



CITY COUNCIL REGULAR MEETING

City Council Chambers, 160 South 3rd East

Mountain Home, Idaho

Tuesday, May 27, 2025, at 5:00 PM

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

All materials presented at public meetings become property of the City of Mountain Home. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-587-2104 by at least 9:00 AM the morning of the public meeting.

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

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

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

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

1. Public Hearing on Assessment Roll for Fiber Optics Local Improvement District NO. 1

CONFLICT OF INTEREST DECLARATION

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

CONSENT AGENDA

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

- a) Approval acceptance of minutes: Planning & Zoning Commission – April 15, 2025
Impact Fee Committee – April 23, 2025
Regular City Council Meeting – May 13, 2025
Special City Council Meeting- May 19, 2025
- b) Bills from 5/14/2025 to 5/27/2025 in the amount of \$315,778.58
- c) Treasurer's report for the period ending 4/30/2025
- d) Accept letter of engagement with Bailey & Company, Chtd. CPAs for FY25 auditing services, and authorize the Mayor and City Clerk to sign required documents.
- e) Approve LEAP- Falcons Landing No. 2 Final plat.
- f) Authorize the Mayor and City Clerk to sign all required documents for grant application 2024/25-016
- g) Authorize the Mayor and City Staff to purchase Meadows Park Water Rights per the

annexation agreement.

OLD BUSINESS

- 1) **Action Item:** Deliberation/Decision regarding dispatch agreement with Elmore County.
(Requested by Councilwoman Wirkkala during meeting on 5/13/2025)

NEW BUSINESS

- 1) Items removed from the Consent Agenda
- 2) **Action Item:** Deliberation/Decision regarding 305 Bradford (Parcel ID# RPA0062000051B) property owned by Helen Gonzales.
- 3) **Action Item:** Deliberation/Decision regarding MHC 6-6-17(D)(7), with regards to the quantity of hens allowed on one parcel of property.

FINAL COMMENTS

ADJOURN

Public Hearing

**CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO
NOTICE OF HEARING**

**NOTICE OF PUBLIC HEARING ON ASSESSMENT ROLL
FOR FIBER OPTIC LOCAL IMPROVEMENT DISTRICT NO. 1**

NOTICE IS HEREBY GIVEN that on May 27, 2025, at 5:00 p.m., in the City Council Chambers at City Hall located at 160 South 3rd East, Mountain Home, Idaho, the City Council (the “Council”) of the City of Mountain Home, Elmore County, Idaho (the “City”) will conduct a hearing for the purpose of considering the engineer’s report and assessment roll for Fiber Optic Local Improvement District No. 1 for the City of Mountain Home, Idaho (“Fiber LID No. 1”) and hearing all oral objections to the assessment roll by owners of property within Fiber LID No. 1. The public hearing will also be available for live stream viewing via YouTube. To join the live stream, go to: <https://www.youtube.com/c/MountainHomeIdaho>.

Written objections received by 2:00 p.m. on May 27, 2025 will be read into the record for consideration by the City Council.

The assessment roll is on file in the office of the Clerk of the City and is available for inspection by the public during regular office hours.

At the hearing, the City Council will hear and determine all objections to the regularity of the proceedings in making such assessments, the correctness of assessments, and the amount levied on particular lots or parcels in relation to the benefits accruing thereon and in relation to the proper proportionate share of the total cost of the improvements.

Each owner of property within Fiber LID No. 1 is hereby further notified that in revising the assessment roll at or after the hearing, the City Council may, pursuant to Section 50-1714, Idaho Code, increase any assessment or assessments up to twenty percent (20%) of the original amount thereof without giving further notice and holding a new hearing thereon.

The owner or owners of any property which is assessed on the assessment roll, whether or not said owner is named on the assessment roll, may on or before 2:00 p.m. on the date of said hearing, file with the Clerk of the City, in writing, at the address below, objection to said assessment. Any written objections not so filed will not be considered at the hearing.

Mail or hand deliver to: City of Mountain Home (Fiber LID No. 1)
Attention: City Clerk
160 South 3rd East
Mountain Home, Idaho 83647

Dated 1st day of May, 2025.

City of Mountain Home, Elmore County, Idaho

Tiffany Belt
Tiffany Belt, City Clerk

First Publication: May 7, 2025
Second Publication: May 14, 2025
Third Publication: May 21, 2025

CONSENT

AGENDA



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

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

Tuesday, April 15th, 2025, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the April 15, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, Rob McCormick, and Kristopher Wallaert.

Commission Member Cristina Drake was not in attendance.

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

MINUTES

*March 18, 2025

Commission Member William Roeder made a motion to approve the March 18, 2025, minutes. Commission Member Rob McCormick seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

CONFLICT OF INTEREST DECLARATION

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

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

NEW BUSINESS

*None

OLD BUSINESS

*** Action Item – Findings of Fact - Conditional Use Permit – Moreda**

A request for a Conditional Use Permit. Jim Lewis, on behalf of Tony Moreda has applied for Conditional Use Permit to allow for the use of a single-family dwelling in the C-4 Heavy Commercial Zone. The parcel is located on the South side of West 7th South Street, between South 3rd West B Street, and South 5th West Street, Mountain Home, Id. (RPA3S06E363185).

Application: PZ-25-4

Commission Member Rob McCormick made a motion to approve Finding of Facts for PZ-25-4 Conditional Use for Moreda. Commission Member William Roeder seconded the motion. The vote goes as follows: Commission Member McCormick; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

*** Action Item – Findings of Fact - Conditional Use Permit – Idaho Power**

A request to amend an existing Conditional Use Permit. Jeff Maffuccio, on behalf of Idaho Power has applied to amend the existing Conditional Use Permit to add and operate a natural gas-fired facility and laydown area next to Idaho Power's existing Bennett Mountain Power Plant. Idaho Power will continue to operate at the existing site and will expand the facility to include the three parcels to the east of the existing site owned by Idaho Power. The applicant also requests also includes a waiver of the building height requirements, front setbacks, from the landscape requirements of the I-1 Light Industrial Zone. The parcels are located on Industrial Way, North of I-84, South of NE Veterinary Drive, and West of Highway 20, Mountain Home, ID. (RPA02000010030, RPA02000010040, RPA02000010050 and a portion of RPA3S07E197550)

Application: PZ-25-3

Commission Member William Roeder made a motion to approve Finding of Facts for application PZ-25-3. Commission Member Rob McCormick seconded the motion. The vote goes as follows: Commission Member Roeder; aye, Commission Member McCormick; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

***Discussion - Land Use Chart Proposed Changes**

There was a discussion regarding getting rid of the LOR zone because it is such a small zone.

There was a discussion regarding the C-1 our Neighborhood Commercial Zone on the Land Use Chart.

There was a discussion regarding the C-2 Central Business Zone on the Land Use Chart.

There was a discussion regarding the C-3 General Commercial Zone on the Land Use Chart.

There was a discussion regarding the C-4 Heavy Commercial Zone on the Land Use Chart.

DEPARTMENT HEAD ITEMS

* Monthly Building Permit Report – March 2025

*Monthly Code Enforcement Report – March 2025

*Monthly GIS Report – March 2025

ITEMS REQUESTED BY COMMISSIONERS/STAFF

*None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:10 p.m.

Chair



MINUTES FROM THE IMPACT FEE ADVISORY COMMITTEE SPECIAL MEETING
HELD ON April 23, 2025, AT 5:30 P.M.

MEMBERS PRESENT: Teran Mitchell, Brendan McCarthy, and Kelly McCormick. Ray Liercke was by phone.

MEMBERS ABSENT: Marshall Carruthers

CITY STAFF PRESENT: Brenda Ellis, Nicole Coffey. Legal Counsel Geoff Schroeder was by phone.

TRANSCRIBER: Nicole Coffey

CALL MEETING TO ORDER/ESTABLISH QUORUM

Brendan McCarthy called the meeting to order.

MINUTES:

*Action Item - April 7, 2025

Teran Mitchell motioned to approve the minutes for April 7, 2025, Kelly McCormick second the motion. The vote goes as follow: Ray Liercke; aye, Teran Mitchell; aye, Kelly McCormick; aye, and Chairperson Brendan McCarthy; aye. The motion passed unanimously.

RECOGNIZE PERSONS IN THE AUDIENCE:

*None

OLD BUSINESS:

*Action Item – Discussion/Decision

To Review and discuss Elmore County Capital Improvement Plan for EMS

*Action Item - Discussion/Decision

Written findings and recommendations to governing body regarding adoption of the Elmore County CIP for EMS

Alan Roberts was in attendance for the EMS discussion.

There was a discussion regarding the percentages of calls inside the city limits. 2019 was 58%, 2023 was 60%, and 2024 was 67%. The years 2020-2022 was not accounted for due to COVID and the numbers were pretty high. The increase was due to increased city property, and the population inside the city limits. Elmore County took back over the EMS in 2019.

There was a discussion regarding what the nature of the calls were. Car accidents, the elderly calling for assistance because we can track that with the demographics. The growth rate over the last 5 years is about 1%.

There was a discussion regarding the funding for the EMS.

There was a discussion regarding property tax and who gets charged what.

There was a discussion regarding the City Fire Department and how is it staffed which led to how the EMS, Rural Fire, and Police are staffed. The City Fire Department has 3 paid full-time employees and many paid volunteers, the EMS has full time staff and parttime staff, the Police Department is all paid staff.

There was a discussion regarding the number of calls that are nonresidents and is that affecting the level of service. The level of service is the same. There has been no decline in the response time. Summertime has a lot of freeway calls but with Pine they have about 100 calls total a year. There is a fee that the EMS can charge by law for out of county residents. The calls also include being on scene for fire standby calls. They have limited the fire standby calls they will not go out on fire alarm calls unless they are truly needed. They do not do a lot of standby calls, but they do assist when needed.

There was a discussion regarding when P&Z and City Council approves new development are they taking in the fact how the development and growth would affect EMS, Fire, and schools. Every development, annexation request, and subdivision request, the entity approving it whether it is county or city is required to provide notice to all political entities and subdivisions. EMS has not had notice of the development or subdivisions coming in. There is a list that of Public Entities the county and the counties land use office does get notified but the information must not have been passed down. The EMS will be added to the Entity list to be notified by the developer when a public hearing is going to be held.

There was a discussion regarding density and roadways. The density does not cause roads to wear down it is the heavy tractors, semi-trucks, farm equipment, and machinery.

There was a discussion regarding impact fees in the city and county. EMS impact fees would be greatly appreciated and used wisely. Worry is that Mayfield, Glenns Ferry, and Pine are included in the County CIP they do not want Mountain Homes Impact fees to go to another city.

There was a discussion regarding writing the findings and recommendations to the governing body regarding adoption of the Elmore County CIP for EMS. There is frustration with the City's Impact Fee Advisory Committee not being given the information that they request, the county's committee not being there for this meeting to make it a joint committee meeting. The county was not even informed about this meeting. The committee is very impressed with Alan Roberts making an effort and coming to these meetings and giving the information they asked him for.

There was a discussion regarding there is a sense of urgency to get the written comments done. City Council was hoping to have the recommendation and ready to do the public hearing by May 27th. The committee asked if it had to go through planning and zoning first for the public hearing. The city will reach out to legal to confirm.

There was a discussion regarding the projected growth rate.

There was a discussion regarding the cost that the government entities to bring down the cost of things. What would be good buildings to build for the EMS and to bring down the cost of square foot.

There was a discussion regarding taxes. People living in the county that live right on the boarder get charged less taxes by at least half but come into the city and use the city resources and the taxes that the city pays.

There was a discussion regarding the charging of the taxes and deficiencies. When it comes to fees it is not fair for 30 years old who is trying to buy their first home to pay more in EMS impact fees, if the elderly use it more then they need to pay their fair share. Because that is existing deficiencies. It is expensive to live here. New homes are going for over \$400,000 in Mountain Home which is a huge amount making it where people can't afford to buy.

There was a discussion regarding having the entire committee at the City Council meeting while this adoption of the CIP from the county goes to Public Hearing. City staff informed the committee that we will have to check with legal to see if we need to make it a special impact fee meeting since there will be 3 or more committee members and would make a quorum.

NEW BUSINESS:

*None

GENERAL BOARD DISCUSSION:

*Discussion-Open Discussion

May 7th, 2025, Brendan McCarthy mentioned that he will be meeting with the Hwy District.

There was a discussion regarding the building permit report. There were 20 new residential permits pulled for April so far. A total of 44 units total as of April 23, 2025.

There was a discussion regarding going live for the Impact Fee Meeting. This has to be approved by others to be able to go live for Impact Fee Meetings.

Final reports were requested for the water and wastewater availability fees. Not for every meeting but quarterly.

SET DATE FOR NEXT MEETING:

*Action Item – Discussion/Decision

- 1) Set next meeting to discuss City CIP - Streets with department head
- 2) Set next meeting to review the City's wastewater infrastructure with department head and Keller Associates

There was a discussion regarding when the department heads come for the committee to come up with questions before hand so we can get them to the department head, and they can come prepared.

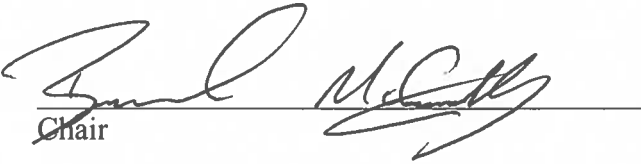
There was a discussion regarding the next quarterly meeting in July.

Brendan McCarthy set a motion to set the action items to the quarterly meeting date. The vote goes as follows: Teran Mitchell second the motion. Ray Liercke; aye, Teran Mitchell; aye, Kelly McCormick; aye, and Chairperson Brandan McCarthy; aye. The vote passed by a unanimous vote.

ADJOURN:

Kelly McCormick motioned to adjourn; Teran Mitchell seconded the motion. All in favor; aye. The motion passed unanimously.

There being no further business to come before the Committee, the meeting was adjourned at 7:23 P.M.


Chair

####

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON MAY 13TH, 2025, 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

PRESENTATION

1. Presentation by Robert Cavin regarding Wildhorse development.

CONFLICT OF INTEREST DECLARATION

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

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

- A. Approval acceptance of minutes:
 - a. Impact Fee Advisory Committee- April 7, 2025
 - b. Regular City Council Meeting- April 22, 2025
 - c. Special City Council Meeting- April 28, 2025
- B. Bills from 4/23/2025 to 5/13/2025 in the amount of \$769,802.69
- C. Payroll for the period ending 3/22/2025 to 4/21/2025 in the amount of \$797,016.38
- D. Approve the Finding of Facts to amend an existing conditional use permit with conditions requested by Idaho Power
- E. Approve the Finding of Facts for a conditional use permit located at West 7th South Street with requirements.
- F. Accept letter of engagement with Harris CPAs, soon to be Sorren CPAs, for FY25 auditing services, and authorize the Mayor and City Clerk to sign required documents.
- G. Authorize the Mayor to sign the approved AIP 3-16-0025-025-2025 (\$615,789.00) grant with the FAA for constructing a City hangar.
- H. Authorize the Mayor to sign the approved AIP 3-16-0025-026-2025 (\$379,425.00) grant with the FAA for constructing a City hangar.
- I. Approve the City license to sell beer and wine at 365 North 3rd East Street requested by Tess Beagle.
- J. Approve City staff to proceed with mailing a letter regarding Airport Hangar Inspections to all hangar leases.
- K. Approve the lease paperwork through PNC Equipment Finance for a Greensmaster Triflex Hybrid 3320 for Golf Maintenance and authorized the Mayor and City Clerk to sign all documents.
- L. Pass Resolution #11-2025R - Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached with PNC Equipment Finance for a Greensmaster Triflex Hybrid 3320, and authorizing the Mayor and City Clerk to sign.
- M. Approve agreement for professional service with J.U.B. Engineers for Construction Hangar project (AIP 3-16-0025-2025/0026-2025) and authorize the Mayor and City Clerk to sign all documents.
- N. Approve amendment to professional service agreement with J.U.B. Engineers for Mountain Home Municipal Airport SEAT Base (45-23-023) and authorize the Mayor to sign all documents.

####

OLD BUSINESS

NEW BUSINESS

1) Items removed from Consent Agenda

2) Action Item: Deliberation/Decision to waive building permit fee request by Marathon Cheese Corporation.

FINAL COMMENTS

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON MAY 13TH, 2025, AT 5:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at the Mountain Home City Hall Chambers, 160 South 3rd East, Mountain Home, Idaho on May 13th, 2025. A quorum was established with, Councilwoman Garvey, Councilwoman Wirkkala, Councilman Brennan, Councilman Harjo and Mayor Sykes being present.

RECOGNIZING PERSONS IN THE AUDIENCE

- Decker Sanders came forward to announce that he would be running for City Council as there would be two seats available.
- Brendan McCarthy, Chairman of the Impact Fee Advisory Board, provided an update for the County EMS CIP and the future of the committee.

PRESENTATION

1) Presentation by Robert Cavin regarding Wildhorse development.

Robert Cavin said that he started Wildhorse Park in the summer of 2021 off of West 12th South Street. He showed pictures of what the property looked like when they first took it over. He stated that they hauled a lot of junk out of the property and tore down three houses that were uninhabitable. He said the neighbors were really happy with those improvements. He then showed pictures of what it looked like presently. He said that there is a big open green space, 46 spots, curb/gutter/sidewalk in the front, as well as fencing.

Robert Cavin continued by saying there were six homes in the park, but they were taking longer than expected to sell. He said the reason for this was that people needed credit repair or assistance with down payments, but they are helping people by repairing credit and offering rent-to-own situations.

Robert Cavin went on to say that there was a section that had been an older mobile home park, built under much older codes, which had resulted in shorter lot spaces. He said his reason for coming forward was to ask whether, in those 8 spots, they could place RVs or campers. He explained that there was a big need for this and that he had received multiple calls from people working at Micron who needed a place to park for six months to a year. He added that this would generate income for the City through gas, groceries, and utilities, and would help bring in revenue for his property as well.

Mayor Sykes explained that he had told Robert Cavin that the current zoning did not allow him to place the units there, but he also explained that he could request a temporary allowance until the property could be rezoned or approved for such use.

