



- 1) Items removed from the Consent Agenda
- 2) Non- Action Item: Discussion item regarding Nate Fowler with NJF Holding, LLC regarding airport hangar Row B, Lot 9.
- 3) Action Item: Deliberation/Decision regarding the golf advisory committee. (Wirkkala)
- 4) Action Item: Deliberation/Decision regarding the frequency concerns at the Airport. (Wirkkala)
- 5) Action Item: Deliberation/Decision regarding golf course staffing structure and operational budget.

#### **ORDINANCE**

- 1) Action Item: Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4- specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee.

#### **FINAL COMMENTS**

#### **ADJOURN**



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

**Live Stream Viewing:**

**Tuesday, February 17th, 2026, at 5:30 PM**

**ESTABLISH A QUORUM**

Commission Member Cristina Drake noted a quorum present and called February 17, 2026, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Erika Pedroza, Rob McCormick, and Cristina Drake.

Chairperson Kristopher Wallaert and Vice Chairperson William Roeder were not in attendance.

Staff members attending were Senior City Planner Brenda Ellis, and City Planner Nicole Coffey.

**MINUTES**

\*Action Item – January 20, 2026, Regular Meeting Minutes  
January 26, 2026, Special Meeting Minutes

Commission Member Rob McCormick made a motion to approve January 20th, 2026, and January 26<sup>th</sup>, 2026, minutes. Commission Member Erika Pedroza seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

**RECOGNIZING PERSONS NOT ON THE AGENDA**

\*None

**CONFLICT OF INTEREST DECLARATION**

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

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

**PUBLIC HEARING AND ACTION**

\*None

**NEW BUSINESS**

\*None

**OLD BUSINESS**

\*None

**DEPARTMENT HEAD ITEMS**

\* Monthly Building Permit Report – January 2026

Planning & Zoning Minutes

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- \*Monthly Code Enforcement Report – January 2026
- \*Monthly GIS Report – January 2026

**ITEMS REQUESTED BY COMMISSIONERS/STAFF**

\*None


**DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE ITEMS**

\*Monthly Impact Fee Report – October 2025 – January 2026

The commission members present decided to wait to discuss Impact Fees till all members are present.

**ADJOURN**

Chairperson Kristopher Wallaert adjourned the meeting at 5:41 p.m.

  
Chair

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MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON MARCH 10<sup>TH</sup>, 2026, AT 5:00 P.M.  
AT MOUNTAIN HOME CITY HALL CHAMBERS  
MOUNTAIN HOME, IDAHO

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

##### RECOGNIZING PERSONS IN THE AUDIENCE

##### CONFLICT OF INTEREST DECLARATION

Has any Council Member received information pertaining to, or otherwise had any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact.

##### PRESENTATION/GUEST

- 1) Presentation by William Roeder.
- 2) Civic Group update by Treasure Valley Transit
- 3) Civic Group update by Mountain Home Senior Center and Meals on Wheels.
- 4) Presentation of FY25 Audit — Audit Director, Morgan Browning, CPA, CGFM with Sorren
- 5) Presentation of Wastewater Mechanical Treatment Plant Concept briefing by Jordan Crane, PE, and James Bledsoe, PE with Keller Associates, Inc.
- 6) Presentation of Declining Balance tool briefing by Jordan Crane, PE, and James Bledsoe, PE with Keller Associates, Inc.

##### CONSENT AGENDA

All matters listed within this Consent Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of clarification may be asked about a particular item before the motion is voted on. However, for lengthy discussion or separate motion a Council member or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda.

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

- 1) Approval acceptance of minutes: Regular City Council Minutes — February 24, 2026
- 2) Approval acceptance of minutes: Special Planning & Zoning Commission Minutes — February 24, 2026
- 3) Approve expenditures from 2/25/2026 to 3/10/2026 in the amount of \$861,815.99
- 4) Approve payroll for the period of 01/22/2026 to 02/21/2026 in the amount of \$825,833.76
- 5) Approve Resolution 10-2026R updating the Capitalization Threshold Adjustment for Capital Assets and authorize the Mayor and City Clerk to sign.
- 6) Set a Public Hearing for April 14, 2026, on the proposed increase to the utility tap deposit, connection fee, and late fee.
- 7) Approve task order 34 for the DEQ required updates to the Emergency Response Plan (ERP) and the Risk and Resiliency Plan (RRA).
- 8) Approve the request from Robert Norris to allow Rich Mezier to sublease the property, Airport Hangar #14.
- 9) Approve the request from Consolidated Enterprises, LLC to allow Scott Harjo to sublease a portion of the property located at 1205 Highway 20.
- 10) Approve the Finding of Facts for annexation with conditions (application PZ-25-39).
- 11) Approve the Finding of Facts for annexation with conditions (application PZ-25-35).
- 12) Approve the Finding of Facts for annexation with conditions (application PZ-25-32).
- 13) Approve the Finding of Facts for preliminary plat "Aslin Ranch Subdivision" with conditions (application PZ-25-33).

##### OLD BUSINESS

- 1) Approve Amendment #1 to the Golf Course Concession agreement and authorize the Mayor and City Clerk to sign.
- 2) Pass resolution #08-2026R- Approving the Golf Course Concession agreement and Amendment #1 and authorizing the Mayor and City Clerk to sign.

##### NEW BUSINESS

- 1) Items removed from the Consent Agenda
- 2) **Non-Action Item:** Discussion regarding frequency concerns at the airport.
- 3) **Non-Action Item:** Discussion regarding the golf advisory committee.

##### ORDINANCE

- 1) **Action Item:** Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4-specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee.
- 2) **Action Item:** Ordinance 1816- Annexation of property into the City of Mountain Home
- 3) **Action Item:** Ordinance 1817- Zoning I-2 Heavy Industrial.
- 4) **Action Item:** Ordinance 1818- Annexation of property into the City of Mountain Home
- 5) **Action Item:** Ordinance 1819- Zoning C-4 Heavy Commercial.
- 6) **Action Item:** Ordinance 1820- Annexation of property into the City of Mountain Home
- 7) **Action Item:** Ordinance 1821- Zoning R-4 Residential "Aslin Ranch".

##### FINAL COMMENTS

##### ADJOURN

Council Minutes –March 10, 2026

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON MARCH 10<sup>TH</sup>, 2026 AT 5:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at the Mountain Home City Hall Chambers, 160 South 3<sup>rd</sup> East, Mountain Home, Idaho, on March 10, 2026. A quorum was established with Councilmember Sanders, Councilmember McCarthy, Councilmember Wirkkala, Councilmember Harjo, and Mayor Sykes being present.

RECOGNIZING PERSONS IN THE AUDIENCE

Ted Thompson spoke regarding the frequency congestion issues still occurring at the airport.

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.

Councilmember Sanders noted he had a meeting with Mr. Lemieux where the golf course concession extension was discussed, but it would not present a conflict of interest.

Councilmember Harjo recused himself from Item 9 on the Consent Agenda.

PRESENTATION/GUEST

1) Presentation by William Roeder.

William Roeder shared a presentation on Housing Affordability in Idaho municipalities which was a requirement for him to complete his PhD.

2) Civic Group update by Treasure Valley Transit

Terry Lindenberg, Executive Director of TVT and Jade Warren, Board of Directors member for TVT, came forward to discuss the history of Treasure Valley Transit and provided an update on services, along with what they would be asking from the City in the upcoming budget season.

3) Civic Group update by Mountain Home Senior Center and Meals on Wheels.

Lisa Simpson and Dan Collins discussed some of the activities and services that took place over the winter season. They also provided an update on the Meals on Wheels program.

4) Presentation of FY25 Audit – Audit Director, Morgan Browning, CPA, CGFM with Sorren

Morgan Browning, Audit Director with Sorren, first went over the Independent Auditors report which resulted in an unmodified clean opinion, which is the highest level of assurance that could be received. He then went on to discuss the next report, which was a two-part report, internal controls and compliance, which resulted in no non-compliance findings and no issues with internal controls. He continued to the third report, compliance with federal award programs, which resulted in an unmodified opinion and noted no internal control findings.

Mr. Browning then reported the City's total net position increased from the prior year, largely due to increased assets, capital projects, and reduced pension liabilities. He noted revenues rose from grants, utility rate increases, and higher fees, and the General Fund recorded about \$8.6 million in both revenues and expenditures, indicating the City operated within a balanced budget for the fiscal year.

There was discussion between the Council and Mr. Browning clarifying topics discussed.

5) Presentation of Wastewater Mechanical Treatment Plant Concept briefing by Jordan Crane, PE, and James Bledsoe, PE with Keller Associates, Inc.

Mayor Sykes suspended Robert's Rules of Order, at the request of Councilmember McCarthy, for the two remaining presentations of Wastewater Mechanical Plant and the Declining Balance tool.

Jordan Crane explained the City completed a 2023 wastewater facility planning study evaluating its lagoon treatment system and reuse site. He stated the study recommended continuing with the lagoon system for the next 20 years because it was the most economical option, though it may be less flexible for large commercial or industrial growth. He added the City had asked for additional analysis of a potential mechanical treatment plant alternative.

Mr. Crane clarified this study differed from the higher-level master plan by focusing on phased implementation rather than a full build at once. He said it examined a 1 million gallon per day mechanical treatment plant that could initially operate alongside the lagoons, with the option to incrementally expand its capacity later.

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Mr. Crane explained the study focused on an oxidation ditch technology for planning costs and layout, based on staff input, but emphasized this did not lock the city into technology. He noted it was likely lower cost than membrane alternatives and easier to operate and maintain due to lower operator certification requirements. He went on to discuss the details of what all would be entailed in a mechanical plant and location recommendations.

There was discussion with the Council on phases of a treatment plant and how long it would take to get the plant running and then how long it would take to get off the lagoons entirely.

Mr. Crane explained building a \$75 million wastewater plant up front would have tripled current residential rates, adding about \$60 per month, plus \$5 for operations and maintenance. He emphasized such a project would require significant political will, voter-approved bonds, and public messaging. He noted the City could potentially offset costs if industrial users contributed, allowing the Council to make an informed decision about proceeding immediately.

There was discussion between Council, City staff, and Jordan Crane and James Bledsoe about the cost and time of implementing a new treatment plant versus building a new lagoon cell.

#### 6) Presentation of Declining Balance tool briefing by Jordan Crane, PE, and James Bledsoe, PE, with Keller and Associates, Inc.

James Bledsoe explained different components of a water or wastewater system require different flow considerations: peak flow governs the treatment headworks, while average flow is more relevant for winter storage, as it can accommodate fluctuations. He noted each part of the system is evaluated based on the flow that governs it, making the analysis somewhat complex.

Jordan Crane explained the declining balance analysis was used to quantify the remaining capacity of major components in the water and wastewater systems, identify current or future bottlenecks, and track system growth. He said a spreadsheet tool was developed for City staff to monitor new EDUs as they come online, providing an up-to-date snapshot of system capacity and usage.

Mr. Crane provided an update on the wastewater declining balance, outlining the major system components: collection pipes, headworks pump station, lagoons, winter storage ponds, irrigation pump station, and land application site.

There was discussion between Mr. Bledsoe, Mr. Crane, Council and City staff on projections and needs based on proposed new housing developments.

Mr. Crane and Mr. Bledsoe discussed the water declining balance, focusing on water rights, well supply, delivery, storage tanks, and distribution pipes. He said while the pipes were not part of this review, they are evaluated with each new development, following recommendations in the current water master plan.

Mayor Sykes called for a five-minute recess at 7:48 P.M. The meeting resumed at 7:52 P.M.

#### CONSENT AGENDA

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- 12) Approve the Finding of Facts for annexation with conditions (application PZ-25-32).
- 13) Approve the Finding of Facts for preliminary plat "Aslin Ranch Subdivision" with conditions (application PZ-25-33).

Councilmember Wirkkala asked to pull Items 12 and 13.

Councilmember McCarthy asked to pull Items 1 and 2.

Councilmember Wirkkala made a motion to approve the Consent Agenda, pulling Items 1, 2, 12, and 13 from the Consent Agenda and noted Councilmember Harjo would be recusing himself from Item 9. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed unanimously.

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OLD BUSINESS1) Approve Amendment #1 to the Golf Course Concession agreement and authorize the Mayor and City Clerk to sign.

Councilmember Sanders said the documents in front of the council did not address his previous concerns regarding the open-ended charges for individuals who don't use the facility. He noted the amendments under consideration did not include any changes to cap or limit these charges, leaving the original language and his concerns unresolved.

Mayor Sykes said it was his understanding Mr. Lemieux was brought in for the Council to discuss the agreement and decide on it then, allowing the Council to address the charges and any related issues.

Tiffany Belt, City Clerk, stated there was no direction given prior other than the intention of the meeting was to discuss the agreement and, through Council direction, ensure the document is updated with the correct language by interlineation.

Councilmember Sanders asked Jared Lemieux if he would be opposed to a per plate charge not to exceed \$10.

Mr. Lemieux said he would not be opposed.

Councilmember Sanders made a motion for the language of the contract to be modified by interlineation to show the per plate charge for non-use to not exceed \$10.

There was discussion between Council, Mayor Sykes and Tiffany Belt regarding length of terms extending from one year to two years.

Councilmember Sanders amended his motion to the language stipulate the per plate charge would not exceed \$10.00 and the terms of the contract of be extended to a two-year period. Councilmember Harjo seconded the motion.

Councilmember McCarthy stated he was not necessarily opposed to a two-year term, but wanted to ensure the contract language was consistent. He explained the original contract allowed only a one-year extension, while the proposed amendment referenced two years, and he wanted the dates and terms to align properly.

Mayor Sykes reiterated there had been a motion and a second, he then called for the question. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed unanimously.

2) Pass resolution #08-2026R- Approving the Golf Course Concession agreement and Amendment #1 and authorizing the Mayor and City Clerk to sign.

Councilmember Sanders made a motion to approve resolution #08-2026R- Approving the Golf Course Concession agreement and Amendment #1 and authorizing the Mayor and City Clerk to sign with the modification previously passed from Old Business Item 1. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye, Councilmember Sanders; aye. The motion passed unanimously.

NEW BUSINESS**1) Items removed from the Consent Agenda**1) Approval acceptance of minutes: Regular City Council Minutes – February 24, 20262) Approval acceptance of minutes: Special Planning & Zoning Commission Minutes – February 24, 2026

Councilmember McCarthy said he asked for these to be pulled as he would like to have them tabled until next meeting. He explained there was a lot of information in the previous meeting. He then made a motion to table the minutes until the next meeting.

Councilmember Wirkkala asked what Councilmember McCarthy's concern was with the minutes.

Councilmember McCarthy stated he would like more time to review the meeting minutes.

Councilmember Wirkkala said she did not have a problem with tabling to give more time to research and seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye. The motion passed unanimously.

12) Approve the Finding of Facts for annexation with conditions (application PZ-25-32).

Councilmember Wirkkala explained she pulled Items 12 and 13 as she previously voted against the annexation without having an annexation agreement established and she stood with her vote on these items.

Councilmember Harjo made a motion to approve Consent Agenda Item 12 approve the Finding of Facts for annexation with conditions (application PZ-25-32). Councilmember McCarthy seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; nay, Councilmember Harjo; aye. The motion passed by majority vote.

13) Approve the Finding of Facts for preliminary plat "Aslin Ranch Subdivision" with conditions (application PZ-25-33).

Councilmember Wirkkala reiterated her reason for pulling Item 13 as the same as her reason for Item 12.

Councilmember Harjo made a motion to approve the Finding of Facts for preliminary plat "Aslin Ranch Subdivision" with conditions (application PZ-25-33). Councilmember Sanders seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; nay, Councilmember McCarthy; aye, Councilmember Sanders, aye. The motion passed by majority vote.

**End of Items removed from the Consent Agenda**2) Non-Action Item: Discussion regarding frequency concerns at the airport.

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Councilmember Wirkkala read a letter from Tom Mahoney with the Idaho Division of Aeronautics, of his opinion on changing the frequency for the Mountain Home Airport. She said she asked for this be put on as a discussion only to see what the new Councilmembers wanted to do, if they wanted further research or if they were happy with the previous Council's vote on the matter.

Councilmember Sanders said his comments were for discussion only and not an indication of how he would vote. He noted concerns about possible radio frequency congestion affecting pilot communication and, given those concerns and the airport weather station being down, said he was open to further discussion before deciding.

Councilmember McCarthy said he was of the same opinion. He would like to do more research as they had an expert like Mr. Mahoney reaching out. He continued to say he knew there were discussions against a frequency change as well.

**3) Non-Action Item: Discussion regarding the golf advisory committee.**

Councilmember Wirkkala said her same reasoning as with the airport discussion was her reason for asking for the golf advisory committee discussion. She wanted to see what the new Councilmembers would like to proceed.

Councilmember Sanders expressed support for having a golf advisory committee, emphasizing the importance of including golfers in decisions affecting the course. He said their input and expertise would help ensure community support and better outcomes for the golf course's operations and future changes.

McCarthy expressed support for establishing a golf advisory committee, noting while he enjoys golf, he does not consider himself an expert. He said the committee could provide valuable expertise and help build public support for decisions related to the golf course.

**ORDINANCE**

**1) Action Item: Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4- specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee.**

Councilmember Harjo made a motion to read Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4- specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee by title only. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Harjo; aye, Councilmember Wirkkala; aye. The motion passed unanimously.

Tiffany Belt, City Clerk, read the Ordinance by title only.

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

The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember Sanders; aye, Councilmember McCarthy; aye. The motion passed unanimously.

**2) Action Item: Ordinance 1816- Annexation of property into the City of Mountain Home**

Councilmember Harjo made a motion to suspend the three-reading rule and read the ordinance for its one and only reading. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Sanders; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed unanimously.

Tiffany Belt, City Clerk, read the Ordinance for its first and final reading.

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

The vote goes as follows: Councilmember Harjo; aye, Councilmember Sanders; Councilmember Wirkkala; aye, Councilmember McCarthy; aye. The motion passed unanimously.

**3) Action Item: Ordinance 1817- Zoning I-2 Heavy Industrial**

Councilmember Harjo made a motion to suspend the three-reading rule and read the ordinance for its one and only reading. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Sanders; aye, Councilmember Harjo; aye. The motion passed unanimously.

Tiffany Belt, City Clerk, read the Ordinance for its first and final reading.

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

The vote goes as follows: Councilmember Wirkkala; aye, Councilmember Sanders; aye, Councilmember Harjo; aye, Councilmember McCarthy; aye. The motion passed unanimously.

**4) Action Item: Ordinance 1818- Annexation of property into the City of Mountain Home**

Councilmember Sanders made a motion to suspend the three-reading rule and read the ordinance for its one and only reading. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed unanimously.

Tiffany Belt, City Clerk, read the Ordinance for its first and final reading.

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

The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed unanimously.

**5) Action Item: Ordinance 1819- Zoning C-4 Heavy Commercial**

Councilmember Sanders made a motion to suspend the three-reading rule and read the ordinance for its one and only reading. Councilmember McCarthy seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed unanimously.

Tiffany Belt, City Clerk, read the Ordinance for its first and final reading.

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

The vote goes as follows: Councilmember Sanders; aye, Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye. The motion passed unanimously.

**6) Action Item: Ordinance 1820- Annexation of property into the City of Mountain Home**

Councilmember McCarthy made a motion to suspend the three-reading rule and read the ordinance for its one and only reading. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed unanimously.

Tiffany Belt, City Clerk, read the Ordinance for its first and final reading.

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

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

**7) Action Item: Ordinance 1821- Zoning R-4 Residential "Aslin Ranch"**

Councilmember McCarthy made a motion to suspend the three-reading rule and read the ordinance for its one and only reading. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye, Councilmember Harjo; aye. The motion passed unanimously.

Tiffany Belt, City Clerk, read the Ordinance for its first and final reading.

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

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

**FINAL COMMENTS**

Councilmember Wirkkala asked since a majority of the Council decided to dissolve the Impact Fee Committee from the P& Z, if there had been any announcements put out to the public.

Mayor Sykes said the announcement would be going out tomorrow on the City website.

Councilmember Wirkkala asked if there would be an LID #2 workshop as she thought they had voted to get one scheduled.

Councilmember McCarthy expressed interest in scheduling a workshop to address the fiber project and related actions. He noted he owed Tiffany Belt questions.

Tiffany Belt said it was her understanding it was to be a dialogue on where things stand with the existing fiber optic department and the existing LID, not necessarily LID #2. She continued to say they had come forward a couple of times requesting a judicial confirmation to go seek after creating LID #2. She said Councilmember McCarthy was to provide what he wanted presented to staff for the data.

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Councilmember McCarthy said he wanted to have a workshop for the review of LID #1 and invite the public for discussion.

There was a discussion between Mayor Sykes, Council, and City staff regarding what information was to be discussed and a date time to meet, April 3, 2026 at 9:00 A.M.

Councilmember Wirkkala requested action items be added to the next meeting agenda deliberation/decision for frequency congestion at the airport and re-establishing a golf course advisory committee.

There was a discussion between Council, Mayor Sykes, and City staff on next steps based on the Keller report presentations.

Tiffany Belt asked for clarification on the Council's meaning of workshop.

Councilmember Harjo suggested the issue would be best addressed through a workshop, allowing staff time to gather and present the necessary information. He noted ideally the process should occur in two separate steps, giving time to review data before also considering public feedback.

Councilmember Harjo noted the importance of not losing sight of the annexation agreement, which Councilwoman Wirkkala had previously raised, and suggested penciling it into the workflow.

Tiffany Belt responded Legal suggested looking into the City of Eagle and she would be reaching out to see what they have for draft agreements.

Councilmember Harjo went on to give an update on the food bank's distribution numbers for February.

Councilmember Harjo shared several firefighters from Mountain Home Fire and Mountain Home Air Force Base Fire participated in a stair climb event in the Seattle area, climbing 69 floors in full gear. The team raised about \$18,000 for Blood Cancer United, highlighting their efforts for a charitable cause.

Councilmember Wirkkala suggested scheduling an action item for April 14th to decide on the direction for the wastewater treatment plant versus the lagoon system, noting it could be removed if key information isn't available by then.

Mayor Sykes said they had received over 20 applicants for the Fire Chief position, there were some outstanding candidates. He said he would have Fire Chief Moore and Chris Curtis present his recommendations at the next meeting, as he would not be present.

Mayor Sykes expressed a strong preference for eliminating debt, asking the Council if there were any objections to paying off the City's water and wastewater debt to avoid ongoing interest costs, noting available revenues and fees should make this possible.

Councilmember Harjo agreed, noting pursuing a debt-free position for the city's water and wastewater funds would be financially responsible and provide a strong foundation for any future bonding or judicial actions.

Mayor Sykes explained in the past, the City couldn't access DEQ loans for wastewater because fees hadn't been raised consistently, requiring large increases later. He continued to say by not taking a rate increase this year, the City was better positioned to approach DEQ for funding if needed, while maintaining a strong financial footing.

#### ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:47 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
<b>GENERAL FUND</b>							
<b>ADMINISTRATION</b>							
<b>01-415-31-00 Billing-Postage-Meter Expense</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (City Hall)	03/17/2026	56.20	.00	
Total 01-415-31-00 Billing-Postage-Meter Expense:					56.20	.00	
<b>01-415-34-00 Telephone/Internet</b>							
11989	IRON	5314	monthly statement - City Hall	03/01/2026	25.00	25.00	03/12/2026
Total 01-415-34-00 Telephone/Internet:					25.00	25.00	
<b>01-415-35-00 Utilities-City Hall</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (City Hall)	03/16/2026	218.99	.00	
Total 01-415-35-00 Utilities-City Hall:					218.99	.00	
<b>01-415-35-10 Utilities-Museum</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Museum)	03/16/2026	108.58	.00	
Total 01-415-35-10 Utilities-Museum:					108.58	.00	
<b>01-415-35-20 Utilities-Training Center</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Training)	03/16/2026	92.38	.00	
Total 01-415-35-20 Utilities-Training Center:					92.38	.00	
<b>01-415-40-00 Repair&amp;Maint-Bldgs &amp; Grnds</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	monthly Statement (City Hall)	03/17/2026	496.49	.00	
Total 01-415-40-00 Repair&Maint Bldgs & Grnds:					496.49	.00	
<b>01-415-40-15 Repairs&amp;Maint-Seniors Grounds</b>							
1430	Standard Plumbing Supply Co	ACRK15	flex bend, ang valve	03/09/2026	24.98	.00	
1430	Standard Plumbing Supply Co	ACVM73	light bulbs	03/10/2026	8.49	.00	
Total 01-415-40-15 Repairs&Maint-Seniors Grounds:					33.47	.00	
<b>01-415-40-39 Attorney Fees</b>							
7022	Moore Smith Buxton & Turcke	88482	general professional services	03/05/2026	6,940.00	6,940.00	03/12/2026
Total 01-415-40-39 Attorney Fees:					6,940.00	6,940.00	
<b>01-415-41-00 Professional Services</b>							
12734	TischlerBise, Inc	20260030029	impact fee study update	03/01/2026	800.00	.00	
Total 01-415-41-00 Professional Services:					800.00	.00	
<b>01-415-43-00 Computer Software/Support</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.48	.00	
12288	Kaseya US, LLC	CI_1809070	365 endpoint pro, user, premium u	03/04/2026	2,097.38	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	monthly Statement (City Hall)	03/17/2026	15.99	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>Total 01-415-43-00 Computer Software/Support</b>					<b>2,984.85</b>	<b>.00</b>	
<b>01-415-52-00 Supplies</b>							
12755	Primo Brands	06B875018383	water, cooler rent	02/28/2026	133.72	.00	
5200	Staples Advantage	6056231774	paper	02/20/2026	118.47	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	monthly Statement (City Hall)	03/17/2026	56.98	.00	
<b>Total 01-415-52-00 Supplies:</b>					<b>309.17</b>	<b>.00</b>	
<b>01-415-55-00 Printing/Publications</b>							
179	Billing Document Specialists	104962	city hall insert	02/28/2026	1,365.00	.00	
1048	Mountain Home News	2097587	legals	02/28/2026	166.32	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	monthly Statement (City Hall)	03/17/2026	190.42	.00	
<b>Total 01-415-55-00 Printing/Publications:</b>					<b>1,721.74</b>	<b>.00</b>	
<b>01-415-56-00 Meetings Schools &amp; Dues</b>							
12288	Kaseya US, LLC	CI_1809070	conference - insco & alumbaugh	03/04/2026	1,219.22	.00	
12759	Sinner, Terrence	MAR-2026	reimburse flight, hotel, car rental	03/05/2026	2,106.32	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	monthly Statement (City Hall)	03/17/2026	398.19	.00	
<b>Total 01-415-56-00 Meetings Schools &amp; Dues:</b>					<b>3,723.73</b>	<b>.00</b>	
<b>01-415-75-00 Mayor's Youth Advisory Council</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Library)	03/17/2026	29.42	.00	
<b>Total 01-415-75-00 Mayor's Youth Advisory Council:</b>					<b>29.42</b>	<b>.00</b>	
<b>01-415-85-00 Miscellaneous</b>							
1972	Stericycle, Inc.	1000230641	on-site shredding	02/28/2026	605.61	.00	
<b>Total 01-415-85-00 Miscellaneous:</b>					<b>605.61</b>	<b>.00</b>	
<b>01-415-86-50 Railroad Park Co-Op URA</b>							
10525	Guho Corp	250101054-01	railroad park project	03/16/2026	177,577.87	.00	
<b>Total 01-415-86-50 Railroad Park Co-Op URA:</b>					<b>177,577.87</b>	<b>.00</b>	
<b>01-415-86-55 Railroad Park Funding-Co-Op</b>							
9643	Core & Main	V000025671	acc sets, glands, gaskets, nuts &	02/26/2026	1,387.68	.00	
9643	Core & Main	V000026250	cap, one-lock rest, reg acc set, m	03/02/2026	378.92	.00	
8755	Idaho Materials & Construction	6804256	commerical road base	02/26/2026	487.68	.00	
8755	Idaho Materials & Construction	6804257	commerical road base	02/26/2026	585.22	.00	
8755	Idaho Materials & Construction	6804258	pit run	02/26/2026	279.79	.00	
8755	Idaho Materials & Construction	6807689	pit run	03/03/2026	489.64	.00	
8755	Idaho Materials & Construction	6807690	pit run, commercial road base	03/03/2026	544.81	.00	
8755	Idaho Materials & Construction	6807691	pit run	03/03/2026	279.79	.00	
8755	Idaho Materials & Construction	6807918	commerical road base	03/04/2026	682.75	.00	
8755	Idaho Materials & Construction	6807919	pit run	03/04/2026	419.69	.00	
8755	Idaho Materials & Construction	6807920	pit run	03/04/2026	419.69	.00	
8755	Idaho Materials & Construction	6809039	pit run	03/06/2026	69.95	.00	
8755	Idaho Materials & Construction	6809040	pit run, commercial road base	03/06/2026	557.63	.00	
8755	Idaho Materials & Construction	6809042	commerical road base	03/06/2026	487.68	.00	
8755	Idaho Materials & Construction	6809043	commerical road base	03/06/2026	195.07	.00	
8755	Idaho Materials & Construction	6809805	washed concrete sand	03/09/2026	1,485.40	.00	
10599	Oldcastle Infrastructure, Inc.	9000112601	sediment boxes	03/10/2026	520.00	.00	
10599	Oldcastle Infrastructure, Inc.	9000113396	grade rings	03/11/2026	840.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
12750	Tates Rents, Inc.	2524311A-615	trench box	03/06/2026	578.45	.00	
Total 01-415-86-55 Railroad Park Funding-Co-Op:					10,689.84	.00	
<b>01-415-87-00 Audit</b>							
11848	Bailey & Company, Chartered	110861	accounting services	02/28/2026	640.00	.00	
Total 01-415-87-00 Audit:					640.00	.00	
<b>01-415-90-30 Public Transit</b>							
4335	Treasure Valley Transit	553	public transportation	03/01/2026	2,916.67	.00	
Total 01-415-90-30 Public Transit:					2,916.67	.00	
Total ADMINISTRATION:					209,970.01	6,965.00	
<b>DEVELOPMENT SERVICES</b>							
<b>01-416-41-00 Professional Services</b>							
7022	Moore Smith Buxton & Turcke	88482	general professional services	03/05/2026	1,340.00	1,340.00	03/12/2026
12734	TischlerBise, Inc	20260030029	impact fee study update	03/01/2026	800.00	.00	
Total 01-416-41-00 Professional Services:					2,140.00	1,340.00	
<b>01-416-43-00 Computer Maint/Software</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
Total 01-416-43-00 Computer Maint/Software:					871.47	.00	
<b>01-416-55-01 Printing &amp; Publications</b>							
1048	Mountain Home News	2097587	legals	02/28/2026	141.86	.00	
Total 01-416-55-01 Printing & Publications:					141.86	.00	
<b>01-416-62-00 Planning &amp; Zoning Expenses</b>							
11663	Drake, Cristina	FEB-2026B	planning & zoning meeting	02/24/2026	60.00	.00	
11663	Drake, Cristina	MAR-2026	planning & zoning meeting	03/17/2026	60.00	.00	
12178	McCormick, Robert	MAR-2026	Planning & Zoning meeting	03/17/2026	60.00	.00	
12655	Pedroza, Erika	MAR-2026	planning & zoning meeting	03/17/2026	60.00	.00	
11086	Roeder, William	MAR-2026	planning & zoning meeting	03/17/2026	60.00	.00	
8778	Wallaert, Kristopher	MAR-2026	planning & zoning meeting	03/17/2026	60.00	.00	
Total 01-416-62-00 Planning & Zoning Expenses:					360.00	.00	
Total DEVELOPMENT SERVICES:					3,513.33	1,340.00	
<b>PROSECUTION</b>							
<b>01-420-41-00 Attorney Fees</b>							
7022	Moore Smith Buxton & Turcke	88501	criminal prosecution	03/05/2026	16,000.00	16,000.00	03/12/2026
Total 01-420-41-00 Attorney Fees:					16,000.00	16,000.00	
Total PROSECUTION:					16,000.00	16,000.00	
<b>POLICE</b>							
<b>01-421-34-00 Telephone/Internet</b>							
1284	Century Link	APR-2026	Monthly Statement (Police)	02/23/2026	171.44	.00	
1284	Century Link	APR-2026	Monthly Statement (Police Long D	02/23/2026	1.73	.00	
11989	IRON	5314	monthly statement - Police	03/01/2026	25.00	25.00	03/12/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-421-34-00 Telephone/Internet:					198.17	25.00	
<b>01-421-35-00 Utilities</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Police Dept)	03/16/2026	208.62	.00	
Total 01-421-35-00 Utilities:					208.62	.00	
<b>01-421-36-20 Software Licensing</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Police)	03/17/2026	48.19	.00	
Total 01-421-36-20 Software Licensing:					48.19	.00	
<b>01-421-37-00 Repairs &amp; Maint - Auto</b>							
1037	Mountain Home Auto Ranch	93003	aa-sensor	03/16/2026	73.13	.00	
6353	O'Reilly Auto Parts	3014-123366	capsule	03/04/2026	35.14	.00	
6353	O'Reilly Auto Parts	3014-124297	oil filter, oil	03/11/2026	65.01	.00	
6353	O'Reilly Auto Parts	3014-124731	oil filter	03/13/2026	11.04	.00	
6353	O'Reilly Auto Parts	3014-124733	oil pressure switch	03/13/2026	60.18	.00	
6353	O'Reilly Auto Parts	3014-124734	oil filter adapter	03/13/2026	297.05	.00	
6353	O'Reilly Auto Parts	3014-125206	cool temp sensor	03/16/2026	22.76	.00	
6353	O'Reilly Auto Parts	3014-125383	oil filter	03/17/2026	11.04	.00	
Total 01-421-37-00 Repairs & Maint - Auto:					575.35	.00	
<b>01-421-40-00 Repairs &amp; Maint - Building</b>							
1430	Standard Plumbing Supply Co	ACFW88	closet FL valve	03/04/2026	180.97	.00	
1430	Standard Plumbing Supply Co	ACH629	inside cover cap	03/04/2026	9.17	.00	
1430	Standard Plumbing Supply Co	ACN593	hand shower head	03/06/2026	32.99	.00	
Total 01-421-40-00 Repairs & Maint - Building:					223.13	.00	
<b>01-421-40-30 Janitorial Service</b>							
12699	Barse, Solveig	31120262	cleaning @ police dept	03/11/2026	1,400.00	.00	
Total 01-421-40-30 Janitorial Service:					1,400.00	.00	
<b>01-421-43-00 Computer Maint/Software</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Police)	03/17/2026	377.54	.00	
Total 01-421-43-00 Computer Maint/Software:					1,249.01	.00	
<b>01-421-52-00 Supplies</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Police)	03/17/2026	30.68	.00	
Total 01-421-52-00 Supplies:					30.68	.00	
<b>01-421-53-00 Uniforms and accessories</b>							
961	LN Curtis & Sons	INV1047623	pants, hem	03/12/2026	282.90	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Police)	03/17/2026	486.00	.00	
Total 01-421-53-00 Uniforms and accessories:					768.90	.00	
<b>01-421-55-00 Printing &amp; Publications</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Police)	03/17/2026	57.77	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>Total 01-421-55-00 Printing &amp; Publications:</b>					<b>57.77</b>	<b>.00</b>	
<b>01-421-56-00 Meetings, Schools &amp; Dues</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Police)	03/17/2026	74.82	.00	
<b>Total 01-421-56-00 Meetings, Schools &amp; Dues</b>					<b>74.82</b>	<b>.00</b>	
<b>01-421-57-00 Weapons &amp; Ammunition</b>							
8029	United Site Services	114-14203229	portable restroom service - shooti	03/09/2026	115.00	.00	
<b>Total 01-421-57-00 Weapons &amp; Ammunition:</b>					<b>115.00</b>	<b>.00</b>	
<b>Total POLICE:</b>					<b>4,949.64</b>	<b>25.00</b>	
<b>ANIMAL CONTROL</b>							
<b>01-422-34-00 Telephone/Internet</b>							
11989	IRON	5314	monthly statement - Animal Shelte	03/01/2026	25.00	25.00	03/12/2026
<b>Total 01-422-34-00 Telephone/Internet:</b>					<b>25.00</b>	<b>25.00</b>	
<b>01-422-35-00 Utilities</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Animal Shelte	03/16/2026	178.99	.00	
<b>Total 01-422-35-00 Utilities:</b>					<b>178.99</b>	<b>.00</b>	
<b>01-422-43-00 Computer Maintenance/Software</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
<b>Total 01-422-43-00 Computer Maintenance/Software:</b>					<b>871.47</b>	<b>.00</b>	
<b>01-422-67-00 Animal Supplies</b>							
2432	Hill's Pet Nutrition Sales	256526253	cat, puppy food	03/17/2026	97.61	.00	
<b>Total 01-422-67-00 Animal Supplies:</b>					<b>97.61</b>	<b>.00</b>	
<b>Total ANIMAL CONTROL:</b>					<b>1,173.07</b>	<b>25.00</b>	
<b>FIRE DEPARTMENT</b>							
<b>01-423-34-00 Telephone/Internet</b>							
11989	IRON	5314	monthly statement - Fire	03/01/2026	25.00	25.00	03/12/2026
<b>Total 01-423-34-00 Telephone/Internet:</b>					<b>25.00</b>	<b>25.00</b>	
<b>01-423-35-00 Utilities</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Fire Dept)	03/16/2026	286.04	.00	
<b>Total 01-423-35-00 Utilities:</b>					<b>286.04</b>	<b>.00</b>	
<b>01-423-36-00 Repairs &amp; Maint - Equipment</b>							
203	Xerox Business Solutions	IN5286483	monthly contract base rate	03/16/2026	52.62	.00	
<b>Total 01-423-36-00 Repairs &amp; Maint - Equipment:</b>					<b>52.62</b>	<b>.00</b>	
<b>01-423-40-00 Repairs &amp; Maint - Building</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Fire)	03/17/2026	9.61	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-423-40-00 Repairs & Maint - Building:					9.61	.00	
<b>01-423-43-00 Computer Maintenance/Software</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
Total 01-423-43-00 Computer Maintenance/Software:					871.47	.00	
Total FIRE DEPARTMENT:					1,244.74	25.00	
<b>PARKS DEPARTMENT</b>							
<b>01-438-34-00 Telephone/Internet</b>							
11989	IRON	5314	monthly statement - Parks	03/01/2026	25.00	25.00	03/12/2026
Total 01-438-34-00 Telephone/Internet:					25.00	25.00	
<b>01-438-35-00 Utilities</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Parks)	03/16/2026	121.10	.00	
Total 01-438-35-00 Utilities:					121.10	.00	
<b>01-438-36-00 Repairs &amp; Maint - Equipment</b>							
1066	Mountain View Equipment Co	362188M	repair lawnmower	03/16/2026	847.54	.00	
1066	Mountain View Equipment Co	362189M	repair lawnmower	03/16/2026	869.41	.00	
1066	Mountain View Equipment Co	362190M	repair lawnmower	03/16/2026	880.07	.00	
1066	Mountain View Equipment Co	94019	fan kit	03/16/2026	59.95	.00	
Total 01-438-36-00 Repairs & Maint - Equipment:					2,656.97	.00	
<b>01-438-38-00 Portable Service Contract</b>							
8029	United Site Services	114-14206313	portable restroom service - legac	03/16/2026	110.00	.00	
8029	United Site Services	114-14206323	portable restroom service - optimi	03/16/2026	235.00	.00	
Total 01-438-38-00 Portable Service Contract:					345.00	.00	
<b>01-438-40-00 Repairs &amp; Maint - Bldgs &amp; Grnd</b>							
2599	Agri-Lines Irrigation Inc	INV148836	riser, nipples	02/05/2026	17.44	.00	
2599	Agri-Lines Irrigation Inc	INV150567	adapters	03/13/2026	2.04	.00	
174	Big Sky Rentals LLC	55674	stump grinder	02/02/2026	177.50	.00	
3265	Cintas Corporation	4260081227	refill soap, toilet tissue, papertowe	02/18/2026	95.69	.00	
3265	Cintas Corporation	4260081288	refill soap, toilet tissue, papertowe	02/18/2026	95.69	.00	
3265	Cintas Corporation	4260081338	refill soap, toilet tissue, papertowe	02/18/2026	95.69	.00	
3265	Cintas Corporation	4261538635	refill soap, toilet tissue, papertowe	03/04/2026	95.69	.00	
3265	Cintas Corporation	4261538717	refill soap, toilet tissue, papertowe	03/04/2026	95.69	.00	
3265	Cintas Corporation	4261538733	refill soap, toilet tissue, papertowe	03/04/2026	95.69	.00	
848	J & J Heating & Cooling	3650	repair oven, parts, labor	03/12/2026	233.45	.00	
1430	Standard Plumbing Supply Co	ACGK67	male adapters, bushings, MIP ada	03/04/2026	82.73	.00	
1430	Standard Plumbing Supply Co	ACGM63	pvc union ss	03/04/2026	209.90	.00	
1430	Standard Plumbing Supply Co	ACLF38	MIP adapters, comb elbows	03/05/2026	55.25	.00	
1430	Standard Plumbing Supply Co	ACMP42	insert adapter, MPT adapters, ma	03/06/2026	45.12	.00	
1430	Standard Plumbing Supply Co	ACN663	electrical tape	03/06/2026	8.49	.00	
1430	Standard Plumbing Supply Co	ACYY64	thermocoupler	03/11/2026	19.99	.00	
1430	Standard Plumbing Supply Co	ADL937	electric valve	03/16/2026	27.28	.00	
1430	Standard Plumbing Supply Co	ADM790	valve boxes	03/16/2026	208.79	.00	
1430	Standard Plumbing Supply Co	ADPN91	adapters, caps, bushing, clamps,	03/17/2026	38.50	.00	
1430	Standard Plumbing Supply Co	ADQ593	elbow, cap slip	03/17/2026	13.94	.00	
1430	Standard Plumbing Supply Co	ADQG90	poly pipe, insert plugs, slip caps	03/17/2026	74.06	.00	
1653	Yard Creations	5707956	cut to order, burning bush	03/04/2026	98.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-438-40-00 Repairs & Maint - Bldgs & Grnd:					1,886.62	.00	
<b>01-438-43-00 Computer Maint/Software</b>							
10443	Allied Business Solutions Inc	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
Total 01-438-43-00 Computer Maint/Software:					871.47	.00	
<b>01-438-89-00 Safety Equipment</b>							
1123	Norco Inc	44241939415	hard hats, surveyors vests	03/10/2026	132.47	.00	
Total 01-438-89-00 Safety Equipment:					132.47	.00	
Total PARKS DEPARTMENT:					6,038.63	25.00	
Total GENERAL FUND:					242,889.42	24,405.00	
<b>STREET DEPARTMENT</b>							
<b>STREET DEPARTMENT</b>							
<b>02-431-32-00 Immunizations/Testing</b>							
1018	Minert & Associates Inc	348414	DOT drug test, random, breath alc	03/06/2026	103.67	.00	
Total 02-431-32-00 Immunizations/Testing:					103.67	.00	
<b>02-431-34-00 Telephone/Internet</b>							
11989	IRON	5314	monthly statement - Streets	03/01/2026	25.00	25.00	03/12/2026
Total 02-431-34-00 Telephone/Internet:					25.00	25.00	
<b>02-431-35-00 Utilities</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Streets)	03/16/2026	147.90	.00	
Total 02-431-35-00 Utilities:					147.90	.00	
<b>02-431-36-00 Repairs &amp; Maint - Equipment</b>							
1007	Metroquip Inc	P36990	dirt shoe, freight	03/18/2026	1,267.04	.00	
Total 02-431-36-00 Repairs & Maint - Equipment:					1,267.04	.00	
<b>02-431-36-05 Copier &amp; Printer Lease</b>							
10304	US Bank Equipment Finance	577572464	Contract Payment	03/12/2026	68.10	.00	
Total 02-431-36-05 Copier & Printer Lease:					68.10	.00	
<b>02-431-52-10 Computer Maint/Software</b>							
10443	Allied Business Solutions Inc	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
Total 02-431-52-10 Computer Maint/Software:					871.47	.00	
<b>02-431-56-00 Meetings, Schools &amp; Dues</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Streets)	03/17/2026	70.31	.00	
Total 02-431-56-00 Meetings, Schools & Dues:					70.31	.00	
<b>02-431-58-00 Paint</b>							
11615	Rodda Paint Co	82024089	glass beads	03/04/2026	7,000.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 02-431-58-00 Paint:					7,000.00	.00	
<b>02-431-99-00 Capital Outlay - Over \$5000</b>							
1624	Western States Cat/Equipment	IN003529469	caterpillar cold planer	03/11/2026	34,245.00	.00	
Total 02-431-99-00 Capital Outlay - Over \$5000:					34,245.00	.00	
Total STREET DEPARTMENT:					43,798.49	25.00	
Total STREET DEPARTMENT:					43,798.49	25.00	
<b>STREET LIGHTING FUND</b>							
<b>STREET LIGHTING</b>							
<b>03-431-36-00 Repair &amp; Maintenance</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
987	Master Electric Inc	17475	repair power pole, parts, labor	03/11/2026	1,097.20	.00	
987	Master Electric Inc	17477	demolish damaged pole, labor	03/11/2026	725.00	.00	
Total 03-431-36-00 Repair & Maintenance:					2,693.67	.00	
Total STREET LIGHTING:					2,693.67	.00	
Total STREET LIGHTING FUND:					2,693.67	.00	
<b>CEMETERY FUND</b>							
<b>CEMETERY</b>							
<b>04-442-35-00 Utilities</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Cemetery)	03/16/2026	29.84	.00	
Total 04-442-35-00 Utilities:					29.84	.00	
<b>04-442-36-00 Repairs &amp; Maint - Equipment</b>							
6353	O'Reilly Auto Parts	3014-123304	term bolts, lights	03/04/2026	48.16	.00	
Total 04-442-36-00 Repairs & Maint - Equipment:					48.16	.00	
<b>04-442-37-00 Repairs &amp; Maint - Trucks</b>							
6353	O'Reilly Auto Parts	3014-122979	wiper blades, sealed beam, lp har	03/02/2026	53.78	.00	
Total 04-442-37-00 Repairs & Maint - Trucks:					53.78	.00	
<b>04-442-43-10 Computer Maint/Software</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
Total 04-442-43-10 Computer Maint/Software:					871.47	.00	
<b>04-442-52-00 Office Supplies</b>							
12755	Primo Brands	06B875018390	cooler rent	03/03/2026	14.99	.00	
Total 04-442-52-00 Office Supplies:					14.99	.00	
Total CEMETERY:					1,018.24	.00	
Total CEMETERY FUND:					1,018.24	.00	

