Freezer (ARF49HF) 19072394	Asber	8102017058	ARF49HF
5003	Golf Restaurant	Falcon Freezer (AF-49)	Falcon (PN9117140084)	6.66117E+15	SY-206661
5002	Golf Restaurant	(Item #IIRF-20)	Freezer Upright 20.7Cu. Ft.		
5001	Golf Restaurant	TCB-3SB Turbo Air	Keg Beer Cooler		
	Golf Restaurant	59' Draft Beer (Item#219981)	Keg Cooler Super Deluxe		
	Golf Restaurant	Standard height	16- Lancaster Table		349C17R3S & 3493030BBESP
	Golf Restaurant	Standard height	64-BFM Seating		163ZWO668LBL
	Golf Restaurant	Bar height	4- Lancaster Table		349C22S3B & 3492430BBESP
	Golf Restaurant	Bar height	16-BFM Seating		163ZWB668LBL



Mountain Home City Council
Grant Application Approval Request
Request Tracking Number: 2024/25-010
Date: November 20th, 2024

For Questions Please Contact Grants Administrator at 587-2173

GRANT INFORMATION		
Funding Source: Idaho Commission for Libraries		
Project Name: Connecting Communities Grant		
Project Timeline: November 4 th , 2024 – May 2026		
Project Cost (Estimate): \$6,834.30		
Grant Amount: \$0.00		
City Match In-Kind: \$0.00		
City Match Cash: \$0.00		
Project Donation: 10 laptops and accessories provided		
Amount Budgeted (FY 2024/25): \$30,000.00		
PROJECT SUMMARY	APPROVALS	INITIALS
The Idaho Commission for Libraries (ICfL) is pleased to announce the Connecting Communities Digital Access Grant, an initiative designed to provide laptops and accessories to eligible entities across Idaho. This grant is an initiative designed to bridge the digital divide that limits many Idaho residents from accessing essential technology resources. Grantees train Idahoans on cybersecurity and digital skills, and Idahoans who complete the training keep the device.	Grants Administrator – Alexa Vork	AV
	City Clerk – Tiffany Belt	TB
	City Treasurer – Paula Szafranski	PS
	Mayor – Rich Sykes	RS
	PARTICIPATING DEPARTMENTS	DEPT HEAD INITIALS
Library Director – Shasta Hochstrasser		
RECOMMENDED ACTION:		
RECORD OF COUNCIL ACTION		
Meeting Date:	Action:	

On the ____ day of _____, 2024, the City Clerk notified _____ that his/her request has been approved and he/she can begin the application process.



Mountain Home City Council
Grant Application Approval Request
Request Tracking Number: 2024/25-011
Date: November 20th, 2024

For Questions Please Contact Grants Administrator at 587-2173

GRANT INFORMATION

Funding Source: Idaho Commission for Libraries
Project Name: Tech Refresh Digital Access Program
Project Timeline: November 4 th , 2024 – May 2026
Project Cost (Estimate): \$3,417.00
Grant Amount: \$0.00
City Match In-Kind: \$0.00
City Match Cash: \$0.00
Project Donation: 5 laptops and accessories provided
Amount Budgeted (FY 2024/25): \$30,000.00

PROJECT SUMMARY	APPROVALS	INITIALS	
This grant provides new computers for the public and tribal libraries for in-library use or circulation. Libraries will choose from laptops or desktops to best suit their needs and provide their communities with digital skills and cybersecurity training.	Grants Administrator – Alexa Vork	AV	
	City Clerk – Tiffany Belt <i>Daniel Mercado</i>	<i>[Signature]</i>	
	City Treasurer – Paula Szafranski	<i>[Signature]</i>	
	Mayor – Rich Sykes	<i>[Signature]</i>	
	PARTICIPATING DEPARTMENTS		DEPT HEAD INITIALS
	Library Director – Shasta Hochstrasser		

RECOMMENDED ACTION:

RECORD OF COUNCIL ACTION

Meeting Date:	Action:

On the ____ day of _____, 2024, the City Clerk notified _____ that his/her request has been approved and he/she can begin the application process.

OLD BUSINESS

NEW BUSINESS

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

IN RE:)	
	)	DECISION AND
Kaysa Cruse	)	RECOMMENDATION
PZ-24-47 PPLAT)	
10th Street Neighborhood)	
Applicant.)	
)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on October 24, 2024, and November 5, 2024, for a public hearing held pursuant to notice as required by law on a request for approval of a preliminary plat of certain real property that is within 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 having heard from three (3) members of the public appearing to testify regarding the request, and having received two (2) letters regarding the proposed application, 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 real property legally described in attachment "A" attached hereto.
2. The Applicant has proposed the requested Preliminary Plat be identified as the "10th Street Neighborhood Subdivision" (see attachment "B") and hereafter referred to as such.
3. The Owner of the real property for the preliminary plat has requested in writing that the property be preliminary platted.
4. The proposed preliminary plat is configured to comply with the underlying "10th Street Neighborhood R-4 PUD" zoning designation of the property (see Attachment "C").
5. The proposed preliminary plat consists of the following:
 - a. Eighty-two (82) residential single-family home lots.
 - b. Fourteen (14) townhome lots.

- c. Two (2) apartment/retail lots
 - i. These lots are configured to have commercial/retail on the first floor, with eighteen (18) residential apartments above.
 - d. One (1) activity lot.
 - e. Two (2) common lots.
6. The requested preliminary plat comprises one-hundred-fourteen (114) residential dwellings. The plat includes a community storage facility, Community Building, daycare, playground, sports court, and activity field.
7. Notice of public hearing has been given as required by law.
8. Three (3) members of the public provided testimony to express concerns regarding the development regarding:
- a) Water Availability
 - b) Wastewater Availability, capacity, cost of infrastructure.
 - c) Location
9. Two (2) letters were received expressing concerns regarding this development.
- a) Traffic
 - b) Property Values
 - c) Urban sprawl
 - d) Property tax to pay for added infrastructure needs
10. Portions of this property are in a flood zone and is subject Title 5, Chapter 5, Flood Hazard Protection Ordinance.
11. A LOMR from FEMA is required prior to any development.
12. Subject to Fire Review Letters dated 4-7-22, 6-12-22, 9-9-24.
13. Indigo, Wheatgrass, Arrowleaf naming is allowed all others must be renamed and receive prior approval, Street names must be changed to Way or Drive, and SW directional designation given before the name.
14. Per City of Mountain Home City Code 9-16-10, the Planning & Zoning Commission reviewed:
- 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.
15. The request for preliminary platting of the subject property was found by the Planning & Zoning Commission to be in accordance with the City's Preliminary Plat Ordinance and the underlying 10th Street Neighborhood R-4 PUD zoning.

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. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section 9-6-10 and Mountain Home City Code Section 9-16-10.
4. The Planning & Zoning Commission voted 3-2 to recommend approval of the preliminary plat.

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 City Council approve the request for a preliminary plat of the 10th Street Neighborhood Subdivision. with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. The Final Plat and all future development will comply with the uses and bulk & coverage controls provided in the "Approved Planned Unit Agreement."
3. Before a Final Plat is recorded, the Applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District.
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 deemed null and void.
5. The applicant must apply for and receive a Letter of Map Revision from FEMA, before any development occurs.
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 19th day of November, 2024.

CITY OF MOUNTAIN HOME
PLANNING AND ZONING COMMISSION

By 
Kristopher Wallert, P&Z Chairman

ATTEST:

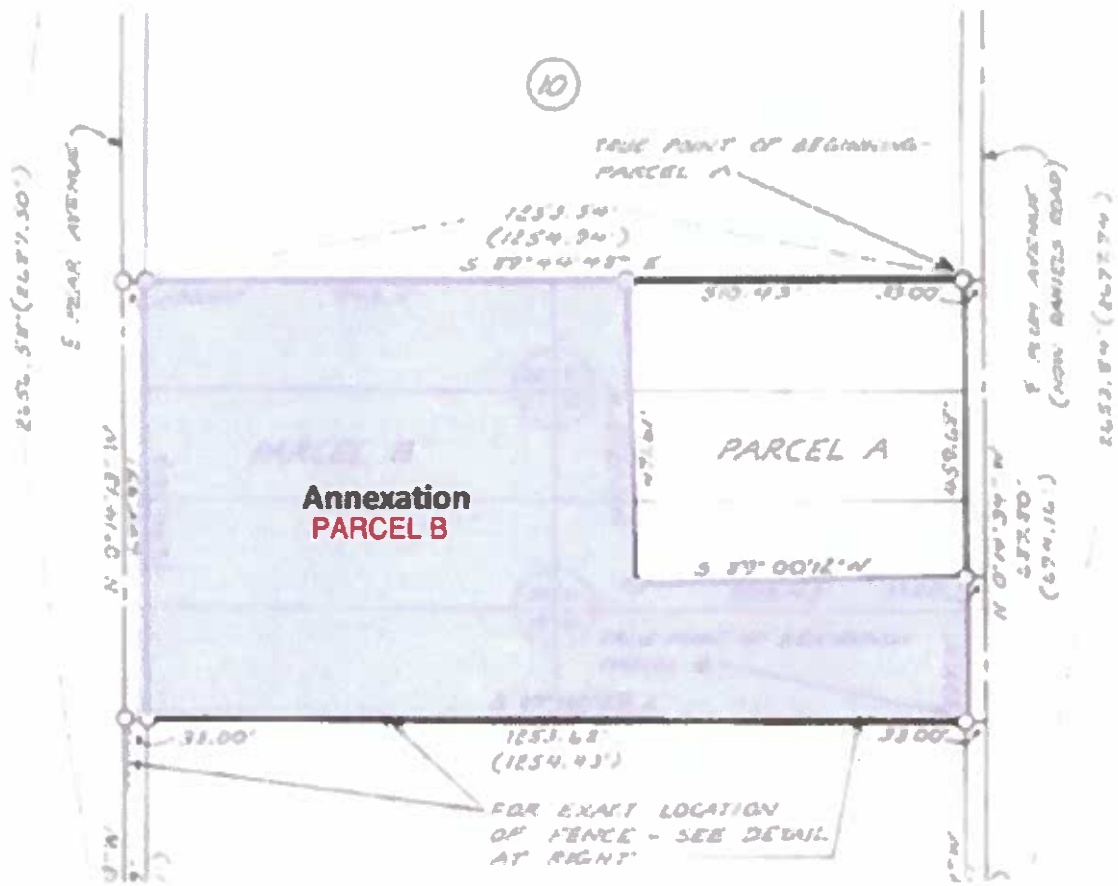

Brenda Ellis, Senior City Planner

Attachment "A" – Legal Description

Legal Description:

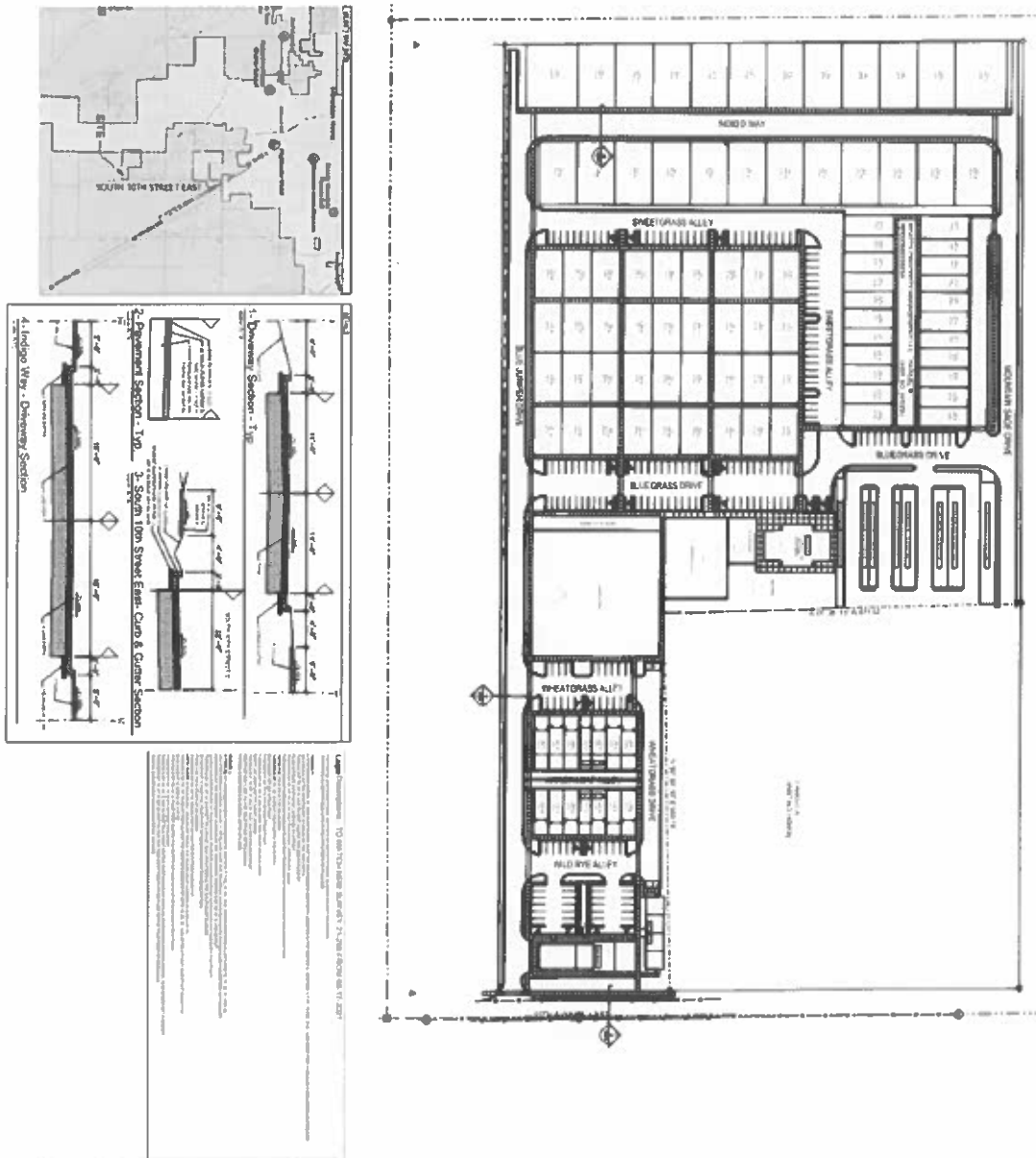
Tax Parcel # RPA0060010009C, Record of Survey # 185058, Elmore County Recorder, referred to as Parcel B and described as follows:

A parcel of land located in the E1/2 NW ¼, Section 1, T. 4S., R. 6E., B.M. Which contains all of lots 12, 19, 20, 21, and 22, and portions of lots 9, 10, and 11 of block 10 of the Fruitdale Subdivision and which is more particularly described as follows: Beginning at the northeast corner of said NW ¼; thence S. 00°15'07" E. 2100.59 feet along the centerline of Plum Avenue (formerly Daniels Road, Now South 10th Ave. East) to a point; thence N. 89°39'47" W. 33.00 Feet to a point, said point being the Southeast corner of said lot 12 and the true POINT OF BEGINNING for this description: from the true POINT OF BEGINNING; thence N. 89°39'47" W. 1253.69 feet along the South boundary of lots 12 and 19 to a point, said point being the Southwest corner of said lot 19; thence N. 00°14'39" W. 685.97 feet along the west boundaries of lots 19, 20, 21, and 22 to a point, said point being the Northwest corner of lot 22; thence S. 89°45'04" E. 743.07 feet along the north boundaries of lots 22 and 9 to a point; thence S. 01°26'13" E. 471.53 feet to a point; thence N. 89°00'46" E. 500.78 feet to a point on the west right-of-way line of formerly Daniels Road, now South 10th Avenue East; thence S. 00°15'07" E. 227.36 feet along the said west right-of-way line to the true POINT OF BEGINNING. Parcel B contains 14.37 acres more or less.



Attachment "B" – Proposed Preliminary Plat

© TERREN LLC. The Bookends are property of TERREN LLC. For a full list of owners, see the plat.



10TH STREET NEIGHBORHOOD

C101

TIEREN LLC
10th Street Neighborhood
South 10th Street East - Mountain Home, Idaho

TERREN
SOCIALLY RESPONSIBLE

10TH STREET NEIGHBORHOOD

C101

TIEREN LLC
10th Street Neighborhood
South 10th Street East - Mountain Home, Idaho

TERREN
SOCIALLY RESPONSIBLE

Attachment "C" – Planned Unit Development Agreement

Amended 10th Street Neighborhood Planned Unit Development Agreement

THIS AGREEMENT is made effective this 30th day of JULY, 2022, by and between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation organized pursuant to the laws of the State of Idaho, of P. O. Box 10, Mountain Home, Idaho 83647, hereinafter referred to as the "City," and Kaysa Cruse, the property owner, hereinafter referred to as the "Owner".

WHEREAS, the Owner owns and desires to develop certain real Property located in the City of Mountain Home, Idaho, Elmore County Tax Assessor Parcel Numbers R70006010004, the "Property," which is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

WHEREAS, the Owner desires to develop the Property consistent with the 10th Street Neighborhood Site Master Plan (the "Masterplan"), which is attached hereto as Exhibit B and incorporated herein by this reference.