Brenda Ellis, Senior City Planner, said that living in an RV was not permitted except within an RV park. She explained that an RV park was not an allowed use in an R4 Zone, but a mobile home park was permitted with a conditional use permit, which Mr. Cavin had.

####

Paul Fitzter, City Attorney, said that, as a short-term measure, it would not have been permissible to proceed without a rezone. He continued to by explaining that according to the comprehensive land use map, the process would involve first, an amendment to the map to allow the use, second the rezone, and third the conditional use permit.

Councilman Brennan asked Brenda Ellis asked if Robert Cavin was here on an appeal from a staff decision.

Brenda Ellis said there had never been a request for an appeal. She stated that they had informed him of what the code was, and that he had reached out to City Hall, where he was told he could come before the City Council to request a review.

Councilman Brennan asked Legal to clarify the meaning of "surrounding area uses and neighbors", whether it was a general term to everyone within the R4 zone across the City, or if it referred to more narrowly defined areas, such as the immediate surrounding neighborhoods.

Paul Fitzer said that it was not a matter of lines drawn on a map, but rather, as a presentation, it was not the appropriate median to grant a temporary rezone to allow such uses. He mentioned the surrounding property owners solely in reference to the process required for a conditional use permit and rezoning.

Robert Cavin noted that in the surrounding area photos he had provided, there were camper trailers and RVs in several locations, all with their levelers down and stairs in place. He said he did not feel that what he was requesting was any different from what was already happening in his area of the City.

Councilman Harjo asked Legal and Brenda Ellis whether the mechanism of planned unit development was available to a landowner like this.

Brenda said that her understanding of the code was that the use would have to be permitted within the zone in order to allow an RV park through a Planned Unit Development (PUD). She explained that, currently, an RV park was a conditional use in a C3 zone and a permitted use in C4 and I1 zones.

Mayor Sykes said that, as he understood it, Robert Cavin would need to go through the process first and then return to request the waiver.

Paul Fitzter said yes, adding that the City had granted waivers frequently for certain types of requests.

Robert Cavin thanked everyone for their time.

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.

- Councilman Harjo said that regarding New Business Action Item 2, he received a letter from Marathon Cheese in an email directly and forwarded that on to the Mayor and City staff.

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A. Approval of Minutes

Council Minutes - May 13, 2025

####

- Impact Fee Committee- April 7, 2025
Regular City Council Meeting - April 22, 2025
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 - L. Pass Resolution #11-2025R - Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached with PNC Equipment Finance for a Greensmaster Triflex Hybrid 3320 and authorize the Mayor and City Clerk to sign.
 - M. Approve agreement for professional service with J.U.B. Engineers for Construction Hangar project (AIP 3-16-0025-2025/0026-2025) and authorize the Mayor and City Clerk to sign all documents.
 - N. Approve amendment to professional service agreement with J.U.B. Engineers for Mountain Home Municipal Airport SEAT Base (45-23-023) and authorize the Mayor to sign all documents.

Councilman Harjo made a motion to add an Executive Session under 74-206(1)(A) at the end of the meeting. Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

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

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

Councilwoman Wirkkala thanked the Mayor for his email response to her inquiry about Restaurant Repairs 38-50. She said that it had gone over budget and he had provided an explanation, but added a follow-up email stating that it might remain negative, as there were still several months left in the fiscal year. She asked the Mayor how the Council would be kept informed.

Mayor Sykes said that there were occasional one-off expenses that were part of normal day-to-day operations, for example, a Cintas bill, which might occur on a monthly basis.

Councilwoman Wirkkala asked if this was something they would need to revisit during the budget session.

Mayor Sykes said, "Absolutely," and explained that they tried to make projections based on fiscal budgets.

Councilwoman Wirkkala asked if these kinds of things could be reflected in memos, as other departments were really good about that.

Councilwoman Wirkkala also asked about Item J on the Consent Agenda, referencing a letter that had gone out the previous year stating that "to schedule, usage fees may apply for the terminal building." She asked whether those fees had been charged and if a fee was currently required.

Council Minutes - May 13, 2025

####

Tiffany Belt, City Clerk, responded that it was added as they had received several emails from users of the airport that had been insistent on using the terminal bathroom, even though there was an external bathroom facility available, however, they have never been charged, and it would have required a public hearing to charge.

Councilman Brennan addressed Chris Curtis, Public Works Director, and asked him to give an overview of the multiple airport topics on the agenda, how they were going to be applied, and what the City's vision was.

Chris Curtis said that there were a lot of exciting things happening at the airport, one of the big things he had learned was how the FAA worked, and how grant funding worked for airports, and how key it was to keep an airport going. He said that, regarding the letter, they had been advised by J.U.B. Engineers to always ensure compliance with FAA requirements, and one of those requirements was to conduct inspections of all the hangars to ensure that they were in compliance with aviation use. He continued by explaining that they had approximately a \$1 million grant available to use for building the facility and facility related things. He said they were looking at using the FAA grant to build hangars to increase revenue at the airport.

Councilman Brennan asked about the hangar on the agenda to confirm that the grant money was paying for the engineering and ultimately of it, with very minimal cost to the City, which was being paid for with other grant money.

Chris Curtis confirmed that he was correct in his understanding. He said that as the 80 x 80 hangar was being built, part of the funding would cover Idaho Power coming out and installing a new transformer, which would allow them to provide power to the rest of the airport hangars.

Councilman Brennan made a motion to pass the Consent Agenda as printed. Councilman Harjo seconded the motion.

The following vote was recorded:

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

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

Tiffany Belt asked that the record reflect that the request by Councilwoman Wirkkala regarding the TNR discussion on the ordinances, per Legal, would not return until July. She said that she knew she had communicated through emails, but she wanted it stated publicly and recorded for the official record.

OLD BUSINESS

There was no Old Business to discuss.

NEW BUSINESS

1) Items removed from the Consent Agenda

There were no Items removed from the Consent Agenda for consideration.

2) Action Item: Deliberation/Decision to waive building permit fee request by Marathon Cheese Corporation.

Councilman Harjo said that after receiving the letter via email from Marathon Cheese, he sent it to the Mayor and City staff. He said that he came in a few days later to have a discussion with the Mayor and City staff regarding what needed to happen next. He continued to state that the letter

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was fairly straightforward in its request, seeking relief from certain fees to offset other costs. He said that this construction project would be adding more jobs to the community. He said that he didn't have the estimated amount of fees waived in front of him.

Councilwoman Garvey said that she had them, and it was \$139,000.

Councilman Harjo said that he anticipated that there would be more conversations about related topics at a later date, but for the current agenda, that was their request.

Mayor Sykes said that Councilman Harjo and he had a conversation about a CBG Grant, a commerce grant from the state of Idaho. He said that they had acquired these grants in the past for Chuck Ceccarelli and LEAP Housing. He explained that the grants were based on job creation, at approximately \$30,000 per job. He noted that there was an unexpected upfront cost from a power company of around \$700,000, and the shock had them looking for ways to offset the cost.

Councilman Harjo added that another idea that came from that conversation was getting with City attorneys and the URA attorney to determine whether the 62-603-NN exemption would be available for use. However, the feedback was that it conflicted with the URA and they were unable to utilize it.

Councilman Brennan asked Hank Patrick, Building Official, to help him understand the process. He asked if, by waiving the fees, there was ever a time when the City could get far into the process with fees and plan reviews, only for the company to later decide not to proceed, leaving the City having invested a significant amount of money.

Hank Patrick said that it had happened before, but it was not a regular thing.

Councilman Brennan asked if there had ever been a contingency included on the waiver stating that the City was willing to waive the fee, but if the company failed to build, then the fee would have to be repaid.

Hank Patrick said that it had never been done before, but that it would all depend on how the agreements were written.

Councilman Brennan asked if the building permit fee was really \$139,000.

Hank Patrick said that the Fire fee, Police fee, and Streets fee were actually impact fees, but the actual permit fee would have been \$28,000; the Plan Check fee was \$4,538, bringing the total estimated fee to \$32,914. He noted that this was a rough estimate based on construction type and square footage.

Tiffany Belt said that the company did, in fact, intend to ask for Impact fees to be waived in the future, so the total potential waiver could amount to \$139,000.

Councilwoman Garvey asked Hank Patrick what the Plan Check fee was.

Hank Patrick explained that the plan review fee was 40 percent of the permit cost, and the third-party plan review fee was 60 percent of that 40 percent.

Councilwoman Garvey continued by asking if the only thing they would be waiving was the \$28,374.44.

Hank Patrick said that, and the cost of the plan check fee.

Councilwoman Garvey said that before the Council waived a fee, they needed at least an up to amount, a finite total.

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Mayor Sykes asked the Council if they foresaw waiving the Impact fees as well, and if the legal teams were to get together to discuss it.

Councilwoman Wirkkala said that it was her understanding that if an impact fee waiver was granted and certain requirements were met, the Council did not have the authority to approve or deny it. She continued by saying that if they did not have an impact on that fee and could prove it by State statute, the Council did not have a say in the matter.

Tiffany Belt said that the Councilwoman was correct, but it would come back to the body for final approval. She explained that they would have to prove that they were not an impact to be assessed that fee. She continued that they would pay the impact fee, then go through the process to prove that they were not an impact, and then that fee would be reimbursed back to them.

Councilman Brennan said that you couldn't say that an addition of 40,000 square feet wasn't an impact on the fire department. He also mentioned that there would be additional trucks coming through town to deliver products, and that there were already tons of trucks on that road.

Councilman Harjo said that the impact fees were part of a process that will come well after, which was why it was not included in the agenda item. He continued to say that they were quite a way away from that point in the development workflow.

Councilwoman Garvey asked that if it was the correct one, then it was approximately \$28,374.

Hank Patrick said that he had come up with \$32,914.35, so \$33,000 was pretty close for the build permit fee and the plan check fee.

Councilman Harjo asked Hank Patrick if that was the largest estimated sum that it could be.

Hank Patrick confirmed and said that it would be based on 40,000 square feet on Type 1A construction.

Councilman Harjo made a motion to approve the request to waive building permit fees request and plan review fee minus the amount of the third-party review, up to \$35,000.

Councilwoman Garvey said that his motion wasn't clear on the plan review fee.

Councilman Harjo retracted his first motion. He then made a motion to approve waiving the building permit fee as well as the plan review fee, minus the third-party 60 percent external review fees, for a total of a fee waiver of \$35,000.

Councilwoman Garvey said that she thought the motion should state that they were going to waive up to \$35,000 for a building permit fee, but would not be waiving the third-party plan review fee.

Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

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

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

FINAL COMMENTS

Councilwoman Wirkkala asked for a sewer lagoon update.

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Chris Curtis said that he had sent a letter to the Mayor, and he distributed it. He explained that a FOG issue had occurred through the winter and spring, which was prohibiting Lagoon #1 cell, our primary treatment cell, from turning over properly. He continued to say his recommendation to the Mayor had been to temporarily close the lagoon. He said they then notified all the septic haulers by letter and met with them face to face to ensure that they understood the problem. He stated that the FOG issue they were experiencing was from taking in unregulated septic. He explained that the number one complaint they received was about the smell. He said that he told them that the smell was not coming from the wastewater or the lagoons, but from the grease on top of it. He said the temporary closure will allow the grease to be broken down by the bugs, and that eventually, the lagoon would start to turn over.

Chris Curtis continued to say that they knew of the restaurant in town that did not utilize their grease separator, and the septic hauler contracted to dump there has not been contacted in five years; however, they still received septic from that location on a regular basis.

Chris Curtis went on to say that they knew there was a mobile home park in the County managed by LEAP Housing, and that while their septic tanks are functional, the drains failed to do the same thing due to a buildup of grease. He said that they had been working with LEAP Housing on this issue, that they were aware of the problem, and that flyers had been distributed to residents in an effort to reduce the amount of grease going down those systems.

Chris Curtis continued to say that his biggest concern was that if the wastewater treatment facility failed, the City would incur DEQ fines. He explained that the septic haulers wouldn't pay those fines; the City would. He said that the citizens of Mountain Home would be the ones to bear the burden of that, as the septic haulers weren't hauling from inside the City, but from outside.

Councilwoman Wirkkala asked about timeframe, if it was possible to calculate, and how many times it had failed in the past.

Chris Curtis said it was too hard to determine the timeframe, as it was dependent on the bugs, wind, and temperature. He also said that it had never failed and that he did not want to be the one on the watch when it did.

Councilwoman Wirkkala asked if there had been any way to regulate the amount of grease allowed to be dumped.

Chris Curtis said this went back to testing and that, in the City code, it was very clear that it was illegal to dump grease into the system. He explained that the code outlined a limit of 1000mg per liter. He said that they could obtain testing tools, which would indicate the concentration amount, and if it exceeded the limit, the haulers would not have been allowed to dump.

Councilman Harjo asked about the testing tool, whether it was immediate or something that has to be sent.

Chris Curtis said it happened on-site, and the result would come up within minutes. He mentioned Caldwell has had great success with it.

Councilwoman Wirkkala said that she would like to put the County Dispatch agreement on the next agenda for May 27, 2025, as a discussion and an action item. Councilmen Brennan and Harjo expressed their support.

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-206(1)(A) - To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy

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in an elective office or deliberations about staffing needs in general.

Councilman Brennan made a motion to enter into Executive Session pursuant to Idaho Code Section 74-206(1)(A). Councilman Harjo seconded the motion.

The following vote was recorded:

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

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

The Council went into Executive Session at 6:03 P.M.

The Council came out of Executive Session at 6:12 P.M.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 6:12 P.M. by orders from Mayor Sykes.

Rich Sykes, Mayor

ATTEST: _____
Tiffany Belt, City Clerk

AGENDA
SPECIAL CITY COUNCIL MEETING
HELD ON MAY 19th, 2025 AT 5:00 P.M.
AT THE MOUNTAIN HOME CITY HALL
160 SOUTH 3RD EAST STREET

CALL MEETING TO ORDER/ESTABLISH A QUORUM

TOPIC

EXECUTIVE SESSION

- 1) Pursuant to Idaho Code Section 74-206(1)(a) -to consider the hiring of a public officer, employee, staff member, or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

ADJOURN

MINUTES OF THE SPECIAL MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON MAY 19th, 2025 AT 5:00 P.M.
AT THE MOUNTAIN HOME CITY HALL
160 SOUTH 3RD EAST STREET

The Council of the City of Mountain Home, Elmore County, Idaho, met at Mountain Home City Hall, 160 South 3rd East, Mountain Home, Idaho, on May 19th, 2025. A quorum was established with Councilwoman Wirkkala, Councilman Brennan, Councilman Harjo, and Mayor Sykes. Councilwoman Garvey was absent.

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-206(1)(a) -to consider hiring of a public officer, employee, staff member, or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

Councilman Harjo made a motion to enter into Executive Session pursuant to Idaho Code Section 74-206(1)(a). Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

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

The Council went into Executive Session at 5:04 P.M.

The Council came out of Executive Session at 5:29 P.M.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 5:29 P.M. by orders from Mayor Sykes.

Rich Sykes, Mayor

ATTEST: _____
Tiffany Belt, City Clerk

Report Criteria:

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

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
01-335-60-00 Sales Tax Collections							
12578	Werner, Dustin	MAY-2025	reimburse sales tax	05/05/2025	24.26	.00	
Total 01-335-60-00 Sales Tax Collections:					24.26	.00	
Total :					24.26	.00	
ADMINISTRATION							
01-415-34-00 Telephone/Internet							
8078	DataTel	DG-4178B	surcharges	03/10/2025	19.03	.00	
8078	DataTel	DG-4178B	surcharges	03/10/2025	92.32	.00	
Total 01-415-34-00 Telephone/Internet:					111.35	.00	
01-415-35-00 Utilities-City Hall							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (City Hall)	05/14/2025	71.49	.00	
1045	Mountain Home Irrigation Dist	00004	Utilities	05/09/2025	121.55	.00	
1610	Wells Fargo Remittance Center	MAY-2025	monthly Statement (City Hall)	05/15/2025	264.93	.00	
Total 01-415-35-00 Utilities-City Hall:					457.97	.00	
01-415-35-10 Utilities-Museum							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Museum)	05/14/2025	42.32	.00	
Total 01-415-35-10 Utilities-Museum:					42.32	.00	
01-415-35-20 Utilities-Training Center							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Training)	05/14/2025	38.32	.00	
Total 01-415-35-20 Utilities-Training Center:					38.32	.00	
01-415-37-00 Repairs & Maint-Auto							
1610	Wells Fargo Remittance Center	MAY-2025	monthly Statement (City Hall)	05/15/2025	23.57	.00	
Total 01-415-37-00 Repairs & Maint-Auto:					23.57	.00	
01-415-40-00 Repair&Maint-Bldgs & Grnds							
11351	Christmas Designers.com, LLC	SO00001102	christmas lights for El Rancho par	05/09/2025	5,161.20	.00	
1610	Wells Fargo Remittance Center	MAY-2025	monthly Statement (City Hall)	05/15/2025	152.78	.00	
Total 01-415-40-00 Repair&Maint-Bldgs & Grnds:					5,313.98	.00	
01-415-40-20 Rent-Irrigation Dist Bldg							
1045	Mountain Home Irrigation Dist	00004	Rent for back room	05/09/2025	1,400.00	.00	
Total 01-415-40-20 Rent-Irrigation Dist Bldg:					1,400.00	.00	
01-415-43-00 Computer Maintenance/Software							
10443	Allied Business Solutions Inc.	420462	msp360 cloud backup	05/12/2025	98.31	.00	
9583	ESRI	900013132	ArcGIS yearly subscription	05/01/2025	125.00	.00	
1610	Wells Fargo Remittance Center	MAY-2025	monthly Statement (City Hall)	05/15/2025	15.99	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-415-43-00 Computer Maintenance/Software:					239.30	.00	
01-415-43-05 IT Contract							
12288	Kaseya US, LLC	CI_1597357	365 endpoint pro, user, premium u	05/01/2025	2,175.65	.00	
Total 01-415-43-05 IT Contract:					2,175.65	.00	
01-415-52-00 Supplies							
5200	Staples Advantage	6031522465	paper, post-it notes, pencils	05/07/2025	159.79	.00	
Total 01-415-52-00 Supplies:					159.79	.00	
01-415-53-00 Uniforms/Safety Clothing Items							
7488	Sonnentag, Stephanie	MAY-2025B	embroidery	05/10/2025	36.00	.00	
Total 01-415-53-00 Uniforms/Safety Clothing Items:					36.00	.00	
01-415-56-00 Meetings Schools & Dues							
12556	Alumbaugh, Randy	MAY-2025	mileage: may	05/21/2025	16.35	.00	
12548	Henninger, Amber	MAY-2025	mileage: caselle training in Provo	05/14/2025	147.37	.00	
1610	Wells Fargo Remittance Center	MAY-2025	monthly Statement (City Hall)	05/15/2025	476.61	.00	
Total 01-415-56-00 Meetings Schools & Dues:					640.33	.00	
01-415-61-05 Special Event(AFAD, Retr. etc)							
11306	Capital One	MAY-2025	monthly statement - City Hall	05/19/2025	208.77	.00	
1610	Wells Fargo Remittance Center	MAY-2025	monthly Statement (City Hall)	05/15/2025	144.84	.00	
Total 01-415-61-05 Special Event(AFAD, Retr. etc):					353.61	.00	
01-415-75-00 Mayor's Youth Advisory Council							
11306	Capital One	MAY-2025	monthly statement - City Hall	05/19/2025	17.86	.00	
Total 01-415-75-00 Mayor's Youth Advisory Council:					17.86	.00	
01-415-84-00 Fingerprint Processing							
789	Idaho State Police	MAY-2025	FBI fingerprint processing	05/08/2025	66.50	.00	
Total 01-415-84-00 Fingerprint Processing:					66.50	.00	
01-415-99-10 Equip/Inventory - \$500-\$5000							
1610	Wells Fargo Remittance Center	MAY-2025	monthly Statement (City Hall)	05/15/2025	468.99	.00	
Total 01-415-99-10 Equip/Inventory - \$500-\$5000:					468.99	.00	
Total ADMINISTRATION:					11,545.54	.00	
DEVELOPMENT SERVICES							
01-416-34-00 Telephone/Internet							
8078	DataTel	DG-4178B	surcharges	03/10/2025	39.58	.00	
Total 01-416-34-00 Telephone/Internet:					39.58	.00	
01-416-40-00 Repairs & Maint-Building							
1430	Standard Plumbing Supply Co	YMZQ75	roof screws	05/06/2025	16.49	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-416-40-00 Repairs & Maint-Building:					16.49	.00	
01-416-43-00 Computer Maint/Software							
9583	ESRI	900013132	ArcGIS yearly subscription	05/01/2025	375.00	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Dev Serv)	05/15/2025	468.00	.00	
Total 01-416-43-00 Computer Maint/Software:					843.00	.00	
01-416-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Dev Serv)	05/15/2025	13.99	.00	
Total 01-416-56-00 Meetings, Schools & Dues:					13.99	.00	
01-416-62-00 Planning & Zoning Expenses							
11663	Drake, Cristina	MAY-2025	planning & zoning meeting	05/20/2025	60.00	.00	
12178	McCormick, Robert	MAY-2025	Planning & Zoning meeting	05/20/2025	60.00	.00	
11086	Roeder, William	MAY-2025	planning & zoning meeting	05/20/2025	60.00	.00	
8778	Wallaert, Kristopher	MAY-2025	planning & zoning meeting	05/20/2025	60.00	.00	
Total 01-416-62-00 Planning & Zoning Expenses:					240.00	.00	
Total DEVELOPMENT SERVICES:					1,153.06	.00	
POLICE							
01-421-31-00 Postage							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Police)	05/15/2025	28.05	.00	
Total 01-421-31-00 Postage:					28.05	.00	
01-421-32-00 Immunizations/Testing							
12210	Sombke, Chad, Ph. D.	MAY-2025	pre-employment evaluation: gero	05/13/2025	500.00	.00	
Total 01-421-32-00 Immunizations/Testing:					500.00	.00	
01-421-34-00 Telephone/Internet							
1284	Century Link	MAY-2025	Monthly Statement (Police)	05/16/2025	84.33	.00	
8078	DataTel	DG-4178B	surcharges	03/10/2025	125.94	.00	
Total 01-421-34-00 Telephone/Internet:					210.27	.00	
01-421-35-00 Utilities							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Police Dept)	05/14/2025	74.32	.00	
Total 01-421-35-00 Utilities:					74.32	.00	
01-421-37-00 Repairs & Maint - Auto							
12041	Britts & Beemers Bikewerks	9MAY2025_00	oil filter, oil, computer reset, labor,	05/09/2025	240.48	.00	
4184	Commercial Tire	35-92842B	disposal fee, wheel balance	01/22/2025	49.00	.00	
6353	O'Reilly Auto Parts	3014-475177	oil filter	05/07/2025	10.19	.00	
6353	O'Reilly Auto Parts	3014-476686	capsule	05/17/2025	26.72	.00	
5998	Premier Vehicle Installation	46849	control head for bail bracket	03/07/2025	241.50	.00	
5998	Premier Vehicle Installation	47422	center pull seat belt retractor, ship	05/10/2025	343.10	.00	
1379	Shorty's Towing	25-03545	police car towed	05/08/2025	90.00	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Police)	05/15/2025	274.79	.00	
Total 01-421-37-00 Repairs & Maint - Auto:					1,275.78	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-421-40-00 Repairs & Maint - Building							
11306	Capital One	MAY-2025	monthly statement - Police	05/19/2025	50.65	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Police)	05/15/2025	350.00	.00	
9595	Western Exterminator Company	77432275	pest control maintenance	05/05/2025	149.13	.00	
Total 01-421-40-00 Repairs & Maint - Building:					549.78	.00	
01-421-40-30 Janitorial Service							
11363	Reyes, Sofia	5152025	janitorial services	05/15/2025	1,252.50	.00	
Total 01-421-40-30 Janitorial Service:					1,252.50	.00	
01-421-52-00 Supplies							
11306	Capital One	MAY-2025	monthly statement - Police	05/19/2025	281.42	.00	
Total 01-421-52-00 Supplies:					281.42	.00	
01-421-53-00 Uniforms and accessories							
961	LN Curtis & Sons	C3267	shirt	05/12/2025	97.93	.00	
961	LN Curtis & Sons	INV945681	patches, soft trauma plate	05/07/2025	65.00	.00	
961	LN Curtis & Sons	INV945686	patches, soft trauma plate	05/07/2025	65.00	.00	
961	LN Curtis & Sons	INV946203	shirts, emblems	05/08/2025	324.94	.00	
961	LN Curtis & Sons	INV946327	handcuff cases	05/08/2025	57.06	.00	
Total 01-421-53-00 Uniforms and accessories:					414.07	.00	
01-421-56-00 Meetings, Schools & Dues							
5884	Calibre Press	137972	advanced patrol tractors - sellers	05/14/2025	438.00	.00	
1273	Public Agency Training Council	10476	basic criminal investigation for str	05/15/2025	475.00	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Police)	05/15/2025	99.95	.00	
Total 01-421-56-00 Meetings, Schools & Dues:					1,012.95	.00	
01-421-57-00 Weapons & Ammunition							
8029	United Site Services	114-14057521	portable restroom service - shoot	05/05/2025	115.00	.00	
Total 01-421-57-00 Weapons & Ammunition:					115.00	.00	
01-421-84-00 Special Events							
11306	Capital One	MAY-2025	monthly statement - Police	05/19/2025	553.27	.00	
1051	Mountain Home Police Assoc	MAY-2025	reimburse: plinko game purchase	05/18/2025	100.69	.00	
Total 01-421-84-00 Special Events:					653.96	.00	
Total POLICE:					6,368.10	.00	
ANIMAL CONTROL							
01-422-34-00 Telephone/Internet							
8078	DataTel	DG-41788	surcharges	03/10/2025	27.84	.00	
Total 01-422-34-00 Telephone/Internet:					27.84	.00	
01-422-35-00 Utilities							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Animal Shelte	05/14/2025	58.90	.00	
Total 01-422-35-00 Utilities:					58.90	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-422-40-00 Repairs & Maint - Building							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Animal Shelte	05/15/2025	309.00	.00	
Total 01-422-40-00 Repairs & Maint - Building:					309.00	.00	
01-422-56-00 Meetings, Schools & Dues							
12572	Harris, Haylee	MAY-2025	working interview	05/13/2025	51.69	.00	
11715	Hinderlider, Katy	MAY-2025	working interview	05/12/2025	34.46	.00	
12574	McMahon, Megan	MAY-2025	working interview	05/09/2025	34.46	.00	
12575	Mrs, Kaili	MAY-2025	working interview	05/08/2025	68.92	.00	
Total 01-422-56-00 Meetings, Schools & Dues:					189.53	.00	
Total ANIMAL CONTROL:					585.27	.00	
FIRE DEPARTMENT							
01-423-20-00 Fringe - City Portion							
1272	Provident Agency Inc	92656	RENB Annual insurance	04/04/2025	4,621.00	.00	
Total 01-423-20-00 Fringe - City Portion:					4,621.00	.00	
01-423-33-00 Gas & Oil							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Fire)	05/15/2025	57.62	.00	
Total 01-423-33-00 Gas & Oil:					57.62	.00	
01-423-34-00 Telephone/Internet							
8078	DataTel	DG-4178B	surcharges	03/10/2025	17.58	.00	
Total 01-423-34-00 Telephone/Internet:					17.58	.00	
01-423-35-00 Utilities							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Fire Dept)	05/14/2025	98.35	.00	
Total 01-423-35-00 Utilities:					98.35	.00	
01-423-36-00 Repairs & Maint - Equipment							
203	Boise Office Equipment Inc	IN4798954	monthly contract base rate	05/12/2025	52.62	.00	
8568	Hernandez Towing & Auto Repair	1321	diagnostic & repair brakes, brake	05/08/2025	1,028.10	.00	
961	LN Curtis & Sons	INV948591	tactical lights, charge cords, ada	05/15/2025	269.60	.00	
6353	O'Reilly Auto Parts	3014-476340	oil filter, oil	05/15/2025	72.69	.00	
Total 01-423-36-00 Repairs & Maint - Equipment:					1,423.01	.00	
01-423-43-00 Computer Maintenance/Software							
9583	ESRI	900013132	ArcGIS yearly subscription	05/01/2025	125.00	.00	
Total 01-423-43-00 Computer Maintenance/Software:					125.00	.00	
01-423-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Fire)	05/15/2025	10.06	.00	
Total 01-423-56-00 Meetings, Schools & Dues:					10.06	.00	
Total FIRE DEPARTMENT:					6,352.62	.00	