**RECREATION FUND**

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>05-350-48-00 Swimming Lessons</b>							
12141	Parkhill, Caden	MAR-2026B	refund: WSI certification safety in	03/17/2026	100.00	.00	
Total 05-350-48-00 Swimming Lessons:					100.00	.00	
Total:					100.00	.00	
<b>RECREATION DEPARTMENT</b>							
<b>05-439-34-00 Telephone/Internet</b>							
1284	Century Link	APR-2026	Monthly Statement (Rec)	02/23/2026	71.44	.00	
11989	IRON	5314	monthly statement - Recreation	03/01/2026	25.00	25.00	03/12/2026
Total 05-439-34-00 Telephone/Internet:					96.44	25.00	
<b>05-439-35-00 Utilities</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Rec)	03/16/2026	563.94	.00	
Total 05-439-35-00 Utilities:					563.94	.00	
<b>05-439-36-00 Repairs &amp; Maint - Equipment</b>							
1430	Standard Plumbing Supply Co	ADD598	brass nipple, connector, filter, bus	03/12/2026	26.04	.00	
Total 05-439-36-00 Repairs & Maint - Equipment:					26.04	.00	
<b>05-439-37-00 Repairs &amp; Maint - Auto</b>							
6353	O'Reilly Auto Parts	3014-123323	oil filter	03/04/2026	7.93	.00	
6353	O'Reilly Auto Parts	3014-123325	air filter	03/04/2026	23.75	.00	
Total 05-439-37-00 Repairs & Maint - Auto:					31.68	.00	
<b>05-439-38-00 Individual Program Expenses</b>							
644	Cox Signs	32307	sign	03/09/2026	50.00	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Rec)	03/17/2026	1,107.11	.00	
Total 05-439-38-00 Individual Program Expenses:					1,157.11	.00	
<b>05-439-38-05 Team Sports</b>							
12515	Alvarez, Alejandro	MAR-2026	basketball	03/17/2026	462.00	.00	
12571	Bazan, Josefina	MAR-2026	basketball & classes	03/16/2026	813.75	.00	
12760	Burk, Bryce	MAR-2026	basketball	03/16/2026	847.00	.00	
12679	Castillo, Dalice	MAR-2026	basketball	03/16/2026	357.00	.00	
12762	Castillo, Grace	MAR-2026	basketball	03/16/2026	308.00	.00	
12530	Derosier, Dominic	MAR-2026	basketball	03/16/2026	392.00	.00	
12718	Fagan, Cylie	MAR-2026	basketball	03/17/2026	1,125.00	.00	
12698	Hollis, Zack	MAR-2026	basketball	03/16/2026	630.00	.00	
12680	Jackson, Cash	MAR-2026	basketball	03/16/2026	525.00	.00	
12608	Palmer, Keialani	MAR-2026	basketball	03/16/2026	455.00	.00	
12141	Parkhill, Caden	MAR-2026	basketball	03/16/2026	892.50	.00	
11582	Pedroza, Miguel Carter	MAR-2026	Basketball	03/16/2026	457.75	.00	
12763	Rodriguez, Eytan	MAR-2026	basketball	03/16/2026	686.00	.00	
12764	Tapia, Jorge	MAR-2026	basketball	03/16/2026	592.50	.00	
12765	Tapia, Miranda	MAR-2026	basketball	03/16/2026	386.25	.00	
Total 05-439-38-05 Team Sports:					8,929.75	.00	
<b>05-439-38-10 Adventure Camp Expenses</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Rec)	03/17/2026	476.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>Total 05-439-38-10 Adventure Camp Expenses:</b>					476.00	.00	
<b>05-439-39-00 Officials-Instructors</b>							
9024	Bott, Lori	MAR-2026	pump jam class	03/16/2026	675.00	.00	
11405	Heckathorne, Willy	MAR-2026	archery instructor	03/16/2026	247.50	.00	
3156	Pippin, Chris	MAR-2026B	messy play	03/16/2026	50.00	.00	
7948	Rooney, Luann	MAR-2026	step it up program monitor	03/16/2026	325.00	.00	
<b>Total 05-439-39-00 Officials-Instructors:</b>					1,297.50	.00	
<b>05-439-39-50 Discovery Pre-School</b>							
12476	Gordillo, Kiersten	MAR-2026	discovery preschool	03/16/2026	2,105.40	.00	
3156	Pippin, Chris	MAR-2026	Discover Class	03/15/2026	3,158.10	.00	
<b>Total 05-439-39-50 Discovery Pre-School:</b>					5,263.50	.00	
<b>05-439-40-00 Repairs &amp; Maint - Bldgs &amp; Grnd</b>							
3265	Cintas Corporation	4259881233	sanis bowl clip, refill	02/17/2026	95.55	.00	
3265	Cintas Corporation	4260081310	refill soap, toilet tissue, papertowe	02/18/2026	81.83	.00	
3265	Cintas Corporation	4261370576	sanis bowl clip, refill soap & paper	03/03/2026	286.10	.00	
3265	Cintas Corporation	4261538765	refill soap, toilet tissue, papertowe	03/04/2026	81.83	.00	
3265	Cintas Corporation	8408151355	organize medicine cabinet, refill pr	02/28/2026	286.68	.00	
<b>Total 05-439-40-00 Repairs &amp; Maint - Bldgs &amp; Grnd:</b>					831.99	.00	
<b>05-439-42-00 Good Council Hall-Utilities</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Rec-Good Co	03/16/2026	395.99	.00	
<b>Total 05-439-42-00 Good Council Hall-Utilities:</b>					395.99	.00	
<b>05-439-42-05 Good Council Hall-Bldgs&amp;Grnds</b>							
3265	Cintas Corporation	4261538648	refill soap, toilet tissue, papertowe	03/04/2026	39.27	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Rec)	03/17/2026	25.94	.00	
<b>Total 05-439-42-05 Good Council Hall-Bldgs&amp;Grnds:</b>					65.21	.00	
<b>05-439-43-00 Computer Maint/Software</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
<b>Total 05-439-43-00 Computer Maint/Software:</b>					871.47	.00	
<b>05-439-52-00 Supplies</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Rec)	03/17/2026	187.50	.00	
<b>Total 05-439-52-00 Supplies:</b>					187.50	.00	
<b>05-439-56-00 Meetings, Schools &amp; Dues</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Rec)	03/17/2026	1,124.10	.00	
<b>Total 05-439-56-00 Meetings, Schools &amp; Dues:</b>					1,124.10	.00	
<b>05-439-65-00 Repairs &amp; Maint - Swim Pool</b>							
1430	Standard Plumbing Supply Co	ADNH44	chip brush, urethane	03/17/2026	24.03	.00	
1430	Standard Plumbing Supply Co	ADNW28	drive bit, nuts & bolts	03/17/2026	51.05	.00	
<b>Total 05-439-65-00 Repairs &amp; Maint - Swim Pool:</b>					75.08	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>05-439-78-00 Holiday Breaks for Kids</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Rec)	03/17/2026	450.00	.00	
Total 05-439-78-00 Holiday Breaks for Kids:					450.00	.00	
<b>05-439-85-00 Miscellaneous</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Rec)	03/17/2026	34.27	.00	
Total 05-439-85-00 Miscellaneous:					34.27	.00	
<b>05-439-85-50 Grants-Local awards</b>							
7170	Buckley, Julie	MAR-2026	freezer frenzie classes	03/16/2026	125.00	.00	
7918	Dickinson, Elizabeth	MAR-2026	freezer frenzie classes	03/16/2026	125.00	.00	
6548	Herrboldt, Amy	MAR-2026	Zumba instructor	03/16/2026	250.00	.00	
9384	Madrigal, Alejandra	MAR-2026	bailando fitness	03/16/2026	250.00	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Rec)	03/17/2026	134.85	.00	
Total 05-439-85-50 Grants-Local awards:					884.85	.00	
Total RECREATION DEPARTMENT:					22,762.42	25.00	
Total RECREATION FUND:					22,862.42	25.00	
<b>LIBRARY FUND</b>							
<b>LIBRARY</b>							
<b>06-461-31-00 Postage</b>							
11497	Quadient Finance USA, Inc	FEB-2026 LIB	postage	02/05/2026	53.01	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Library)	03/17/2026	39.13	.00	
Total 06-461-31-00 Postage:					92.14	.00	
<b>06-461-35-00 Utilities</b>							
779	Idaho Power Co	FEB-2026 LIB	Utilities	02/05/2026	707.38	.00	
Total 06-461-35-00 Utilities:					707.38	.00	
<b>06-461-40-00 Repairs &amp; Maint - Bldgs &amp; Grnd</b>							
1430	Standard Plumbing Supply Co	ADKZ40	connector, cable whip, connector,	03/16/2026	50.39	.00	
1430	Standard Plumbing Supply Co	ADLC61	strap, connectors	03/16/2026	2.84	.00	
Total 06-461-40-00 Repairs & Maint - Bldgs & Grnd:					47.55	.00	
<b>06-461-40-10 Rep &amp; Maint Bldg /Janitor</b>							
445	Diamond Laundry	FEB-2026 LIB	mat & rag service	02/05/2026	94.00	.00	
10450	Northwest Management Services	FEB-2026 LIB	janitorial service	02/05/2026	925.00	.00	
Total 06-461-40-10 Rep & Maint Bldg /Janitor:					1,019.00	.00	
<b>06-461-43-00 Computer Maintenance/Software</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
Total 06-461-43-00 Computer Maintenance/Software:					871.47	.00	
<b>06-461-52-25 Passport Supplies/Expenses</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Library)	03/17/2026	115.05	.00	
Total 06-461-52-25 Passport Supplies/Expenses:					115.05	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>06-461-76-00 Programming</b>							
7062	Raub, Brenda	FEB-2026 LIB	program instructor fee	02/05/2026	300.00	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Library)	03/17/2026	658.29	.00	
Total 06-461-76-00 Programming:					958.29	.00	
<b>06-461-78-00 Books, Magazines, AV, Software</b>							
4428	Ebsco Publishing	FEB-2026 LIB	my heritage database subscription	02/05/2026	2,363.00	.00	
813	Ingram Library Sales	FEB-2026 LIB	new releases and requests & bac	02/05/2026	1,500.70	.00	
9375	Rivistas Subscription Services	FEB-2026 LIB	annual magazine subscriptions	02/05/2026	1,057.35	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Library)	03/17/2026	472.41	.00	
Total 06-461-78-00 Books, Magazines, AV, Software:					5,393.46	.00	
<b>06-461-85-00 Miscellaneous</b>							
1018	Minert & Associates Inc	348414	NDOT drug test, pre-employment	03/06/2026	53.00	.00	
Total 06-461-85-00 Miscellaneous:					53.00	.00	
<b>06-461-85-10 Coffee Bar Express</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Library)	03/17/2026	59.17	.00	
Total 06-461-85-10 Coffee Bar Express:					59.17	.00	
<b>06-461-90-00 Contributions - Private</b>							
11703	Mann, Jessica	MAR-2026	mileage: meals on wheels	03/09/2026	8.34	.00	
Total 06-461-90-00 Contributions - Private:					8.34	.00	
<b>06-461-99-00 Capital Outlay - Over \$5000</b>							
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Library)	03/17/2026	1,297.68	.00	
1659	Yuarte Concrete	FEB-2026 LIB	landscap repairs & xeriscaping	02/05/2026	14,470.00	.00	
Total 06-461-99-00 Capital Outlay - Over \$5000:					15,767.68	.00	
Total LIBRARY:					25,092.53	.00	
Total LIBRARY FUND:					25,092.53	.00	
<b>AIRPORT FUND</b>							
<b>AIRPORT</b>							
<b>07-437-34-00 Telephone/Internet</b>							
1284	Century Link	APR-2026	Monthly Statement (AirportDSL lin	02/23/2026	216.02	.00	
Total 07-437-34-00 Telephone/Internet:					216.02	.00	
<b>07-437-43-00 Computer Maintenance/Software</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
Total 07-437-43-00 Computer Maintenance/Software:					871.47	.00	
<b>07-437-52-00 Supplies</b>							
10304	US Bank Equipment Finance	577572464	Contract Payment	03/12/2026	13.80	.00	
Total 07-437-52-00 Supplies:					13.80	.00	
Total AIRPORT:					1,101.29	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>Total AIRPORT FUND:</b>					<b>1,101.29</b>	<b>.00</b>	
<b>GOLF COURSE FUND</b>							
<b>GOLF COURSE</b>							
<b>24-439-32-00 Drug Testing</b>							
1018	Minert & Associates Inc	348414	NDOT drug test, pre-employment	03/06/2026	53.00	.00	
<b>Total 24-439-32-00 Drug Testing:</b>					<b>53.00</b>	<b>.00</b>	
<b>24-439-34-00 Telephone/Internet</b>							
1284	Century Link	APR-2026	Monthly Statement (Golf Course)	02/23/2026	61.93	.00	
11989	IRON	5314	monthly statement - Golf Course	03/01/2026	25.00	25.00	03/12/2026
<b>Total 24-439-34-00 Telephone/Internet:</b>					<b>86.93</b>	<b>25.00</b>	
<b>24-439-35-00 Utilities</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Golf Course)	03/16/2026	281.80	.00	
<b>Total 24-439-35-00 Utilities:</b>					<b>281.80</b>	<b>.00</b>	
<b>24-439-36-00 Repairs &amp; Maint - Equipment</b>							
121	B & C Welding Inc	36149	saw tubes, labor	03/05/2026	20.30	.00	
1545	Turf Equipment & Irrigation	769323-00	flow meter assembly	03/05/2026	1,366.01	.00	
1545	Turf Equipment & Irrigation	769326-00	filter pressure	03/05/2026	132.26	.00	
1545	Turf Equipment & Irrigation	769334-00	spreader spoon	03/11/2026	187.95	.00	
<b>Total 24-439-36-00 Repairs &amp; Maint - Equipment:</b>					<b>1,706.52</b>	<b>.00</b>	
<b>24-439-38-10 Repairs &amp; Maint - Clubhouse</b>							
3265	Cintas Corporation	4262313728	mat, soap refill, hand sanitizer, pa	03/11/2026	354.61	.00	
644	Cox Signs	32310	sign	03/09/2026	740.00	.00	
<b>Total 24-439-38-10 Repairs &amp; Maint - Clubhouse:</b>					<b>1,094.61</b>	<b>.00</b>	
<b>24-439-40-00 Repairs &amp; Maint - Bldgs &amp; Grnd</b>							
10640	208 Garage Doors	2010	commerical door reset, rollup, res	03/05/2026	170.00	.00	
<b>Total 24-439-40-00 Repairs &amp; Maint - Bldgs &amp; Grnd:</b>					<b>170.00</b>	<b>.00</b>	
<b>24-439-40-20 Irrigation Maintenance</b>							
1430	Standard Plumbing Supply Co	ACYM94	couplings, elbows, conduit	03/11/2026	111.66	.00	
<b>Total 24-439-40-20 Irrigation Maintenance:</b>					<b>111.66</b>	<b>.00</b>	
<b>24-439-43-00 Computer Maintenance/Software</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
<b>Total 24-439-43-00 Computer Maintenance/Software:</b>					<b>871.47</b>	<b>.00</b>	
<b>24-439-52-10 Course Supplies</b>							
1255	Prestige Flag	767284	flags w/ logos	03/05/2026	1,262.74	.00	
12650	Pride Manufacturing Company, LL	ARF573952	pencils	03/10/2026	477.31	.00	
<b>Total 24-439-52-10 Course Supplies:</b>					<b>1,740.05</b>	<b>.00</b>	
<b>24-439-72-00 Tools &amp; Supplies</b>							
1545	Turf Equipment & Irrigation	769298-00	ball washer, club washer, drive too	03/04/2026	2,967.59	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 24-439-72-00 Tools & Supplies:					2,967.59	.00	
Total GOLF COURSE:					9,083.63	25.00	
Total GOLF COURSE FUND:					9,083.63	25.00	
<b>WATER MAINTENANCE FUND</b>							
<b>25-346-10-00 Metered Sales</b>							
12756	Pedroza, Chris	MAR-2026	refund credit on closed acct 5.08	03/05/2026	24.31	.00	
Total 25-346-10-00 Metered Sales:					24.31	.00	
Total:					24.31	.00	
<b>WATER DEPARTMENT</b>							
<b>25-434-31-10 Billing-Postage &amp; Meter Expens</b>							
179	Billing Document Special sts	104962	Monthly Statement - water	02/28/2026	1,707.57	.00	
Total 25-434-31-10 Billing-Postage & Meter Expens:					1,707.57	.00	
<b>25-434-32-00 Drug Testing</b>							
1018	Minert & Associates Inc	348414	breath alcohol test	03/06/2026	46.67	.00	
Total 25-434-32-00 Drug Testing:					46.67	.00	
<b>25-434-34-00 Telephone/Internet</b>							
11989	IRON	5314	monthly statement - Water	03/01/2026	25.00	25.00	03/12/2026
Total 25-434-34-00 Telephone/Internet:					25.00	25.00	
<b>25-434-35-00 Utilities</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Water)	03/16/2026	630.45	.00	
Total 25-434-35-00 Utilities:					630.45	.00	
<b>25-434-37-00 Repairs &amp; Maint - Trucks</b>							
4184	Commercial Tire	35-96984	tires, installation	03/04/2026	491.73	.00	
940	Les Schwab Tire Center	10201034144	flat repair, radial repair	02/05/2026	27.70	.00	
Total 25-434-37-00 Repairs & Maint - Trucks:					519.43	.00	
<b>25-434-41-00 Professional Services</b>							
12594	Idaho Site Works, LLC	MAR-2026	waterline & roadway improvement	12/04/2025	125,247.42	.00	
Total 25-434-41-00 Professional Services:					125,247.42	.00	
<b>25-434-43-00 Computer Maintenance</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
Total 25-434-43-00 Computer Maintenance:					871.47	.00	
<b>25-434-53-00 Uniform/Safety Clothing Items</b>							
11482	Medina, Daniel	MAR-2026	reimburse clothing	02/21/2026	82.68	.00	
Total 25-434-53-00 Uniform/Safety Clothing Items:					82.68	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>25-434-56-00 Meetings, Schools &amp; Dues</b>							
12288	Kaseya US, LLC	CI_1809070	conference - insco & alumbaugh	03/04/2026	1,219.22	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Water)	03/17/2026	153.93	.00	
Total 25-434-56-00 Meetings, Schools & Dues:					1,373.15	.00	
<b>25-434-75-00 Line Repair-Meters &amp; Hardware</b>							
9643	Core & Main	V000026046	procoders, regular acc set	02/27/2026	5,782.61	.00	
Total 25-434-75-00 Line Repair-Meters & Hardware:					5,782.61	.00	
<b>25-434-84-00 Water Samples</b>							
74	Analytical Laboratories Inc	2601677	Water samples	02/28/2026	596.25	.00	
Total 25-434-84-00 Water Samples:					596.25	.00	
<b>25-434-85-10 Dig-Line Excavation</b>							
449	Digline Inc	0079254-IN	MONTHLY FEE	02/28/2026	187.20	.00	
Total 25-434-85-10 Dig-Line Excavation:					187.20	.00	
<b>25-434-85-50 DEQ Loan #5</b>							
4533	Dept. of Enviromental Quality	MAR-2026	DEQ Drinking Water Loan #DW18	03/02/2026	88,221.25	.00	
Total 25-434-85-50 DEQ Loan #5:					88,221.25	.00	
<b>25-434-99-10 Equip Inventory-\$500 to \$5000</b>							
5969	Dell Marketing L.P.	10865877460	dell pro 16 plus btx bases	03/11/2026	1,956.64	.00	
Total 25-434-99-10 Equip Inventory-\$500 to \$5000:					1,956.64	.00	
Total WATER DEPARTMENT:					227,247.79	25.00	
Total WATER MAINTENANCE FUND:					227,272.10	25.00	
<b>WASTEWATER MAINT. FUND</b>							
<b>26-347-10-00 Service Revenue</b>							
6068	Guardian Property Management	MAR-2026	refund 6 months of sewer paymen	03/20/2026	2,433.90	.00	
12756	Pedroza, Chris	MAR-2026	refund credit on closed acct 5.08	03/05/2026	21.82	.00	
Total 26-347-10-00 Service Revenue:					2,455.72	.00	
Total :					2,455.72	.00	
<b>WASTEWATER DEPARTMENT</b>							
<b>26-435-31-10 Postage and Processing</b>							
179	Billing Document Specialists	104962	Monthly Statement - waste water	02/28/2026	1,707.57	.00	
Total 26-435-31-10 Postage and Processing:					1,707.57	.00	
<b>26-435-32-00 Drug Testing</b>							
1018	Minert & Associates Inc	348414	NDOT drug test, random	03/06/2026	17.66	.00	
Total 26-435-32-00 Drug Testing:					17.66	.00	
<b>26-435-34-00 Telephone/Internet</b>							
1284	Century Link	APR-2026	Monthly Statement (Waste Water)	02/23/2026	64.22	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
11989	IRON	5314	monthly statement - Wastewater	03/01/2026	25.00	25.00	03/12/2026
Total 26-435-34-00 Telephone/Internet:					89.22	25.00	
<b>26-435-35-00 Utilities</b>							
819	Intermountain Gas Co	MAR-2026	Monthly Statement (Wastewater)	03/16/2026	86.80	.00	
Total 26-435-35-00 Utilities:					86.80	.00	
<b>26-435-37-00 Repairs &amp; Maint - Trucks</b>							
940	Les Schwab Tire Center	10201034144	flat repair, radial repair	02/05/2026	27.70	.00	
Total 26-435-37-00 Repairs & Maint - Trucks:					27.70	.00	
<b>26-435-39-05 Repairs &amp; Maint-Lagoons</b>							
987	Master Electric Inc	17465	repair electrical equipment & bring	02/28/2026	1,017.27	.00	
1430	Standard Plumbing Supply Co	ACRF65	union, nipple, adapter	03/09/2026	28.52	.00	
1430	Standard Plumbing Supply Co	ADD776	ammonia, poly tube	03/12/2026	26.79	.00	
1430	Standard Plumbing Supply Co	ADFD44	coupling, elbows, union, nipple	03/13/2026	41.21	.00	
1430	Standard Plumbing Supply Co	ADLB05	glue primer	03/16/2026	54.66	.00	
8439	USA BlueBook	INV00982509	graduated cylinders	03/05/2026	50.60	.00	
8439	USA BlueBook	INV00982583	sample hach pack, buffer pack, ha	03/05/2026	319.16	.00	
Total 26-435-39-05 Repairs & Maint-Lagoons:					1,538.21	.00	
<b>26-435-43-00 Computer Maintenance</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
Total 26-435-43-00 Computer Maintenance:					871.47	.00	
<b>26-435-56-00 Meetings, Schools &amp; Dues</b>							
12288	Kaseya US, LLC	CI_1809070	conference - insco & alumbaugh	03/04/2026	1,219.21	.00	
1610	Wells Fargo Remittance Center	MAR-2026B	Monthly Statement (Waste Water)	03/17/2026	123.94	.00	
Total 26-435-56-00 Meetings, Schools & Dues:					1,343.15	.00	
<b>26-435-84-00 Water Samples</b>							
74	Analytical Laboratories Inc	2601678	wastewater monitoring	02/28/2026	47.00	.00	
Total 26-435-84-00 Water Samples:					47.00	.00	
<b>26-435-85-10 Dig-Line Excavation</b>							
449	Digline Inc	0079254-IN	MONTHLY FEE	02/28/2026	187.20	.00	
Total 26-435-85-10 Dig-Line Excavation:					187.20	.00	
<b>26-435-89-00 Safety Equipment</b>							
9643	Core & Main	INV0027235	respirator cartridges, gas mask re	03/03/2026	1,623.91	.00	
Total 26-435-89-00 Safety Equipment:					1,623.91	.00	
Total WASTEWATER DEPARTMENT:					7,539.89	25.00	
Total WASTEWATER MAINT. FUND:					9,995.61	25.00	

**SANITATION FUND**

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>27-345-10-00 Collection for Service</b>							
12756	Pedroza, Chris	MAR-2026	refund credit on closed acct 5 08	03/05/2026	15.12	.00	
Total 27-345-10-00 Collection for Service:					15.12	.00	
Total :					15.12	.00	
<b>SANITATION DEPARTMENT</b>							
<b>27-433-31-10 Postage and Processing</b>							
179	Billing Document Specialists	104962	Monthly Statement - sanitation	02/28/2026	1,707.57	.00	
Total 27-433-31-10 Postage and Processing:					1,707.57	.00	
<b>27-433-41-00 Monthly Contract - Residential</b>							
3511	Republic Services	0788-0004045	Monthly Statement	02/28/2026	108,174.69	108,174.69	03/12/2026
Total 27-433-41-00 Monthly Contract - Residential:					108,174.69	108,174.69	
<b>27-433-41-20 Monthly Contract - City Waste</b>							
3511	Republic Services	0788-0004045	Monthly Statement	02/28/2026	3,172.56	3,172.56	03/12/2026
Total 27-433-41-20 Monthly Contract - City Waste:					3,172.56	3,172.56	
<b>27-433-43-00 Computer Maintenance/Software</b>							
10443	Allied Business Solutions Inc	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
Total 27-433-43-00 Computer Maintenance/Software:					871.47	.00	
Total SANITATION DEPARTMENT:					113,926.29	111,347.25	
Total SANITATION FUND:					113,941.41	111,347.25	
<b>TAP DEPOSIT FUND</b>							
<b>46-202-03-00 Tap Deposit Payable</b>							
5291	CBH Homes	MAR-2026	Refund credit on closed acct 11	03/06/2026	146.43	.00	
12761	Fisher, Genevieve	MAR-2026	refund deposit credit on closed ac	03/16/2026	6.91	.00	
12757	Gonzales, Joseph & Grace	MAR-2026	refund deposit credit on closed ac	03/04/2026	51.53	.00	
12758	Hennessey, Jake	MAR-2026	refund deposit credit on closed ac	03/10/2026	41.83	.00	
Total 46-202-03-00 Tap Deposit Payable:					246.70	.00	
Total :					246.70	.00	
Total TAP DEPOSIT FUND:					246.70	.00	
<b>Fiber Optic Fund</b>							
<b>Fiber Optic Fund Construction</b>							
<b>50-434-35-25 SaaS-Monthly subscription</b>							
10132	Entry Point Networks	2079	SaaS & NOC	03/15/2026	2,253.45	.00	
11989	IRON	5315	L2VPN-000	03/01/2026	750.00	750.00	03/12/2026
11989	IRON	5316	monthly overage	03/01/2026	458.02	458.02	03/12/2026
Total 50-434-35-25 SaaS-Monthly subscription:					3,461.47	1,208.02	
<b>50-434-37-00 Repairs &amp; Maint-Equipment</b>							
4184	Commercial Tire	35-97085	tires, installation	03/17/2026	441.62	.00	
10979	FS. Com Inc	FS2603111465	hot swappable ac power module 1	03/11/2026	332.22	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 50-434-37-00 Repairs & Maint-Equipment:					773.84	.00	
<b>50-434-43-00 Computer/Maint/Software</b>							
10443	Allied Business Solutions Inc.	MAR-2026	watchguard total security suite su	03/11/2026	871.47	.00	
Total 50-434-43-00 Computer/Maint/Software:					871.47	.00	
<b>50-434-52-00 Supplies</b>							
12523	Adams Cable Equipment, Inc.	2026-86531	wall mount fiber patch, freight	03/12/2026	635.50	.00	
10979	FS. Com Inc	FS2603115065	fiber patch cable, optical transceiv	03/11/2026	1,029.00	.00	
1430	Standard Plumbing Supply Co	ACBD69	dynaflex, staples	03/02/2026	14.07	.00	
1430	Standard Plumbing Supply Co	ADC079	couplings, elbow, conduit	03/12/2026	34.96	.00	
1430	Standard Plumbing Supply Co	ADFD06	dry screw	03/13/2026	9.99	.00	
1430	Standard Plumbing Supply Co	ADLF84	elbow, fitting, wrench	03/16/2026	28.77	.00	
Total 50-434-52-00 Supplies:					1,752.29	.00	
<b>50-434-85-00 Miscellaneous</b>							
1018	Minert & Associates Inc	348414	NDOT drug test, random	03/06/2026	53.00	.00	
Total 50-434-85-00 Miscellaneous:					53.00	.00	
<b>50-434-99-10 Equip Inventory-\$500 to \$5000</b>							
5959	Dell Marketing L.P.	10865877460	dell pro 16 plus btx bases	03/11/2026	1,956.64	.00	
Total 50-434-99-10 Equip Inventory-\$500 to \$5000:					1,956.64	.00	
Total Fiber Optic Fund Construction:					8,868.71	1,208.02	
Total Fiber Optic Fund:					8,868.71	1,208.02	
Grand Totals:					708,864.22	137,085.27	

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 FEBRUARY 28, 2026**

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	3,826,106.88	110,532.27	22.07	1,119,187.01	17.63	( 940.69)	2,818,392.83
02 STREET DEPARTMENT	2,406,736.62	13,022.02	11.44	186,098.42	10.77	( 1,588.22)	2,233,228.44
03 STREET LIGHTING FUND	43,624.35	1,549.44	40.13	15,707.19	35.85	( 2,826.78)	32,293.38
04 CEMETERY FUND	84,765.72	5,979.26	27.80	18,484.84	29.71	( 550.12)	72,810.26
05 RECREATION FUND	( 71,835.75)	23,678.20	13.89	88,459.61	8.93	( 10,492.92)	( 126,124.24)
06 LIBRARY FUND	247,021.55	16,324.57	49.61	80,603.72	35.84	( 5,899.33)	188,641.73
07 AIRPORT FUND	( 46,940.40)	7,075.14	2.61	352,842.48	7.92	( 217,801.73)	( 174,906.01)
16 FIRE DEVELOPMENT FUND	638,054.92	40,583.82	10.59	.00	.00	.00	678,638.74
17 POLICE DEVELOPMENT FUND	398,969.59	20,327.90	9.09	.00	.00	.00	419,297.49
20 PARK DEVELOPMENT FUND	372,627.07	34,302.42	10.09	.00	.00	.00	406,929.49
24 GOLF COURSE FUND	90,340.48	367,550.49	25.36	74,198.82	28.25	( 12,245.85)	395,938.00
25 WATER MAINTENANCE FUND	7,304,624.93	431,187.72	10.17	212,098.36	10.15	( 6,359.66)	7,517,354.63
26 WASTEWATER MAINT. FUND	2,622,167.86	287,897.95	3.94	204,010.09	3.20	( 75,658.91)	2,781,714.63
27 SANITATION FUND	639,288.54	137,475.18	30.49	126,343.28	23.90	( 1,029.69)	649,390.75
29 STREET DEVELOPMENT FUND	786,763.79	28,181.70	6.00	.00	.00	.00	814,945.49
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	161,023.06	.00	.00	.00	.00	99.13	160,923.93
47 WATER AVAILABILITY FUND	1,458,383.96	75,076.22	10.58	.00	.00	.00	1,533,460.18
48 WASTEWATER AVAILABILITY FUND	3,598,090.02	131,592.56	6.67	.00	.00	.00	3,729,682.58
50 FIBER OPTIC FUND	712,400.37	73,297.69	3.17	40,474.68	4.24	( 3,439.55)	748,662.93
59 LID GUARANTEE FUND	395,301.61	6,785.38	2.81	.00	.00	.00	402,086.99
<b>TOTAL</b>	<b>25,669,012.74</b>	<b>1,812,419.93</b>	<b>296.51</b>	<b>2,520,508.50</b>	<b>216.39</b>	<b>( 323,935.62)</b>	<b>25,284,859.79</b>

**CITY OF MOUNTAIN HOME  
TREASURER'S REPORT  
FOR THE PERIOD ENDING FEBRUARY 28, 2026**

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
<b>BANKS AND INVESTMENTS</b>							
CASH - CHECKING US BANK							79,588.14
CASH - CHECKING WELLS FARGO							809,774.50
CASH - STATE TREASURER LGIP							24,279,164.55
CASH - OTHER INVESTMENTS							116,352.60
<b>TOTAL BANKS AND INVESTMENTS</b>							<b>25,284,859.79</b>



**RESOLUTION NO. #11-2026R**

A RESOLUTION OF THE CITY OF MOUNTAIN HOME, IDAHO, RELATING TO SURPLUS PERSONAL PROPERTY; DECLARING CERTAIN PERSONAL PROPERTY OF THE CITY TO BE SURPLUS; AUTHORIZING AND DIRECTING THE DISPOSAL OF THE SURPLUS PROPERTY; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mountain Home, Idaho ("City") has acquired certain personal property for the purpose of carrying out services in the public interest; and

WHEREAS, certain items of personal property of the City, as described herein, have become worn out, obsolete, or are no longer needed by the City; and

WHEREAS, the City Council of the City has deemed it unnecessary to maintain ownership of surplus personal property of the City as described herein; and

WHEREAS, the City Council of the City desires to dispose of the property as allowed by State law.