WHEREAS, this Development Agreement intends to ensure the Property is developed in a manner consistent with Mountain Home's City Code; and

WHEREAS, the Owner has agreed to the development standards set forth herein upon the use and development of the Property with the requirements outlined in this Development Agreement; and

WHEREAS, the 10th Street Neighborhood Planned Unit Development is proposed to be an attractive community that provides the following:

- Playground Area
- Community Garden
- Sports Courts
- Activity Fields
- Live-Work Opportunities
- Neighborhood oriented retail and services
- Daycare Center
- Dog Park
- Storage Units

NOW, THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

1. Compliance to City Standards: Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards or to the standards of any applicable public agency providing service to the development, adhering to all City policies and procedures, including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood

works, stormwater management, curbs, sidewalks, and roads UNLESS otherwise exempted in the proposed Planned Unit Development or this Agreement. Such policies include extending the utility lines in a manner acceptable to the City to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost.

2. Applicable Standards: The Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet according to this Agreement or City codes shall be those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the lands subject to this Agreement, Owner consents to suspension of issuance of building permits or denial of certificates of occupancy until such compliance is attained.
3. Covenant to Run with the Land: The covenants herein to be performed by Owner shall be binding upon Owner and Owner's heirs, assigns, and successors in interest and shall be deemed to be covenants running with the land.
4. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
5. Merger and Amendment: All promises and prior negotiations of the parties merge into this Agreement. The parties agree that this Agreement shall only be amended in writing and signed by both parties. The parties agree that a change in the law shall not amend this Agreement. The parties agree that this Agreement is not intended to replace any other requirement of the City Code. Its execution shall not constitute a waiver of requirements established by the City ordinance or other applicable provisions of law.

6. THE 10TH STREET NEIGHBORHOOD – Allowed Land Use Permitted by Right:

- a. Residential:
 - i. Single-Family Detached Homes
 - ii. Single-Family Attached Homes
 - iii. Townhouses
 - iv. Live-Work Units
- b. Commercial:
 - i. Accountants
 - ii. Animal grooming
 - iii. Administrative Offices
 - iv. Advertising Agency
 - v. Antiques
 - vi. Appraiser
 - vii. Architects
 - viii. Art galleries and supplies

- ix. Attorneys
- x. Audiologist
- xi. Bakeries (retail/product sold on site)
- xii. Barber and beauty shops
- xiii. Bicycle dealers and repair
- xiv. Bookstore with miscellaneous retail
- xv. Bridal Shop
- xvi. Caretaker's/watchman sleeping quarters
- xvii. Children's shops, clothing, furniture, toys
- xviii. Chiropractors
- xix. Classes/piano, dance, ceramics, craft (more than 5)
- xx. Clothing stores/new and used
- xxi. Convenience stores
- xxii. Daycare Facility & Daycare Center
- xxiii. Delicatessen
- xxiv. Dentists and orthodontists
- xxv. Engineers
- xxvi. Exercise facility/gym
- xxvii. Fabric shop
- xxviii. Gift shop
- xxix. Hobby shops/crafts
- xxx. Ice cream shop
- xxxi. Insurance agency
- xxxii. Janitorial services (office)
- xxxiii. Jewellery store
- xxxiv. Music stores (instrument and record)
- xxxv. Office, miscellaneous
- xxxvi. Optician/retail sales
- xxxvii. Optometrist
- xxxviii. Pharmacy (prescriptions only)
- xxxix. Photographers studio
- xl. Physical therapist
- xli. Physicians
- xlii. Podiatrist
- xliii. Realtors
- xliv. Restaurant with dining room
- xlv. School/art, dance
- xlvi. Shoe repair and sales
- xlvii. Spa/health and wellness center
- xlviii. Storage units/mini
- xlix. Taxidermy

*All allowed uses shall not have an on-street parking requirement.

6. *Development Schedule:* The Applicant intends to commence site development as soon as possible after site engineering approvals, intending to complete *Phase I* of civil improvements no later than May 30, 2023. Vertical construction shall commence thereafter and continue at a pace consistent to complete the first six units by December 31, 2023. Civil improvements for the remaining phases shall commence as soon as possible after site engineering approvals intending to complete all remaining horizontal and vertical construction by December 31st 2026.

7. *Planned Unit Development Design Standards:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 16 – Section 13: Subdivision Design Standards for the area designated as "Mitchell Townhomes PUD," or as amended, and all references to other sections therein except for the following:
 - a. Street Right of Way Widths:
 - i. Perimeter Streets:
 1. Daniels Road: 52' ROW (no additional ROW required). Owner to construct ½ width frontage including curb, gutter, and 5' of sidewalk.
 - ii. Private Internal Streets & Roadways.
 1. Blue Juniper Drive: 22' drive isle plus integrated curb and gutter both sides; No onstreet parking allowed. Curbs must be painted red.
 2. Wheatgrass Alley: 22' drive isle with straight in parking both sides.
 3. Wild Rye Alley: 26' drive isle plus integrated curb and gutter to the East and straight in parking to the west .
 4. Arrowleaf Alley: 22' inside roadway width with garage entrances on both sides. No onstreet (on-alley) parking allowed.
 5. Bluegrass Drive: 22' drive isle with straight in parking both sides .
 6. Sweetgrass Alley: 22' drive isle plus integrated curb and gutter on West and North sides with 20' straight in parking on East and South sides; No onstreet parking on the western portion allowed. Curbs must be painted red
 7. Mountain Sage Drive: 22' drive isle plus integrated curb and gutter both sides; No onstreet parking allowed. Curbs must be painted red.
 8. Indigo Way: 30' drive isle plus integrated curb and gutter both sides
 - iii. Pedestrian Walkways
 1. Sidewalks will be contiguous with the public streets and will be concrete and 5' wide. Sidewalks will be located within the street right of way OR in a street-side buffer strip/common lot.
 - b. Mailboxes

- i. The development shall provide cluster mailboxes as indicated on the site masterplan plan or as approved by the local postmaster and Public Works Director.
- c. Easements/Utility and Drainageway
 - i. Unobstructed utility easements shall be provided for water, sewer, storm drain, fiber, and power as required and to be detailed in the Infrastructure, Grading & Drainage Plan in the permitting and final plat phase. Stormwater from public roadway improvements on the north and west sides of the project may shed drain to stormwater inlets located within the curb and gutter to stormwater retention facilities located within project perimeter landscape buffers.
- d. Lots/Blocks:
 - i. Blocks: Block length shall not exceed nine hundred feet (900').
 - ii. Lots
 - 1. Corner lots shall NOT BE REQUIRED to be twenty percent (20%) greater in size than the minimum lot size for the zoning district.
 - 2. At the time of platting, corner lots ARE NOT required to be larger to accommodate setbacks for two (2) street frontages.
- e. Buffer yards And Reserve Strips
 - i. Buffer Yards and Reserve Strips:
 - 1. A thirty foot (30') buffer yard shall be located along Daniels Road. Streetlights may be located in the buffer areas, provided that a maintenance easement is noted on the face of the plat. The thirty foot (30') buffer area shall be developed according to the landscape standards of the 10th Street Neighborhood PUD.
- f. Public Spaces, Open Spaces, & Amenities
 - i. The Owner shall construct and provide the following, as shown on the Site Masterplan:
 - 1. A activity field that is a minimum 28,000 gross square feet for the private use and enjoyment of the community residents.
 - 2. Sports Courts area that is a minimum 5,000 gross square feet for the private use and enjoyment of the community residents.
 - 3. Play Ground area that is a minimum of 3,000 gross square feet for the private use and enjoyment of the community residents.
- g. Tenant Leasing' Agreement and/or Maintenance Agreement: to be recorded after recordation of the final plat for the 10th Street Neighborhood PUD. It shall include, at a minimum, the following elements:
 - i. Shared parking agreement for the common parking area for live/work units and the retail building.
 - ii. Maintenance obligations of the property owner, including all PUD common areas and buffers.

8. **Bulk & Coverage Standards: Setbacks:** All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 7 – Section 6: Zoning Districts, (C) R-4 zone/residential zone for the area designated as "10th Street PUD", or as amended, and all references to other sections therein except for the following:
- a. **Minimum Lot Size:** *R-4 minimum per 9-7-8 is 5,000 gsf is N/A.* The proposed PUD shall consist of:
 - i. **RYE POCKET NEIGHBORHOOD:** Residential Attached Town Home Lots & Live-Work Lots shall consist of at least 800 squarefeet
 - ii. **SAGE POCKET NEIGHBORHOOD:** Single Family Residential Lots shall consist of at least 800 squarefeet.
 - iii. **BLUE POCKET NEIGHBORHOOD:** Single Family Residential Lots shall consist of at least 800 squarefeet.
 - iv. **INDIGO POCKET NEIGHBORHOOD:** Single Family Residential Lots shall consist of at least 800 squarefeet.
 - v. **10TH STREET COMMONS:** Community Common Area Lots shall consist of at least 800 squarefeet.
 - b. **Lot Coverage:** *R-4 is N/A per 9-7-8.*
 - c. **Minimum Street Frontage:** *R-4 is 50 feet per 9-7-8 is N/A.* The proposed PUD shall not have any minimum street frontage requirements.
 - d. **Side setback, interior:** *R-4 is 5 feet per 9-7-8 is N/A.* S The proposed PUD shall consist of:
 - i. **RYE POCKET NEIGHBORHOOD:** Residential Attached Town Home Lots & Live-Work Lots have a zero-lot-line side setback. Each building of six or more townhouses shall have a minimum of 15' separation from nearest adjacent building of townhouses. Apartment and Retail Commercial Buildings will consist of zero-lot-line side setbacks. Each building shall have a minimum of 15' separation from nearest adjacent building.
 - ii. **SAGE POCKET NEIGHBORHOOD:** Single Family Residential Lots shall have a minimum side setback of 3 feet.
 - iii. **BLUE POCKET NEIGHBORHOOD:** Single Family Residential Lots shall have a minimum side setback of 3 feet.
 - iv. **INDIGO POCKET NEIGHBORHOOD:** Single Family Residential Lots shall have a minimum side setback of 3 feet.
 - v. **10TH STREET COMMONS:** The designated Daycare Center and designated storage area shall have minimum side setback of 6 feet
 - vi.
 - e. **Street side yard setback:** *R-4 is 15 feet from ROW edge per 9-7-8.* The proposed PUD shall provide minimum 14' street yard setback.