PARKS DEPARTMENT

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-438-34-00 Telephone/Internet							
8078	DataTel	DG-4178B	surcharges	03/10/2025	20.78	.00	
Total 01-438-34-00 Telephone/Internet:					20.78	.00	
01-438-35-00 Utilities							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Parks)	05/14/2025	55.48	.00	
Total 01-438-35-00 Utilities:					55.48	.00	
01-438-36-00 Repairs & Maint - Equipment							
11463	En Route Tire Service	7256	service call, tube	04/14/2025	132.69	.00	
11463	En Route Tire Service	7388	slime sealant	04/29/2025	13.98	.00	
Total 01-438-36-00 Repairs & Maint - Equipment:					146.67	.00	
01-438-38-00 Portable Service Contract							
8029	United Site Services	114-14060503	portable restroom service - carl m	05/09/2025	8.93	.00	
8029	United Site Services	114-14060504	portable restroom service - legac	05/09/2025	8.93	.00	
8029	United Site Services	114-14060505	portable restroom service - railroa	05/09/2025	8.93	.00	
8029	United Site Services	114-14060506	portable restroom service - carl m	05/09/2025	21.43	.00	
8029	United Site Services	114-14060507	portable restroom service - railroa	05/09/2025	26.79	.00	
8029	United Site Services	114-14060508	portable restroom service - railroa	05/09/2025	21.43	.00	
8029	United Site Services	114-14060509	portable restroom service - railroa	05/09/2025	21.43	.00	
8029	United Site Services	114-14062727	portable restroom service - dog p	05/14/2025	115.00	.00	
8029	United Site Services	114-14062728	portable restroom service - optimi	05/14/2025	135.00	.00	
8029	United Site Services	114-14062729	portable restroom service - dog p	05/14/2025	115.00	.00	
8029	United Site Services	114-14062730	portable restroom service - optimi	05/14/2025	115.00	.00	
8029	United Site Services	114-14062731	portable restroom service - richard	05/14/2025	115.00	.00	
8029	United Site Services	114-14062732	portable restroom service - ne cin	05/14/2025	115.00	.00	
8029	United Site Services	114-14062734	portable restroom service - frontie	05/14/2025	115.00	.00	
8029	United Site Services	114-14062735	portable restroom service - carl m	05/14/2025	185.00	.00	
8029	United Site Services	114-14062736	portable restroom service - legac	05/14/2025	115.00	.00	
8029	United Site Services	114-14062737	portable restroom service - legac	05/14/2025	135.00	.00	
8029	United Site Services	114-14062738	portable restroom service - legac	05/14/2025	185.00	.00	
8029	United Site Services	114-14062739	portable restroom service - railroa	05/14/2025	185.00	.00	
Total 01-438-38-00 Portable Service Contract:					1,747.87	.00	
01-438-40-00 Repairs & Maint - Bldgs & Grnd							
2599	Agri-Lines Irrigation Inc	INV132672	tees, clamps, couplers	04/22/2025	43.33	.00	
2599	Agri-Lines Irrigation Inc	INV134828	ball valves, tees, couplers, bushin	05/07/2025	195.29	.00	
2599	Agri-Lines Irrigation Inc	INV134902	glue	05/08/2025	36.17	.00	
2599	Agri-Lines Irrigation Inc	INV135002	bushings	05/08/2025	5.00	.00	
2599	Agri-Lines Irrigation Inc	INV135089	tees, bushing, primer	05/09/2025	39.42	.00	
3265	Cintas Corporation	4230543871	refill soap, toilet tissue, papertowe	05/14/2025	98.00	.00	
3265	Cintas Corporation	4230544003	refill soap, toilet tissue, papertowe	05/14/2025	98.00	.00	
3265	Cintas Corporation	4230544012	refill soap, toilet tissue, papertowe	05/14/2025	98.00	.00	
3265	Cintas Corporation	4230544022	refill soap, toilet tissue, papertowe	05/14/2025	76.49	.00	
1430	Standard Plumbing Supply Co	YNDC32	male adapter, tees, rotor adjustme	05/07/2025	61.40	.00	
1430	Standard Plumbing Supply Co	YNDC40	pvc pipe	05/07/2025	13.99	.00	
1430	Standard Plumbing Supply Co	YNDD63	ball valves	05/07/2025	121.99	.00	
1430	Standard Plumbing Supply Co	YNF018	plug	05/07/2025	2.99	.00	
1430	Standard Plumbing Supply Co	YNFX83	yard hydrant, pvc pipe	05/08/2025	111.98	.00	
1430	Standard Plumbing Supply Co	YNHP86	glue, tee	05/08/2025	61.00	.00	
1430	Standard Plumbing Supply Co	YNKL47	couplings, male adapters	05/09/2025	31.55	.00	
1430	Standard Plumbing Supply Co	YNQF74	valve box	05/12/2025	22.90	.00	
1430	Standard Plumbing Supply Co	YNRP42	valve box, twist nozzle, hose	05/12/2025	71.97	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1430	Standard Plumbing Supply Co	YNXC41	elbow, plug, threaded cap, valve b	05/13/2025	95.49	.00	
1430	Standard Plumbing Supply Co	YPR156	joint elbows	05/20/2025	1.18	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Parks)	05/15/2025	954.84	.00	
1653	Yard Creations	5706921	south fork pebbles	05/07/2025	200.00	.00	
1653	Yard Creations	5707087	hanging baskets	05/20/2025	590.00	.00	
Total 01-438-40-00 Repairs & Maint - Bldgs & Grnd					3,030.98	.00	
01-438-40-20 Contributions - Non-Specific							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Parks)	05/15/2025	954.85	.00	
Total 01-438-40-20 Contributions - Non-Specific:					954.85	.00	
01-438-43-00 Computer Maint/Software							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Parks)	05/15/2025	330.00	.00	
Total 01-438-43-00 Computer Maint/Software:					330.00	.00	
01-438-52-00 Supplies							
599	Gem State Paper & Supply Co	3105905	garbage bags, paper towels	05/12/2025	76.69	.00	
Total 01-438-52-00 Supplies:					76.69	.00	
01-438-72-00 Tools & Supplies							
1461	Sunrise Environmental	153465	mini zappers, taggers, preen, zap	05/01/2025	674.46	.00	
Total 01-438-72-00 Tools & Supplies:					674.46	.00	
01-438-99-10 Equip-Inventory \$500 to \$5000							
706	Horizon	3L250484	lawn mower	05/20/2025	1,567.20	.00	
Total 01-438-99-10 Equip-Inventory \$500 to \$5000:					1,567.20	.00	
Total PARKS DEPARTMENT:					8,604.98	.00	
Total GENERAL FUND:					34,633.83	.00	
STREET DEPARTMENT							
STREET DEPARTMENT							
02-431-23-20 Street Patching							
8282	Sunroc Corporation	41405575	asphalt	05/07/2025	384.30	.00	
Total 02-431-23-20 Street Patching:					384.30	.00	
02-431-34-00 Telephone/Internet							
8078	DataTel	DG-4178B	surcharges	03/10/2025	16.29	.00	
Total 02-431-34-00 Telephone/Internet:					16.29	.00	
02-431-35-00 Utilities							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Streets)	05/14/2025	44.62	.00	
Total 02-431-35-00 Utilities:					44.62	.00	
02-431-36-00 Repairs & Maint - Equipment							
2599	Agri-Lines Irrigation Inc	INV132501	discharge hoses, clamps	04/21/2025	79.95	.00	
940	Les Schwab Tire Center	10200985077	repair flat tire	05/19/2025	55.40	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Streets)	05/15/2025	192.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 02-431-36-00 Repairs & Maint - Equipment:					327.35	.00	
02-431-37-00 Repairs & Maint - Trucks							
692	Hiler Bros. Co	357661	bulk window wash	05/16/2025	166.65	.00	
Total 02-431-37-00 Repairs & Maint - Trucks:					166.65	.00	
02-431-41-00 Professional Services							
878	Keller Associates	214010-012-02	Transportation- General Engineeri	05/15/2025	2,461.25	.00	
Total 02-431-41-00 Professional Services:					2,461.25	.00	
02-431-52-10 Computer Maint/Software							
9583	ESRI	900013132	ArcGIS yearly subscription	05/01/2025	400.00	.00	
Total 02-431-52-10 Computer Maint/Software:					400.00	.00	
02-431-72-00 Tools & Supplies							
1430	Standard Plumbing Supply Co	YNC695	duct tape	05/07/2025	7.99	.00	
Total 02-431-72-00 Tools & Supplies:					7.99	.00	
02-431-85-00 Miscellaneous							
445	Diamond Laundry	89156	shop towels, coveralls cleaned	05/01/2025	55.00	.00	
Total 02-431-85-00 Miscellaneous:					55.00	.00	
02-431-89-00 Safety Equipment							
1123	Norco Inc	0043368589	glasses, gloves	04/17/2025	130.37	.00	
Total 02-431-89-00 Safety Equipment:					130.37	.00	
Total STREET DEPARTMENT:					3,993.82	.00	
Total STREET DEPARTMENT:					3,993.82	.00	
CEMETERY FUND							
CEMETERY							
04-442-35-00 Utilities							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Cemetery)	05/14/2025	18.30	.00	
Total 04-442-35-00 Utilities:					18.30	.00	
04-442-38-00 Portable Service Contract							
8029	United Site Services	114-14062733	portable restroom service - cemet	05/14/2025	135.00	.00	
Total 04-442-38-00 Portable Service Contract:					135.00	.00	
04-442-52-00 Office Supplies							
11306	Capital One	MAY-2025	monthly statement - Cemetery	05/19/2025	27.76	.00	
Total 04-442-52-00 Office Supplies:					27.76	.00	
04-442-99-10 Equip Inventory-\$500 to \$5000							
706	Horizon	3L250483	lawn mower, weed eater	05/20/2025	2,037.19	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 04-442-99-10 Equip Inventory-\$500 to \$5000					2,037.19	.00	
Total CEMETERY					2,218.25	.00	
Total CEMETERY FUND					2,218.25	.00	
RECREATION FUND							
RECREATION DEPARTMENT							
05-439-10-30 Seasonal Hourly							
12273	Gravatt, Tiana	MAY-2025	spring break soccer bags	05/14/2025	570.50	.00	
Total 05-439-10-30 Seasonal Hourly					570.50	.00	
05-439-34-00 Telephone/Internet							
1284	Century Link	MAY-2025	Monthly Statement (Rec)	05/16/2025	35.54	.00	
8078	DataTel	DG-4178B	surcharges	03/10/2025	20.79	.00	
Total 05-439-34-00 Telephone/Internet					56.33	.00	
05-439-35-00 Utilities							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Rec)	05/14/2025	145.25	.00	
Total 05-439-35-00 Utilities					145.25	.00	
05-439-37-00 Repairs & Maint - Auto							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Rec)	05/15/2025	35.48	.00	
Total 05-439-37-00 Repairs & Maint - Auto					35.48	.00	
05-439-38-00 Individual Program Expenses							
11306	Capital One	MAY-2025	monthly statement - Rec	05/19/2025	159.00	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Rec)	05/15/2025	109.03	.00	
Total 05-439-38-00 Individual Program Expenses					268.03	.00	
05-439-38-05 Team Sports							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Rec)	05/15/2025	701.42	.00	
Total 05-439-38-05 Team Sports					701.42	.00	
05-439-39-00 Officials-Instructors							
12571	Bazan, Josefina	MAY-2025	recreation aide	05/16/2025	149.50	.00	
12436	Bischoff, Robert	MAY-2025	archery instructor	05/14/2025	202.50	.00	
9024	Bott, Lori	MAY-2025	pump jam class	05/14/2025	450.00	.00	
7170	Buckley, Julie	MAY-2025	freezer frenzie classes	05/14/2025	250.00	.00	
7918	Dickinson, Elizabeth	MAY-2025	freezer frenzie classes	05/14/2025	250.00	.00	
12261	Gomez, McKenna	MAY-2025	spring break trips	05/08/2025	252.00	.00	
6548	Herrboldt, Amy	MAY-2025	Zumba instructor	05/14/2025	250.00	.00	
3156	Pippin, Chris	MAY-2025B	messy play	05/14/2025	50.00	.00	
7948	Rooney, Luann	MAY-2025	step it up program monitor	05/14/2025	300.00	.00	
12576	Russell, Krissy	MAY-2025	basketball ref	05/19/2025	156.00	.00	
10689	Schell-Potts, Aura	MAY-2025	shine class	05/14/2025	258.75	.00	
Total 05-439-39-00 Officials-Instructors					2,568.75	.00	
05-439-39-50 Discovery Pre-School							
12476	Gordillo, Kiersten	MAY-2025	discovery preschool	05/06/2025	2,038.20	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3156	Pippin, Chris	MAY-2025	Discovery Preschool	05/06/2025	3,057.30	.00	
Total 05-439-39-50 Discovery Pre-School:					5,095.50	.00	
05-439-40-00 Repairs & Maint - Bldgs & Grnd							
3265	Cintas Corporation	4227418334	refill soap, toilet tissue, papertowe	04/15/2025	164.83	.00	
3265	Cintas Corporation	4228883043	refill soap, toilet tissue, papertowe	04/29/2025	308.55	.00	
3265	Cintas Corporation	4230353719	sanis bowl clip, refill	05/13/2025	164.83	.00	
3265	Cintas Corporation	5407464399	first aid supplies	04/30/2025	102.18	.00	
Total 05-439-40-00 Repairs & Maint - Bldgs & Grnd:					740.39	.00	
05-439-41-00 Professional Services							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Rec)	05/15/2025	485.85	.00	
Total 05-439-41-00 Professional Services:					485.85	.00	
05-439-42-00 Good Council Hall-Utilities							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Rec-Good Co	05/14/2025	252.33	.00	
Total 05-439-42-00 Good Council Hall-Utilities:					252.33	.00	
05-439-42-05 Good Council Hall-Bldgs&Grnds							
3265	Cintas Corporation	4227516541	refill soap, toilet tissue, papertowe	04/16/2025	57.01	.00	
3265	Cintas Corporation	4229066265	refill soap, toilet tissue, papertowe	04/30/2025	57.01	.00	
3265	Cintas Corporation	4230543840	refill soap, toilet tissue, papertowe	05/14/2025	57.01	.00	
Total 05-439-42-05 Good Council Hall-Bldgs&Grnds:					171.03	.00	
05-439-52-00 Supplies							
11306	Capital One	MAY-2025	monthly statement - Rec	05/19/2025	127.34	.00	
599	Gem State Paper & Supply Co	3105905	garbage bags, paper towels	05/12/2025	76.69	.00	
Total 05-439-52-00 Supplies:					204.03	.00	
05-439-56-00 Meetings, Schools & Dues							
11306	Capital One	MAY-2025	monthly statement - Rec	05/19/2025	414.30	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Rec)	05/15/2025	948.29	.00	
Total 05-439-56-00 Meetings, Schools & Dues:					1,362.59	.00	
05-439-85-00 Miscellaneous							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Rec)	05/15/2025	22.00	.00	
Total 05-439-85-00 Miscellaneous:					22.00	.00	
05-439-85-50 Grants-Local awards							
8814	Caldwell Transportation Company	595-00084	buses for 4th grade field day	05/20/2025	1,600.00	.00	
11306	Capital One	MAY-2025	monthly statement - Rec	05/19/2025	275.24	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Rec)	05/15/2025	1,065.11	.00	
Total 05-439-85-50 Grants-Local awards:					2,940.35	.00	
05-439-85-86 Grant Match-Land/Water							
174	Big Sky Rentals LLC	54390	jackhammer rental	04/16/2025	68.25	.00	
10970	Cole Architects, PLLC	2684	aquatic facility construction admin	05/05/2025	4,683.75	.00	
9643	Core & Main	W883853	grates, freight	05/06/2025	157.08	.00	
8755	Idaho Materials & Construction	6601062	crushed rock	05/06/2025	141.19	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
8755	Idaho Materials & Construction	6603364	crushed rock	05/09/2025	423.58	.00	
8755	Idaho Materials & Construction	6605992	crushed rock	05/13/2025	141.19	.00	
5333	Jose Pedroza Construction	887	exterior prep, fire block & tape she	05/13/2025	31,160.20	.00	
1430	Standard Plumbing Supply Co	YMK624	wire, marking paint	05/01/2025	32.97	.00	
12345	Tri-State Electric, Inc.	1733*12	swimming pool construction - prog	05/20/2025	10,765.64	.00	
Total 05-439-85-86 Grant Match-Land/Water:					47,573.85	.00	
Total RECREATION DEPARTMENT:					63,193.68	.00	
Total RECREATION FUND:					63,193.68	.00	
LIBRARY FUND							
LIBRARY							
06-461-34-00 Telephone/Internet							
8078	DataTel	DG-4178B	surcharges	03/10/2025	50.36	.00	
Total 06-461-34-00 Telephone/Internet:					50.36	.00	
06-461-36-00 Repairs & Maint - Equipment							
10443	Allied Business Solutions Inc.	APR-2025 LIB	datto backup subscription	04/25/2025	1,155.00	.00	
Total 06-461-36-00 Repairs & Maint - Equipment:					1,155.00	.00	
06-461-40-00 Repairs & Maint - Bldgs & Grnd							
1430	Standard Plumbing Supply Co	APR-2025 LIB	building repair supplies	04/25/2025	19.67	.00	
Total 06-461-40-00 Repairs & Maint - Bldgs & Grnd:					19.67	.00	
06-461-40-10 Rep & Maint Bldg /Janitor							
445	Diamond Laundry	APR-2025 LIB	mat & rag service	04/25/2025	88.00	.00	
10450	Northwest Management Services	APR-2025 LIB	janitorial service & supplies	04/25/2025	1,936.87	.00	
Total 06-461-40-10 Rep & Maint Bldg /Janitor:					2,024.87	.00	
06-461-56-00 Meetings, Schools & Dues							
11703	Mann, Jessica	MAY-2025	mileage: meals on wheels	05/12/2025	14.35	.00	
Total 06-461-56-00 Meetings, Schools & Dues:					14.35	.00	
06-461-56-50 LYNX Courier Service Dues							
4521	Boise Public Library	APR-2025 LIB	consortium courier service - Qtr 2	04/25/2025	1,873.00	.00	
Total 06-461-56-50 LYNX Courier Service Dues:					1,873.00	.00	
06-461-76-00 Programming							
11306	Capital One	MAY-2025	monthly statement - Library	05/19/2025	221.02	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Library)	05/15/2025	40.99	.00	
Total 06-461-76-00 Programming					262.01	.00	
06-461-78-00 Books, Magazines, AV, Software							
12514	Cengage Learning Inc / Gale	APR-2025 LIB	new releases, requests, backorde	04/25/2025	308.91	.00	
813	Ingram Library Sales	APR-2025 LIB	new releases and requests & bac	04/25/2025	1,405.29	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Police)	05/15/2025	179.14	.00	
Total 06-461-78-00 Books, Magazines, AV, Software:					1,893.34	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
06-461-85-10 Coffee Bar Express							
11306	Capital One	MAY-2025	monthly statement - Library	05/19/2025	264.39	.00	
1538	Treasure Valley Coffee Co	APR-2025 LIB	Coffee shop supplies	04/25/2025	305.54	.00	
Total 06-461-85-10 Coffee Bar Express:					569.93	.00	
06-461-96-00 Grants							
12568	Mann, Riley	APR-2025B LI	teen teach tech instructor	04/01/2025	2,620.00	2,620.00	05/15/2025
Total 06-461-96-00 Grants:					2,620.00	2,620.00	
06-461-99-00 Capital Outlay - Over \$5000							
12580	City of Mountain Home	APR-2025 LIB	fiber connection installation	04/25/2025	2,001.25	.00	
Total 06-461-99-00 Capital Outlay - Over \$5000:					2,001.25	.00	
Total LIBRARY:					12,483.78	2,620.00	
Total LIBRARY FUND:					12,483.78	2,620.00	
AIRPORT FUND							
AIRPORT							
07-437-34-00 Telephone/Internet							
1284	Century Link	MAY-2025	Monthly Statement (AirportDSL lin	05/16/2025	108.01	.00	
8078	DataTel	DG-4178B	surcharges	03/10/2025	5.85	.00	
Total 07-437-34-00 Telephone/Internet:					113.86	.00	
07-437-40-00 Repairs & Maint - Bldgs & Grnd							
1430	Standard Plumbing Supply Co	YNH073	conduit, elbows	05/08/2025	12.17	.00	
Total 07-437-40-00 Repairs & Maint - Bldgs & Grnd:					12.17	.00	
07-437-99-00 Capital Outlay - Over \$5000							
5713	Idaho Power Company	27675428	line installation	05/12/2025	11,221.00	.00	
Total 07-437-99-00 Capital Outlay - Over \$5000:					11,221.00	.00	
Total AIRPORT:					11,347.03	.00	
Total AIRPORT FUND:					11,347.03	.00	
GOLF COURSE FUND							
24-350-52-00 Season Passes							
12578	Werner, Dustin	MAY-2025	reimburse: golf pass	05/05/2025	404.42	.00	
Total 24-350-52-00 Season Passes:					404.42	.00	
Total :					404.42	.00	
GOLF COURSE							
24-439-20-00 Fringe - City Portion							
759	Idaho Dept of Labor	1STQTR2025	Quarterly statement: Golf	04/21/2025	2,822.45	2,822.45	05/16/2025
Total 24-439-20-00 Fringe - City Portion:					2,822.45	2,822.45	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
24-439-32-00 Drug Testing							
1018	Minert & Associates Inc	341223	NDOT drug test, pre employment	05/06/2025	196.00	.00	
Total 24-439-32-00 Drug Testing:					196.00	.00	
24-439-33-00 Gas & Oil							
692	Hiler Bros. Co	357630	Bulk non-ethanol	05/14/2025	928.63	.00	
Total 24-439-33-00 Gas & Oil:					928.63	.00	
24-439-34-00 Telephone/Internet							
1284	Century Link	MAY-2025	Monthly Statement (Golf Course)	05/16/2025	30.54	.00	
8078	DataTel	DG-4178B	surcharges	03/10/2025	7.84	.00	
Total 24-439-34-00 Telephone/Internet:					38.38	.00	
24-439-35-00 Utilities							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Golf Course)	05/14/2025	253.74	.00	
Total 24-439-35-00 Utilities:					253.74	.00	
24-439-36-00 Repairs & Maint - Equipment							
1287	R & R Products Inc	CD3026659	turf guard - 4 line (short & long)	05/13/2025	178.42	.00	
Total 24-439-36-00 Repairs & Maint - Equipment:					178.42	.00	
24-439-38-10 Repairs & Maint - Clubhouse							
11645	ADT Security Services	MAY-2025	security system	05/21/2025	55.75	.00	
3265	Cintas Corporation	4229789780	mat, soap refill, hand sanitizer, pa	05/07/2025	403.90	.00	
3265	Cintas Corporation	4231248167	mat, soap refill, hand sanitizer, pa	05/21/2025	364.67	.00	
Total 24-439-38-10 Repairs & Maint - Clubhouse:					824.32	.00	
24-439-38-50 Restaurant Repairs							
3963	J Well Foodservice	101787	dishmachine maintenance charge	04/23/2025	54.95	.00	
Total 24-439-38-50 Restaurant Repairs:					54.95	.00	
24-439-40-20 Irrigation Maintenance							
1430	Standard Plumbing Supply Co	YNY885	poly pipe, female adapters, tees, r	05/14/2025	238.62	.00	
1430	Standard Plumbing Supply Co	YNYB99	clamps, nipples, tnsle heavy duty	05/14/2025	103.81	.00	
1430	Standard Plumbing Supply Co	YPC832	valve boxes, lids, valve cover, nip	05/15/2025	142.45	.00	
1430	Standard Plumbing Supply Co	YPPZ22	sprinklers, clamps, bushings	05/20/2025	331.58	.00	
Total 24-439-40-20 Irrigation Maintenance:					816.46	.00	
24-439-43-00 Computer Maintenance/Software							
12579	Clubessential	SI-93703	task tracker premium	02/01/2025	1,400.00	.00	
Total 24-439-43-00 Computer Maintenance/Software:					1,400.00	.00	
24-439-52-10 Course Supplies							
9436	P & W Golf Supply	INV142665	paint, cup hook, rake, rope, flag ki	02/24/2025	2,443.68	.00	
Total 24-439-52-10 Course Supplies:					2,443.68	.00	
24-439-70-00 Weed Killer & Fertilizer							
1386	Simplot Turf & Horticulture	216079349	compel plus pellets, tricare pellets	05/09/2025	740.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 24-439-70-00 Weed Killer & Fertilizer:					740.00	.00	
Total GOLF COURSE:					10,697.03	2,822.45	
Total GOLF COURSE FUND:					11,101.45	2,822.45	
WATER MAINTENANCE FUND							
25-346-10-00 Metered Sales							
8959	Shakoori, Mirazim	MAY-2025	refund large credit on acct per cus	05/13/2025	193.01	.00	
Total 25-346-10-00 Metered Sales:					193.01	.00	
Total :					193.01	.00	
WATER DEPARTMENT							
25-434-31-10 Billing-Postage & Meter Expens							
179	Billing Document Specialists	100425	Monthly Statement - water	04/30/2025	1,547.42	.00	
Total 25-434-31-10 Billing-Postage & Meter Expens:					1,547.42	.00	
25-434-34-00 Telephone/Internet							
8078	DataTel	DG-4178B	surcharges	03/10/2025	16.29	.00	
Total 25-434-34-00 Telephone/Internet:					16.29	.00	
25-434-35-00 Utilities							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Water)	05/14/2025	139.52	.00	
Total 25-434-35-00 Utilities:					139.52	.00	
25-434-36-00 Repairs & Maint - Equipment							
305	Coastline Equipment	1241988	repair backhoe, travel, parts	05/15/2025	789.36	.00	
4184	Commercial Tire	35-94044	tires, valve stems	05/15/2025	1,220.00	.00	
Total 25-434-36-00 Repairs & Maint - Equipment:					2,009.36	.00	
25-434-37-00 Repairs & Maint - Trucks							
121	B & C Welding Inc	35903	remove & replace rear inlet pipe, l	05/08/2025	822.41	.00	
Total 25-434-37-00 Repairs & Maint - Trucks:					822.41	.00	
25-434-41-00 Professional Services							
878	Keller Associates	214010-010-02	general water support	05/15/2025	477.50	.00	
878	Keller Associates	214010-029-02	fy25 waterline & roadway improve	05/15/2025	6,167.80	.00	
878	Keller Associates	214010-031-02	TO31 declining balance & tool cre	05/15/2025	794.87	.00	
Total 25-434-41-00 Professional Services:					7,440.17	.00	
25-434-43-10 Computer Software							
9583	ESRI	900013132	ArcGIS yearly subscription	05/01/2025	1,200.00	.00	
Total 25-434-43-10 Computer Software:					1,200.00	.00	
25-434-43-30 SCADA Monthly Support							
5974	Advanced Control Systems, LLC	40511	Monthly Rapid Response program	05/20/2025	900.33	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 25-434-43-30 SCADA Monthly Support:					900.33	.00	
25-434-52-00 Supplies							
11306	Capital One	MAY-2025	monthly statement - Water	05/19/2025	84.84	.00	
599	Gem State Paper & Supply Co	3105902	paper towels	05/12/2025	55.13	.00	
1123	Norco Inc	0043448378	carbon dioxide/argon cylinder	04/29/2025	359.55	.00	
Total 25-434-52-00 Supplies:					499.52	.00	
25-434-56-00 Meetings, Schools & Dues							
12556	Alumbaugh, Randy	MAY-2025	mileage: may	05/21/2025	16.36	.00	
12548	Henninger, Amber	MAY-2025	mileage: caselle training in Provo	05/14/2025	147.38	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Water)	05/15/2025	192.51	.00	
Total 25-434-56-00 Meetings, Schools & Dues:					356.25	.00	
25-434-72-00 Tools & Supplies							
11306	Capital One	MAY-2025	monthly statement - Water	05/19/2025	53.76	.00	
1123	Norco Inc	0043442391	contact tip	04/28/2025	23.90	.00	
1430	Standard Plumbing Supply Co	YNWD02	fish tape	05/13/2025	59.99	.00	
Total 25-434-72-00 Tools & Supplies:					137.65	.00	
25-434-75-00 Line Repair-Meters & Hardware							
9643	Core & Main	W839558	water parts	04/28/2025	2,759.18	.00	
Total 25-434-75-00 Line Repair-Meters & Hardware:					2,759.18	.00	
25-434-75-25 Meter deposit refund							
12573	Idaho Power	MAY-2025	refund deposit for hydrant meter	05/13/2025	1,356.61	.00	
Total 25-434-75-25 Meter deposit refund:					1,356.61	.00	
25-434-84-00 Water Samples							
74	Analytical Laboratories Inc	2503033	Water samples	04/30/2025	596.25	.00	
Total 25-434-84-00 Water Samples:					596.25	.00	
25-434-91-00 Well Preventative Maintenance							
705	Hopper Electric Service Inc	2853	spring service on pump motor, oil	04/25/2025	1,427.00	.00	
Total 25-434-91-00 Well Preventative Maintenance:					1,427.00	.00	
25-434-96-00 Grant-OLDCC DCIP Well #17							
12349	Cascade Enterprises	3712	well #17 pumping facility pay appli	04/16/2025	11,562.45	.00	
Total 25-434-96-00 Grant-OLDCC DCIP Well #17:					11,562.45	.00	
25-434-96-10 G- Match OLDCC Well #17 ARPA							
878	Keller Associates	214010-025-02	well 17, water mains, roadway & s	05/15/2025	236.25	.00	
Total 25-434-96-10 G- Match OLDCC Well #17 ARPA:					236.25	.00	
25-434-99-30 Lease/Purchase Equipment							
291	Caterpillar Financial Svc Corp	36871185	compact track loader	04/26/2025	6,354.14	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 25-434-99-30 Lease/Purchase Equipment					6,354.14	.00	
Total WATER DEPARTMENT					39,360.80	.00	
Total WATER MAINTENANCE FUND					39,553.81	.00	
WASTEWATER MAINT. FUND							
26-347-10-00 Service Revenue							
8959	Shakoori, Mirazim	MAY-2025	refund large credit on acct per cus	05/13/2025	216.54	.00	
Total 26-347-10-00 Service Revenue					216.54	.00	
Total :					216.54	.00	
WASTEWATER DEPARTMENT							
26-435-31-10 Postage and Processing							
179	Billing Document Specialists	100425	Monthly Statement - waste water	04/30/2025	1,547.43	.00	
Total 26-435-31-10 Postage and Processing					1,547.43	.00	
26-435-34-00 Telephone/Internet							
1284	Century Link	MAY-2025	Monthly Statement (Waste Water)	05/16/2025	35.54	.00	
8078	DataTel	DG-4178B	surcharges	03/10/2025	16.30	.00	
Total 26-435-34-00 Telephone/Internet					51.84	.00	
26-435-35-00 Utilities							
819	Intermountain Gas Co	MAY-2025	Monthly Statement (Wastewater)	05/14/2025	54.32	.00	
Total 26-435-35-00 Utilities:					54.32	.00	
26-435-36-00 Repairs & Maint - Equipment							
305	Coastline Equipment	1241988	repair backhoe, travel, parts	05/15/2025	789.37	.00	
4184	Commercial Tire	35-94044	tires, valve stems	05/15/2025	1,220.00	.00	
Total 26-435-36-00 Repairs & Maint - Equipment:					2,009.37	.00	
26-435-41-00 Professional Services							
878	Keller Associates	214010-011-02	general wastewater support	05/15/2025	952.50	.00	
878	Keller Associates	214010-031-02	TO31 declining balance & tool cre	05/15/2025	794.88	.00	
Total 26-435-41-00 Professional Services:					1,747.38	.00	
26-435-43-10 Computer Software							
9583	ESRI	900013132	ArcGIS yearly subscription	05/01/2025	1,475.00	.00	
Total 26-435-43-10 Computer Software:					1,475.00	.00	
26-435-43-30 SCADA Monthly Support							
5974	Advanced Control Systems, LLC	40511	Monthly Rapid Response program	05/20/2025	432.67	.00	
Total 26-435-43-30 SCADA Monthly Support:					432.67	.00	
26-435-52-00 Supplies							
9643	Core & Main	W917590	upside down paint	05/06/2025	364.32	.00	
599	Gem State Paper & Supply Co	3105902	paper towels	05/12/2025	55.13	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 26-435-52-00 Supplies:					419.45	.00	
26-435-56-00 Meetings, Schools & Dues							
12556	Alumbaugh, Randy	MAY-2025	mileage: may	05/21/2025	16.36	.00	
12548	Henninger, Amber	MAY-2025	mileage: caselle training in Provo	05/14/2025	147.38	.00	
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Waste Water)	05/15/2025	192.52	.00	
Total 26-435-56-00 Meetings, Schools & Dues:					356.26	.00	
26-435-74-00 Chlorine							
1172	Oxarc Inc	0032329072	Chlorine Ton Containers	05/09/2025	10,098.97	.00	
Total 26-435-74-00 Chlorine:					10,098.97	.00	
26-435-84-00 Water Samples							
74	Analytical Laboratories Inc	2503034	wastewater monitoring	04/30/2025	2,980.00	.00	
Total 26-435-84-00 Water Samples:					2,980.00	.00	
26-435-99-30 Lease/Purchase Equipment							
291	Caterpillar Financial Svc Corp	36871185	compact track loader	04/26/2025	6,354.13	.00	
Total 26-435-99-30 Lease/Purchase Equipment:					6,354.13	.00	
Total WASTEWATER DEPARTMENT:					27,526.82	.00	
Total WASTEWATER MAINT. FUND:					27,743.36	.00	
SANITATION FUND							
SANITATION DEPARTMENT							
27-433-31-10 Postage and Processing							
179	Billing Document Specialists	100425	Monthly Statement - sanitation	04/30/2025	1,547.43	.00	
Total 27-433-31-10 Postage and Processing:					1,547.43	.00	
27-433-41-00 Monthly Contract - Residential							
3511	Republic Services	0788-0003956	Monthly Statement	04/30/2025	101,329.27	101,329.27	05/16/2025
Total 27-433-41-00 Monthly Contract - Residential:					101,329.27	101,329.27	
27-433-41-20 Monthly Contract - City Waste							
3511	Republic Services	0788-0003956	Monthly Statement	04/30/2025	3,667.97	3,667.97	05/16/2025
Total 27-433-41-20 Monthly Contract - City Waste:					3,667.97	3,667.97	
Total SANITATION DEPARTMENT:					106,544.67	104,997.24	
Total SANITATION FUND:					106,544.67	104,997.24	
TAP DEPOSIT FUND							
46-202-03-00 Tap Deposit Payable							
12577	Corallino, Christina	MAY-2025	refund deposit credit on closed ac	05/15/2025	34.22	.00	
Total 46-202-03-00 Tap Deposit Payable:					34.22	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total :					34.22	.00	
Total TAP DEPOSIT FUND:					34.22	.00	
Fiber Optic Fund							
Fiber Optic Fund Construction							
50-434-35-25 SaaS-Monthly subscription							
10132	Entry Point Networks	1939	Saas & NOC	04/14/2025	1,942.20	.00	
Total 50-434-35-25 SaaS-Monthly subscription:					1,942.20	.00	
50-434-40-00 Repairs & Maint-Buildings & Gr							
1430	Standard Plumbing Supply Co	YNHP87	light bulbs	05/08/2025	47.97	.00	
Total 50-434-40-00 Repairs & Maint-Buildings & Gr:					47.97	.00	
50-434-43-00 Computer/Maint/Software							
9583	ESRI	900013132	ArcGIS yearly subscription	05/01/2025	460.00	.00	
Total 50-434-43-00 Computer/Maint/Software:					460.00	.00	
50-434-52-00 Supplies							
11306	Capital One	MAY-2025	monthly statement - Fiber	05/19/2025	106.09	.00	
1430	Standard Plumbing Supply Co	YNHP87	screws, conduit	05/08/2025	61.96	.00	
1430	Standard Plumbing Supply Co	YNJ061	bucket seat, bucket caddy, bucket	05/08/2025	52.46	.00	
Total 50-434-52-00 Supplies:					220.51	.00	
50-434-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	MAY-2025	Monthly Statement (Fiber)	05/15/2025	260.00	.00	
Total 50-434-56-00 Meetings, Schools & Dues:					260.00	.00	
Total Fiber Optic Fund Construction:					2,930.68	.00	
Total Fiber Optic Fund:					2,930.68	.00	
Grand Totals:					315,778.58	110,439.69	