NOW, THEREFORE, it is hereby RESOLVED by the City Council of the City of Mountain Home, Idaho as follows:

Section 1: The City Council finds and declares that the City no longer has a use for the following personal property ("surplus property"):

Fire Department items:

- Twenty-one (21) S.C.B.A packs

Section 2: The City Council establishes the total value of the surplus property as nominal and less than what it would cost to dispose of or repair the property.

Section 3: The City Clerk or her designee is authorized and directed to dispose of the property to the Idaho State Fire Marshal's office for state-authorized distribution to other fire agencies in need of S.C.B.A packs or salvage purposes.

Section 4. Conditions of Transfer; Waiver and Acknowledgment.

As a condition of transfer, any receiving agency shall execute a waiver and acknowledgment releasing the City of Mountain Home from any and all liability associated with the use, condition, or performance of the equipment.

The receiving agency acknowledges that the S.C.B.A. packs were last serviced and flow tested in 2025 and accepts full responsibility for ensuring that the equipment is properly inspected, serviced, and flow tested prior to being placed into service.

All property is transferred “as-is”, with no warranties, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose.

Section 5: This Resolution shall take effect and be in force immediately upon its passage and approval.

PASSED by the Council, and approved by the Mayor this \_\_\_\_\_ Day of March, 2026.

APPROVED:

\_\_\_\_\_  
Rich Sykes, Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Tiffany Belt, City Clerk

#####

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON FEBRUARY 24<sup>TH</sup>, 2026, AT 5:00 P.M.  
AT MOUNTAIN HOME CITY HALL CHAMBERS  
MOUNTAIN HOME, IDAHO

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

##### CALL MEETING TO ORDER/ESTABLISH A QUORUM – PLANNING & ZONING COMMISSION

##### STAFF PRESENTATION

##### PUBLIC HEARINGS (4)

- 1) Four Public Hearings will be conducted as follows:
  1. To consider amendments to the City of Mountain Home's Capital Improvement Plan as a part of its Development Impact Fee Code; and
  2. To consider adopting a portion of the Elmore County Capital Improvement Plan with respect to EMS/Ambulance Service; and
  3. To consider amending the City's Comprehensive Plan by adopting the amended City CIP and Elmore County CIP as elements of the City's Comprehensive Plan; and
  4. To consider amendments to the City's Development Impact Fee Code to provide for intergovernmental agreements of impact fees, adjustments of impact fees, and land use assumption definitions.

##### CLOSE PUBLIC HEARINGS

##### CONFLICT OF INTEREST DECLARATION

Has any Council Member received information pertaining to, or otherwise had any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact.

##### PRESENTATIONS

- 1) Presentation by Al Benedetti

##### CONSENT AGENDA

All matters listed within this Consent Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of clarification may be asked about a particular item before the motion is voted on. However, for lengthy discussion or separate motion a Council member or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda.

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

- 1) Approval acceptance of minutes: Planning & Zoning Commission – January 20, 2026
- 2) Approval acceptance of minutes: Planning & Zoning Commission – January 26, 2026
- 3) Approval acceptance of minutes: Regular City Council – February 10, 2026
- 4) Approve expenditures from 2/11/2026 to 2/24/2026 in the amount of \$496,023.51
- 5) Approve the Treasurer's report for the period ending 1/31/2026.
- 6) Approve the budget transfer from the General Fund to the Golf Course Operating Expense.
- 7) Authorize the Mayor and City Clerk to sign all required documents for grant application 2025-26-005.  
**(Pulled from Consent Agenda and moved to New Business)**

##### OLD BUSINESS

- 1) **Action Item:** Deliberation/Decision regarding resolution #03-2026R – Approving the Reappointment of Alan Bermensolo as a member of the Urban Renewal board from an additional 4-year term expiring on January 31, 2029, and authorizing the Mayor and City Clerk to sign.

##### NEW BUSINESS

- 1) **Action Item:** Deliberation/Decision by City Council on approving the amended City CIP.
- 2) **Action Item:** Deliberation/Decision by City Council on approving the amended Elmore County EMS CIP.
- 3) **Action Item:** Deliberation/Decision by Planning and Zoning Commission on recommendation to amend the City Comprehensive Plan to include the amended City CIP and the Elmore County EMS CIP as components of the City Comp Plan.
- 4) **Action Item:** Deliberation/Decision by City Council on P&Z recommendation to amend the Comprehensive Plan by adding the Amended City CIP and County EMS CIP as components of the City's Comprehensive Plan and adopting resolution 09-2026R.
- 5) **Action Item:** Deliberation/Decision on Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4 specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee.
- 6) Items removed from Consent Agenda
- 7) **Action Item:** Deliberation/Decision to terminate Resolution #20-2025R for the purpose of removing DIFAC duties from the Mountain Home Planning & Zoning Commission and re-establishing the Development Impact Fee Advisory Committee (DIFAC) as an independent body.
- 8) **Action Item:** Deliberation/Decision regarding the City Council hosting a Town Hall meeting.

##### ORDINANCE

- 1) **Action Item:** Deliberation/Decision on Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4 specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee.

##### RECOGNIZING PERSONS IN THE AUDIENCE

##### FINAL COMMENTS

##### ADJOURN

Council Minutes – February 24, 2026

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON FEBRUARY 24<sup>TH</sup>, 2026 AT 5:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at the Mountain Home City Hall Chambers, 160 South 3<sup>rd</sup> East, Mountain Home, Idaho, on February 24, 2026. A quorum was established with Councilmember Harjo, Councilmember Wirkkala, Councilmember McCarthy, Councilmember Sanders and Mayor Sykes being present.

CALLED THE PLANNING & ZONING MEETING TO ORDER

The Planning and Zoning Commission took role at 5:00 P.M. with Commissioner Wallaert, Commissioner Roeder, Commissioner McCormick, and Commissioner Drake, all being present. Commissioner Pedroza was absent.

Mayor Sykes requested a motion be made to amend the agenda to have recognizing persons in the audience be added before final comments.

Councilmember Wirkkala made a motion to amend the agenda to add Recognizing Persons in the Audience to the end of the meeting before final comments. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed unanimously.

STAFF PRESENTATION

1) Presentation regarding Capital Improvement Plan and Impact Fee amendments.

Geoff Schroeder, City Attorney, explained several procedural items were to be presented to allow the City to adopt the County Capital Improvement Plan and move toward an intergovernmental agreement to collect development impact fees for emergency medical services. He noted amendments to the City’s Capital Improvement Plan were needed to address statutory requirements, correct clerical errors, and align parks fee with adopted 2022 plan. He also stated four public hearings were required to meet statutory notice and process requirements related to Capital Improvement Plan, Comprehensive Plan, and City code amendments.

Colin McAweeney, with Galena Consulting, went through a presentation explained the capital improvement plan and impact fee program were reviewed to ensure consistency with state statute and address administrative updates. He noted revisions included updated land use assumptions, construction timelines, and correction of clerical errors to align ordinance with the adopted plan. He also stated impact fees were one-time charges on new development intended to fund growth related infrastructure, and the advisory committee supported updated fee amounts and recommended maintaining proportional fees for future development.

Abbey Germaine, Elmore County Attorney, discussed the County was requesting the City adopt only the EMS portion of the County’s Capital Improvement Plan in order to implement impact fees for emergency medical services. She noted fees would help ensure new growth contributed to cost of County services rather than relying on existing tax base. She also stated the City would need to amend its Capital Improvement Plan and enter into an intergovernmental agreement with the County to administer EMS impact fees.

Geoff Schroeder explained adopting ordinance would allow for an intergovernmental agreement and a joint development impact fee advisory committee. He noted meeting jointly and more frequently would help both entities monitor growth assumptions and adjust fees or caps as needed if projections were overestimated or underestimated. He emphasized fees could be modified through required procedural process if growth trends changed.

PUBLIC HEARINGS (4)

1) To consider amendments to the City of Mountain Home's Capital Improvement Plan as part of its Development Impact Fee Code.

The public hearing opened at 5:28 P.M.

The public hearing closed at 5:28 P.M.

2) To consider adopting a portion of the Elmore County Capital Improvement Plan with respect to EMS/Ambulance Service.

The public hearing opened at 5:28 P.M.

The public hearing closed at 5:28 P.M.

3) To consider amending the City's Comprehensive Plan by adopting the amended City CIP and Elmore County CIP as elements of the City's Comprehensive Plan.

The public hearing opened at 5:29 P.M.

The public hearing closed at 5:29 P.M.

4) To consider amendments to the City's Development Impact Fee Code to provide for intergovernmental agreements of impact fees, adjustments of impact fees, and land use assumption definitions.

The public hearing opened at 5:29 P.M.

The public hearing closed at 5:29 P.M.

CLOSE PUBLIC HEARINGS

All public hearings closed at 5:29 P.M.

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.

Councilmember Harjo stated he had received several emails and letters regarding Old Business #1.

Councilmember Wirkkala said she had received the same emails regarding Old Business #1.

Councilmember McCarthy also received the same emails regarding Old Business #1 as well as an email concerning audio equipment issues in Council chambers, and he has a conflict on Consent Agenda Item 7 as his wife is on the Library Board.

Councilmember Sanders said he also had contact regarding audio technical issues as well as having an opportunity to meet with EMS staff. He continued to say he had the same email contact regarding Old Business #1.

PRESENTATIONS

1) Presentation by Al Benedetti

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#####

Al Benedetti with Angelo Benedetti Inc. out of Ohio came forward to present to the Council his business of asphalt recycling. He presented on how the asphalt recycling trucks work and their benefits.

There was a discussion between Mr. Benedetti and Councilmember McCarthy regarding depth the trucks cut down to and what could be done about roads could not be cut to depth due to them being too far gone.

Mr. Benedetti explained the machine was for maintenance and not reconstruction, it was a great tool to extend pavement life and to extend existing budgets. He also explained the machine would work with roads having been chip sealed as well.

Councilmember Wirkkala asked Mr. Benedetti if he had discussed with Chris Curtis what percentage of roads in City the machine could actually be used on.

Chris Curtis explained they drove down almost every main road in town, but they had not gone far as he wanted to make sure this would be something of interest to Mayor and Council first. He continued to say they would use the Master Transportation Plan as the basis document for effort if this were to move forward.

Mr. Benedetti added of roads they did look at, what would be spent on asphalt to repair three to four roads, should cover costs of machine alone.

There was a discussion between Councilmember Harjo and Mr. Benedetti regarding maintenance and repairs and how accessible parts would be if needed. They also discussed warranty, troubleshooting and representative visits along with onsite training.

Councilmember Wirkkala and Mr. Benedetti discussed how many people would be needed to run the machine and what tasks of each person involved would be.

There was a discussion between Councilmember Sanders and Mr. Benedetti regarding potential failures and downtime for repairs.

## CONSENT AGENDA

All matters listed within this Consent Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of clarification may be asked about a particular item before the motion is voted on. However, for lengthy discussion or separate motion a Councilmember or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda. ALL CONSENT AGENDA ITEMS LISTED BELOW ARE ACTION ITEMS.

- 1) Approval acceptance of minutes: Planning & Zoning Commission – January 20, 2026
- 2) Approval acceptance of minutes: Planning & Zoning Commission – January 26, 2026
- 3) Approval acceptance of minutes: Regular City Council – February 10, 2026
- 4) Approve expenditures from 2/11/2026 to 2/24/2026 in the amount of \$496,023.51
- 5) Approve the Treasurer's report for the period ending 1/31/2026.
- 6) Approve the budget transfer from the General Fund to the Golf Course Operating Expense.
- 7) Authorize the Mayor and City Clerk to sign all required documents for grant application 2025-26-005.

There was a discussion between Councilmember Wirkkala and Councilmember Sanders regarding his attendance at a conference, the absence of a staff written after action report, and the related travel expenses.

Councilmember Harjo made a motion to approve the Consent Agenda as printed. Councilmember Wirkkala seconded the motion.

Councilmember McCarthy if Councilmember Harjo would be open to amending his motion to approve the Council Minutes – February 24, 2026

agenda but pulling Item 6.

Councilmember Harjo amended the motion to approve the Consent Agenda as written but to pull Item 6. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed unanimously.

## OLD BUSINESS

**1) Action Item:** Deliberation/Decision regarding resolution #03-2026R – Approving the Reappointment of Alan Bermensolo as a member of the Urban Renewal board for an additional 4-year term expiring on January 31, 2029, and authorizing the Mayor and City Clerk to sign.

There was a discussion between Councilmember Wirkkala and Alan Bermensolo about a special meeting Councilmember Sanders held for the Railroad Park project, which no one attended. Councilmember Wirkkala expressed her concern with in-kind work and funding from water and wastewater sources were being used on a fully funded park, which she viewed as misappropriation. She explained this influenced her decision to vote against raising water and wastewater rates, as she could not justify increasing rates while those funds were being redirected.

There was a discussion between the Council, Mayor Sykes, and Mr. Bermensolo regarding the URA and their plans going forward, accomplishments over the years, and Railroad Park project.

Councilmember Harjo made a motion to approve the reappointment of Alan Bermensolo as a member of the Urban Renewal board for an additional 4-year term expiring on January 31, 2029. Councilmember McCarthy seconded the motion.

Councilmember Sanders suggested when the URA began brainstorming ideas of what to do with the remaining \$2 million, to possibly consider building a skywalk, which would allow people to safely cross the state highway.

Mayor Sykes stated there had been a motion and a second. He then called for the question. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Harjo; aye, Councilmember Sanders; aye, Councilmember Wirkkala; aye. The motion passed by unanimous vote.

## NEW BUSINESS

**1) Action Item:** Deliberation/Decision by City Council on approving the amended City CIP.

Councilmember McCarthy raised concerns about the CIP, noting past growth projections were consistently missed. He questioned whether simply updating project dates, such as for street projects, was sufficient, and suggested the City should reassess growth assumptions rather than just adjust timelines, warning doing otherwise could create legal or planning issues.

Colin McAweeney explained the CIP update began in December and the team chose a quicker, expedited process to address urgent concerns first, with a more comprehensive update planned for later this year which would fully reassess growth assumptions.

Mayor Sykes stated growth rate and land use updates would be brought back to Council for review, noting the City needed to determine funding since the current budget did not account for these updates.

Councilmember McCarthy expressed concern regarding the impact fee updates to project dates may not reflect actual spending and compliance with Idaho code. He noted gaps in reporting to the Development Impact Fee Advisory Committee (DIFAC), questioned transparency, and raised whether impact fees could be used for existing deficiencies rather than strictly for growth-related projects.

Councilmember McCarthy, Geoff Schroeder, and Mr. McAweeney discussed engineering standards for traffic levels of service, explaining that “D” represents moderate congestion that isn’t failing, and that capacity Council Minutes – February 24, 2026

expansions are planned to accommodate growth and maintain acceptable traffic flow.

Council, Legal, and Mr. McAweeney discussed the distinction between maintenance projects and capacity-expanding projects for the CIP, how growth rates affect the accuracy of the CIP, and whether impact fees are being used appropriately. They noted maintenance preserves existing infrastructure without adding capacity, while expansions can trigger impact fee eligibility. The conversation also highlighted concerns with the current CIP and how it might not reflect actual growth rates, requiring future adjustments by consultants and the Impact Fee Advisory Committee, but the current vote was limited to procedural amendments rather than addressing those long-term corrections.

Mayor Sykes explained the purpose of the current amendments were to finalize the City's CIP updates and to enable Elmore County EMS to get their funding mechanism operational as quickly as possible. He noted the process required both the County and the City to revise their plans, and the amendments were intended to clear those hurdles.

There was a discussion between Councilmember McCarthy and Legal about recommendations made by the previous DIFAC with respect to deficiencies and delays on following through and reasons behind those delays.

Geoff Schroeder went on to explain how the City's CIP was relatively simple to update and should be updated regularly along with how to go about getting updates accomplished.

Councilmember McCarthy asked for clarification on if it was Legal's recommendation to go ahead and pass the amendment and if passed, to immediately begin a comprehensive revision. To which Legal confirmed as correct.

Councilmember Harjo made a motion to approve the amending of the City's CIP. Councilmember Sanders seconded the motion. The vote goes as follows: Councilmember Wirkkala; aye, Councilmember Harjo; aye, Councilmember Sanders; aye, Councilmember McCarthy; aye. The motion passed by unanimous vote.

**2) Action Item: Deliberation/Decision by City Council on approving the amended Elmore County EMS CIP.**

Councilmember Wirkkala made a motion to approve the amended Elmore County EMS CIP. Councilmember Harjo seconded the motion.

Councilmember McCarthy had several questions regarding the process of updating the CIP, who would have authority to make decisions, and if there would still be a joint DIFAC. He also questioned the EMS building schedule, specifically the Pine Station completion dates.

Council, Abbey Germaine, and Geoff Schroeder discussed updates to the County and City CIP.

Abbey Germaine explained the County prioritized Pine Station based on impact fees collected so far and anticipated the schedule would be re-evaluated once the City began collecting EMS impact fees, reflecting growth in areas like Mountain Home.

Geoff Schroeder noted that the City's development impact advisory committee could join a joint committee with the County under the intergovernmental agreement, meeting frequently to monitor growth, guide EMS planning, and ensure transparency in the use of impact fees.

Councilmember Sanders stated that the city and county are experiencing growing pains as development increases. He noted that part of the meeting's purpose was to fix the structure and implement programs to guide future growth.

Mayor Sykes called for the question. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed by

unanimous vote.

**3) Action Item: Deliberation/Decision by Planning and Zoning Commission on recommendation to amend the City Comprehensive Plan to include the amended City CIP and Elmore County EMS CIP as components of the City Comp Plan.**

Chairman Wallaert made a motion on recommendation to amend the City Comprehensive Plan to include the amended City CIP and Elmore County EMS CIP as components of the City Comp Plan. Commissioner McCormick seconded the motion. All in favor; aye. The motion passed by unanimous vote.

**4) Action Item: Deliberation/Decision by City Council on P&Z recommendation to amend the Comprehensive plan by adding the amended City CIP and County EMS CIP as components of the City Comprehensive plan and adopting resolution 09-2026R.**

Councilmember Wirkkala made a motion to approve P&Z recommendation to amend the Comprehensive plan by adding the amended City CIP and County EMS CIP as components of the City Comprehensive plan and adopting resolution 09-2026R. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed by unanimous vote.

**5) Action Item: Deliberation/Decision on Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4- specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee.**

Chairman Wallaert asked if the P&Z committee was needed for the remainder of the meeting.

Geoff Schroeder mentioned the committee was part of a discussion later on down the agenda and asked if they felt the need to stay for the discussion.

Chairman Wallaert stated he believed having the P&Z committee and DIFAC as a single body committee was better management for the community because having one body maintain both provided less potential for problems in communication.

Councilmember Wirkkala apologized for speaking out of order, but wanted to let the committee know one of her big pushes for the upcoming budget season was to ensure that they are paid more, if the joint committee did remain as one body.

Chairman Wallaert adjourned the P&Z committee at 7:08 P.M.

Councilmember Harjo made a motion to approve Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4- specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Sanders; aye, Councilmember Harjo; aye, Councilmember Wirkkala; aye. The motion passed by unanimous vote.

### **6) Items removed from the Consent Agenda.**

#### **6) Approve the budget transfer from the General Fund to the Golf Course Operating Expense.**

Councilmember McCarthy asked if, as the City was only halfway through the fiscal year, there were any plans to transfer additional funds from the general fund to the golf course beyond what was already budgeted.

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Mayor Sykes responded with revenues, including green fees, were on track and no additional transfers were anticipated.

Councilmember McCarthy indicated he would like to bring forward a future agenda item regarding re-establishing the golf advisory committee.

Councilmember McCarthy made a motion to approve the budget transfer from the General Fund to the Golf Course Operating Expense. Councilmember Sanders seconded the motion. The vote goes as follows: Councilmember Wirkkala; aye, Councilmember Harjo; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed by unanimous vote.

7) Action Item: Deliberation/Decision to terminate Resolution #20-2025R for the purpose of removing DIFAC duties from the Mountain Home Planning & Zoning Commission and re-establishing the Development Impact Fee Advisory Committee (DIFAC) as an independent body.

Councilmember McCarthy shared a presentation on his opinion to re-establish the DIFAC as an independent body rather than combined with Planning & Zoning, citing Idaho Code requirements and its role as a checks and balances measure. He expressed his concern of combining with Planning and Zoning could create conflicts of interest, reduce transparency, and increase legal risk. He emphasized a separate committee would better ensure accountability, proportional fee recommendations, and public trust as growth-related planning efforts expand.

There was a discussion between Councilmember Wirkkala and Legal regarding potential conflicts of interest and legal concerns with having combined the Development Impact Fee Advisory Committee with Planning and Zoning. Legal advised that state law allows the structure, does not require the bodies to be separate, and that there was no legal or ethical conflict in having the same members serve in both roles. They stated the current structure was legally defensible, functioning smoothly, and remained ultimately under Council oversight.

Councilmember McCarthy emphasized keeping DIFAC separate provided important checks, expertise, and taxpayer protection.

Geoff Schroeder said the structure was a Council policy decision, noting the current approach was legally defensible but ultimately up to Council's decision.

Councilmember McCarthy made a motion to terminate Resolution #20-2025R for the purpose of removing DIFAC duties from the Mountain Home Planning & Zoning Commission and re-establishing the Development Impact Fee Advisory Committee (DIFAC) as an independent body. Councilmember Wirkkala seconded the motion.

Councilmember Harjo stated Planning and Zoning consistently met its responsibilities, including impartial land use decisions, long-term planning, and handling growth reporting. He criticized the accusatory language against P&Z, emphasizing their transparency, adaptability, and experienced service to the City.

Councilmember McCarthy clarified his presentation was not meant as an accusation, but to highlight transparency issues. He emphasized the DIFAC consistently submitted reports and identified deficiencies in both County and City CIPs, and he took offense at any suggestion that the committee was inactive.

Councilmember Sanders noted combining DIFAC and P&Z last year created a heavy workload for volunteers, especially with upcoming City and County CIPs and rising development. He emphasized his concern was the sheer volume of work, not the ability or competence of the committee members.

Councilmember Harjo emphasized Planning and Zoning had long been preparing for the 5- and 10-year comprehensive plan updates and had the experience and capacity to handle the workload. He noted the committee had already confirmed their readiness and willingness to take on the tasks.

#####

Mayor Sykes called for the question. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; nay, Councilmember Sanders; aye. The motion passed by majority vote.

**8) Action Item: Deliberation/Decision regarding the City Council hosting a Town Hall meeting.**

Councilmember Harjo recounted two years ago, a previous Council discussed full Council town hall meetings, but they were never held due to legal and logistical concerns. He continued to say legal guidance indicated single council members could not hold town halls because attendance by others could constitute a meeting without a quorum or a serial meeting, violating open meeting laws. He said other concerns included staff attendance, budgeting, moderation, location, public notice, minutes, and broadcasting. He then asked the current Council if there was interest in holding properly noticed full Council town halls now, given these considerations.

Councilmember Wirkkala asked if this was due to Councilmember McCarthy holding an upcoming public forum.

Councilmember Harjo explained due to meeting rules, he could not directly call Councilmember McCarthy on certain topics, so bringing matters to the Council was the proper and ethical approach. He cited past instances where Council members attended County Commission meetings in ways that could be seen as representing the City, emphasizing the need to clarify what was legal and permissible for Council interactions with citizens.

There was a discussion between Councilmember Wirkkala and Legal regarding Councilmember McCarthy hosting a personal town forum.