RYE POCKET NEIGHBORHOOD

 - i. Residential Attached Town Home/Live-Work Lots will consist of an 8' street/front yard setback to porch and a 16' street/front yard setback to living unit. Each building of six or more townhouses shall have a minimum of 15' separation from nearest adjacent building of townhouses.

- ii. Apartment, Retail Commercial Buildings will consist of a zero-lot-line side setback. Each building shall have a minimum of 15' separation from nearest adjacent.
- f. Front yard setback: *R-4 is 15 feet from ROW edge per 9-7-8 is N/A.*
 - i. RYE POCKET NEIGHBORHOOD: Residential Attached Town Home Lots & Live-Work Lots have a 8' front yard setback to porch and a 16' street/front yard setback to living unit. Each building of six or more townhouses shall have a minimum of 15' separation from nearest adjacent building of townhouses. Apartment and Retail Commercial Buildings will consist of zero-lot-line front setback to common space. Each building shall have a minimum of 15' separation from nearest adjacent building.
 - ii. SAGE POCKET NEIGHBORHOOD: Single Family Residential Lots shall have a minimum front setback of 4 feet from sidewalk to porch and 12' from sidewalk to living unit.
 - iii. BLUE POCKET NEIGHBORHOOD: Single Family Residential Lots shall have a minimum front setback of 5 feet from utility easement to porch and 13' setback from utility easement to living unit.
 - iv. INDIGO POCKET NEIGHBORHOOD: Single Family Residential Lots shall have a minimum front setback of 15 feet from sidewalk to porch and 23 feet from sidewalk to living unit.
 - v. 10TH STREET COMMONS: The designated Daycare Center and designated storage area shall have minimum front setback of 8 feet
- g. Rear yard setback: *R-4 is 15 feet from property line per 9-7-8 is N/A.*
 - i. RYE POCKET NEIGHBORHOOD: Residential Attached Town Home Lots & Live-Work Lots have a zero lotline rear/alleyway setback. Each building of six or more townhouses shall have a minimum of 15' separation from nearest adjacent building of townhouses. Apartment and Retail Commercial Buildings will consist of zero-lot-line rear setback to common space. Each building shall have a minimum of 15' separation from nearest adjacent building.
 - ii. SAGE POCKET NEIGHBORHOOD: Single Family Residential Lots shall have a zero lotline rear/alleyway setback.
 - iii. BLUE POCKET NEIGHBORHOOD: Single Family Residential Lots shall have a minimum 8 foot rear setback.
 - iv. INDIGO POCKET NEIGHBORHOOD: Single Family Residential Lots shall have a minimum 26 foot rear setback.
 - v. 10TH STREET COMMONS: The designated Daycare Center and shall have a zero rear setback to common area.
- h. Maximum building height: *R-4 is 30 feet from grade per 9-7-8.* The proposed PUD shall not exceed 45'-0" in height.
- i. Minimum floor area: *R-4 is N/A per 9-7-8.*

9. Residential Planned Unit Development Design Standards: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 19 – Article B: Residential Planned Unit Development Design Standards for the area designated as " 10th Street Neighborhood PUD ", or as amended, and all references to other sections therein except for the following:
- a. Landscaping: Landscaping will be as illustrated on the 10th Street Neighborhood Site Masterplan (Ex. B), with detailed City of Mountain Home review and approval through the engineering review process. The property owner shall plant/maintain all landscaping.
 - b. Building Design:
 - i. Conceptual building designs are included as Exhibit C to this Agreement. Final building designs shall be materially and substantially consistent with the conceptual plans illustrate in Exhibit C.
10. Landscaping Requirements: All future development and improvements shall be consistent with the 10th Street Neighborhood Site Masterplan (Ex. B).
11. Community Building and Office Permits: Provided that all essential utility connections are available, the project shall be eligible for one (1) community building with associated tenant/resident-uses and business office space permits and limit certificate of occupancy before the final plat recording, including:
- a. RYE POCKET NEIGHBORHOOD PHASE: Attached townhome.
 - i. A building permit will be allowed for the construction of the attached multi-unit plex. HOWEVER, only one model of a multi-unit plex may be finished and receive a temporary certificate of occupancy for the sole use of being used as a "model unit" before the final plat recording.
 - b. BLUE POCKET NEIGHBORHOOD: Single Family Residential Lot.
 - i. A building permit will be allowed for the construction of one (1) single family residential lot. HOWEVER, it shall only have a temporary certificate of occupancy for the sole use of being used as a "model units" before the final plat recording.
 - c. INDIGO POCKET NEIGHBORHOOD: Single Family Residential Lot.
 - i. A building permit will be allowed for the construction of one (1) single family residential lot. HOWEVER, it shall only have a temporary certificate of occupancy for the sole use of being used as a "model units" before the final plat recording.
12. Fiber Infrastructure Requirements:
- a. The developer shall install fiber conduit, ducts, vaults, and handhold boxes as designed by the City and provided for by City standards for fiber installation at the time of construction. All such installations shall be subject to City inspection and require City approval before cable installation. *RE: included City Fiber Plan and Sheet A102 for additional information.*

- b. Developer and/or Property owner shall designate on the required final plat and building site plan the locations where the fiber drop duct ends shall terminate. All installation of fiber duct and related infrastructure shall be installed according to the standards adopted by the City of Mountain Home and subject to inspection and approval by the City of Mountain Home before issuance of a certificate of occupancy.
- c. The developer shall pay all associated fiber development fees at the time building permits are pulled pursuant to the applicable city ordinance.

13. *Impact Fees:*

- a. Development impact fees shall be calculated at the time of building permit application and imposed at time of building permit issuance according to applicable City of Mountain Home impact fee ordinance.

14. *Future Development Agreement(s):*

This Planned Unit Development Agreement does not prohibit the City of Mountain Home from requesting additional development agreements concerning new or different infrastructure and public improvements that is not addressed in this Agreement or the approved Site Masterplan, provided that nothing therein shall be construed to be an additional post-approval requirement for plat recording.

- 15. *Enforcement - Attorney's Fees:*** Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and related costs of enforcement.

IN WITNESS WHEREOF, the City of Mountain Home has caused this Agreement to be executed by its Mayor and City Clerk, and the Owner has executed this Agreement to be effective the day and year first above written.

SIGNATURE PAGES FOLLOW

CITY OF MOUNTAIN HOME

By:

Rich Sykes, Mayor

ATTEST:

Tiffany Deh
Tiffany Deh, City Clerk
Daniel Mercado, Deputy City Clerk

STATE OF IDAHO)

) ss.

County of Elmore)

On this 30 day of June, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Rich Sykes and ~~Tiffany Deh~~ Tiffany Deh, known to me to be the Mayor and ~~City Clerk~~ City Clerk, respectively, of the City of Mountain Home and the persons who executed the foregoing instrument and acknowledged to me that they executed this Agreement on behalf of the City of Mountain Home in their official capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate above written.