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 APRIL 30, 2025**

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	2,375,134.19	425,400.37	26.89	679,001.70	26.40	51.27	2,121,481.59
02 STREET DEPARTMENT	1,904,022.84	227,610.36	20.03	93,184.98	16.46	39,087.12	1,999,361.10
03 STREET LIGHTING FUND	44,725.70	1,015.83	46.36	11,544.28	47.93	123.56	34,073.69
04 CEMETERY FUND	99,679.30	3,472.49	52.10	39,125.27	43.63	27,837.54	91,864.06
05 RECREATION FUND	152,711.04	278,908.98	48.44	340,565.43	50.89	102,969.22	194,023.81
06 LIBRARY FUND	71,668.52	12,448.29	53.68	78,172.17	55.37	13,983.81	19,928.45
07 AIRPORT FUND	(2,256,179.14)	2,169,425.14	52.48	47,060.31	30.06	34,242.48	(99,571.83)
16 FIRE DEVELOPMENT FUND	436,496.72	39,261.27	18.00	.00	.00	.00	475,757.99
17 POLICE DEVELOPMENT FUND	281,326.63	19,510.77	19.80	.00	.00	.00	300,837.40
20 PARK DEVELOPMENT FUND	252,169.63	30,132.44	17.88	.00	.00	.00	282,302.07
24 GOLF COURSE FUND	190,933.62	69,760.23	29.08	105,193.68	35.85	1,588.78	157,088.95
25 WATER MAINTENANCE FUND	7,757,917.18	320,466.33	16.34	180,852.14	13.76	43,996.16	7,853,535.21
26 WASTEWATER MAINT. FUND	2,077,728.33	287,166.64	12.63	140,396.99	9.58	17,796.56	2,242,294.54
27 SANITATION FUND	593,117.66	124,624.18	45.63	117,989.92	37.91	1,405.97	598,345.95
29 STREET DEVELOPMENT FUND	585,129.01	22,975.42	7.31	16,000.00	1.40	.00	592,104.43
45 LIBRARY SUPPLEMENTAL FUND	22,417.33	.00	.00	.00	16.53	.00	22,417.33
46 TAP DEPOSIT FUND	164,098.76	.00	.00	.00	.00	282.18	163,816.58
47 WATER AVAILABILITY FUND	976,842.70	71,900.54	17.04	.00	13.21	.00	1,048,743.24
48 WASTEWATER AVAILABILITY FUND	2,796,233.97	126,834.38	12.04	.00	.00	.00	2,923,068.35
50 FIBER OPTIC FUND	103,317.39	115,450.84	4.40	33,567.58	5.68	73,453.98	111,746.67
TOTAL	18,629,491.38	4,346,364.50	500.13	1,882,654.45	404.66	(40,018.15)	21,133,219.58

**CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING APRIL 30, 2025**

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
BANKS AND INVESTMENTS							
CASH - CHECKING US BANK							2,276,050.86
CASH - CHECKING WELLS FARGO							1,151,917.34
CASH - STATE TREASURER LGIP							17,593,998.08
CASH - OTHER INVESTMENTS							111,253.30
TOTAL BANKS AND INVESTMENTS							21,133,219.58



Weston Flamm, CPA
Cassie Zattiero, CPA

812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
FAX 208 467-2000
www.BaileyCPAs.com

May 16, 2025

To Management and/or the City Council of
City of Mountain Home, Idaho
PO Box 10
Mountain Home, Idaho 83647

We are pleased to confirm our acceptance and understanding of the services we are to provide for City of Mountain Home, Idaho (the City) for the year ended September 30, 2025.

You have requested that we prepare year-end adjustments and supporting schedules for balance sheet accounts, intergovernmental revenues, property tax revenues, depreciation, the schedule of expenditures of federal awards; as well as preparing schedules to support the adjustments needed for the government-wide portion of the financial statements (excluding areas where your auditor will provide additional adjustments, such as leases, the net pension liability and its related deferrals) and other schedules and information needed in order to aid in the City's annual audit. However, we will not prepare or compile the City's financial statements as part of this engagement.

We will conduct this engagement in accordance with the AICPA's *Code of Professional Conduct*, including the ethical principles of integrity, objectivity, professional competence, and due care.

Our engagement cannot be relied upon to identify or disclose any financial statement misstatements, including those caused by fraud or error, or to identify or disclose any wrongdoing within the entity or noncompliance with laws and regulations. However, should we become aware of such issues that we believe are clearly more than trivial, we will notify you of such issues.

You are ultimately responsible for the safeguarding of assets, the proper recording of transactions in the books of accounts, and the substantial accuracy of the financial records.

Engagement Administration, Fees, and Other

Cassie Zattiero is responsible for supervising the engagement. We anticipate starting this engagement by the last week of October 2025. The timing for completion of the engagement will depend on the availability and capability of your staff, as well as the availability of information that may be needed from outside parties.

We estimate that our fees for the accounting services will be between \$27,000 and \$32,000. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the work performed. If significant additional time and costs are necessary, we will discuss it with you and determine whether a new fee estimate is needed. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign and return it to us.

Sincerely,

Bailey & Co.

Acknowledged:

City of Mountain Home, Idaho

Signature and Title

Date

Staff Report



To: Planning & Zoning Commission
Presenter: Nicole Coffey, City Planner
Request: To approve Falcon's Landing Phase Two Final Plat. Located off South 5th West South of West 12th South. Consisting of approximately 4.22 acres more or less. Phase two will consist of four single-family attached homes and one multi-family apartment building with 30 units.

Application: PZ-25-7

Applicant: Johnny O'Donnell, of Leap Housing

City Council: 05/27/2025

Request Summary

Johnny O'Donnell on behalf of Leap Housing is requesting the approval Falcon's Landing No.2 Final Plat, subdividing lot 12 of phase one, creating Phase two of Falcon's Landing. Falcons Landing No. 2 will contain six parcels, which will consist of four (4) attached single-family homes lots that will be for sale, and one (1) multi-family apartment building lot with thirty (30) units that would be for rent, and one (1) common lot.

History

The property is currently zoned Residential R-4 PUD (PZ-22-37).

The land prior to the development of Falcon's Landing Phase One was vacant.

The preliminary plat and rezone to R-4 Planned Unit Development for Falcons Landing (PZ-22-39) was presented to City Council on May 9th, 2022, and approved 4-0 by City Council. The approved development will consist of four (4) multi-family lots with thirty (30) units per structure, sixteen (16) single-family lots, and two (2) common lots. The development will provide one hundred and thirty-six (136) dwelling units at complete build out.

Falcon's Landing No. one (PZ-23-41) was recorded August 16, 2023. Phase one of Falcons Landing consisting of eight (8) single-family attached homes, and two (2) multi-family apartment buildings each containing thirty (30) units, a total of sixty-six (66) dwelling units, has been completed.

Fire

Mountain Home Fire has no special requirements or comments.

Impact Fees

Impact Fees will apply.