Councilmember McCarthy confirmed he was holding a town hall on Thursday to engage with constituents, noting other Councilmembers in places like Boise had done similar individual forums, while acknowledging potential legal concerns about discussing City business outside a full Council meeting.

Councilmember Sanders had a discussion with Legal on what would be required if the Council wanted to hold a town hall as a group.

Legal clarified a planned town hall with three council members was not an official City Council meeting, but it was still a public meeting where municipal topics could be discussed. They continued to explain no formal agenda, recording, or quasi-judicial procedures are required, though someone must take basic minutes noting City matters were discussed.

Councilmember Sanders made a motion for the Mayor to direct staff in preparations and scheduling a Council wide City town hall. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed by unanimous vote.

**ORDINANCE**

**1) Action Item: Deliberation/Decision on Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4- specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee.**

Councilman Harjo made a motion to approve Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4- specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye. The motion passed by unanimous vote.

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#####

Geoff Schroeder, City Attorney, read the Ordinance by title only for its first reading.

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

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

#### RECOGNIZING PERSONS IN THE AUDIENCE

- Ted Thompson spoke about transmitting and weather channel for airport. He requested the Council reconsider the frequency change previously requested.
- Rod Dudley spoke about townhall meetings. He also asked where Crazy Days was going to be held this year on behalf of the Mountain Home Youth Council.
- Don Gust spoke about Haskett and Air Base Road crosswalk light not working.

#### FINAL COMMENTS

Councilmember Wirkkala requested that golf advisory committee and frequency concerns at the airport be added on the next agenda as discussion items only.

Councilmember McCarthy asked if there was an update on his request for a workshop with Keller regarding water and wastewater.

Mayor Sykes said if memory served, it was March or April, but he would get an answer tomorrow.

Councilmember Harjo and Mayor Sykes discussed Crazy Days and its location.

Councilmember Sanders had heard second-hand downtown business owners were struggling with the loss of parking due to the construction project. He said that he would be reaching out to the Academy to see if they would be willing to work with the business owners through the Chamber.

#### ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:19 p.m. by orders from Mayor Sykes.

\_\_\_\_\_  
Rich Sykes, Mayor

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

Council Minutes – February 24, 2026

#####

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON FEBRUARY 24<sup>TH</sup>, 2026, AT 5:00 P.M.  
AT MOUNTAIN HOME CITY HALL CHAMBERS  
MOUNTAIN HOME, IDAHO

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

##### CALL MEETING TO ORDER/ESTABLISH A QUORUM – PLANNING & ZONING COMMISSION

##### STAFF PRESENTATION

##### PUBLIC HEARINGS (4)

- 1) Four Public Hearings will be conducted as follows:
  1. To consider amendments to the City of Mountain Home's Capital Improvement Plan as a part of its Development Impact Fee Code; and
  2. To consider adopting a portion of the Elmore County Capital Improvement Plan with respect to EMS/Ambulance Service; and
  3. To consider amending the City's Comprehensive Plan by adopting the amended City CIP and Elmore County CIP as elements of the City's Comprehensive Plan; and
  4. To consider amendments to the City's Development Impact Fee Code to provide for intergovernmental agreements of impact fees, adjustments of impact fees, and land use assumption definitions.

##### CLOSE PUBLIC HEARINGS

##### CONFLICT OF INTEREST DECLARATION

Has any Council Member received information pertaining to, or otherwise had any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact.

##### PRESENTATIONS

- 1) Presentation by Al Benedetti

##### CONSENT AGENDA

All matters listed within this Consent Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of clarification may be asked about a particular item before the motion is voted on. However, for lengthy discussion or separate motion a Council member or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda.

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

- 1) Approval acceptance of minutes: Planning & Zoning Commission – January 20, 2026
- 2) Approval acceptance of minutes: Planning & Zoning Commission – January 26, 2026
- 3) Approval acceptance of minutes: Regular City Council – February 10, 2026
- 4) Approve expenditures from 2/11/2026 to 2/24/2026 in the amount of \$496,023.51
- 5) Approve the Treasurer's report for the period ending 1/31/2026.
- 6) Approve the budget transfer from the General Fund to the Golf Course Operating Expense.
- 7) Authorize the Mayor and City Clerk to sign all required documents for grant application 2025-26-005.  
**(Pulled from Consent Agenda and moved to New Business)**

##### OLD BUSINESS

- 1) **Action Item:** Deliberation/Decision regarding resolution #03-2026R – Approving the Reappointment of Alan Bermensolo as a member of the Urban Renewal board from an additional 4-year term expiring on January 31, 2029, and authorizing the Mayor and City Clerk to sign.

##### NEW BUSINESS

- 1) **Action Item:** Deliberation/Decision by City Council on approving the amended City CIP.
- 2) **Action Item:** Deliberation/Decision by City Council on approving the amended Elmore County EMS CIP.
- 3) **Action Item:** Deliberation/Decision by Planning and Zoning Commission on recommendation to amend the City Comprehensive Plan to include the amended City CIP and the Elmore County EMS CIP as components of the City Comp Plan.
- 4) **Action Item:** Deliberation/Decision by City Council on P&Z recommendation to amend the Comprehensive Plan by adding the Amended City CIP and County EMS CIP as components of the City's Comprehensive Plan and adopting resolution 09-2026R.
- 5) **Action Item:** Deliberation/Decision on Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4 specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee.
- 6) Items removed from Consent Agenda
- 7) **Action Item:** Deliberation/Decision to terminate Resolution #20-2025R for the purpose of removing DIFAC duties from the Mountain Home Planning & Zoning Commission and re-establishing the Development Impact Fee Advisory Committee (DIFAC) as an independent body.
- 8) **Action Item:** Deliberation/Decision regarding the City Council hosting a Town Hall meeting.

##### ORDINANCE

- 1) **Action Item:** Deliberation/Decision on Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4 specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee.

##### RECOGNIZING PERSONS IN THE AUDIENCE

##### FINAL COMMENTS

##### ADJOURN

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MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON FEBRUARY 24<sup>TH</sup>, 2026 AT 5:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at the Mountain Home City Hall Chambers, 160 South 3<sup>rd</sup> East, Mountain Home, Idaho, on February 24, 2026. A quorum was established with Councilmember Harjo, Councilmember Wirkkala, Councilmember McCarthy, Councilmember Sanders and Mayor Sykes being present.

CALLED THE PLANNING & ZONING MEETING TO ORDER

The Planning and Zoning Commission took role at 5:00 P.M. with Commissioner Wallaert, Commissioner Roeder, Commissioner McCormick, and Commissioner Drake, all being present. Commissioner Pedroza was absent.

Mayor Sykes requested a motion be made to amend the agenda to have recognizing persons in the audience be added before final comments.

Councilmember Wirkkala made a motion to amend the agenda to add Recognizing Persons in the Audience to the end of the meeting before final comments. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed unanimously.

STAFF PRESENTATION

1) Presentation regarding Capital Improvement Plan and Impact Fee amendments.

Geoff Schroeder, City Attorney, explained several procedural items were to be presented to allow the City to adopt the County Capital Improvement Plan and move toward an intergovernmental agreement to collect development impact fees for emergency medical services. He noted amendments to the City's Capital Improvement Plan were needed to address statutory requirements, correct clerical errors, and align parks fee with adopted 2022 plan. He also stated four public hearings were required to meet statutory notice and process requirements related to Capital Improvement Plan, Comprehensive Plan, and City code amendments.

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Abbey Germaine, Elmore County Attorney, discussed the County was requesting the City adopt only the EMS portion of the County's Capital Improvement Plan in order to implement impact fees for emergency medical services. She noted fees would help ensure new growth contributed to cost of County services rather than relying on existing tax base. She also stated the City would need to amend its Capital Improvement Plan and enter into an intergovernmental agreement with the County to administer EMS impact fees.

Geoff Schroeder explained adopting ordinance would allow for an intergovernmental agreement and a joint development impact fee advisory committee. He noted meeting jointly and more frequently would help both entities monitor growth assumptions and adjust fees or caps as needed if projections were overestimated or underestimated. He emphasized fees could be modified through required procedural process if growth trends changed.

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The public hearing opened at 5:28 P.M.

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3) To consider amending the City's Comprehensive Plan by adopting the amended City CIP and Elmore County CIP as elements of the City's Comprehensive Plan.

The public hearing opened at 5:29 P.M.

The public hearing closed at 5:29 P.M.

4) To consider amendments to the City's Development Impact Fee Code to provide for intergovernmental agreements of impact fees, adjustments of impact fees, and land use assumption definitions.

The public hearing opened at 5:29 P.M.

The public hearing closed at 5:29 P.M.

CLOSE PUBLIC HEARINGS

All public hearings closed at 5:29 P.M.

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.

Councilmember Harjo stated he had received several emails and letters regarding Old Business #1.

Councilmember Wirkkala said she had received the same emails regarding Old Business #1.

Councilmember McCarthy also received the same emails regarding Old Business #1 as well as an email concerning audio equipment issues in Council chambers, and he has a conflict on Consent Agenda Item 7 as his wife is on the Library Board.

Councilmember Sanders said he also had contact regarding audio technical issues as well as having an opportunity to meet with EMS staff. He continued to say he had the same email contact regarding Old Business #1.

PRESENTATIONS

1) Presentation by Al Benedetti

Council Minutes – February 24, 2026

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Al Benedetti with Angelo Benedetti Inc. out of Ohio came forward to present to the Council his business of asphalt recycling. He presented on how the asphalt recycling trucks work and their benefits.

There was a discussion between Mr. Benedetti and Councilmember McCarthy regarding depth the trucks cut down to and what could be done about roads could not be cut to depth due to them being too far gone.

Mr. Benedetti explained the machine was for maintenance and not reconstruction, it was a great tool to extend pavement life and to extend existing budgets. He also explained the machine would work with roads having been chip sealed as well.

Councilmember Wirkkala asked Mr. Benedetti if he had discussed with Chris Curtis what percentage of roads in City the machine could actually be used on.

Chris Curtis explained they drove down almost every main road in town, but they had not gone far as he wanted to make sure this would be something of interest to Mayor and Council first. He continued to say they would use the Master Transportation Plan as the basis document for effort if this were to move forward.

Mr. Benedetti added of roads they did look at, what would be spent on asphalt to repair three to four roads, should cover costs of machine alone.

There was a discussion between Councilmember Harjo and Mr. Benedetti regarding maintenance and repairs and how accessible parts would be if needed. They also discussed warranty, troubleshooting and representative visits along with onsite training.

Councilmember Wirkkala and Mr. Benedetti discussed how many people would be needed to run the machine and what tasks of each person involved would be.

There was a discussion between Councilmember Sanders and Mr. Benedetti regarding potential failures and downtime for repairs.

## CONSENT AGENDA

All matters listed within this Consent Agenda section require formal Council action, but are typically routine or not of great controversy and will be enacted by one motion. Questions for the purpose of clarification may be asked about a particular item before the motion is voted on. However, for lengthy discussion or separate motion a Councilmember or citizen may request an item be removed from the Consent Agenda section and placed on the Regular Agenda. ALL CONSENT AGENDA ITEMS LISTED BELOW ARE ACTION ITEMS.

- 1) Approval acceptance of minutes: Planning & Zoning Commission – January 20, 2026
- 2) Approval acceptance of minutes: Planning & Zoning Commission – January 26, 2026
- 3) Approval acceptance of minutes: Regular City Council – February 10, 2026
- 4) Approve expenditures from 2/11/2026 to 2/24/2026 in the amount of \$496,023.51
- 5) Approve the Treasurer's report for the period ending 1/31/2026.
- 6) Approve the budget transfer from the General Fund to the Golf Course Operating Expense.
- 7) Authorize the Mayor and City Clerk to sign all required documents for grant application 2025-26-005.

There was a discussion between Councilmember Wirkkala and Councilmember Sanders regarding his attendance at a conference, the absence of a staff written after action report, and the related travel expenses.

Councilmember Harjo made a motion to approve the Consent Agenda as printed. Councilmember Wirkkala seconded the motion.

Councilmember McCarthy if Councilmember Harjo would be open to amending his motion to approve the Council Minutes – February 24, 2026

agenda but pulling Item 6.

Councilmember Harjo amended the motion to approve the Consent Agenda as written but to pull Item 6. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed unanimously.

## OLD BUSINESS

**1) Action Item:** Deliberation/Decision regarding resolution #03-2026R – Approving the Reappointment of Alan Bermensolo as a member of the Urban Renewal board for an additional 4-year term expiring on January 31, 2029, and authorizing the Mayor and City Clerk to sign.

There was a discussion between Councilmember Wirkkala and Alan Bermensolo about a special meeting Councilmember Sanders held for the Railroad Park project, which no one attended. Councilmember Wirkkala expressed her concern with in-kind work and funding from water and wastewater sources were being used on a fully funded park, which she viewed as misappropriation. She explained this influenced her decision to vote against raising water and wastewater rates, as she could not justify increasing rates while those funds were being redirected.

There was a discussion between the Council, Mayor Sykes, and Mr. Bermensolo regarding the URA and their plans going forward, accomplishments over the years, and Railroad Park project.

Councilmember Harjo made a motion to approve the reappointment of Alan Bermensolo as a member of the Urban Renewal board for an additional 4-year term expiring on January 31, 2029. Councilmember McCarthy seconded the motion.

Councilmember Sanders suggested when the URA began brainstorming ideas of what to do with the remaining \$2 million, to possibly consider building a skywalk, which would allow people to safely cross the state highway.

Mayor Sykes stated there had been a motion and a second. He then called for the question. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Harjo; aye, Councilmember Sanders; aye, Councilmember Wirkkala; aye. The motion passed by unanimous vote.

## NEW BUSINESS

**1) Action Item:** Deliberation/Decision by City Council on approving the amended City CIP.

Councilmember McCarthy raised concerns about the CIP, noting past growth projections were consistently missed. He questioned whether simply updating project dates, such as for street projects, was sufficient, and suggested the City should reassess growth assumptions rather than just adjust timelines, warning doing otherwise could create legal or planning issues.

Colin McAweeney explained the CIP update began in December and the team chose a quicker, expedited process to address urgent concerns first, with a more comprehensive update planned for later this year which would fully reassess growth assumptions.

Mayor Sykes stated growth rate and land use updates would be brought back to Council for review, noting the City needed to determine funding since the current budget did not account for these updates.

Councilmember McCarthy expressed concern regarding the impact fee updates to project dates may not reflect actual spending and compliance with Idaho code. He noted gaps in reporting to the Development Impact Fee Advisory Committee (DIFAC), questioned transparency, and raised whether impact fees could be used for existing deficiencies rather than strictly for growth-related projects.

Councilmember McCarthy, Geoff Schroeder, and Mr. McAweeney discussed engineering standards for traffic levels of service, explaining that "D" represents moderate congestion that isn't failing, and that capacity Council Minutes – February 24, 2026

expansions are planned to accommodate growth and maintain acceptable traffic flow.

Council, Legal, and Mr. McAweeney discussed the distinction between maintenance projects and capacity-expanding projects for the CIP, how growth rates affect the accuracy of the CIP, and whether impact fees are being used appropriately. They noted maintenance preserves existing infrastructure without adding capacity, while expansions can trigger impact fee eligibility. The conversation also highlighted concerns with the current CIP and how it might not reflect actual growth rates, requiring future adjustments by consultants and the Impact Fee Advisory Committee, but the current vote was limited to procedural amendments rather than addressing those long-term corrections.

Mayor Sykes explained the purpose of the current amendments were to finalize the City's CIP updates and to enable Elmore County EMS to get their funding mechanism operational as quickly as possible. He noted the process required both the County and the City to revise their plans, and the amendments were intended to clear those hurdles.

There was a discussion between Councilmember McCarthy and Legal about recommendations made by the previous DIFAC with respect to deficiencies and delays on following through and reasons behind those delays.

Geoff Schroeder went on to explain how the City's CIP was relatively simple to update and should be updated regularly along with how to go about getting updates accomplished.

Councilmember McCarthy asked for clarification on if it was Legal's recommendation to go ahead and pass the amendment and if passed, to immediately begin a comprehensive revision. To which Legal confirmed as correct.

Councilmember Harjo made a motion to approve the amending of the City's CIP. Councilmember Sanders seconded the motion. The vote goes as follows: Councilmember Wirkkala; aye, Councilmember Harjo; aye, Councilmember Sanders; aye, Councilmember McCarthy; aye. The motion passed by unanimous vote.

**2) Action Item: Deliberation/Decision by City Council on approving the amended Elmore County EMS CIP.**

Councilmember Wirkkala made a motion to approve the amended Elmore County EMS CIP. Councilmember Harjo seconded the motion.

Councilmember McCarthy had several questions regarding the process of updating the CIP, who would have authority to make decisions, and if there would still be a joint DIFAC. He also questioned the EMS building schedule, specifically the Pine Station completion dates.

Council, Abbey Germaine, and Geoff Schroeder discussed updates to the County and City CIP.

Abbey Germaine explained the County prioritized Pine Station based on impact fees collected so far and anticipated the schedule would be re-evaluated once the City began collecting EMS impact fees, reflecting growth in areas like Mountain Home.

Geoff Schroeder noted that the City's development impact advisory committee could join a joint committee with the County under the intergovernmental agreement, meeting frequently to monitor growth, guide EMS planning, and ensure transparency in the use of impact fees.

Councilmember Sanders stated that the city and county are experiencing growing pains as development increases. He noted that part of the meeting's purpose was to fix the structure and implement programs to guide future growth.

Mayor Sykes called for the question. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed by

unanimous vote.

**3) Action Item: Deliberation/Decision by Planning and Zoning Commission on recommendation to amend the City Comprehensive Plan to include the amended City CIP and Elmore County EMS CIP as components of the City Comp Plan.**

Chairman Wallaert made a motion on recommendation to amend the City Comprehensive Plan to include the amended City CIP and Elmore County EMS CIP as components of the City Comp Plan. Commissioner McCormick seconded the motion. All in favor; aye. The motion passed by unanimous vote.

**4) Action Item: Deliberation/Decision by City Council on P&Z recommendation to amend the Comprehensive plan by adding the amended City CIP and County EMS CIP as components of the City Comprehensive plan and adopting resolution 09-2026R.**

Councilmember Wirkkala made a motion to approve P&Z recommendation to amend the Comprehensive plan by adding the amended City CIP and County EMS CIP as components of the City Comprehensive plan and adopting resolution 09-2026R. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed by unanimous vote.

**5) Action Item: Deliberation/Decision on Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4- specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee.**

Chairman Wallaert asked if the P&Z committee was needed for the remainder of the meeting.

Geoff Schroeder mentioned the committee was part of a discussion later on down the agenda and asked if they felt the need to stay for the discussion.

Chairman Wallaert stated he believed having the P&Z committee and DIFAC as a single body committee was better management for the community because having one body maintain both provided less potential for problems in communication.

Councilmember Wirkkala apologized for speaking out of order, but wanted to let the committee know one of her big pushes for the upcoming budget season was to ensure that they are paid more, if the joint committee did remain as one body.

Chairman Wallaert adjourned the P&Z committee at 7:08 P.M.

Councilmember Harjo made a motion to approve Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4- specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Sanders; aye, Councilmember Harjo; aye, Councilmember Wirkkala; aye. The motion passed by unanimous vote.

### **6) Items removed from the Consent Agenda.**

#### **6) Approve the budget transfer from the General Fund to the Golf Course Operating Expense.**

Councilmember McCarthy asked if, as the City was only halfway through the fiscal year, there were any plans to transfer additional funds from the general fund to the golf course beyond what was already budgeted.

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Mayor Sykes responded with revenues, including green fees, were on track and no additional transfers were anticipated.

Councilmember McCarthy indicated he would like to bring forward a future agenda item regarding re-establishing the golf advisory committee.

Councilmember McCarthy made a motion to approve the budget transfer from the General Fund to the Golf Course Operating Expense. Councilmember Sanders seconded the motion. The vote goes as follows: Councilmember Wirkkala; aye, Councilmember Harjo; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed by unanimous vote.

7) Action Item: Deliberation/Decision to terminate Resolution #20-2025R for the purpose of removing DIFAC duties from the Mountain Home Planning & Zoning Commission and re-establishing the Development Impact Fee Advisory Committee (DIFAC) as an independent body.

Councilmember McCarthy shared a presentation on his opinion to re-establish the DIFAC as an independent body rather than combined with Planning & Zoning, citing Idaho Code requirements and its role as a checks and balances measure. He expressed his concern of combining with Planning and Zoning could create conflicts of interest, reduce transparency, and increase legal risk. He emphasized a separate committee would better ensure accountability, proportional fee recommendations, and public trust as growth-related planning efforts expand.

There was a discussion between Councilmember Wirkkala and Legal regarding potential conflicts of interest and legal concerns with having combined the Development Impact Fee Advisory Committee with Planning and Zoning. Legal advised that state law allows the structure, does not require the bodies to be separate, and that there was no legal or ethical conflict in having the same members serve in both roles. They stated the current structure was legally defensible, functioning smoothly, and remained ultimately under Council oversight.

Councilmember McCarthy emphasized keeping DIFAC separate provided important checks, expertise, and taxpayer protection.

Geoff Schroeder said the structure was a Council policy decision, noting the current approach was legally defensible but ultimately up to Council's decision.

Councilmember McCarthy made a motion to terminate Resolution #20-2025R for the purpose of removing DIFAC duties from the Mountain Home Planning & Zoning Commission and re-establishing the Development Impact Fee Advisory Committee (DIFAC) as an independent body. Councilmember Wirkkala seconded the motion.

Councilmember Harjo stated Planning and Zoning consistently met its responsibilities, including impartial land use decisions, long-term planning, and handling growth reporting. He criticized the accusatory language against P&Z, emphasizing their transparency, adaptability, and experienced service to the City.

Councilmember McCarthy clarified his presentation was not meant as an accusation, but to highlight transparency issues. He emphasized the DIFAC consistently submitted reports and identified deficiencies in both County and City CIPs, and he took offense at any suggestion that the committee was inactive.

Councilmember Sanders noted combining DIFAC and P&Z last year created a heavy workload for volunteers, especially with upcoming City and County CIPs and rising development. He emphasized his concern was the sheer volume of work, not the ability or competence of the committee members.

Councilmember Harjo emphasized Planning and Zoning had long been preparing for the 5- and 10-year comprehensive plan updates and had the experience and capacity to handle the workload. He noted the committee had already confirmed their readiness and willingness to take on the tasks.

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Mayor Sykes called for the question. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; nay, Councilmember Sanders; aye. The motion passed by majority vote.

**8) Action Item: Deliberation/Decision regarding the City Council hosting a Town Hall meeting.**

Councilmember Harjo recounted two years ago, a previous Council discussed full Council town hall meetings, but they were never held due to legal and logistical concerns. He continued to say legal guidance indicated single council members could not hold town halls because attendance by others could constitute a meeting without a quorum or a serial meeting, violating open meeting laws. He said other concerns included staff attendance, budgeting, moderation, location, public notice, minutes, and broadcasting. He then asked the current Council if there was interest in holding properly noticed full Council town halls now, given these considerations.

Councilmember Wirkkala asked if this was due to Councilmember McCarthy holding an upcoming public forum.

Councilmember Harjo explained due to meeting rules, he could not directly call Councilmember McCarthy on certain topics, so bringing matters to the Council was the proper and ethical approach. He cited past instances where Council members attended County Commission meetings in ways that could be seen as representing the City, emphasizing the need to clarify what was legal and permissible for Council interactions with citizens.

There was a discussion between Councilmember Wirkkala and Legal regarding Councilmember McCarthy hosting a personal town forum.

Councilmember McCarthy confirmed he was holding a town hall on Thursday to engage with constituents, noting other Councilmembers in places like Boise had done similar individual forums, while acknowledging potential legal concerns about discussing City business outside a full Council meeting.

Councilmember Sanders had a discussion with Legal on what would be required if the Council wanted to hold a town hall as a group.

Legal clarified a planned town hall with three council members was not an official City Council meeting, but it was still a public meeting where municipal topics could be discussed. They continued to explain no formal agenda, recording, or quasi-judicial procedures are required, though someone must take basic minutes noting City matters were discussed.

Councilmember Sanders made a motion for the Mayor to direct staff in preparations and scheduling a Council wide City town hall. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed by unanimous vote.

**ORDINANCE**

**1) Action Item: Deliberation/Decision on Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4- specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee.**

Councilman Harjo made a motion to approve Ordinance 1815- amending the following sections 9-4-2 "Definitions", 9-4-3 by amending the parks impact fee, adding Elmore County Service area and EMS Impact Fee to the table of fees, 9-4-4- specifying payment procedures, 9-4-10(B) by adding the additions of refund procedures, 9-4-16 adopting state code residency provisions, and setting the Parks impact fee. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye. The motion passed by unanimous vote.

Council Minutes – February 24, 2026

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Geoff Schroeder, City Attorney, read the Ordinance by title only for its first reading.

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

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

#### RECOGNIZING PERSONS IN THE AUDIENCE

- Ted Thompson spoke about transmitting and weather channel for airport. He requested the Council reconsider the frequency change previously requested.
- Rod Dudley spoke about townhall meetings. He also asked where Crazy Days was going to be held this year on behalf of the Mountain Home Youth Council.
- Don Gust spoke about Haskett and Air Base Road crosswalk light not working.

#### FINAL COMMENTS

Councilmember Wirkkala requested that golf advisory committee and frequency concerns at the airport be added on the next agenda as discussion items only.

Councilmember McCarthy asked if there was an update on his request for a workshop with Keller regarding water and wastewater.

Mayor Sykes said if memory served, it was March or April, but he would get an answer tomorrow.

Councilmember Harjo and Mayor Sykes discussed Crazy Days and its location.

Councilmember Sanders had heard second-hand downtown business owners were struggling with the loss of parking due to the construction project. He said that he would be reaching out to the Academy to see if they would be willing to work with the business owners through the Chamber.

#### ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:19 p.m. by orders from Mayor Sykes.

\_\_\_\_\_  
Rich Sykes, Mayor

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

Council Minutes – February 24, 2026



Outlook

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## Airport Hangar Lease – NJF Holdings (Fowler) Correspondence

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From Tiffany Belt <tbelt@mountain-home.us>

Date Mon 3/2/2026 10:37 AM

To Mayor <mayor@mountain-home.us>

Cc Paul Fitzer <pjf@msbtlaw.com>; Geoff Schroeder <gas@msbtlaw.com>; Christopher Curtis <ccurtis@mountain-home.us>; Thomas Hoegg <altitudeu76@gmail.com>

Bcc Scott Harjo <sharjo@mountain-home.us>; Jenny Wirkkala <jwirkkala@mountain-home.us>; Brendan McCarthy <bmccarthy@mountain-home.us>; Decker Sanders <dsanders@mountain-home.us>

 3 attachments (448 KB)

Response to Proposed Lease Amendments – NJF Holdings, LLC.pdf; NJF Holdings LLC, Memo.pdf; Fowler.pdf;

Mayor and Councilmembers,

I am sharing the attached response letter for your information to ensure you are fully aware of the situation regarding Mr. Nate Fowler's February 9, 2026, memorandum and his existing airport hangar land lease with the City.

The attached letter serves as the City's formal response to Mr. Fowler's request for consideration of proposed amendments related to his lease. As outlined in the correspondence, staff clarified that airport ground lease modifications may occur only through formal City Council action, and that the matters raised in his memorandum pertain to private leasehold responsibilities under the current agreement. The City also confirmed that staff will not consider any rent credits, reimbursement considerations, or financial concessions.

At this time, no Council action is required. Should Mr. Fowler wish to formally request Council consideration, he would need to submit a written request to the City Clerk's Office for placement on a future agenda.

Please let me know if you have any questions.

Tiffany



**Tiffany Belt**

City Clerk/ HRO

City of Mountain Home  
160 South 3<sup>rd</sup> East  
Mountain Home, Idaho 83647

O: 208.587.2104

[www.mountain-home.us](http://www.mountain-home.us)



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

March 2, 2026

Subject: Response to Proposed Lease Amendments – NJF Holdings, LLC

Dear Mr. Fowler,

This correspondence acknowledges receipt of your email and attached memorandum dated February 9, 2026, regarding proposed amendments to the NJF Holdings, LLC Airport Hangar Land Lease dated January 12, 2026.

As previously advised, neither City staff nor the Airport Manager possesses the authority to negotiate, approve, or amend airport ground leases. Any modification to the existing lease agreement is solely within the authority of the Mountain Home City Council and may occur only through formal Council action.

The current lease clearly establishes that the Lessee is responsible for all improvements, maintenance, and compliance associated with the leased premises. Specifically, the lease provides that the Lessee shall, at their own expense, maintain the premises and any structures located thereon and comply with all applicable laws and regulations.

Additionally, the lease requires that the premises be used solely for the purpose of constructing and maintaining an aircraft hangar and related aviation uses, subject to City approval and applicable regulatory requirements.

Accordingly, the issues identified in your memorandum, including, but not limited to, proposed leasehold subdivision, relocation of the septic drain field, requested rent credits, and any conditional reimbursement framework, pertain solely to the Lessee's private leasehold interest and obligations. These matters do not constitute a City responsibility, and the City will not consider or grant rent credits, reimbursement, or other financial concessions related to these requests.

Further, all improvements, including septic systems and associated facilities, must remain within the leased premises and remain the responsibility of the Lessee to install, maintain, modify, or relocate in compliance with applicable law and the terms of the lease agreement.

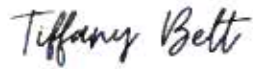
Your memorandum also references the 2008 Airport Layout Plan (ALP). While the City acknowledges the existence of that plan, it is not a governing or controlling document for purposes of administering the current ground lease and has no bearing on the interpretation or enforcement of the executed lease agreement.

Furthermore, the referenced ALP illustrates multiple potential taxiway configurations. Your memorandum selectively cites one conceptual option that supports your stated position; however, the City does not intend to pursue that configuration and does not recognize it as a basis for any current or future lease considerations.

Should you wish to formally petition the City Council for consideration of any requested lease

modification, you may submit a written request to the City Clerk's Office for placement on a future City Council agenda. Submission of such a request does not imply endorsement, recommendation, or support by City staff.

Best regards,



Tiffany Belt  
City Clerk  
[Tbelt@mountain-home.us](mailto:Tbelt@mountain-home.us)  
(208)587-2104

NJF Holdings, LLC

Airport: Mountain Home Municipal Airport

Existing Leasehold: Hangar 9 Row B 26,270 sqft Ground Lease

Date: 9 February 2026

### **Summary**

NJF Holdings, LLC requests approval to subdivide the existing large area leasehold into two conforming parcels (as was prior to 2008), construct a new private aircraft hangar on the second parcel, framework for potential rent credit and conditional reimbursement for costs incurred to resolve Airport Layout Plan (ALP) conflicts.

### **Background**

The Airport Layout Plan identifies a future taxiway alignment that overlaps with the existing leasehold area and septic drain field serving the hangar. This conflict constrains reasonable use of the leasehold and presents a future infrastructure issue for the airport.

To proactively address this issue, NJF Holdings, LLC proposes to:

- subdivide the existing leasehold into two conforming parcels consistent with planned airport infrastructure,
- relocate the septic drain field to avoid future conflict with planned airport infrastructure.

### **Proposed Development**

Following subdivision approval, NJF Holdings, LLC intends to construct a new private aircraft hangar on the second lease parcel. The proposed hangar will comply with all airport design standards and compatible land use requirements. The development represents a substantial private capital investment that expands hangar capacity without public construction cost.

### **Lease Term and Financing Justification**

NJF Holdings, LLC requests 30-year ground lease terms for both hangars to support commercial bank financing of the hangar construction and improvements. Lending institutions typically require lease terms that meet or exceed loan amortization periods and provide sufficient remaining term to protect collateral value. Without a 30-year lease term, commercial financing for the proposed hangar would likely be materially constrained or unavailable based on lender requirements.

### **Airport Benefit**

- Resolves ALP-identified infrastructure conflicts in advance of construction
- Reduces future condemnation, utility relocation, or reconfiguration costs

- Leverages private investment to advance airport planning objectives
- Expands hangar capacity and airport utilization
- Strengthens long-term ground rent stability

### **Fiscal Impact**

- No immediate city cash outlay
- Mitigation costs, if any, associated with future ALP-related infrastructure would be addressed through a conditional framework, such as rent credits applied over time against ground lease rent and/or reimbursement if and when a funded taxiway project proceeds, subject to future City approval.
- Increased long-term ground rent revenue from two improved hangar parcels

### **Closing Statement**

Approval of this request will bring the entire leasehold into a more standardized hangar-lot configuration as was prior to 2008, consistent with the airport's current leasing practices and the uniform lot geometry contemplated in the adopted Airport Layout Plan. This approach improves long-term lease administration, reduces future non-conforming conditions, and aligns existing and future development with the airport's standardized planning framework.

## AIRPORT HANGAR LAND LEASE

LEASE, made this 12<sup>TH</sup> day of January, 2026, between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation of the County of Elmore, State of Idaho, hereinafter designated as the "CITY", and NJF HOLDINGS, LLC, of P.O. Box 106 Mountain Home, ID 83647, hereinafter designated as the "LESSEE";

IN CONSIDERATION OF the covenants and agreements herein mentioned to be kept and performed by the Lessee, the City has and by these presents does lease, let and demise unto the said Lessee, the real property located in the County of Elmore, State of Idaho, at the Mountain Home Municipal Airport listed as Row B, Lot #9 and particularly described in "Exhibit A" which is attached hereto and by this reference made a part hereof pursuant to the terms and conditions contained in the Lease.

1. TERM: The term of this lease shall be for a period of 20 years. The initial term of this lease shall commence on the 1<sup>st</sup> day of January, 2026, and shall end on the 31<sup>st</sup> day of December, 2046. Subsequent terms of this lease shall continue from January 1 through December 31 of each year thereafter, through December 31<sup>st</sup>, 2046 subject to termination as provided herein.

2. RENT: The beginning base annual rent of \$2,044.32 based upon the current terms of the assignment of the previous lease agreement date September 11, 2024. The Lessee shall pay to the City as rent for the period beginning (1) year period beginning January 1, 2026, through December 31, 2046, plus any percentage increase or decrease in the Consumer Price Index as provided in paragraph 3 below.

3. ADJUSTMENT OF RENT: The annual rent payable for each year of this lease beginning January 1, 2026, shall be due and payable on or before January 1 of each year of this lease. The base annual rent shall be increased or decreased starting January 1, 2026, in an amount equal to the percentage increase or decrease in the United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index, All Urban Consumers, All Items, U. S. City Average, for the previous year. Any increase in the annual rent shall not exceed a ten percent

(10%) increase over the previous year.

4. **USE OF PREMISES:** The Lessee shall use the demised premises solely for the purpose of constructing and maintaining a hangar for the storage of at least one U.S. Registered Aircraft and Aircraft related items. This lease shall, however, be subordinate to the provisions of any existing or future agreements between the City and the United States of America or State of Idaho, relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of Federal or State funds for the development of the airport. The Lessee shall comply with all ordinances of the City of Mountain Home, all laws of the State of Idaho, all rules and regulations of the Federal Aviation Administration and the rules and regulations of any other State or Federal agency.

5. **CONSTRUCTION OF HANGAR:** It is understood that the Lessee is leasing the demised premises from the City for the sole purpose of constructing a hangar for the storage of at least one U.S. Registered Aircraft and Aircraft related items. The Lessee shall not construct a hangar until the plans, specifications and color scheme for said hangar and the location thereof have been approved by the City's Director of Public Works or Engineer, Building Official and Council. Any hangar constructed on the demised premises shall comply with applicable Federal, State and local requirements, including the then current version of the International Building Code as adopted by the City of Mountain Home. The Lessee shall not make any alterations to the hangar to be constructed by him without first obtaining the consent of the City's Director of Public Works or Engineer, Building Official and Council.

6. **COVENANT TO CONSTRUCT HANGAR:** The Lessee covenants and agrees with the City that he will complete construction of a hangar as provided for herein for the storage of an airplane on the demised premises within one year from the date of this lease. If the construction of such hangar is not completed within one year from the date of this lease, then this lease shall automatically terminate and the Lessee shall immediately and peaceably vacate the demised premises.

7. **MAINTENANCE OF PREMISES:** The Lessee shall, at his own expense, keep and maintain the demised premises and any hangar constructed thereon in a good state of repair and in a clean and presentable condition at all times and promptly abate any nuisance which may arise or exist on the premises, and in addition to maintaining the demised premises and any hangar constructed thereon, the Lessee shall maintain the strip of land located between the taxiway in front of the demised premises and the demised premises. The Lessee shall keep said strip of land free and clear of all debris and weeds. If the Lessee does not maintain said strip of land free and clear of all weeds and debris, the City may perform such work and the Lessee shall immediately pay to the City a reasonable fee for its services.

8. **NO ADVERTISING:** No signs, posters or similar devices shall be erected, displayed or maintained on the demised premises without the prior written approval of the City.

9. **TAXES AND ASSESSMENTS:** The Lessee shall pay and discharge all taxes and assessments levied or assessed on the improvements and personal property located on the demised premises.

10. **UTILITIES:** All utility charges incurred by the Lessee in connection with his occupancy of the demised premises shall be paid by the Lessee.

11. **NO ASSIGNMENT OR SUBLEASE WITHOUT PERMISSION:** The Lessee shall not assign this lease nor sublet any portion of the demised premises without first obtaining the written consent of the City, which consent shall not be unreasonably withheld.

12. **FREE ACCESS OF CITY:** The City or any of its agents or employees shall have the right of free access to said premises at all reasonable times for the purpose of inspecting the premises to determine whether or not the Lessee is complying with the provisions of this lease.

13. **REMOVAL OF IMPROVEMENTS:** At the expiration or sooner termination of this lease, providing that the Lessee is not in default under any of the provisions of this lease, the Lessee may remove any buildings or structures placed upon said premises, providing the same can be removed without material damage to the demised premises. In such event, the Lessee will fill in any excavation and restore said premises to as good a condition as they now are.

14. **INDEMNITY:** Lessee shall be responsible and liable for, and shall indemnify the City against any and all damages to property or for injury or death of persons arising or in any manner occasioned by the Lessee in his use and occupancy of the demised premises, and shall promptly pay any judgment therefor. The Lessee shall also hold the City harmless from liens of every kind or nature and for claims of damages resulting from any acts of the Lessee in connection with his occupancy of the demised premises.

15. **HOLDING OVER:** The failure of the Lessee to surrender the demised premises as provided herein and the subsequent holding over by Lessee, with or without the consent of the City, shall result in the creation of a tenancy from month to month at a monthly rental of one-twelfth of the annual rent then being paid, payable monthly in advance during the month-to-month tenancy. This provision does not give the Lessee any right to hold over at the expiration of any term. All other terms and conditions of this lease shall remain in full force and effect during any month-to-month tenancy hereunder.

16. **COMPLIANCE WITH ENVIRONMENTAL LAWS AND INDEMNITY OF CITY:** The Lessee shall comply with all health, safety, sanitation and environmental laws, rules and regulations of appropriate governmental agencies affecting the use and occupancy of the premises for the uses herein specified. The Lessee assumes all environmental liabilities caused by Lessee during the term of this lease arising under the Comprehensive Environmental Response, Compensation and Liability Act, as amended from time to time, the Resource Conservation and Recovery Act, as amended from time to time, and the Toxic Substances Control Act, as amended from time to time, together with any and all similar State and Federal laws and agrees to indemnify and hold the City harmless therefor.

17. **RESTRICTION AGAINST LIENS:** Lessee shall pay and settle all expenses and liabilities incurred by him arising out of or in any way connected with any of the construction, repairs, alterations or maintenance of any and all improvements thereon free and clear of all liens of mechanics or materialmen, and all liens of a similar character, arising out of or growing out of the construction, repair, alteration or maintenance of such improvements.

18. **NO WAIVERS:** Time is of the essence of this lease and the payment of the rent hereby reserved and of every term, covenant and condition herein contained. Any extensions or indulgences granted by the City in the performance of any of the terms hereof shall not be construed as a waiver of the City's right to insist upon prompt and strict performance thereafter. No waivers or modifications of this lease shall be binding unless made in writing and subscribed by the parties hereto.

19. **TERMINATION OF LEASE ON CONDEMNATION.** In the event that the whole or any part of the demised premises or the whole or any part of the improvements thereon shall be taken by the action of public authorities, then this lease shall terminate as of the date title to the demised premises passed to the condemning authority. For the purpose thereof, such date of vesting in the condemner terminating this lease shall operate as though it were the date originally intended by the parties for the expiration of the tenancy created hereunder. Any rent paid in advance to the City by the Lessee shall be refunded to the Lessee on a pro rata basis.

In the event of such total or partial condemnation, Lessee shall have the right to remove all improvements placed by him on the demised premises as heretofore provided for such removal at the expiration of this lease; or if the improvements may not be so moved, then the Lessee may receive from the body or authority taking the property the value of such improvements as under the terms of this Lease might have been removed, as personal property and not as part of the real estate, and in no event shall Lessee receive a portion of any award made to the City, but Lessee's sole rights shall be limited to a separate claim for the value of the aforementioned improvements as personal property.

20. **TERMINATION OF AGREEMENT BY CITY:** The City may terminate this agreement upon one year's prior written notice to Lessee.

21. **REMEDIES FOR DEFAULT:** If default be made in the payment of the rent hereby reserved or any part thereof, or in the performance of any of the other terms and conditions hereof, then the City shall first give the Lessee thirty days' notice in writing specifying wherein the Lessee has failed to comply with this lease and which said notice may be

delivered to the Lessee personally or sent to him by registered or certified mail, addressed to him at his last known address. If sent by mail, said notice shall be deemed served upon the Lessee upon the date it is deposited in the United States mail with postage prepaid, certified or registered and addressed as above mentioned. If the Lessee fails to correct such default within said thirty-day period, then the City may re-enter and retake possession of the demised premises, with or without process of law, and may remove the Lessee from said premises, and the Lessee agrees that in case of such default he will immediately deliver up peaceful possession of the demised premises to the City upon demand. The Lessee agrees that in case of his default in complying with the terms hereof, and at the time of surrendering possession of said premises, he will pay to the City any damages sustained by the City as a result of his failure to comply with the terms hereof.

22. **ATTORNEY FEES:** In the event it becomes necessary for the City to place this lease in the hands of an attorney for enforcement of its rights hereunder after default of the Lessee or to institute legal proceedings for enforcement of its rights hereunder, then the Lessee agrees in such case to pay any reasonable attorney's fee incurred by the City, in addition to other damages allowed by law.

23. **HEIRS, SUCCESSORS AND ASSIGNS:** Except as provided in paragraph 11 above, the terms and conditions of the lease shall extend to and be binding upon the heirs, administrators, successors, executors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year in this lease first above written.

**Signature Pages to follow**





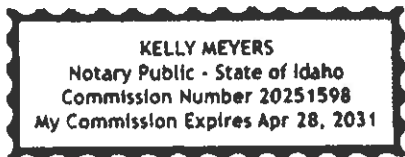
NJF Holdings, LLC.

LESSEE.

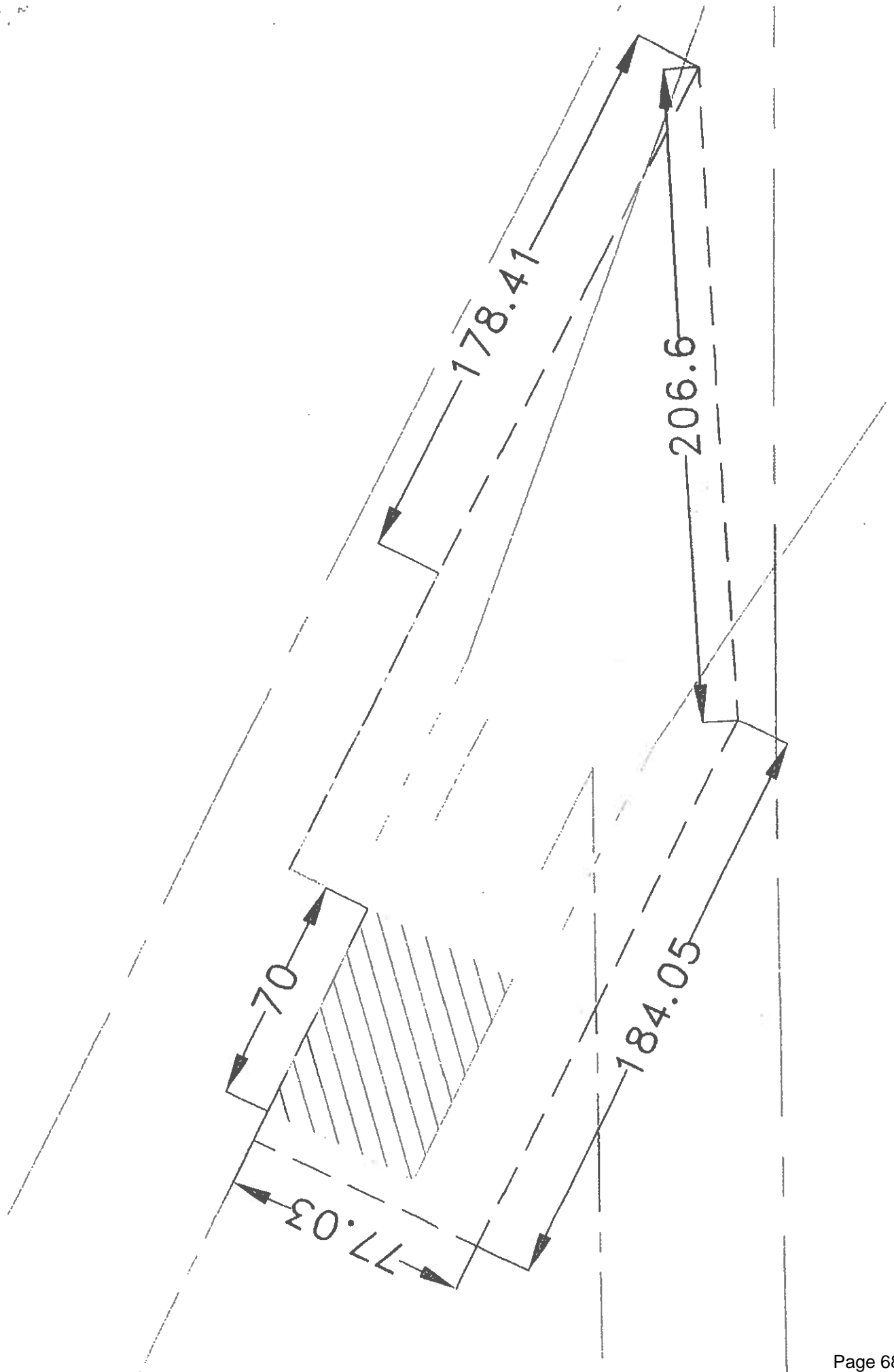
STATE OF IDAHO, )  
 ) ss.  
COUNTY OF Elmore )

On this 12 day of January, 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared Nathan Fowler, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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.



Kelley Meyers  
Notary Public for Idaho,  
Residing at Mtn. Home, ID  
My commission expires: April, 28, 2031



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**Re: Council Packet- NJF Holdings, LLC**

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**From** Tiffany Belt <tbelt@mountain-home.us>  
**Date** Mon 3/16/2026 3:54 PM  
**To** Nate Fowler <nate@njfpropertiesllc.com>

Nate,  
Good afternoon, this email confirms that I received your requested documents for the City Council, and you will be under new business on the March 24, 2026, City Council agenda.

See you at 5 pm next Tuesday!  
Tiffany



**Tiffany Belt**  
City Clerk/ HRO

City of Mountain Home  
160 South 3<sup>rd</sup> East  
Mountain Home, Idaho 83647

O: 208.587.2104

[www.mountain-home.us](http://www.mountain-home.us)

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**From:** Nate Fowler <nate@njfpropertiesllc.com>  
**Sent:** Thursday, March 12, 2026 12:10 PM  
**To:** Tiffany Belt <tbelt@mountain-home.us>  
**Subject:** Council Packet- NJF Holdings, LLC



External (nate@njfpropertiesllc.com)

[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#)

Tiffany,

Attached is the Council packet for NJF Holdings, LLC requesting conditional approval to amend and subdivide the existing leasehold for Hangar 9, Row B at the Mountain Home Municipal Airport for consideration at the Mountain Home City Council meeting scheduled for Tuesday, March 24, 2026. Please let me know if there are any additional submission requirements, forms, or materials needed to include this request in the agenda packet.

Thank you for your assistance. Please confirm receipt when convenient.

Sincerely,

Nate Fowler

## **NJF Holdings, LLC**

Airport: Mountain Home Municipal Airport

Existing Leasehold: Hangar 9 Row B – 26,270 Sq. Ft. Ground Lease

Date: March 12, 2026

### **SUMMARY**

NJF Holdings, LLC respectfully requests conditional approval to amend and subdivide the existing 26,270-square-foot leasehold (approximately four times the size of surrounding lots) into two conforming parcels and to pursue development of a new private aircraft hangar on the second parcel.

Conditional approval would authorize NJF Holdings, LLC to proceed with necessary engineering, survey work, septic evaluation (if required), design, and preparation of draft lease amendment(s) document(s) for future Council approval.

### **BACKGROUND**

NJF Holdings, LLC holds a 20-year ground lease for Hangar 9, Row B at the Mountain Home Municipal Airport. (*See Exhibit A*)

The leasehold area is substantially larger than surrounding parcels and was historically configured as two separate lots prior to 2008. The current large open area in front (East) of the hangar was originally maintained to accommodate helicopter operations associated with St. Luke's Air (air ambulance services). That operational use no longer exists and has not existed for many years. As a result, the leasehold now contains substantial unused space suitable for additional aviation development. The size and geometry of the existing leasehold allow for logical subdivision into two conforming parcels while remaining entirely within current lease boundaries.

Prior Airport Layout Plan (ALP- updated 2011) contain conceptual future infrastructure configurations. In written correspondence from the City Attorney dated March 2, 2026, this proposal does not impede or depend on any specific ALP configuration and is confined to the existing leasehold area. Any future airport infrastructure considerations affecting the leasehold would be addressed pursuant to the lease terms and applicable law at that time.

### **REQUEST FOR CONDITIONAL APPROVAL**

NJF Holdings, LLC requests conditional approval to:

- Subdivide (amend) the existing leasehold into two conforming parcels consistent with airport lot geometry;
- Conduct survey and engineering review as required;
- Evaluate septic system configuration, if necessary;
- Prepare draft lease amendment documents for final Council approval; and
- Develop construction plans for a second private aircraft hangar within the secondary leasehold.

All costs associated with engineering, survey, evaluations, permits, and development will be borne by NJF Holdings, LLC. No construction would commence without final Council approval of the amended lease(s).

## **PROPOSED DEVELOPMENT**

Following completion of due diligence and staff review, NJF Holdings, LLC intends to construct a new private aircraft hangar on the second leased parcel. (See Exhibit B)

The proposed hangar will:

- Comply with airport design standards and compatible land use requirements;
- Remain within the secondary leasehold boundaries;
- Represent substantial private capital investment;
- Expand airport hangar capacity without public construction cost.

JUB Engineers, Inc. has confirmed that a second hangar footprint can be accommodated within the conceptual layout submitted to City staff on January 8, 2026. In correspondence from the City Attorney dated March 2, 2026, it was further confirmed that no future taxiway is planned in this location, which allows additional space for the secondary hangar beyond the original specification. (See Exhibits C & D)

## **LEASE TERM AND FINANCING JUSTIFICATION**

NJF Holdings, LLC requests 30-year ground lease terms for both hangars to support commercial bank financing of hangar construction and improvements.