Daniel Mercado
Notary Public for Idaho
Residing at Mountain Home, Idaho
Commission Expires 4/13/2023



OWNER:

Kaysa Cruse
Kaysa Cruse, Property Owner

ACKNOWLEDGMENT

STATE OF Idaho)
) ss
County of Ada)

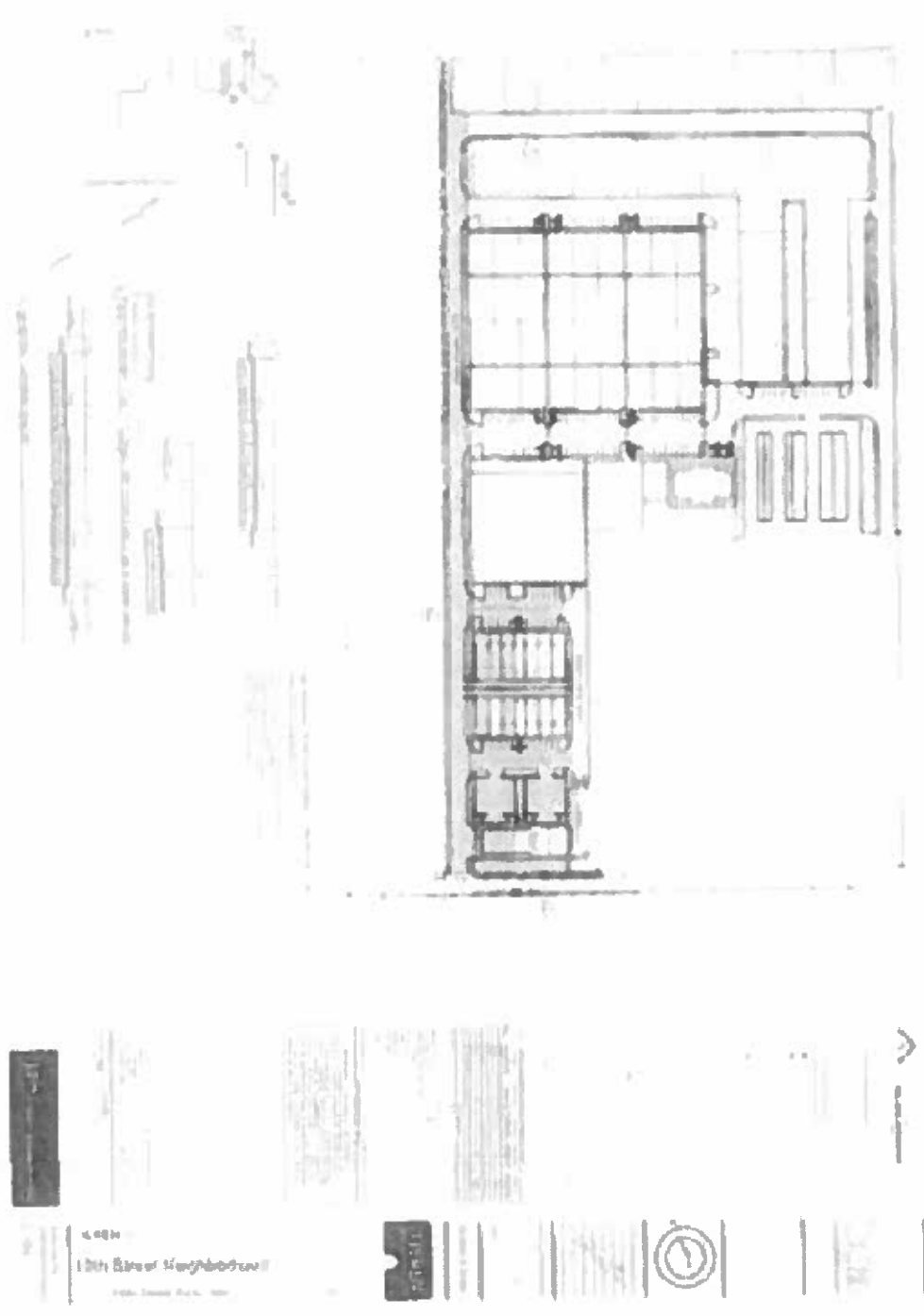
On this 1st day of July, 2022, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared Kaysa Cruse, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as Owner of the Property.

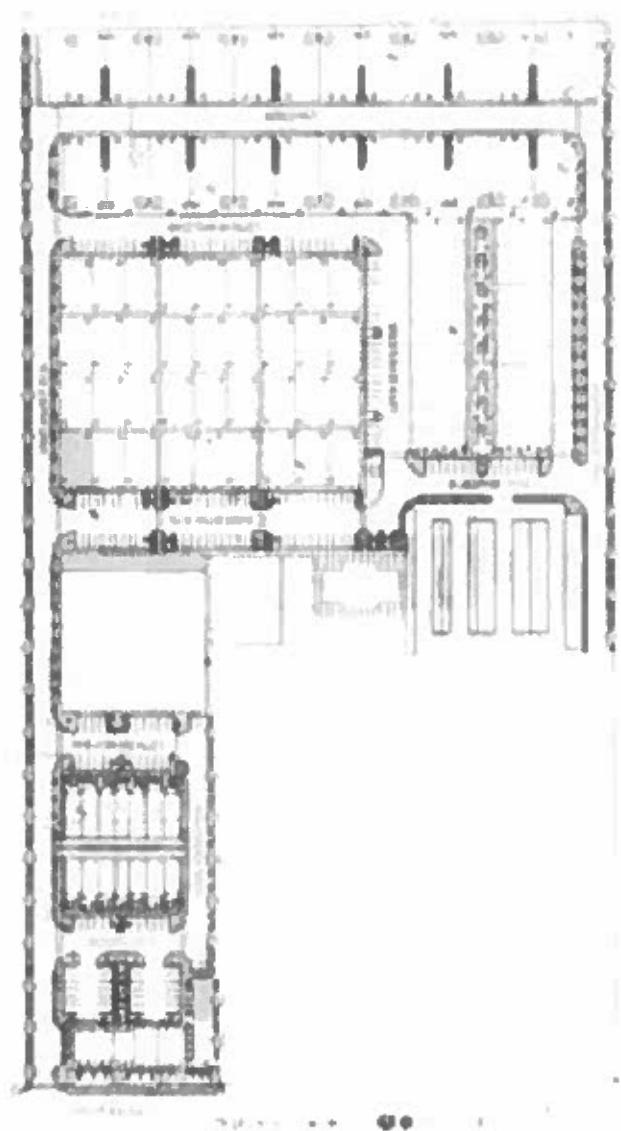
IN WITNESS WHEREOF, I have hereunto set my hand and affixed by notarial seal the day and year in this certificate first written.

Adah Elliott
Notary Public for Idaho
Residing at: 7001 20th
Commission Expires: 7/9/2024

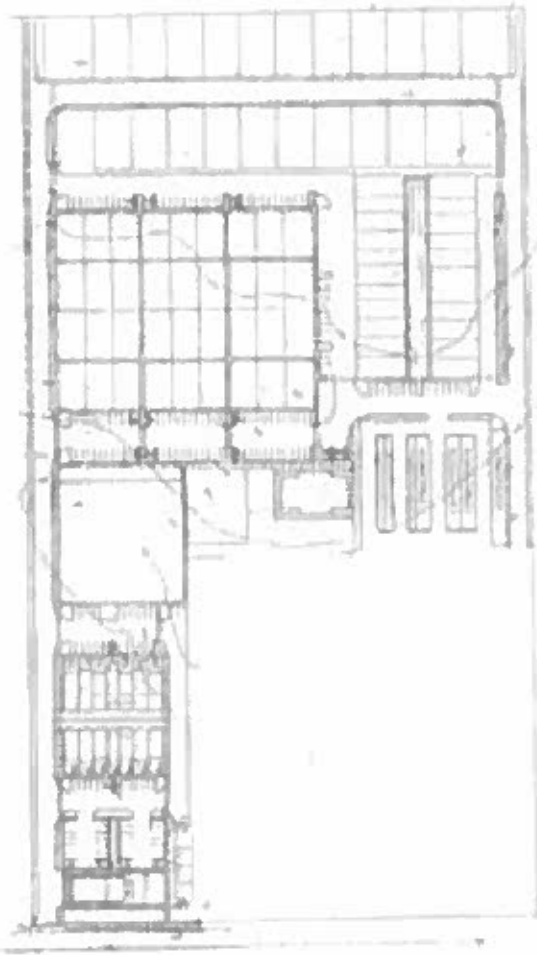


EXHIBIT A: PRELIMINARY PLAT WITH PROPERTY LEGAL DESCRIPTION





This section contains several small diagrams and annotations. On the left, there is a vertical rectangular block. To its right, there is a north arrow pointing upwards. Below these are several technical symbols and diagrams, including a circular symbol with a vertical line through it, and other geometric shapes. There is also some faint text and a signature-like scribble.