Approval Process

9-16-11 G Approval of Subdivision Plat: No plat shall be recorded or offered for recording with the Elmore County recorder until the plat has been reviewed and approved by the mayor and council, and shall bear thereon the approval, by endorsement, of the city engineer and the clerk of the city. The final plat shall not be approved by the mayor and council until all the proposed public improvements have been made according to the approved development plans and specifications (see section [9-16-12](#) of this chapter) and the improvements have been approved by the Community Development Director and Public Works Director and approved by the city council or suitable financial guarantees are provided (see section [9-16-14](#) of this chapter). All plats located within the area of impact and/or one mile outside of the city limits must also meet the requirements of the area of impact agreement with Elmore County.

H. Method Of Recording: Upon approval of the final plat by the council, the subdivider's prepayment of recording fees, posting of surety bond or other acceptable guaranty and the inclusion of the following signatures on the final plat, the administrator shall submit the final plat to the county recorder for recording:

1. Certification and signature of the city council verifying that the subdivision has been approved;
2. Certification and signature of the city clerk, if required, and the city engineer verifying that the subdivision meets the city requirements and has been approved by the council;
3. Certification and signature of the sanitation restrictions on the face of the plat per Idaho Code;
4. Certification and signature of Elmore County treasurer that all taxes have been paid;
5. Certification and signature of approval of Elmore County surveyor;
6. Certification and signature of property owner/developer for deed of dedication;
7. Certification and signature of the surveyor who surveyed the property;
8. Owner's certification of acknowledgement.
9. Recorder's certification. (Ord. 1628, 1-12-2015; amd. Ord. 1727, 10-12-2021)

Applicable Regulations or Codes

City Code 9-16-11 Final Plat, 9-16-14: Guarantee of Completion of Improvements

Comprehensive Plan Compliance

Chapter 5 Housing,

- Availability of a mix of housing types is essential for the social structure of the community (page 28).
- 5.3 Existing Conditions (Page 29)– The existing housing market in Mountain Home is in crisis, and the community is feeling the ramifications of the shortage.
 - House prices are nearing, and some have reached unaffordable rates; and rental rates are the highest they've ever been.
 - Low inventories have impacted the workforce without housing there is no workforce to hire.
 - Potential incoming companies wonder where their talent and employee pool will come from if they invest in Mountain Home.
 - The Airforce is overburdened at 98% base housing occupancy; they are at least 100 airmen over occupancy.
- 5.6 Future (Page 33) – Apart from the existing need for additional housing in Mountain Home, adding housing will be an economic stimulus for the community.

It will add valuable and much needed tax base to the city, which will allow for increased and improved services; and it will also provide impact fees which are used to maintain and plan for expansion of infrastructure.

Staff Review

Staff has reviewed the documents provided, the City Code, and the Comprehensive Plan, and has found that Falcon's Landing Phase two has provided the documentation that meets the city code, and the comprehensive plan by providing multi-family affordable rental units, and single-family housing that is available to purchase.

Conclusion

If the City Council determines the proposed request appropriate, you may recommend approval of the Final Plat, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards and Preliminary plat finding of fact requirements.
2. All future development will comply with Falcon's Landing Planned Unit Development agreement that was made effective March 14th, 2022.
3. Before the Final Plat is signed by the City the Surety Bond shall be in place.
4. Before the Final Plat is recorded, the applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District.
5. Per City Code 9-16-11(G), The Final Plat shall be filed and recorded with the Elmore County recorder within one year after approval by the Council; otherwise, such approval shall become null and void unless thirty (30) days before said expiration date an extension of time is applied for by the developer. The Planning & Zoning Commission may recommend to the Council a one-time extension, which shall be subject to review before recording, for a period of one year, which the Council may approve as presented, approve with conditions, or deny.
6. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

Attachments

1. Vicinity Map
2. Final Plat
3. PUD Agreement
4. Preliminary Plat
5. CC FOF Preliminary Plat
6. Financial guarantee of improvements

FALCON'S LANDING SUBDIVISION - PHASE 2 LEAP HOUSING SOLUTIONS

1355 SW CARACARA AVE, MOUNTAIN HOME, ID

Property Owner:

LEAP HOUSING SOLUTIONS
670 E. RIVERPARK LN., STE. 170
BOISE, ID 83706
CONTACT: MARY OVERSTREET mary@leaphousing.org PH: 208-869-7556

Engineer, Landscape Architect, Surveyor:

THE LAND GROUP, INC. PH: 208.939.4041
462 E. SHORE DR., SUITE 100
EAGLE, ID 83616
CONTACT: JASON DENSMER, PE jason@thelandgroupinc.com
SEAN CONNER, PLA sean@thelandgroupinc.com
JIM WASHBURN, PLS jim@thelandgroupinc.com

Architect:

CSHQA
200 W. BROAD STREET
BOISE, ID 83702
CONTACT: SCOTT HOPKINS
scott.hopkins@cshqa.com

Electrical/Plumbing/Mechanical/Tel/Com:

MUSGROVE ENGINEERING
234 S. WHISPERWOOD WAY
BOISE, ID 83709
CONTACT: MATTHEW BRADLEY, P.E.
JASON RICE, P.E., CxA

Structural:

GLR ENGINEERS
1211 W. MYRTLE ST., SUITE 105
BOISE, ID 83702
CONTACT: JOE LANE, P.E., S.E.

Vicinity Map



TBD W. 5th South
Mountain Home, Idaho



SCALE: NOT TO SCALE

Situated in a portion of the
SW 1/4 of Section 36, Township 3 South, Range 6 East, Boise Meridian
City of Mountain Home
Elmore County, Idaho

Sheet Index:

Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS AND DEMO PLAN
C1.50	SWPPP SITE PLAN
C1.55	SWPPP DETAILS
C2.00	MATERIALS PLAN
C2.10	LAYOUT PLAN
C2.50	SITE DETAILS
C2.51	SITE DETAILS
C3.00	CONSTRUCTION NOTES
C4.00	GRADING PLAN
C5.00	DRAINAGE PLAN
C5.50	DRAINAGE DETAILS
C6.00	UTILITY PLAN
C6.10	SEWER - PLAN AND PROFILE
L1.00	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L2.00	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
1 OF 4	FINAL PLAT SHEET 1
2 OF 4	FINAL PLAT SHEET 2
3 OF 4	FINAL PLAT SHEET 3
4 OF 4	FINAL PLAT SHEET 4



Dig Line, Inc.
Call Before You Dig
811

Survey Data:

NAVD 88 DATUM, NAD 83 STATE PLANE IDAHO WEST ZONE GROUND
SEE VICINITY MAP FOR LOCATION OF TBM #1.
NORTHING: 529068.939
EASTING: 2638751.731
ELEVATION: 3122.52
DESCRIPTION: 5/8" IR

AGENCY REVIEW

PROJECT 24231	DATE 02-25-2025
DRAWN HD/AV/AL	CHECKED LM/SC

REVISÉ

SHEET TITLE

Cover Sheet

SHEET

CO.00

ORIGINAL SHEET SIZE
30" x 42"



SCOTT P. HOPKINS, ARCHITECT

2200 BROAD STREET
BOISE, IDAHO

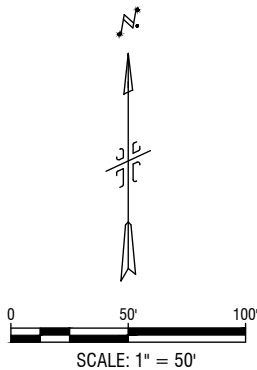
THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT/ENGINEER. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR COMPLETION OF THIS PROJECT WHEN PHASED-WITHOUT THE WRITTEN CONSENT OF CSOHA OR ITS AFFILIATES.

FALCONS LANDING PHASE II
S. 5TH WEST STREET **MOUNTAIN HOME, IDAHO**

CSHQ

200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1851
<http://www.cshqa.com>

Line Table		
LINE	BEARING	LENGTH
L1	S29°52'45"E	21.63'



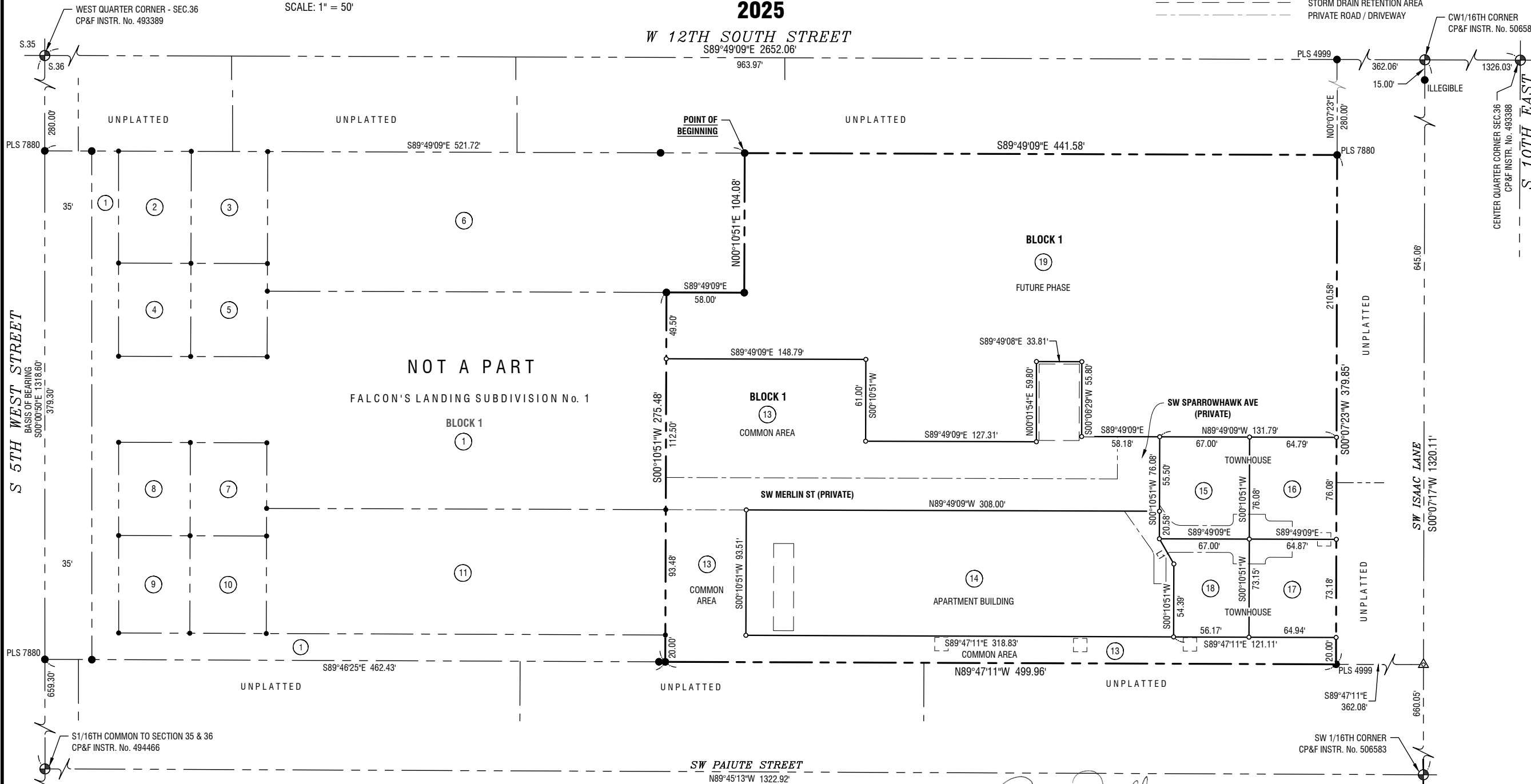
Final Plat for

Falcon's Landing Subdivision No. 2

Being a resubdivision of Lot 12, Block 1 of Falcon's Landing Subdivision No. 1,
Located in the N1/2 of the NW1/4 of the SW1/4 of Section 36,
Township 3 South, Range 6 East, Boise Meridian,
City of Mountain Home, Elmore County, Idaho
2025

Legend:

- FOUND ALUMINUM CAP MONUMENT, AS SHOWN
- FOUND 5/8" REBAR W/ PLASTIC CAP "PLS 7880" OR AS SHOWN
- FOUND 1/2" REBAR W/ PLASTIC CAP "PLS 7880" OR AS SHOWN
- SET 5/8"x24" REBAR W/PLASTIC CAP "PLS 7880"
- SET 1/2"x24" REBAR W/PLASTIC CAP "PLS 7880"
- CALCULATED POINT, NOTHING FOUND OR SET
- LOT NUMBER
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- STORM DRAIN RETENTION AREA
- PRIVATE ROAD / DRIVEWAY



Notes:

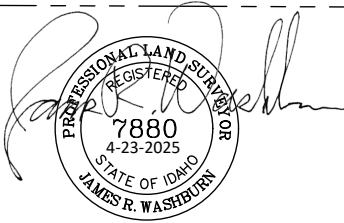
- ALL LOT LINES COMMON TO AN EXTERIOR SUBDIVISION BOUNDARY LINE HAVE A 10' WIDE PERMANENT PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT.
- LOT 13, BLOCK 1 IS DESIGNATED AS A COMMON LOT, WHICH SHALL PROVIDE RECIPROCAL CROSS-ACCESS AND CROSS-PARKING TO ALL LOTS WITHIN THE SUBDIVISION.
- BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT FOR MOUNTAIN HOME.
- DEVELOPER TO COMPLY WITH IDAHO CODE SECTION 31-3805 PERTAINING TO IRRIGATION WATERS.

Survey Narrative:

PREPARED AT THE REQUEST OF FALCON'S LANDING 2, LLC TO SUBDIVIDE LOT 12, BLOCK 1 OF FALCON'S LANDING SUBDIVISION No. 1. THE BASIS OF BEARING IS THE WEST ONE QUARTER CORNER OF SECTION 36 TO THE SOUTH 1/16TH CORNER COMMON TO SECTIONS 35 & 36. SEE RECORD OF SURVEY INSTRUMENT NUMBER 493390 OF ELMORE COUNTY RECORDS FOR ADDITIONAL BOUNDARY INFORMATION.

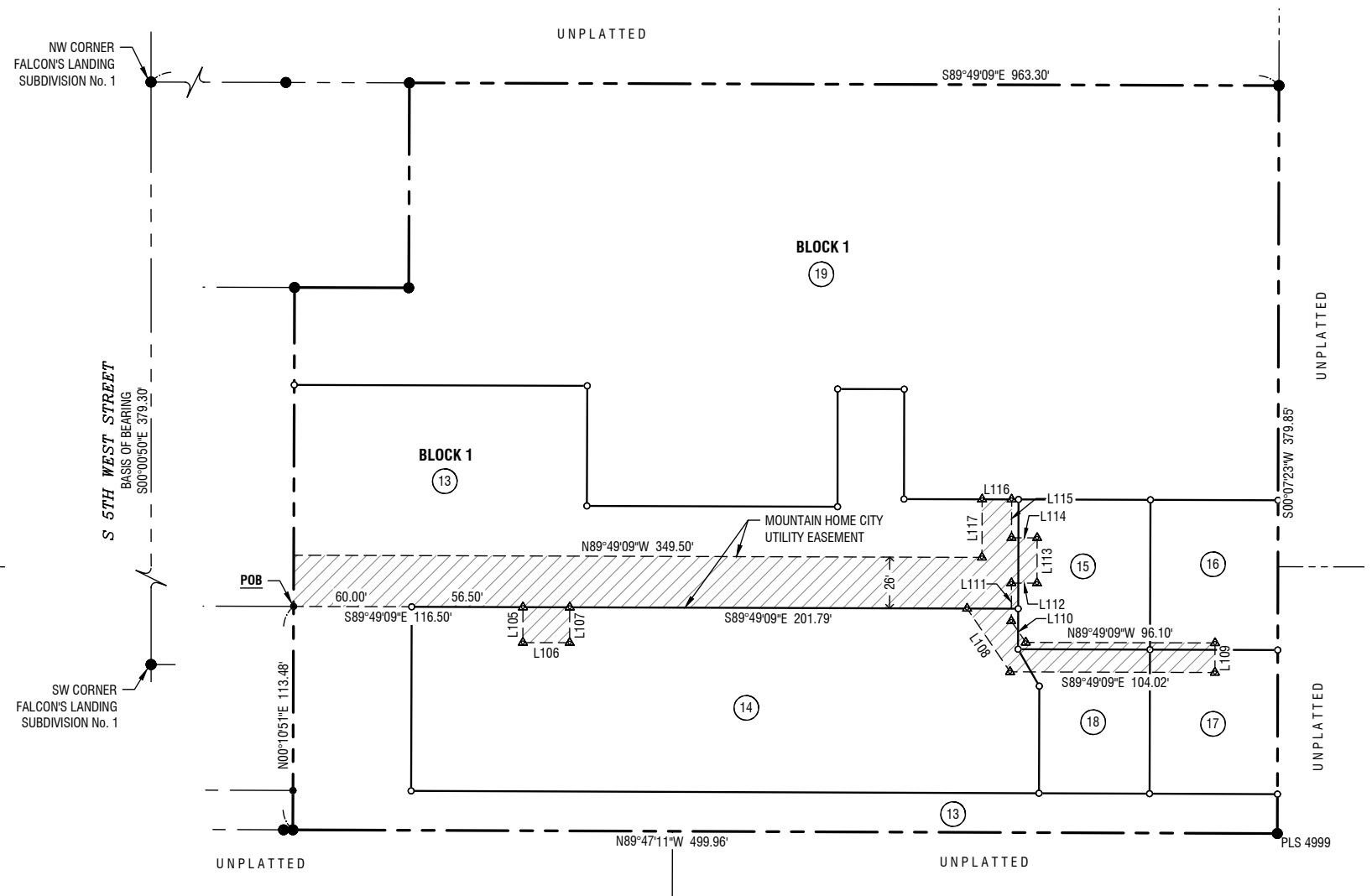
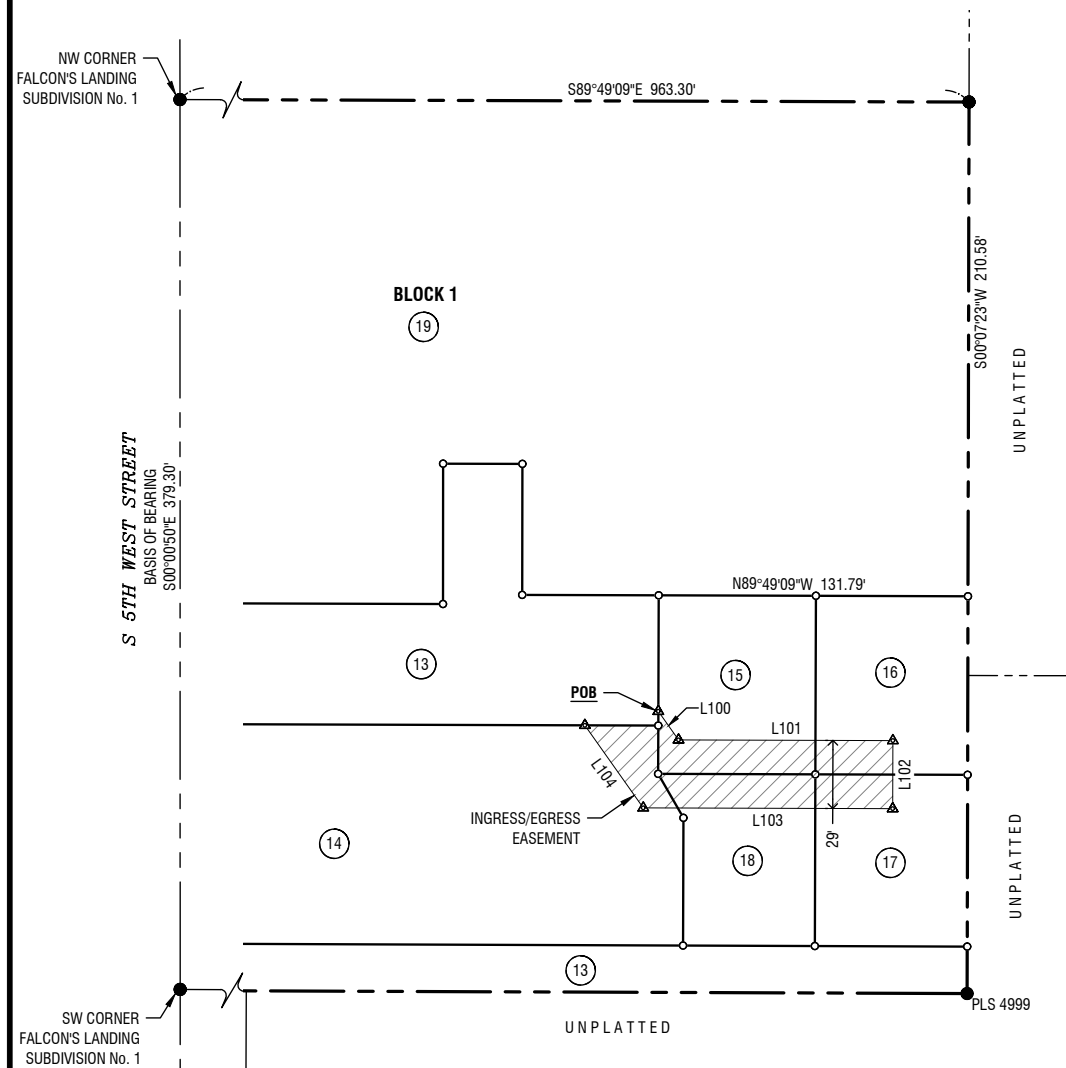
Referenced Surveys:

- FALCON'S LANDING SUBDIVISION No. 1, INSTRUMENT #506646 OF ELMORE COUNTY RECORDS.
- RECORD OF SURVEY INSTRUMENT #493390 OF ELMORE COUNTY RECORDS.



462 EAST SHORE DRIVE, SUITE 100
EAGLE, ID 83616
(208) 939-4041

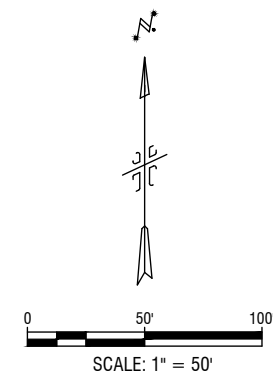
Final Plat for
Falcon's Landing Subdivision No. 2
2025



Line Table		
LINE	BEARING	LENGTH
L100	S35°17'54"E	14.92'
L101	S89°49'09"E	91.34'
L102	S00°10'51"W	29.00'
L103	N89°49'09"W	106.28'
L104	N35°17'54"W	43.08'
L105	S00°10'51"W	18.00'

Line Table		
LINE	BEARING	LENGTH
L106	S89°49'09"E	23.75'
L107	N00°10'51"E	18.00'
L108	S34°11'02"E	38.87'
L109	N00°10'51"E	15.00'
L110	N34°11'02"W	13.10'
L111	N00°10'51"E	19.27'

Line Table		
LINE	BEARING	LENGTH
L112	S89°49'09"E	13.00'
L113	N00°10'51"E	23.00'
L114	N89°49'09"W	13.00'
L115	N00°10'51"E	19.50'
L116	N89°49'09"W	15.00'
L117	S00°10'51"W	29.50'



462 EAST SHORE DRIVE, SUITE 100
EAGLE, ID 83616
(208) 939-4041

Final Plat for

Certificate of Owners

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE QUARTER CORNER COMMON TO SECTIONS 35 AND 36 OF SAID TOWNSHIP 3 SOUTH, RANGE 6 EAST, (FROM WHICH THE CENTER ONE QUARTER CORNER OF SAID SECTION 36 BEARS SOUTH 89°49'09" EAST, 2652.06 FEET DISTANT); THENCE FROM SAID COMMON ONE QUARTER CORNER, SOUTH 00°00'50" EAST, A DISTANCE OF 280.00 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 35 AND 36 TO THE NORTHWEST CORNER OF FALCON'S LANDING SUBDIVISION NO. 1, INSTRUMENT 506646 OF ELMORE COUNTY RECORDS;
THENCE SOUTH 89°49'09" EAST, 521.72 FEET ON THE NORTHERLY BOUNDARY LINE OF SAID FALCON'S LANDING SUBDIVISION NO. 1 TO THE NORTHEAST CORNER OF LOT 6, BLOCK 1 OF SAID FALCON'S LANDING SUBDIVISION NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°49'09" EAST, 441.58 FEET ON THE NORTHERLY BOUNDARY LINE OF SAID FALCON'S LANDING SUBDIVISION NO. 1 TO THE NORTHEAST CORNER OF LOT 12, BLOCK 1 OF SAID SUBDIVISION;
THENCE SOUTH 00°07'23" WEST, A DISTANCE OF 379.85 FEET ON THE EAST BOUNDARY LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 1 OF SAID SUBDIVISION;
THENCE NORTH 89°47'11" WEST, A DISTANCE OF 499.96 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID FALCON'S LANDING SUBDIVISION NO. 1 TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 1 OF SAID SUBDIVISION;
THENCE NORTH 00°10'51" EAST, A DISTANCE OF 275.48 FEET ON THE WESTERLY LINE OF LOT 12, BLOCK 1 OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID SUBDIVISION;
THENCE SOUTH 89°49'09" EAST, 58.00 FEET ON THE SOUTHERLY LOT LINE OF LOT 6, BLOCK 1 OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 1;
THENCE NORTH 00°10'51" EAST, A DISTANCE OF 104.08 FEET ON THE EASTERLY LINE OF LOT 6, BLOCK 1 OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.22 ACRES (183,729 SQUARE FEET) MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MOUNTAIN HOME, AND THE CITY OF MOUNTAIN HOME HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

FALCON'S LANDING 2, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BART COCHRAN, CHIEF EXECUTIVE OFFICER

Acknowledgment

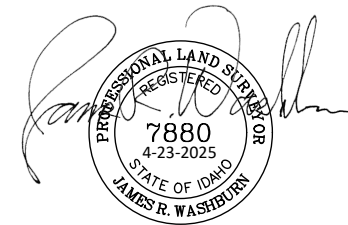
STATE OF)
) S.S.
COUNTY OF)

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BART COCHRAN KNOWN OR IDENTIFIED TO ME TO BE THE CHIEF EXECUTIVE OFFICER OF FALCON'S LANDING 2, LLC, AN IDAHO LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Certificate of Surveyor

I, JAMES R. WASHBURN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____



462 EAST SHORE DRIVE, SUITE 100
EAGLE, ID 83616
(208) 939-4041

Final Plat for

Falcon's Landing Subdivision No. 2

Approval of Central District Health

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH

DATE _____

Approval of City Public Works Director

I, THE UNDERSIGNED, DIRECTOR OF PUBLIC WORKS, IN AND FOR THE CITY OF MOUNTAIN HOME, COUNTY OF
ELMORE, STATE OF IDAHO, ON THE ____ DAY OF _____, 2025, HEREBY APPROVE THIS PLAT.

RICHARD URQUIDI
DIRECTOR OF PUBLIC WORKS, MOUNTAIN HOME

Approval of the Mayor and the City Council

AS ATTESTED BY THE SIGNATURE OF THE CITY CLERK BELOW, THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS ____ DAY OF _____, 2025, BY THE CITY OF MOUNTAIN HOME, STATE OF IDAHO.

CITY CLERK

Certificate of County Surveyor

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND FOR ELMORE COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS SUBDIVISION PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, AND TITLE 55, CHAPTER 16, RELATING TO PLATS AND SURVEYS.

ELMORE COUNTY SURVEYOR
TRAVIS P. FOSTER, PLS 10729

DATE _____

Certificate of the County Assessor

I, THE UNDERSIGNED, COUNTY ASSESSOR IN AND FOR THE COUNTY OF ELMORE, STATE OF IDAHO, DO HEREBY STATE THAT THIS SUBDIVISION PLAT IS ACCEPTABLE FOR ASSESSMENT PURPOSES.

ELMORE COUNTY ASSESSOR
JOSH DISON

DATE _____

Certificate of the County Treasurer

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ELMORE, STATE OF IDAHO, PER REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

ELMORE COUNTY TREASURER

DATE _____



462 EAST SHORE DRIVE, SUITE 100
EAGLE, ID 83616
(208) 939-4041

**Falcons Landing
Planned Unit Development Agreement**

THIS AGREEMENT is made effective this 14th day of MARCH, 2022, by and between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation organized pursuant to the laws of the State of Idaho, of P. O. Box 10, Mountain Home, Idaho 83647, hereinafter referred to as the "City," and LEAP Charities, Inc. (d/b/a LEAP Housing Solutions), an Idaho non-profit, hereinafter referred to as the "Owner" or "LEAP".

WHEREAS, the owner owns and desires to develop certain real property located in the City of Mountain Home, Idaho, Elmore County Tax Assessor Parcel Numbers RP03506E365540A and RP03S065435A, the "Property", which is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

WHEREAS, the owner desires to develop the property consistent with the Falcons Landing Conceptual Master Plan (the "Masterplan"), which is attached hereto as Exhibit B, attached hereto and incorporated herein by this reference.

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

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

WHEREAS, the Falcons Landing Planned Unit Development is proposed to be an attractive community that provides the following:

- Two phases are proposed to construct four (4), affordable, multi-family apartment buildings consisting of two and three bedroom apartments. These will be combined to total at least 120 apartments.
- Sixteen (16) single family residences,
- A community center consisting of a leasing and management office, community room, kitchen area, laundry room, business and fitness centers.
- Landscape improvements for two new park like areas for the use by the residents,
- Pedestrian/bicycle path connecting to the city's existing pathway plan (which will be dedicated to the city upon completion), and walking trails throughout.
- Community garden space

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

1. Construct to City Standards: Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards or to the standards of any

applicable public agency providing service to the development, adhering to all City policies and procedures; including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood works, stormwater management, curbs, sidewalks, and roads UNLESS otherwise exempted in the proposed Planned Unit Development or this Agreement. Such policies include extending the utility lines in a manner acceptable to the City to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost.

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

Residential Area:

Single-Family Attached Homes
Multi-Family Apartment Buildings.

7. Development Schedule: Improvements and recording a plat on or around June 7, 2022. Vertical construction of Phase I shall commence thereafter and is anticipated to be completed June, 2023. Phase II of the single family residential units shall commence during that time.

Phase III/IV construction of the multi-family apartments and single family homes shall commence upon completion of Phase I/II.

8. Subdivision Design Standards: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 16 – Section 13: Subdivision Design Standards for the area designated as “Falcons Landing”, or as amended, and all references to other sections therein except for the following:
 - a. Street Right of Way Widths:
 - i. Perimeter Streets:
 1. S 5th West: 52’ ROW (no additional ROW required). Owner to construct ½ width frontage.
 - ii. Internal “Streets” / Cross-access driveway easements.
 1. Street A (TBD): 26’ curb-to-curb w/ integrated curb and gutter.
 2. Street B (TBD): 26’ curb-to-curb w/ integrated curb and gutter.
 3. Street C (TBD): 26’ curb-to-curb w/ integrated curb and gutter.
 4. Rolled curbs are permitted.
 - iii. Pedestrian Walkways
 1. Sidewalks will be contiguous with the public streets and will be concrete and 5’ or 10’ wide. Sidewalks will be located within the street right of way OR in a street-side buffer strip/common lot.
 2. Pathways will be concrete and at least 5’ wide located in common lots/tracts.
 - b. Mailboxes
 - i. The development shall provide cluster mailboxes or individual dropbox mailboxes as indicated on the site plan or as approved by the local postmaster and Public Works Director.
 - c. Easements/Utility and Drainageway
 - i. Unobstructed utility easements shall be provided: along front lot lines, ten feet (10’); rear lot lines, five feet (5’); and no side lot line utility easements. Easements of greater width may be required along lines across lots or along boundaries where necessary for surface drainage or the extension of main sewers or other utilities.
 - d. Lots/Blocks:
 - i. Blocks: Block length shall not exceed nine hundred feet (900’).
 - ii. Lots
 1. Corner lots shall NOT BE REQUIRED to be twenty percent (20%) greater in size than the minimum lot size for the zoning district.
 2. At the time of platting, corner lots ARE NOT required to be larger to accommodate setbacks for two (2) street frontages.
 - e. Buffer yards And Reserve Strips

- i. Buffer Yards and Reserve Strips: Ten to Fifteen-foot (10'-15') buffer areas shall be required to be placed next to features such as arterial roadways, highways, railroads, commercial or industrial uses to screen the view from residential properties and may include a part of the normal street right of way or utility easement, as approved through engineering plan review. These fifteen-foot buffer areas shall be developed according to the landscape standards of the Falcons Landing PUD.
 - f. Public Spaces And/or Open Spaces.
 - i. Open space shall meet city code minimums. The Owner shall construct two private (2) parks. Park furnishings to be determined during engineering plan review.
 - g. Homeowners' Agreement And/or Maintenance Agreement: to be recorded after recordation of the first final plat for Falcons Landing PUD. It shall include, at a minimum, the following elements:
 - i. Shared parking agreement for the common parking area.
 - ii. Maintenance obligations of the Homeowner's Association, including all PUD common areas and buffers.
 - iii. Maintenance obligation of each owner.
9. Bulk & Coverage Standards; Setbacks: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 7 –Section 6: Zoning Districts, (C) R-4 zone/residential zone for the area designated as “Falcons Landing”, or as amended, and all references to other sections therein except for the following:
- a. Minimum Lot Size: 1,750 square feet for attached homes (including live/work units) and 2,100 square feet for detached homes. The majority of lots will exceed these minimums.
 - b. Lot Coverage: Up to 70%
 - c. Minimum Street Frontage: 20 feet. The majority of lots will exceed the minimum.
 - d. Side setback, interior: 0' or 5'. Detached homes may be constructed with 0' lot lines on one side yard lot line and 5' setback from the other side yard lot line.
 - e. Street side yard setback: 10' from ROW edge.
 - f. Front yard setback: 10' minimum for alley-loaded homes/garages and 20' for front loaded homes/garages.
 - g. Rear yard setback: 15' minimum generally, but down to 7' for a limited number of units.
 - h. Minimum floor area: No minimum.
10. Residential Planned Unit Development Design Standards: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code

Title 9 – Chapter 19 – Article B: Residential Planned Unit Development Design Standards for the area designated as “Falcons Landing”, or as amended, and all references to other sections therein except for the following:

- a. Landscaping: Landscaping will be as illustrated on the “Falcons Landing” Conceptual Master Plan (Ex. B), with detailed City of Mountain Home review and approval through the engineering review process. Homeowners will be encouraged to maintain/plant front yards with drought-tolerant plants. Native vegetation is encouraged when and where available and feasible.
 - b. Building Design:
 - i. Conceptual building designs are included as Exhibit C to this Agreement. Final building designs shall be materially consistent with the conceptual plans illustrated in Exhibit C.
 - ii. Lot coverage shall not exceed seventy percent (70%).
11. Landscaping Requirements: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 11 – Sections 7: Residential Landscaping, and consistent with the Falcons Landing Conceptual Masterplan (Ex. B).
12. Community Building and Office Permits: Provided that all essential utility connections are available, the project shall be eligible for one (1) community building with associated tenant/resident-uses and business office space permits and limit certification of occupancy before the final plat recording.
13. Fiber Infrastructure Requirements:
- a. The developer shall install fiber conduit, ducts, vaults, and handhold boxes as designed by the City and provided for by City standards for fiber installation at the time of construction. All such installations shall be subject to City inspection and require City approval before cable installation.
 - b. Developer and/or Property owner shall designate on the required final plat and building site plan the locations where the fiber drop duct ends shall terminate. All installation of fiber duct and related infrastructure shall be installed according to the standards adopted by the City of Mountain Home and subject to inspection and approval by the City of Mountain Home before issuance of a certificate of occupancy.
 - c. The developer shall pay all associated fiber development fees at the time building permits are pulled.
 - i. The developer shall pay the fiber development fees that are currently adopted by the City at the time the building permit(s) are pulled.

14. Impact Fees:

- a. The developer shall agree to accept all associated development impact fees in place at the time of PUD application submittal.