Lending institutions typically require lease terms that meet or exceed loan amortization periods and provide sufficient remaining term to protect collateral value. Without an extended lease term, commercial financing for the proposal may be difficult to obtain.

Extended lease terms for privately financed hangars are consistent with common airport leasing practices and have been utilized for similar leaseholds.

## **AIRPORT BENEFITS**

- Encourages private capital investment in airport infrastructure
- Improves efficient use of leased airport property
- Expands hangar capacity and airport utilization
- Increases long-term ground rent revenue from two improved parcels
- Maintains City ownership and development oversight
- Requires no immediate City cash outlay

## **CLOSING STATEMENT**

Conditional approval of this request will allow Council to direct staff to advance appropriate engineering, legal, and administrative review.

The proposed subdivision restores conforming lot geometry consistent with the historical configuration, improves long-term lease administration, and supports private development within the existing lease footprint.

Final lease amendment terms, subdivision approval, and construction authorization would return to City Council for formal approval following completion of staff review.

**Exhibit A- Current lot lease scale- 26,270 sqft**

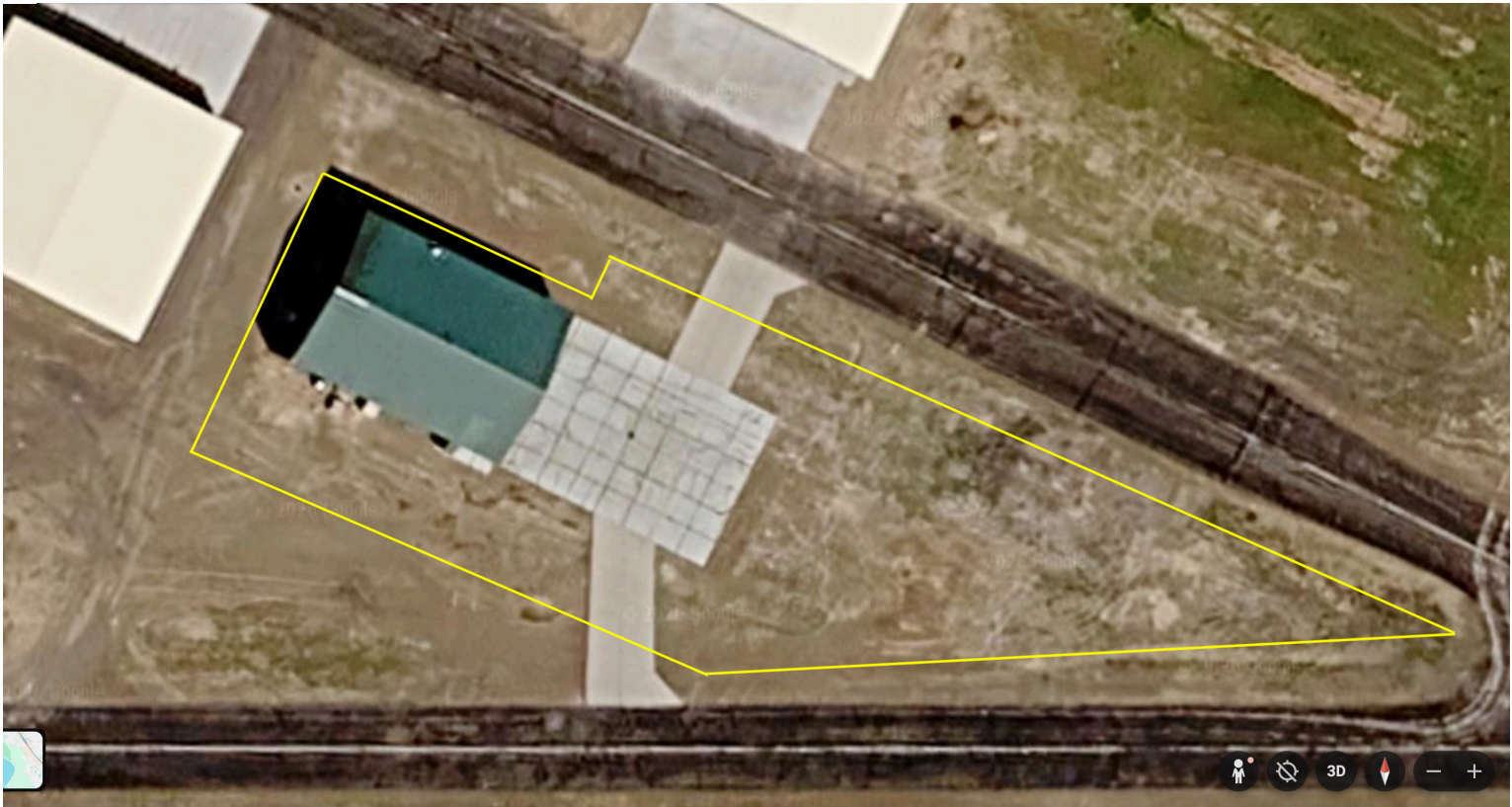
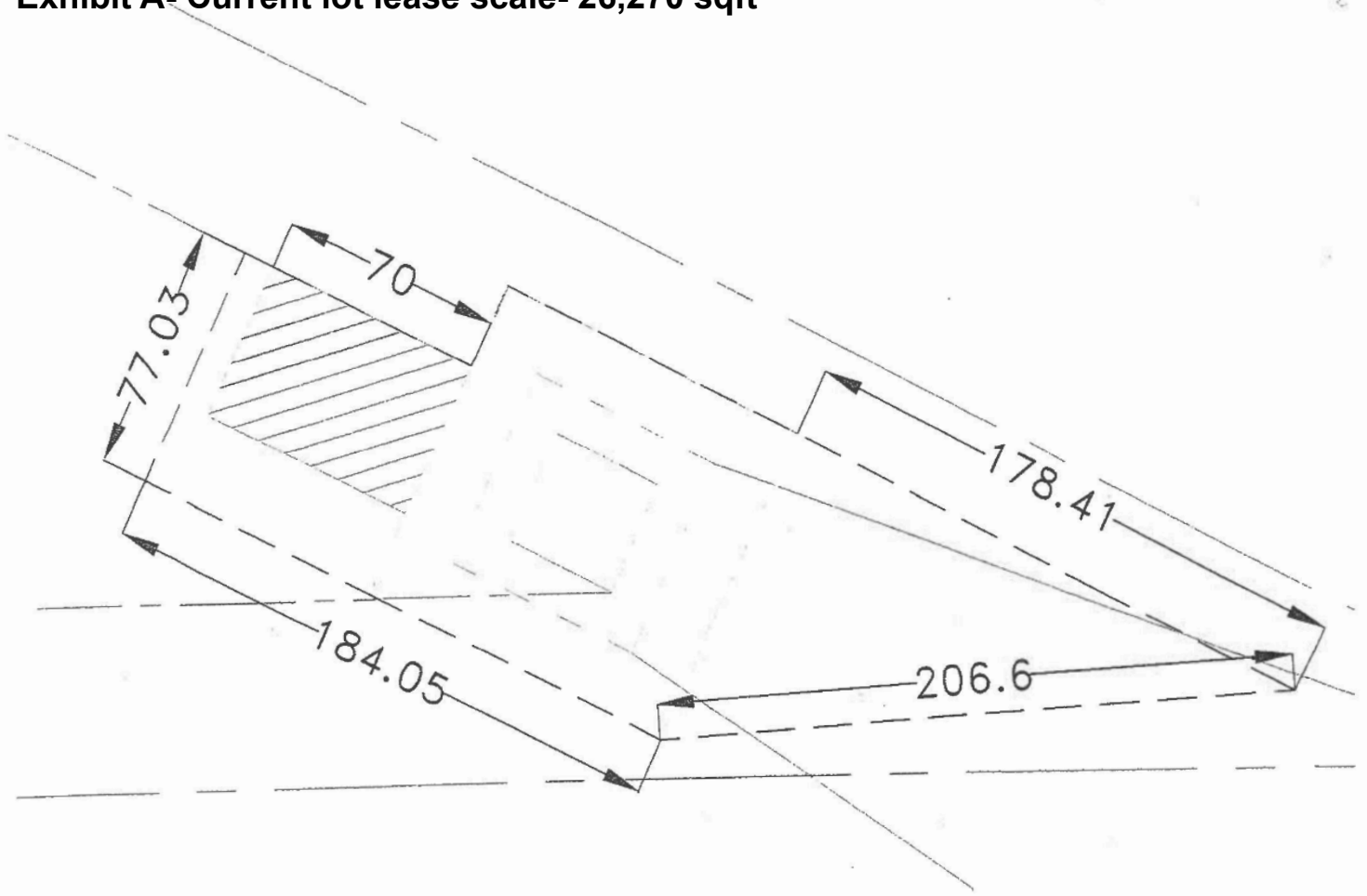
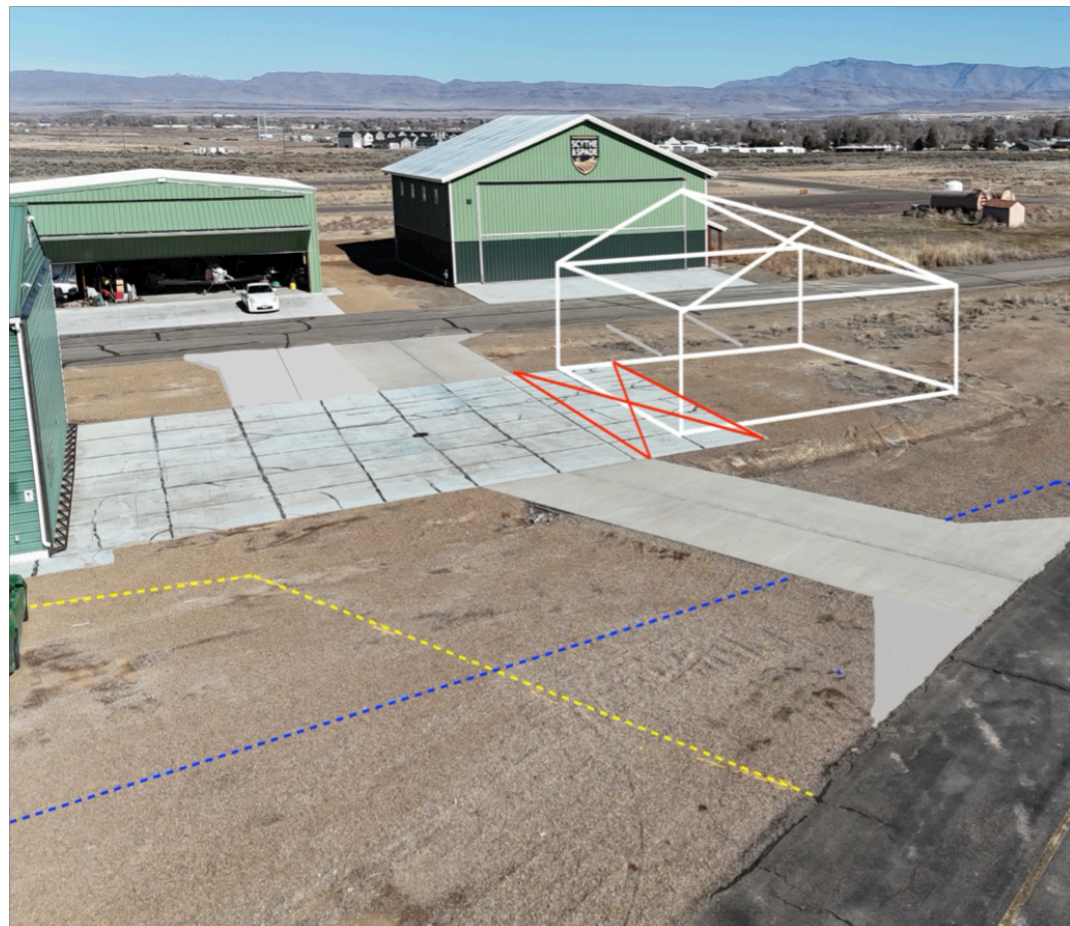
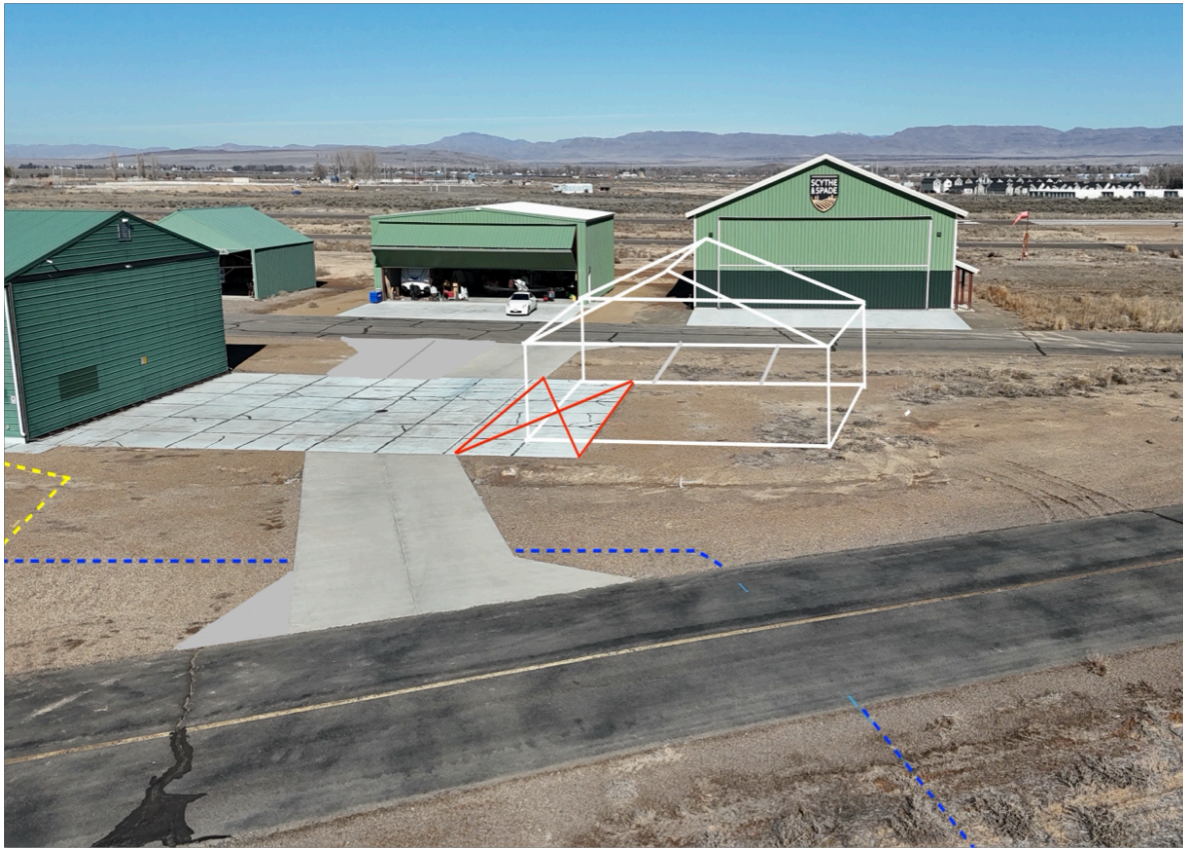
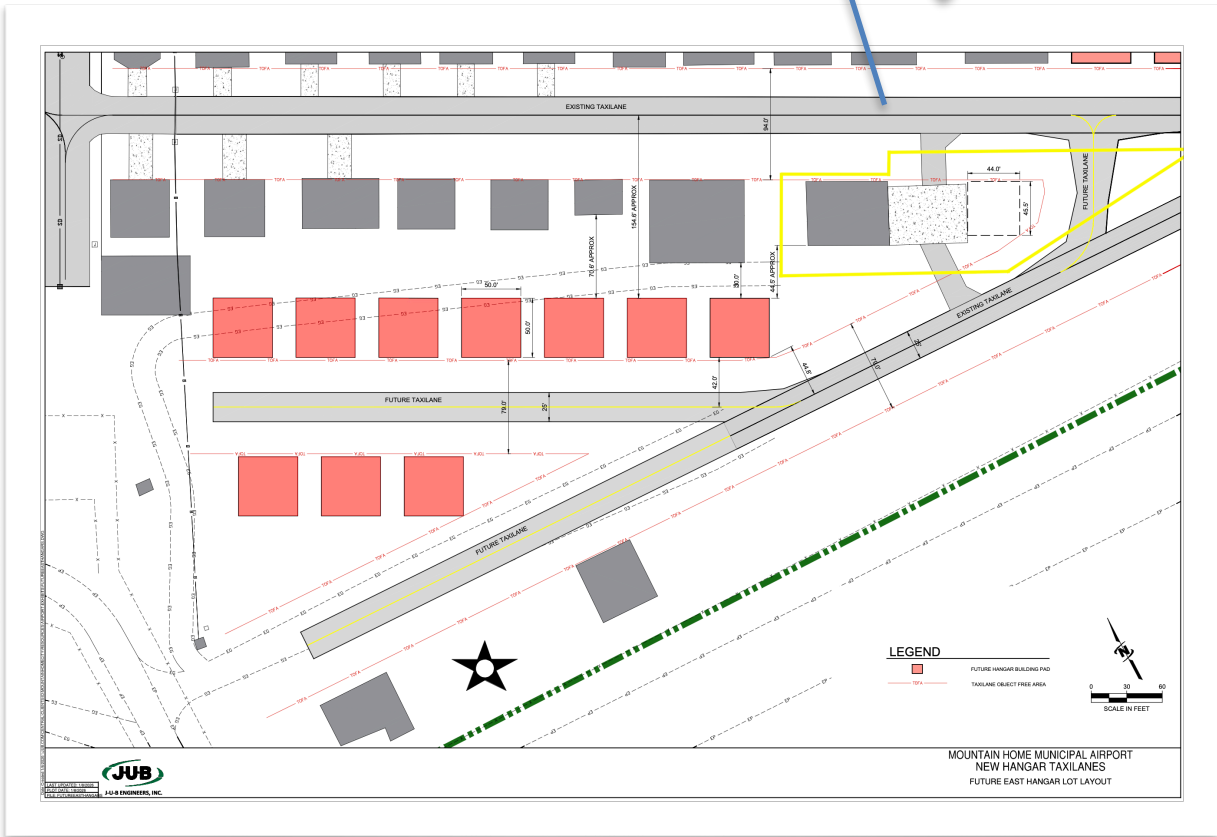
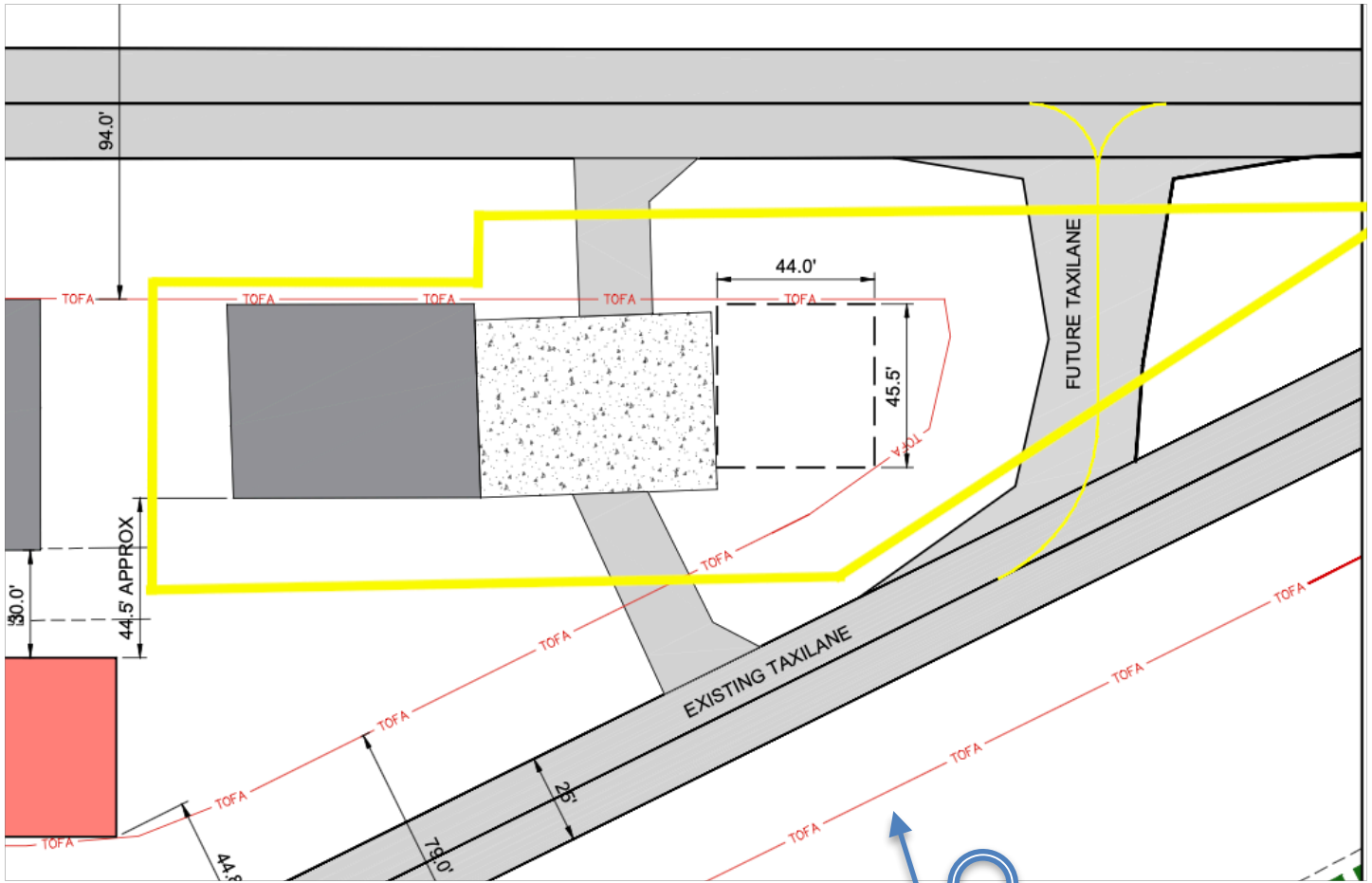


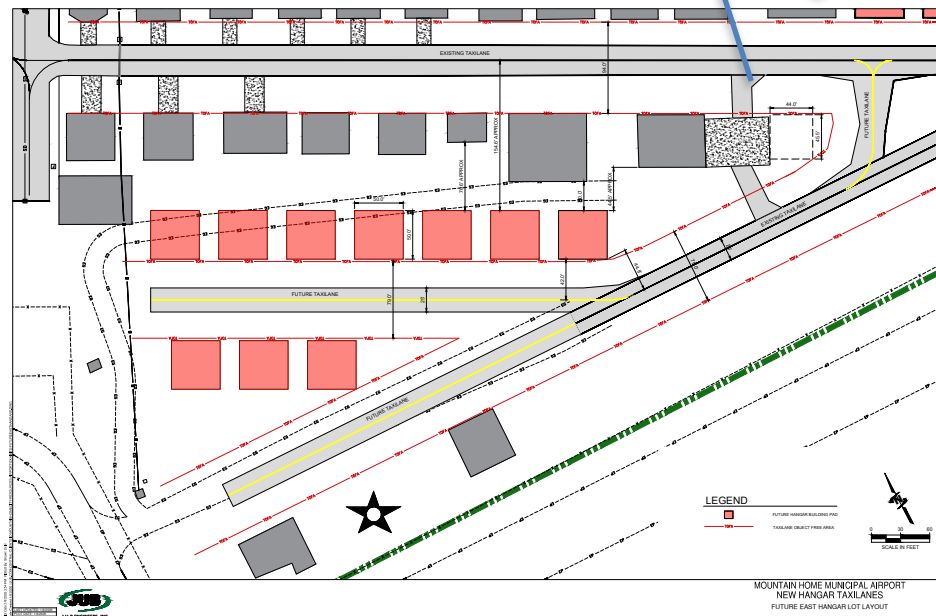
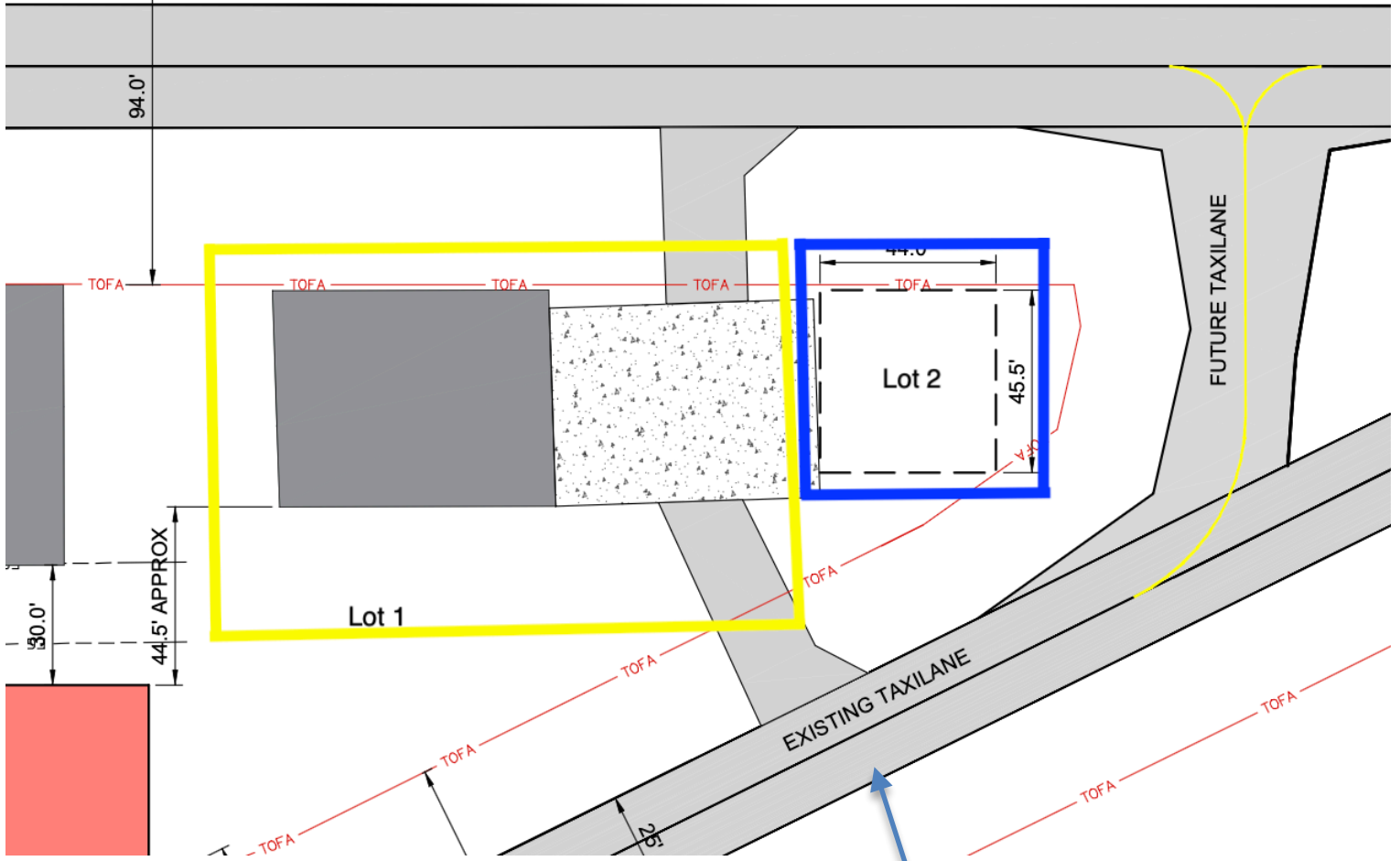
Exhibit B- Conceptual proposed hangar



# Exhibit C- JUB Engineering, INC Drawing



# Exhibit D- Conceptual Lot Split



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**RE: Frequency Congestion**

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From Jenny Wirkkala <jwirkkala@mountain-home.us>

Date Mon 3/16/2026 12:30 PM

To Mayor <mayor@mountain-home.us>; Tiffany Belt <tbelt@mountain-home.us>

Cc Geoff Schroeder · Paul Fitzer

 2 attachments (359 KB)

Mountain Home Radio Frequency Letter to City Council\_.pdf; Lewis-Mahoney Email Chain.pdf;



Internal (jwirkkala@mountain-home.us)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#)

Hello Mayor,

I am attaching 2 documents that council received from Tom Mahoney, Administrator of the Idaho Division of Aeronautics a branch of the Idaho Transportation Department. These documents are what I am referencing when I brought this back to council. He is assigned to a state agency the has the credentials to advise our airport on safety related issues.