1001 Street Neighborhood
 1001 Street Neighborhood
 1001 Street Neighborhood

EXHIBIT B: 10TH STREET NEIGHBORHOOD CONCEPTUAL MASTER PLAN

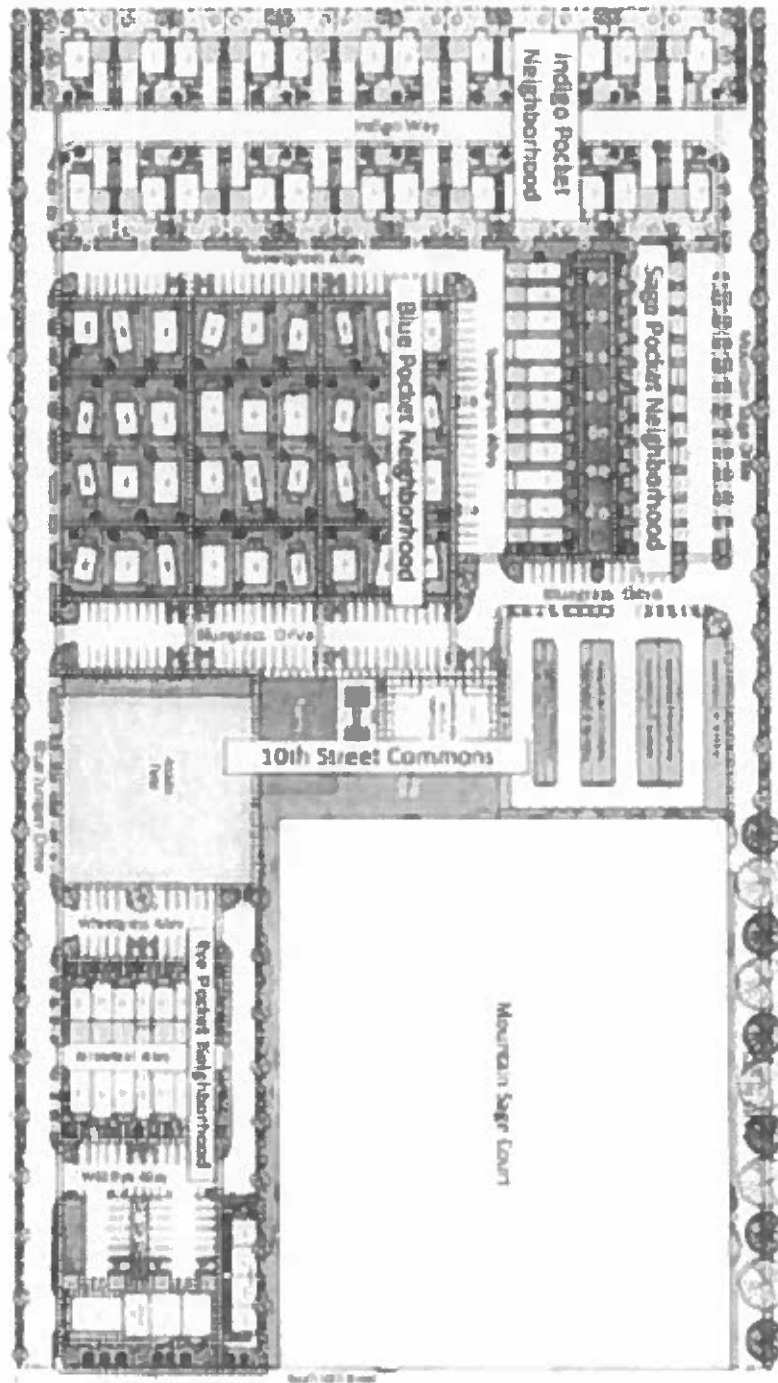


EXHIBIT C: Conceptual Building Designs

RYE POCKET NEIGHBORHOOD

BUILDING B



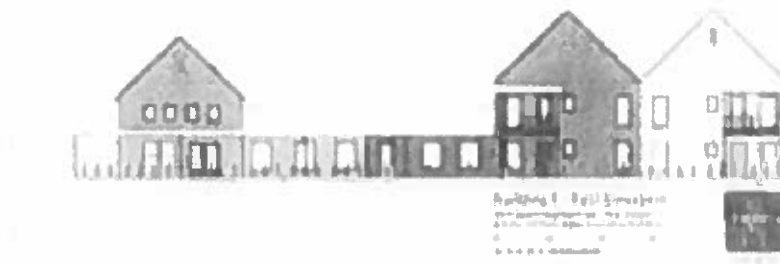
BUILDING C



BUILDING D



BUILDING E



DAYCARE CENTER & APARTMENTS



SAGE POCKET NEIGHBORHOOD



INGIGO POCK NEIGHBORHOOD



BLUE POCKET NEIGHBORHOOD



LAND EXCHANGE AGREEMENT

THIS LAND EXCHANGE AGREEMENT (hereinafter “Agreement”) is made and entered into by and between the City of Mountain Home, Elmore County, Idaho (hereinafter the “City”) and AgEquity Holdings, LLC of 89 N. Alton Avenue, Glens Ferry, Idaho, 83623 (, hereinafter “AgEquity”) and is effective the ____ day of November, 2024.

Whereas, the City of Mountain Home Eagle City Council is authorized and empowered to enter into contracts to acquire, convey, or exchange underutilized real property owned by the City in ways in which the City Council deems to be in the public interest and not needed for public purposes pursuant to Idaho Code § 50-301 and 50-1401, et seq

Whereas, on or about October 22, 2024 at a duly noticed public meeting the City Council reasonably declared that certain real property owned by the City had a minimum value of \$1,331,001.58; said property is legally described in Exhibit A attached hereto and incorporated herein as if stated in full and generally described as follows:

- Parcel RPA02000010050: 3.475 acres
- Parcel RPA02000010040: 3.42 acres
- Parcel RPA02000010030: 3.42 acres
- Approximately 2 acres from Parcel RPA3S07E302700 subject to a deed restriction prohibiting multi-level residential development due to the proximity to the City police station.

Whereas, at said public meeting the City Council determined that said real property is underutilized and not needed for a public purpose and that it is in the public interest to convey said real property to AqEquity in exchange for two parcels of real property deemed to be of equal value currently owned by the Prakasam’s but to be acquired by AgEquity which are more particularly described in Exhibit B attached hereto and generally described as follows:

- Parcel RP03S06E280015: 263.80 acres
- Parcel RP03S06E273150: 9.10 acres

Whereas, On October 29th, 2024 the City Council of the City Mountain Home held a duly noticed public hearing wherein it approved the exchange of the aforementioned real properties located within the City of Mountain Home, Elmore County, Idaho; and,

Now therefore, the parties hereto mutually agree:

1. **Recitals**: The Recitals are hereby incorporated into this Agreement as if stated in full.
2. **City**: In exchange for real property to be conveyed to the City as described in the Recitals and Paragraph 3 herein, the City, for and in consideration of the covenants and agreements herein contained on the part of AqEquity to be kept and performed, does hereby agree to convey by good and valuable deed unto the Agequity real property (hereinafter “City Property”) situated in Elmore County, State of Idaho, legally described in Exhibit A but generally described as follows:

- Parcel RPA02000010050: 3.475 acres
- Parcel RPA02000010040: 3.42 acres
- Parcel RPA02000010030: 3.42 acres
- Approximately 2 acres from Parcel RPA3S07E302700 subject to a deed restriction prohibiting multi-level residential development due to the proximity to the City police station.

2. **AgEquity**: In exchange for real property to be conveyed to AgEquity as described in the Recitals and Paragraph 2 herein, AgEquity, for and in consideration of the covenants and agreements herein contained on the part of the City to be kept and performed, does hereby agree to acquire and thereafter convey by good and valuable deed unto the City real property (hereinafter “AgEquity Property”) situated in Elmore County, State of Idaho, legally described in Exhibit B but generally described as follows:

- Parcel RP03S06E280015: 263.80 acres
- Parcel RP03S06E273150: 9.10 acres

3. **Warranty Deeds**: Upon AgEquity’s acquisition of the AgEquity Property, each party shall contemporaneously record and deliver to the other the duly executed and notarized Warranty Deed.

4. **Additional Documents**: Each party shall execute and deliver such other documents as may be reasonably requested by the other party to carry out the purpose and intent of this Agreement.

5. **Counterparts**: This Agreement may be executed in two (2) original counterparts, each of which shall constitute an original for all purposes.

6. **Captions, Attachments, Defined Terms**:

(a) ***Captions***. The captions of the paragraphs of this Agreement are for convenience only and shall not be deemed to be relevant in resolving any question of interpretation or construction of any section of this Agreement.

(b) ***Attachments***. Exhibits attached hereto, are deemed by attachment to constitute part of this Agreement and are incorporated herein.

(c) ***Defined Terms***. The word “City”, as used herein, shall include the plural as well as the singular. Words used in the masculine or feminine gender include the neuter. The obligations contained in this Agreement to be performed by the City shall be binding on the City’s successors and assigns only during their respective period of ownership.

7. **Entire Agreement**: This instrument, along with the exhibits and attachments hereto, constitutes the entire agreement between AgEquity and City relative to the Property, and any other agreements or representations, whether oral or written, are merged herein. This Agreement and the

exhibits and attachments may be altered, amended, or revoked only by an instrument in writing signed by both AgEquity and the City.

8. **Costs of Suit:** If the City or AgEquity shall bring any action for relief against the other, declaratory or otherwise, arising out of this Agreement, the losing party shall pay the prevailing party a reasonable sum for attorney fees which shall be deemed to have accrued on the commencement of such action and shall be paid whether or not such action is prosecuted to judgment.

9. **Time, Joint and Several Liability:** Time is of the essence of this Agreement and each and every provision hereof. All the terms, covenants, and conditions contained in this Agreement to be performed by either party, if such party shall consist of more than one person or organization, shall be deemed to be joint and several, and all rights and remedies of the parties shall be cumulative and non-exclusive of any other remedy at law or in equity.

10. **Binding Effect; Choice of Law:** The parties hereto agree that all the provisions hereof are to be construed as both covenants and conditions as though the word importing such covenants and conditions as though the words importing such covenants and conditions were used in each separate paragraph hereof. Subject to any provisions herein, all of the provisions hereof shall bind and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, and assigns. This Agreement shall be governed by the laws of the state of Idaho.

11. **Waiver:** No covenant, term, or condition, or the breach thereof, shall be deemed waived, except by written consent of the party against whom the waiver is claimed, and any waiver or the breach of any covenant, term or condition shall not be deemed to be a waiver of any covenant, term, or condition.

12. **Notice:** Any notice required or desired to be given by either party to this Agreement to the other pursuant to or with respect to this Agreement shall be in writing and may be personally served, or given by depositing such notice in the United States mail, certified and return receipt requested and postage prepaid addressed to the other. Any notice shall be deemed to have been given as follows: (i) if by personal delivery, then upon actual receipt; (ii) or if by registered mail, then on the date receipt was acknowledged to the postal authorities. Either party may change the address to which notices shall thereafter be delivered, or mailed by notice as provided above.

13. **Authority of Signatories:** The Parties agree and represent that the signatories identified herein have the authority to act on behalf of their respective corporate entities.

14. **Preparation of Agreement:** This Agreement was prepared as an accommodation to the parties only and shall not be construed for or against either party as a result thereof.

EXHIBIT A

RPA02000010050, RPA02000010040, RPA02000010030, and RPA3S07E302700

Parcel RPA02000010030: 3.42 acres: LOT 3 BLOCK 1 MOUNTAIN VIEW INDUSTRIAL PARK #1

Parcel RPA02000010040: 3.42 acres: LOT 4 BLOCK 1 MOUNTAIN VIEW INDUSTRIAL PARK #1

Parcel RPA02000010050: 3.475 acres: LOT 5 BLOCK 2 MOUNTAIN VIEW INDUSTRIAL PARK #1

These are in a platted subdivision (Mountain View Industrial Park #1) that is why there are no meets and bounds descriptions. Those would have to be surveyed by a licensed surveyor (JJ Howard).

PARCEL RPA3S07E302700

A parcel of land lying in the NE1/4 of the NW1/4 of Section 30, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the N 1/16 Corner of said Section 30; thence along the North 1/16 line S.89°10'01"E. 1328.04 feet to a point being the NW 1/16 corner; thence continuing S.89°10'01 "E. 1076.19 feet to a 1/2" iron pin, said point being the POINT OF BEGINNING;

Thence, continuing S.89° 10'01 "E. 231.07 feet to a 1/2" iron pin marking the CN 1/16 corner;

Thence, along the meridional centerline N.0°33 '23"W. 315.98 feet to a 1/2" iron pin marking a point of curvature to the left;

Thence, along the Southerly Right-of-Way of E 8th N street curving to the left, a distance of 286.18 feet, said curve having a delta of 21°20'10", a radius of 768.51 feet, and a long chord of 284.53 feet that bears N.87°55'27"W. to a 1/2" iron pin marking the ending of said curve;

Thence, S.9°54'06"E. 327.80 feet to a 1/2" iron pin, also being the POINT OF BEGINNING;

Said parcel contains 1.94 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

EXHIBIT B

Legal Description for Parcels

RP 03S06E273150, RP 03S06E280015

Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho

RP03S06E273150: Section 27; The Northwest Quarter of the Northwest Quarter lying North of the Southerly Right of Way of the Mountain Home Air Force Base Railroad. +/-9.10 acres

RP03S06E280015: Section 28; The North Half lying North of the Southeasterly Right of Way of the Mountain Home Air Force Base Railroad. +/-263.80 acres

Mountain Home Speed Way

Race To Empower Inc. (Non-Profit 501-C3)

The Mountain Home Speedway has been growing for 5 years, starting with a little enduro race to a reputable track that folks are traveling to. There is regular attendance from racers and their families out of Elko Nevada as well as Homedale, Horseshoe bend, Bruneau and Grandview to name a few. This track brings together a diversified group of racers from all abilities and from 7 to 70 years of age as they all come together to compete in Mtn Home. On an average night at the races the attendance ranges from 500-800 people in the pits as well as the stands with 35-45 cars competing in a very well-run program that puts on a great show for the crowd with a roughly 4-hour performance. These individuals are shopping at the local grocery store as well as purchasing parts from your local parts store before filling up their cars at your local gas stations as they come together for this family event in the great town of Mtn. home. This show is an amazing family event for the community to attend with a 10-dollar gate charge for adults while the children under 12 get in for free with fun kid's events at intermission that all the kids love to participate in.

The speedway holds 8 events annually and there is a great group of vendors that are representing Mtn Home while most of them are selling out of their products at these shows. Just to list a few of the vendors, Savory Laynes Steakhouse, Vickie's BBQ, American Legion Post 101, Sugar Outpost, Hunters ED, Mountain Home Mortgage MLS # 153775, Idaho Wrecker Sales, etc..

The group has and is providing an opportunity for kids to get into racing at a younger age with the addition of a cart track inside of the big track. This group of kids has grown throughout the 2024 season and moving into the next season there are plans to continue with the growth of this part of the speedway as these kids are the future of our sport. There will be a kid's camp at the track as an introduction to carts, junior Hornets, and the aspects of racing. This camp will allow the local youth to come out and be a part of the experience. These kids will get the opportunity to find out if carts and racing is something they want to further explore without going out and making a large financial investment while we continue to grow the sport and the opportunities for the local youth.

The track is nearly self-sufficient as it uses all the income from racers entry fees and gate tickets along with local sponsors to put on the shows, pay for an awards banquet and make capital improvements with the remaining balance. With that being said, none of the promoters or volunteers are making money off of this endeavor as it is a passion for the people involved with these people often using their own money, time, and equipment to produce the show. The show is managed and run by a great group of volunteers who put in countless hours to make the show into what it has become. The Mountain Home Speedway also donates to the local Search and Rescue

who also volunteer their hours to help with the shows on race day. In addition to that donation there will be a scholarship available on behalf of the speedway for further education starting in 2025.

The Mtn Home Speedway has established a non-profit status under "Race To Empower Inc". With this transition a board is being established to further the growth of the speedway and future events. The Mountain Home Speedway is seeking a ten-year lease to accommodate the capital improvement projects that are needed as the sport continues to grow. These projects include but are not limited to, Power, lights, parking area, grandstands, as well as track expansion and improvements.

Thank you,

The Mountain Home Speedway

Race To Empower Inc.

Directors:

Eric Barsness, 651-927-9563, ebarsness47@hotmail.com

Mindy Barsness, 208-941-8204, mindywebb@yahoo.com

Ron Bergh, 208-580-8917, Ronald.bergh@icloud.com

MEMORANDUMS FROM STAFF

MOUNTAIN HOME POLICE DEPARTMENT

2775 E. 8th North Street, Mountain Home, ID 83647
Phone 208.587.2101 • Fax 208.587.0180 • www.mhpd.net

Chief Jon Thompson

Mayor and city council,

11-15-24

For the 2024-2025 CIP as a part of our budget cycle, we were able to budget \$44,000 for the purchase of a new detective vehicle. I would like your permission to allocate those budget dollars instead to the purchase and outfitting of a new patrol vehicle.

I had previously explained the issue of the “new” Dodge Chargers and the related maintenance issues. With the addition of three new officers within the last few months, we are running short of vehicles for our patrol fleet. In addition, in late August, one of our patrol vehicles sustained severe damage in a collision with a fleeing felony suspect and was listed as “totaled” by the insurance company.

I would like to propose a multi-step process that would allow the police department to purchase and outfit a new patrol vehicle, as well as a newer vehicle for detectives:

- We have already budgeted the \$44,000 for this year;
- We add the received insurance payout for the destroyed patrol vehicle (we just received the insurance payout in the amount of \$20,920.00);
- as well as any funds received for the auctioned vehicles in 18-2024R (Mazda pickup) and 26-2024R (Chevy HHR);
- we utilize that total amount to purchase both vehicles.

In the initial CIP request, I had stated that we would be looking at a larger SUV (such as a Ford Explorer) as a detective vehicle due to the equipment and potential of evidence that must be carried. However, we are now looking at a smaller SUV (akin to a Ford Escape) due to the higher costs of both vehicles as well as the installation of the necessary emergency equipment.

Cost of new vehicles? **Still researching**

Cost of equipping new patrol vehicles? **Estimate of \$16,071.79 (based on 2025 Ford Explorer) ***

Cost of detective vehicle and equipping? **Estimate of \$8,014.94 (based on 2025 Ford Explorer) ***

Reimbursement from insurance? **The insurance reimbursement from the destroyed vehicle is \$20,920.00.**

Amount from auction? **On 11-15-24, we received a check from Musick Auction for \$2700.00 for the Mazda pickup and another check for \$4450.00 for the HHR, giving us a total of \$7150.00 to further apply to this purchase.**

Between the CIP amount (\$44,00.00), the insurance pay-out (\$20,920.00) and the auction payment (\$7150.00), this will provide a grand total of \$72,070.00 to apply to the purchase and outfitting of both vehicles.