I have been to at least 3 airport advisory meetings. I will say that every time I went, the committee didn't even know I was present until Scott clarified for the meeting minutes that I was in attendance. That aside, I did speak up about my aviation experience where I worked for Western Defense Sector for 9 years for the Air National Guard, as Mission Crew Commander Technician. My job was communicating with NORAD the safety of civilian aircraft and when we scrambled our fighters to respond to an event. I was also a weapons director technician which my only job was to keep planes from crashing into each other while they performed dogfight type exercises in the skies. I was deployed as an Air Surveillance Technician that oversaw a crew to maintain a safe airspace in foreign countries. Not one member from the aviation community spoke to me at those advisory meetings or has tried to call or email me except Mr. Thompson.

I am not the expert of flying small aircraft. However, I do have experience with safety in aviation especially when it comes to comms. I reached out to a former commander for his opinion as well, as I don't take this issue lightly. He 100% agrees with Mr. Tom Mahoney.

Tiffany, could you please forward these 2 attachments to the newly elected councilmembers?  
Thank you.

Thank you for your email.

Councilwoman Wirkkala

**From:** Mayor <[mayor@mountain-home.us](mailto:mayor@mountain-home.us)>  
**Sent:** Thursday, March 12, 2026 4:01 PM  
**To:** Christopher Curtis <[ccurtis@mountain-home.us](mailto:ccurtis@mountain-home.us)>; Thomas Hoegg  
; Tiffany Belt <[tbelt@mountain-home.us](mailto:tbelt@mountain-home.us)>  
**Cc:** Paul Fitzer <\_\_\_\_\_>; Geoff Schroeder <\_\_\_\_\_>  
**Subject:** FW: Frequency Congestion

Good afternoon, Council Members,

I would like to respond to the email circulated by Mr. Thompson, so the council has a more complete and accurate understanding of the issues being raised.

Many of the statements made in Mr. Thompson's email represent personal opinions rather than verified facts or official guidance from the FAA, the Idaho Transportation Department Division of Aeronautics, or any other regulatory authority. The council should be cautious about relying on technical aviation conclusions from someone who does not currently manage the airport and is not responsible for its regulatory compliance.

It is also important to remember that when Mr. Thompson was responsible for running the airport there were numerous safety and compliance issues that went unaddressed. After his departure, Tom Hoegg worked extensively to correct those deficiencies so the airport could return to compliance. Because of that work, the airport is now operating in good standing with the FAA and state aviation authorities.

Regarding the weather station, Mr. Thompson's own email acknowledges that the equipment in question was decertified by the FAA in 2012 and is advisory only. It has no role in certified aviation weather reporting and does not affect instrument procedures or official weather sources used by pilots. Deactivating inaccurate advisory information was done specifically to prevent confusion.

The claims regarding "catastrophic risk" associated with the airport's advisory frequency appear speculative and are not based on any FAA directive or requirement. Shared CTAF frequencies are common throughout the national airport system, particularly among smaller regional airports. In fact, many smaller airports operate safely without any dedicated radio frequency at all. Having a radio frequency is helpful for pilot communication, but it is not a federal requirement for airports like ours. If there were a documented safety requirement to change the frequency, that recommendation would come directly from the FAA or the Idaho Division of Aeronautics would you think?

Ted is just disgruntled because the airport is running so well and he cannot find anything else to complain to you about. I wonder why this is being brought up again after the last council voted not to change the frequency. I would assume Mr. Thompson is bringing it up again because two of the councilmembers are new. I would like to think we do not go back to the past but look forward to the future. I also am going to assume that in the future if there is ever an issue....our subject matter expert Tom Hoegg would inform myself to bring this issue to the council for safety reasons.

I also find it rather ironic that our current airport manager and the Airport Advisory Committee—those who are directly responsible for daily airport operations and safety—do not believe that a frequency change is necessary. Yet we are being asked to act based primarily on the opinions of Mr. Thompson and several of his associates. At the end of the day, opinions are just that—opinions—unless they are supported by factual data, regulatory guidance, or direction from the

appropriate aviation authorities. I also humbly ask you to reach out to our legal team Paul and Geoff as they know Mr. Thompson's motives and distaste for the city.

I would encourage the council to gather information directly from the professionals currently responsible for managing and overseeing the airport. Visiting the airport, speaking with Airport Manager Tom Hoegg, and discussing the matter with the Airport Advisory Committee president Ian Morcot and they will provide the most accurate picture of current operations and safety. **Please go out to the airport and speak with Tom. He will take you up in an airplane to show you that there are no issues.** Maybe Ted has faulty equipment that is squelching in his ears.

Our focus remains on maintaining a safe, compliant, and well-managed airport for the community.

## **Mayor Rich Sykes**

**160 S. 3<sup>rd</sup> East Mountain Home Idaho, 83647**

**Phone: 208-587-2104**

**Email: [Mayor@Mountain-Home.us](mailto:Mayor@Mountain-Home.us)**



**From:** Ted Thompson <[ted.thompson@mountain-home.us](mailto:ted.thompson@mountain-home.us)>  
**Sent:** Tuesday, March 10, 2026 9:41 PM  
**To:** City Council <[council@mountain-home.us](mailto:council@mountain-home.us)>  
**Subject:** Frequency Congestion

Council members, thank you for agreeing to discuss and make a decision on this important safety issue. I would like to clarify my comments to the council this evening. As I stated at the previous council meeting, the weather station was broadcasting incorrect information. Incorrect information is worse than no information, particularly if the actual weather is worse than the reported weather (which was the situation). I assume someone instructed the airport manager to turn off the weather station. That city council meeting was the second time that Mr Curtis had heard about the station's inaccurate reporting, as I had identified it at the last airport committee meeting.

The inactivated weather station was decertified in 2012 (13 years ago) by the Federal Aviation Administration with a letter that stated it would never again be certified. As a result, its deactivation does not have an impact on flight safety because its information was only considered advisory. The FAA asked for verification in 2015 that the weather announcement broadcast to pilots indicated its advisory nature. Our FAA certified weather reports come from Mountain Home Air Force Base either through the FAA's Flight Service Stations or by direct communication with Mountain Home AFB air traffic controllers. In fact, a base air traffic controller told me that 4 aircraft contacted them today for weather at the base as they flew to our airport for training. The close proximity of the base to our airport allows us to use their weather reporting. It is generally the same in terms of wind speed/direction and pressure settings. Our instrument approach procedures mandate the use of the Mountain Home AFB weather. Getting the weather station off the airport traffic advisory frequency is a very positive step but it does not solve the congestion problem.

This frequency congestion issue is a simple risk management problem. This frequency congestion is a hazard that can prevent critical communication between aircraft using the Mountain Home airport. For example, an aircraft turning crosswind in the Mountain Home traffic pattern will normally communicate

its position. An aircraft at Jerome, Gooding, or Ontario may transmit its position at that airport at the same time, which blocks both transmissions. Neither aircraft may realize its communication was blocked. An airplane entering the traffic pattern at Mountain Home will only hear a loud squeal in the headset and will miss the critical crosswind communication from the other aircraft in the Mountain Home traffic pattern, setting up a potential mid-air collision. This puts the consequence of this hazard at the catastrophic level. The possibility of blocked communication increases with increased traffic at Mountain Home as well as at the other airports using the same frequency. This places this problem at the high risk category. The mitigation is simple. Change the Mountain Home frequency to one offered by the FAA through the Idaho Transportation Department's Division of Aeronautics administrator, Mr Tom Mahoney. There is no cost to this change. It is a paperwork submittal to the FCC that Mr Mahoney has offered to facilitate. As Mr Mahoney stated to the council last fall, there is no downside to making the change. Mr Mahoney's office will also likely facilitate getting information regarding the frequency change known in the aviation community. Eliminating risk is at the heart of aviation safety.

Lastly, there is no reason an aircraft operating at the Mountain Home airport needs to hear traffic at airports as far away as Gooding (44 miles, 20+ minutes flying time), Jerome (60+ miles, 30+ minutes flying time) , Ontario, (75+ miles, 40+ minutes flying time) or any other more distant other airport using the same frequency.

I am happy to answer any questions about this topic or any other airport issue.

Ted Thompson



IDAHO TRANSPORTATION DEPARTMENT  
Division of Aeronautics  
1390 W Gowen Road, Boise ID 83705

(208) 334-8775  
[itd.idaho.gov/aero](http://itd.idaho.gov/aero)

Nov 6, 2025

City Council President Harjo  
160 South 3<sup>rd</sup> East  
Mountain Home, Idaho 83647

Dear Mr. Harjo:

Thank you, Mayor Sykes, and other Council Members for letting me present to the City Council on October 28 regarding the radio frequency at the Mountain Home airport.

After our meeting I asked my staff to work with the FAA to seek funds for an improved weather reporting system and potentially one with its own radio frequency. As we discussed, these funds would be part of the Capital Improvement Program which is planned several years in advance. Potentially the FAA would pay for most of the installation with the State helping to fund the required match.

I would like to offer my staff's assistance if the city chooses to change the radio frequency at the Mountain Home airport. I recommend changing the frequency to one of the others identified by the FAA for use with airports that use UNICOM frequencies. With increasing air traffic in southwestern Idaho, radio congestion will increase and potentially impact the ability of pilots to communicate with one another. Although an aircraft radio isn't required by regulation (a legacy of vintage aircraft which might not have electrical systems), almost every airplane in use today has a radio and a pilot should use it to increase safety.

The Mountain Home airport's central location between several other airports offers an easy way to reduce radio congestion throughout southwest Idaho. Most importantly pilots at Mountain Home will be better able to communicate with one another to make operations safer at your airport.

If you have any questions, please don't hesitate to contact me. Thank you again for allowing me to present to you last week.

Sincerely,

Tom Mahoney  
Administrator  
Idaho Division of Aeronautics

CC:  
Tom Hoegg, Mountain Home Airport Manager

**LEWIS, AARON J CIV USAF ACC 366 OSS/OSAR**

---

**From:** LEWIS, AARON J CIV USAF ACC 366 OSS/OSAR  
**Sent:** Wednesday, April 30, 2025 9:42 AM  
**To:** Thomas Mahoney  
**Subject:** RE: Inquiry Regarding CTAF Congestion at Mountain Home Municipal Airport (KU76)

Sir! This is perfect! I sincerely appreciate your expertise. Thank you for your time.

AJ

**From:** Thomas Mahoney <[redacted]>  
**Sent:** Wednesday, April 30, 2025 8:26 AM  
**To:** LEWIS, AARON J CIV USAF ACC 366 OSS/OSAR <[redacted]>  
**Subject:** [Non-DoD Source] RE: Inquiry Regarding CTAF Congestion at Mountain Home Municipal Airport (KU76)

Mr. Lewis,

Yes, I did discuss frequency congestions at the Safety Stand Down. I mentioned Mountain Home Municipal in conjunction with the other airports that operate on 122.8.

My concern regarding the issue is there are alternatives which could increase safety. Many years ago the FAA recognized the issue and worked with the FCC to make other UNICOM frequencies available. Additionally, the Automated UNICOM could be replaced with a separate system on a different frequency. Both are easy changes which could result in less frequency congestion.

I hope that helps.

Tom

**From:** LEWIS, AARON J CIV USAF ACC 366 OSS/OSAR <[redacted]>  
**Sent:** Friday, April 25, 2025 9:14 AM  
**To:** Thomas Mahoney <[redacted]>  
**Subject:** Inquiry Regarding CTAF Congestion at Mountain Home Municipal Airport (KU76)

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

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Dear Mr. Mahoney,

I hope this email finds you well.

As both an air traffic control specialist and a member of the Mountain Home Airport Advisory Committee, I am currently conducting an analysis of the CTAF Frequency (122.8 MHz) used at Mountain Home Municipal Airport (KU76). This effort is part of a broader review to assess potential impacts on operational safety and communication effectiveness.

There have been recent discussions within the community regarding possible congestion on this frequency, largely due to proximity to other non-towered airports such as Gooding (KGNG) and Ontario (KONO), which also operate on 122.8 MHz. Some members of the public have encouraged the City Council and Mayor to consider requesting a frequency change. In support of that idea, it has been stated that you specifically mentioned Mountain Home during the March 8<sup>th</sup>, 2025, Idaho Aviation Safety Stand Down, citing concerns about CTAF congestion. Others, however, contend that KU76 was not mentioned at all.

Given your leadership in the Division of Aeronautics and your participation in the event, I would sincerely appreciate any input you would be willing to provide. Specifically:

- 1) Can you confirm whether KU76 was discussed during the March 2025 Safety Stand Down?
- 2) Do you have any observations or concerns regarding CTAF congestion at Mountain Home Municipal Airport?

Your insight would be invaluable in supporting a balanced and data-informed recommendation to the City of Mountain Home.

It is not lost on me how incredibly busy you must be, so I sincerely appreciate any time you are willing to spare. Thank you for your continued commitment to aviation safety in Idaho. I hope to hear from you soon.

Respectfully,

A. J. Lewis, CIV, DAF  
Airfield Operations Automation Manager  
Mountain Home AFB, ID

## ORDINANCE NO. 1815

AN ORDINANCE OF THE CITY OF MOUNTAIN HOME, IDAHO, AMENDING SECTIONS OF THE MOUNTAIN HOME DEVELOPMENT IMPACT FEE CITY CODE AS FOLLOWS: AMENDING SECTION 9-4-2, "DEFINITIONS" BY CHANGING THE DEFINITIONS OF VARIOUS TERMS IN THAT SECTION; AMENDING SECTION 9-4-3 BY AMENDING THE PARKS IMPACT FEE; ADDING AN ELMORE COUNTY SERVICE AREA AND ADDING ELMORE COUNTY EMERGENCY MEDICAL SERVICE IMPACT FEES TO THE TABLE OF FEES; AMENDING SECTION 9-4-4 BY SPECIFYING PAYMENT PROCEDURES FOR FEES PURSUANT TO INTERGOVERNMENTAL AGREEMENTS; AMENDING SECTION 9-4-10(B) BY THE ADDITION OF REFUND PROCEDURES FOR AMOUNTS PAID TO ANOTHER GOVERNMENTAL ENTITY PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT; AMENDING SECTION 9-4-16 BY ADOPTING STATE CODE RESIDENCY PROVISIONS AND SPECIFYING THE CITY MEMBERSHIP OF A JOINT DEVELOPMENT IMPACT ADVISORY COMMITTEE; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MOUNTAIN HOME, IDAHO, AS FOLLOWS:

**Section 1:** That Mountain Home City Code § 9-4-2, "Definitions," be amended by changing the definitions of the terms listed below to read as follows:

**CAPITAL FACILITIES:** Land, buildings, apparatus, vehicles and equipment as identified in Exhibits III-2 and IV-3 of the City's any Capital Improvements Plan as adopted by the City, and specifically including those related costs including System Improvement Costs, but not including maintenance, operations, or improvements that do not expand their capacity. a

**CAPITAL IMPROVEMENTS:** Improvements with a useful life of ten (10) years or more, by new construction or other action, which increases the service capacity of ~~the City's~~ public facilities

**CAPITAL IMPROVEMENTS ELEMENT:** A component of ~~a the~~ Capital Improvements Plan adopted by the City pursuant to Chapters 65 and 82 of Title 67, Idaho Code, as they may be amended, which component meets the requirements of the capital improvements plan required by the Act.

**CAPITAL IMPROVEMENTS PLAN:** ~~The~~ An Impact Fee Study and Capital Improvements Plan ~~recommended~~ reviewed and commented upon by the Development Impact Fee Advisory Committee and adopted by the City that identifies the Capital Facilities for which the City's Impact Fees may be used as a funding source.

**LAND USE ASSUMPTIONS:** A description of the service area and projections of land uses, densities, intensities and population in the service area over at least a twenty ~~ten~~ (2+0) year period.

**SERVICE AREA:** Land within the boundaries of the City, or other areas pursuant to an intergovernmental agreement, as established pursuant Chapter 82, Title 67, Idaho Code, in

which specific Public Facilities provide service to Development on the basis of sound planning or engineering principles or both as identified in ~~the City's~~ a Capital Improvements Plan adopted by the City.

**Section 2:** That Mountain Home City Code § 9-4-3 be amended to read as follows:

**9-4-3: ESTABLISHMENT OF SERVICE AREAS; IMPOSITION OF IMPACT FEE; FEE SCHEDULE; EXEMPTIONS:**

A. Establishment of Service Areas. There is hereby established a Service Area which Service Area includes all land in the City of Mountain Home. Pursuant to an Intergovernmental Agreement with Elmore County, there is also hereby established, for the purposes of imposing and collecting fees by Elmore County for Emergency Medical Services Capital Improvements, a Service Area which includes all of Elmore County.

B. Imposition of Impact Fees. Impact Fees for the City are hereby imposed on all new Development located within the City of Mountain Home.

C. Fee Schedule. Impact Fees shall be calculated in accordance with the fee schedule set forth below, providing for standard fees based on the total number of Dwelling Units or square feet of nonresidential space in the Development, unless (a) the Fee Payer requests an individual assessment pursuant to section [9-4-6](#) of this chapter; or (b) the City finds the Development will have an Extraordinary Impact pursuant to section [9-4-9](#) of this chapter. The methodology for determining the costs per service unit provided for in the fee schedule is set forth in the City's Capital Improvements Plan, and the Elmore County EMS Capital Improvements Plan, as adopted by the City pursuant to Idaho Code§ 67-8208, as ~~they~~ it may be amended.

Police

Residential (per Dwelling Unit)	\$663.00
Non-Residential (per square foot)	\$0.37

Fire

Residential (per Dwelling Unit)	\$1,338.00
Non-Residential (per square foot)	\$0.74

Parks

Single-Family Residential (per Dwelling Unit)	\$1,146.00
Multifamily Residential (per Dwelling Unit)	\$830.00
Non-Residential (per square foot)	-

Streets

Single-Family Residential (per Dwelling Unit)	\$898.00
Multifamily Residential (per Dwelling Unit)	\$450.00
Non-Residential (per square foot)	\$1.39

County EMS Improvements Pursuant to Intergovernmental Agreement

<u>Single-Family Residential (per Dwelling Unit)</u>	<u>\$.00</u>
<u>Multifamily Residential (per Dwelling Unit)</u>	<u>\$X50.00</u>
<u>Non-Residential (per square foot)</u>	<u>\$X.39</u>

**Section 3:** That Mountain Home City Code § 9-4-4 be amended to read as follows:

**9-4-4: COLLECTION OF IMPACT FEES; ENFORCEMENT:**

A. Payment of Fees. The Impact Fee shall be paid to the City and to the County at the following times, pursuant to this Code and the terms of any intergovernmental agreement between the City and another entity for the imposition and collection of impact fees:

1. If a Building Permit or manufactured/mobile home installation permit is required, then before or at the time the permit is issued;
  2. If no Building Permit or manufactured/mobile home installation permit is required, then at the time that construction commences; or
  3. At such other time as the Fee Payer or Developer and the City have agreed upon in writing.
3. For fees due pursuant to an intergovernmental agreement with Elmore County, the County portion of such fees as calculated by the City building department shall be paid directly by the fee payer to the Elmore County Building Services Department and proof of such payment shall be presented to the City before any building permit is issued.

B. Enforcement. When any Impact Fee is due pursuant to this chapter, or pursuant to the terms of any written agreement between a Fee Payer and the City, and such Impact Fee has not been paid in a timely manner, the City may exercise any or all of the following powers as applicable to its authority, in any combination, to enforce the collection of the Impact Fee:

1. Withhold Building Permits, manufactured home installation permits, or other City Development Approval related to the Development for which the Impact Fee is due until all Impact Fees due have been paid, and issue stop work orders, and revoke or suspend a Building Permit;
2. Withhold utility services from the Development for which the Impact Fee is due until all Impact Fees due have been paid;
3. Add interest to the Impact Fee not paid in full at the legal rate provided for in Idaho Code § 28-22-104, as it may be amended, plus five percent (5%) beginning on the date at which the payment of the Impact Fee was due until paid in full;
4. Impose a penalty of five percent (5%) of the total Impact Fee (not merely the portion dishonored, late or not paid in full) per month beginning on the date at which the payment of the Impact Fee was due until paid in full; and
5. Impose a lien pursuant to the authority of Idaho Code § 67-8213(4) for failure to timely pay an Impact Fee following the procedures contained in Idaho Code Title 45, Chapter 5.

**Section 4:** That Mountain Home City Code § 9-4-10(B) be amended to read as follows:

B. Process: The City shall make a determination of whether a refund is due within thirty (30) days after receipt of a written request for a refund from the Fee Payer, successor in interest, or an

owner of record of the property for which the fee was paid. When the right to a refund exists, the City shall send the refund within ninety (90) days after the City determines that a refund is due. Amounts paid to Elmore County or another entity pursuant to an intergovernmental agreement shall be refunded by that entity directly to the fee payer pursuant to the terms of that intergovernmental agreement.

**Section 5:** That Mountain Home City Code § 9-4-16 be amended by the addition of a new § 9-4-16(D) to read as follows:

**9-4-16: ADVISORY COMMITTEE:**

A. Establishment and Purpose. Pursuant to Idaho Code § 67-8205, there is hereby established Development Impact Fee Advisory Committee (Advisory Committee), whose purpose is to carry out the duties as set forth in Idaho Code § 67-8205(3), as it may be amended.

B. Membership. The Advisory Committee shall be composed of at least five (5) members, all of whom must reside within the service area City. Two (2) or more members shall be active in the business of development, building or real estate. Two (2) or more members shall not be in the business of development, building or real estate. Employees may not be appointed as members of the committee.

C. Meetings. Meetings may be called by the Advisory Committee by giving reasonable notice of the time and place of the meeting in accordance with the Open Meetings Law, Idaho Code §§ 74-201 et seq., as may be amended. The Advisory Committee shall adopt reasonable rules as are necessary to carry out the duties and responsibilities of the committee subject to the approval of the City, and elect such officers as deemed necessary.

D. When the City and any other governmental or other entity have entered into an intergovernmental agreement pursuant to Idaho Code §67-8204A for the collection and expenditure of development impact fees, the City's Development Advisory Committee shall act as the City's portion of any Joint Development Impact Advisory Committee provided for in an intergovernmental agreement.

**Section 6:** Repealer: That all ordinances or code sections, in conflict with this ordinance are hereby repealed to the extent those portions are in conflict with this ordinance.

**Section 7:** Severability: If any section, subsection, sentence, clause, or phrase of this ordinance is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this ordinance. The City Council of the City of Mountain Home hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid.

**Section 8:** Codification: The City Clerk is hereby directed to forward the signed and approved ordinance, along with an electronic copy, to the City's codifier for codification.

**Section 9:** Effective Date: Pursuant to Idaho Code § 67-8206(6), this Ordinance shall not take effect sooner than thirty (30) days after its adoption, and upon its publication,