***Build-out estimates need a vehicle make/model due to specific fit and parts.**

Thank you for your consideration.

**Chief Jon Thompson
Mountain Home Police Department**



To: Mayor Sykes and City Council

From: Dennis Pings, Recreation Superintendent

Date: October 18, 2024

Re: Request to add item to the Mountain Home City Council November 12, 2024, meeting agenda

Mayor and Council Members.

Recreation would like to purchase a 2021 Polaris Ranger from Young Powersports in Burly Idaho for the total amount of \$12,000. Recreation has Budgeted this amount for this item in its FY25 Budget Line 05-439-99-00 Capital Outlay over \$5,000.

Dennis Pings

Cc: Tiffaney Belt, City Clerk

Young Powersports Burley

333 Overland Avenue
Burley ID 83318
(208)254-4192

Buyer's Order

Date _____
Deal No. _____
Salesperson _____
Lienholder **NONE**

H _____ W _____ C _____ Email _____

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
Used	2021	POLARIS	R21T6E99A9	4XAT6E992M8391239	M8391239A	\$11,681.00

Options:

Dealer Unit Price	\$11,681.00
Factory Options	\$0.00
Added Accessories	\$0.00
Freight	\$0.00
Dealer Prep	\$0.00

Notes:

Cash Price	\$11,681.00
Trade Allowance	\$0.00
Payoff	\$0.00
Net Trade	\$0.00
Net Sale (Cash Price - Net Trade)	\$11,681.00
Sales Tax	\$0.00
Title/License/Registration Fees	\$20.00
Document or Administration Fees	\$299.00
Credit Life Insurance	\$0.00
Accident & Disability	\$0.00
Total Other Charges	\$319.00
Sub Total (Net Sale + Other Charges)	\$12,000.00
Cash Down Payment	\$0.00
Amount to Pay/Finance	\$12,000.00

Trade Information

Monthly Payment of \$1,833.33 For 0 Months at 0.00% Interest

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.

*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer Signature _____ Dealer Signature _____

Thank You for Your Business!

Cust # 822862387004158930

Deal #

YOUNG POWERSPORTS
111 OVERLAND AVENUE
BURLEY, IDAHO 83318



PHONE: (208) 678-5111
(208) 678-7111

IDAHO

Polaris Arctic Cat

NAME (S) TO APPEAR ON TITLE City of Mountain Home Parks & Recreation		HOME PHONE	ORDER DATE 10/09/2024
MAILING AND STREET ADDRESS		WORK PHONE	DELIVERY DATE
CITY	STATE	ZIP	WARRANTY DATE

#1 PLEASE ACCEPT MY ORDER FOR THE FOLLOWING DESCRIBED VEHICLES:

NEW USED DEMO	YEAR	MAKE	SERIES	BODY	COLOR	MILES	ACTUAL NOT ACTUAL OVER 99,999	STOCK NO
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	2021	POLARIS	R21T6E99A9		CAMO	4200	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	M8391239A

<input type="checkbox"/> ENG. AC <input type="checkbox"/> CRUISE <input type="checkbox"/> R DEFROST <input type="checkbox"/> TILT <input type="checkbox"/> POWER STEER <input type="checkbox"/> TRANS. AM FM <input type="checkbox"/> TAPE <input type="checkbox"/> E WINDOWS <input type="checkbox"/> E SEATS <input type="checkbox"/> E LOCKS	VEHICLE I.D. NO. 4XAT6E992M8391239
--	---------------------------------------

#2

NEW USED DEMO	YEAR	MAKE	SERIES	BODY	COLOR	MILES	ACTUAL NOT ACTUAL OVER 99,999	STOCK NO
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>							<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

<input type="checkbox"/> ENG. AC <input type="checkbox"/> CRUISE <input type="checkbox"/> R DEFROST <input type="checkbox"/> TILT <input type="checkbox"/> POWER STEER <input type="checkbox"/> TRANS. AM FM <input type="checkbox"/> TAPE <input type="checkbox"/> E WINDOWS <input type="checkbox"/> E SEATS <input type="checkbox"/> E LOCKS	VEHICLE I.D. NO.
--	------------------

#1 DESCRIPTION OF TRADE IN VEHICLE				
YEAR	MAKE	SERIES	BODY	COLOR
N/A				
V.I.N.			MILES	ACTUAL NOT ACTUAL OVER 99,999
				<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> ENG. AC <input type="checkbox"/> CRUISE <input type="checkbox"/> R DEFROST <input type="checkbox"/> TILT <input type="checkbox"/> POWER STEER <input type="checkbox"/> TRANS. AM FM <input type="checkbox"/> TAPE <input type="checkbox"/> E WINDOWS <input type="checkbox"/> E SEATS <input type="checkbox"/> E LOCKS				
LIEN HOLDER		ACCT. NO.		
ADDRESS		CITY	STATE	ZIP
BY	QUOTED BY	DUE DATE	PER DAY	AMOUNT OWED
			\$	\$

#2 DESCRIPTION OF TRADE IN VEHICLE				
YEAR	MAKE	SERIES	BODY	COLOR
N/A				
V.I.N.			MILES	ACTUAL NOT ACTUAL OVER 99,999
				<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> ENG. AC <input type="checkbox"/> CRUISE <input type="checkbox"/> R DEFROST <input type="checkbox"/> TILT <input type="checkbox"/> POWER STEER <input type="checkbox"/> TRANS. AM FM <input type="checkbox"/> TAPE <input type="checkbox"/> E WINDOWS <input type="checkbox"/> E SEATS <input type="checkbox"/> E LOCKS				
LIEN HOLDER		ACCT. NO.		
ADDRESS		CITY	STATE	ZIP
BY	QUOTED BY	DUE DATE	PER DAY	AMOUNT OWED
			\$	\$

COMMENTS

* These items may not be products of, and may not be guaranteed or recommended by the manufacturer of the vehicle being sold	BUYER	COBUYER
I choose to waive the Extended Factory Warranty		
I choose to waive the Credit Life Protection		
I choose to waive the Disability Protection		

PRICE OF VEHICLE	11,681.00
*ADDITIONS:	N/A
	\$0.00
	\$0.00
DOCUMENTATION FEE	299.00
TOTAL INVESTMENT	11,980.00
TRADE ALLOWANCE	N/A
TRADE DIFFERENCE	11,980.00
SALES TAX	N/A
TITLE FEE	20.00
OTHER	N/A
PHYSICAL DAMAGE INSURANCE	N/A
*MBC 36 mo.	N/A
AMOUNT OWED ON TRADE-IN	N/A
TOTAL	12,000.00
DOWN PAYMENT	N/A
BALANCE DUE	12,000.00
LIFE PROTECTION - JOINT <input type="checkbox"/> SINGLE <input type="checkbox"/>	N/A
DISABILITY PROTECTION - SINGLE	N/A
AMOUNT FINANCED	12,000.00
FINANCE CHARGE	
TOTAL	N/A
ANNUAL PERCENTAGE RATE	0.00 %

I AGREE TO PAY 0 CONSECUTIVE MONTHLY PAYMENTS OF \$ 1,833.33 BEGINNING AND OR AS FOLLOWS.

X SALES REPRESENTATIVE - YOUNG POWERSPORTS

X PURCHASER'S AUTHORIZATION

X MANAGEMENT APPROVAL - YOUNG POWERSPORTS

X CO-PURCHASER'S AUTHORIZATION

Purchaser agrees that this Order includes all of the terms and conditions on both the face and reverse side hereof, that this Order cancels and supersedes any prior agreement and as of the date hereof comprises the complete and exclusive statement of the terms of the agreement relating to the subject matters covered hereby, and that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS AUTHORIZED REPRESENTATIVE AND IN THE EVENT OF A TIME SALE DEALER SHALL NOT BE OBLIGATED TO SELL UNTIL APPROVAL OF THE TERMS HEREOF IS GIVEN BY A BANK OR FINANCE COMPANY WILLING TO PURCHASE A RETAIL INSTALLMENT CONTRACT BETWEEN THE PARTIES HERETO BASED ON SUCH TERMS ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN DEALER ARE THEIRS NOT DEALER'S, AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES UNLESS DEALER FURNISHES BUYER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY DEALER ON ITS OWN BEHALF. DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE (A) ON ALL GOODS AND SERVICES SOLD BY DEALER; (B) ON ALL USED VEHICLES WHICH ARE HEREBY SOLD "AS IS NOT EXPRESSLY WARRANTED OR GUARANTEED". Purchaser by his execution of this Order certifies that he is of legal age to execute binding contracts in the State and acknowledges that he has read its terms and conditions and has received a true copy of this Order, and the odometer mileage statement