15. Future Development Agreement(s):

- a. This Planned Unit Development Agreement does not prohibit the City of Mountain Home from requiring additional development agreements prior to the approval of a final plat.

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

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

SIGNATURE PAGES FOLLOW

CITY OF MOUNTAIN HOME

By: _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

STATE OF IDAHO)
) ss.
County of Elmore)

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

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

Notary Public for Idaho
Residing at Mountain Home, Idaho.
Commission Expires: ____

DEVELOPER:

Bart Cochran

Bart Cochran, CEO
LEAP Charities Inc

ACKNOWLEDGMENT

STATE OF Idaho)
) ss.
County of Ada)

On this 14th day of March, 2022, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared Bart Cochran, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as Owner of the Property.

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

Rebecca Mathias

Notary Public for Boise, Idaho
Residing at: Boise, Idaho
Commission Expires: September 25, 2026

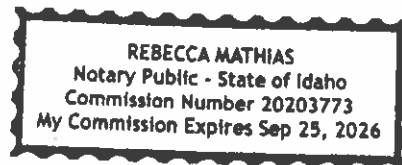
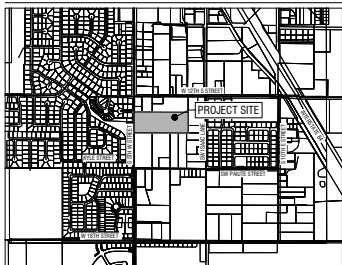


EXHIBIT A: PROPERTY LEGAL DESCRIPTION

EXHIBIT B: FALCONS LANDING CONCEPTUAL MASTER PLAN

Vicinity Map:



Property Owner:

LEAP HOUSING SOLUTIONS
1220 S. VISTA AVE.
BOISE, ID 83705
CONTACT: MARY OVERSTREET
mary@leaphousing.org

Engineer, Landscape Architect, Surveyor:

THE LAND GROUP, INC.
462 E. SHORE DR., SUITE 100
EAGLE, ID 83616
CONTACT: JASON DENSMER, PE
JIM WASHBURN, PLS
jason@thelandgroupinc.com
jim@thelandgroupinc.com

Project Summary:

PROJECT LOCATION: LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36 TOWNSHIP 3 SOUTH, RANGE 6 EAST, B.M. CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO

TOTAL PROJECT AREA: 8.39-AC ± UNPLATTED
EXISTING ZONING: R-4 OF ± 8.39-AC

PROPOSED ZONING: 22 LOTS INCLUDING:
16 SINGLE-FAMILY LOTS
4 MULTI-FAMILY LOTS
2 COMMON LOTS

BUILDINGS:
APARTMENT BUILDING: 4 TOTAL 30 DWELLING UNITS EACH
DUPLEX BUILDING: 8 TOTAL 2 DWELLING UNITS EACH
TOTAL: 128 DWELLING UNITS TOTAL

PARKING CALCULATIONS:
PARKING REQUIRED: 272 SPACES (2 PER UNIT)
PARKING PROVIDED: 274 SPACES

ADA PARKING PROVIDED: 11 SPACES (1 PER 25 PARKING SPACES)
ADA PARKING PROVIDED: 15 SPACES

FLOODPLAIN: THE PROPERTY DOES NOT LIE WITHIN AN ESTABLISHED FLOOD HAZARD AREA.

RESIDENTIAL GROSS DENSITY: 16.2 (LIVING UNITS / TOTAL ACRES)

OPEN SPACE/LANDSCAPING: ±128,584 S.F. / 2.95 AC / 35.2%

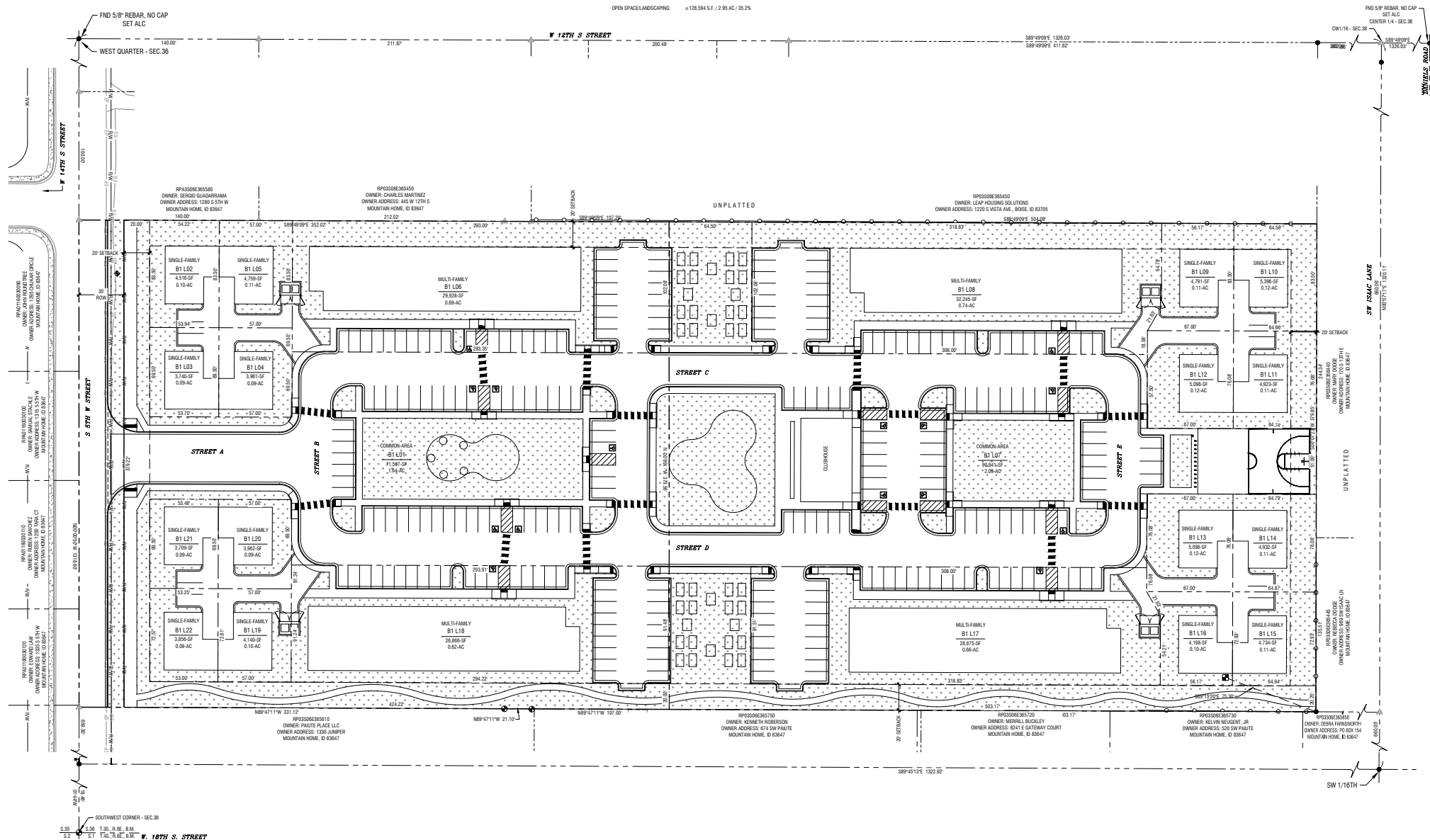
Zoning Requirements:

PER CITY OF MOUNTAIN HOME CITY CODE TITLE 6, CHAPTER 7	R-4 ZONING DISTRICT
MINIMUM PROPERTY SIZE / DWELLING UNIT (IN SQUARE FEET)	4,000-SF (SEE NOTE 1)
MINIMUM STREET FRONTAGE	40-FT (SEE NOTE 1)
STREET SETBACK TO GARAGE	20-FT (LOCAL)
STREET SETBACK TO LIVING AREA	10-FT (LOCAL)
SIDE SETBACK	5-FT
REAR SETBACK	12-FT
STREET LANDSCAPE BUFFER	20-FT (COLLECTOR)
MAXIMUM BUILDING HEIGHT	30-FT

NOTE 1: VARIANCE REQUESTED PER PLD APPLICATION

Legend:

---	PROPERTY BOUNDARY
---	LOT LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT
---	SETBACK LINE
---	WATER MAIN
---	SEWER MAIN
---	LOT NUMBER



**BEFORE THE CITY COUNCIL FOR
THE CITY OF MOUNTAIN HOME**

IN RE:)	
)	
Leap Housing Solutions)	FINDINGS OF FACT
Leap Charities)	CONCLUSIONS OF LAW
PZ-22-37 & 39)	
)	
Applicant.)	
)	

This matter came for deliberation and decision before the City Council of the City of Mountain Home on the 9th day of May, 2022 following a public hearing and recommendation rendered by the Planning and Zoning Commission of the City of Mountain Home, Idaho, on April 18th, 2022 held pursuant to notice as required by law on a request for rezoning to planned unit development and approval of preliminary plat of certain real property that is within the corporate boundaries of the City of Mountain Home, Idaho. Having heard from the Applicant in support of the application and having heard three (3) members of the public appearing to testify in to regarding the request, the Commission being fully advised in the matter, having adopted the staff report as part of its deliberation, issued recommending approval with conditions. The City Council having adopted the staff report as part of its deliberation hereby adopts the Commission's findings, conditions, and recommendations as follows:

FINDINGS OF FACT

1. The Applicant has applied for the rezone and preliminary platting of real property legally described in attachment "A" attached hereto and by this reference made a part hereof with a requested initial zoning of R-4 as described as "Falcons Landing" PUD Zone.
2. The Owner of the real property for which rezoning and a preliminary plat is sought has requested in writing that the property be rezoned and preliminary platted.
3. Falcon's Landing is intended to be a mixed-income community, which will consist of 136 new dwelling units. The proposed development will provide the following:
 - a. Phase I

- i. Sixty (60) multifamily units for rent
 - ii. Forty-eight (48) units will be affordable for households earning between 30%-60% of the area median income.
 - iii. Twelve (12) units will be available at market rate.
- b. Phase II
 - i. Eight (8) single-family attached units for purchase.
- c. Phase III
 - i. Eight (8) single-family attached units for purchase
- d. Phase IV
 - i. Sixty (60) multifamily units for rent.
 - ii. It is believed that these units will have similar affordable/market rate ratios as Phase 1.
- e. Community Amenities include:
 - i. A Central Community Building including:
 - ii. Computer Room with printer
 - iii. Laundry room
 - iv. Meeting space
 - v. Kitchen
 - vi. Property Management Office
 - vii. BBQ and Picnic Area
 - viii. Playground
 - ix. Sport Court
 - x. Community Garden
 - xi. Bike Station
 - xii. Walking Path
 - xiii. Water Conservation Landscaping
- 4. Notice of public hearing has been given as required by law.
- 5. One (1) member of the public provided testimony to express concerns regarding access to the development, the lack of jobs in Mountain Home, and concern regarding Mountain Home's growth percentage.
- 6. Two (2) members of the public provided testimony in support of the development.

7. The Planning & Zoning Commission received eight (8) letters in support of the development.
8. Per City of Mountain Home City Code 9-18, a Planned Unit Development (PUD) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land-use units either by a single owner or a combination of owners. The purpose of a PUD is to accomplish some or all of the following:
 - a. Foster and promote a variety of appropriate land use combinations in a preplanned development pattern;
 - b. Encourage developers to use a creative approach in land development.
 - c. Retain and conserve natural land and topographic features;
 - d. Promote greater use of streetscape and pedestrian-oriented aesthetics;
 - e. Promote the creation and efficient use of open spaces;
 - f. Create flexibility and variety in the location of improvements on lots;
 - g. Provide flexibility in development standards to facilitate creative land development concepts.
9. Mountain Home City Code 9-7-8 specifies a minimum lot size in the R-4 zone as 5,000 square feet, with a minimum street frontage of fifty (50') feet, no maximum lot coverage, fifteen (15) feet rear setback, and side setbacks of five feet (5') and twelve feet (12').
10. The Applicant's PUD request includes a minimum fourplex lot of 1,750 square feet for attached homes and 2,100 square feet for detached homes, with a minimum street frontage of twenty (20') feet, seven (7) feet rear setback, and side setbacks of five feet (5') for detached homes.
11. Mountain Home City Code 9-7-8 specifies a maximum building height of thirty (30') feet.
12. The Applicant's PUD request includes a maximum building height of thirty-five (35') feet.
13. The proposed subdivision will have private internal roadway widths as narrow as twenty-six (26) feet with on-street parking on both sides.

14. Staff verified that the City of Mountain Home has adequate water and sewer capacity to service the subdivision as proposed.
15. The City of Mountain Home Fire Department has verified that fire apparatus can operate safely on streets measuring twenty-six (26) feet with parking on both sides.
16. City Staff has found that due to the size of the proposed development and the accessibility to South 5th West, there will be minimal traffic impact from the proposed development.
17. Staff has recommended the approval of the rezoning of the property as R-4 "Falcons Landing" PUD.
18. The requested zoning of the property as R-4 "Falcons Landing" PUD was found by the Planning & Zoning Commission and by the City Council to be in accordance with the city's Planned Unit Development Ordinance (9-18):
 - a. The proposed uses are not detrimental to any surrounding uses, nor shall they be detrimental to the public's health, safety, and general welfare.
 - b. The requested variations from the underlying zoning district development requirements are warranted by the design and amenities incorporated in the conceptual development plan.
 - c. The underlying zoning district and the conceptual development plan conform to the comprehensive plan.
 - d. The existing and proposed streets, roadways, and utility services are suitable and adequate for the proposed development.

Based on the foregoing FINDINGS OF FACT, the City Council for the City of Mountain Home hereby makes the following:

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.

3. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section 9-6-4 & Idaho Code § 50-222 and Mountain Home City Code Section 9-18-6.
4. The Planning & Zoning Commission voted 5-0 to recommend approval of the request to zone to R-4 PUD and approve the preliminary plat.
5. The City Council voted 4-0 approving the application.

Based on the forgoing CONCLUSIONS OF LAW, the City Council for the City of Mountain Home hereby enters the following:

DECISION

The City Council hereby APPROVES the application to zone R-4 with the PUD entitled "Falcons Landing" PUD along with the requested preliminary plat with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. The Final Plat and all future development will comply with the uses and bulk & coverage controls as provided in attachments "B", "Proposed Planned Unit Agreement," and "C," "Site Masterplan & Landscape Plan."
3. Before a Final Plat is recorded, the Applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District.
4. Per City Code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be considered null and void.

Signature page to follow

DATED this 14th day of June, 2022.

CITY OF MOUNTAIN HOME

By 
Rich Sykes, Mayor

ATTEST:


Tiffany Belt, City Clerk



NOTICE OF RIGHT TO APPEAL

An applicant denied an application or aggrieved by a final decision or any affected person aggrieved by a final decision concerning matters identified in section [67-6521\(1\)\(a\)](#), Idaho Code, may within twenty-eight (28) days after all remedies have been exhausted under local ordinance seek judicial review under the procedures provided by [chapter 52, title 67](#), Idaho Code.

**NOTICE OF RIGHT TO REQUEST REGULATORY TAKINGS
ANALYSIS**

Please take notice of the applicant's right to request a regulatory taking analysis pursuant to section [67-8003](#), Idaho Code, the Idaho Regulatory Takings Act.

CERTIFICATE OF MAILING

I hereby certify on this 14th day of June, 2022 a true and correct copy of the foregoing document with attachments was mailed by U.S. Mail to the following:

Emailed to:

Brenda Ellis – Development Services Department

Hank Patrick – Building Official

Brock Cherry – Community Development

By:



Tiffany Belt, City Clerk

Attachment "A" – Legal Description



LEGAL DESCRIPTION

Page 1 OF 1

March 29, 2021
Project No.: 121021

LEAP HOUSING – MOUNTAIN HOME PARCEL C DESCRIPTION

A parcel of land located in the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Corner common to Sections 35 and 36 of said Township 3 South, Range 6 East, (from which the Center One Quarter Corner of said Section 36 bears South 89°49'09" East, 2652.06 feet distant);

Thence from said common One Quarter Corner, South 00°00'50" East, a distance of 280.00 feet on the Section Line common to said Sections 35 and 36, to the POINT OF BEGINNING

Thence South 89°49'09" East, a distance of 459.22 feet;

Thence South 00°00'50" East, a distance of 379.56 feet to a point on south line of "Parcel B" as shown on Record of Survey Instrument No. 469971 of Elmore County Records,

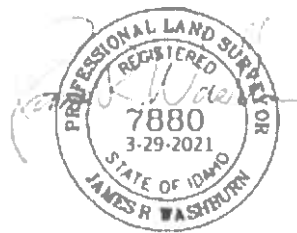
Thence North 89°47'11" West, a distance of 459.22 feet on the south boundary line of said "Parcel B" and the extension of said line to a point on the Section Line common to said Sections 35 and 36;

Thence North 00°00'50" West, a distance of 379.30 feet on said Section Line to the POINT OF BEGINNING

The above described parcel contains 4.00 acres (174,242 square feet) more or less

PREPARED BY:
The Land Group, Inc.

James R. Washburn





LEGAL DESCRIPTION

Page 1 OF 1

March 29, 2021
Project No. 121021

**LEAP HOUSING – MOUNTAIN HOME
PARCEL D DESCRIPTION**

A parcel of land located in the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Corner common to Sections 35 and 36 of said Township 3 South, Range 6 East, (from which the Center One Quarter Corner of said Section 36 bears South 89°49'09" East, 2652.06 feet distant);

Thence from said common One Quarter Corner, South 00°00'50" East, a distance of 280.00 feet on the Section Line common to said Sections 35 and 36;

Thence South 89°49'09" East, a distance of 459.22 feet to the POINT OF BEGINNING,

Thence continuing South 89°49'09" East, a distance of 504.08 feet to a point on the east line of

"Parcel B" as shown on Record of Survey Instrument No. 469971 of Elmore County Records,

Thence South 00°07'23" West, a distance of 379.85 feet to a point on the south line of said

"Parcel B";

Thence North 89°47'11" West, a distance of 503.17 feet on the south boundary line of said

"Parcel B";

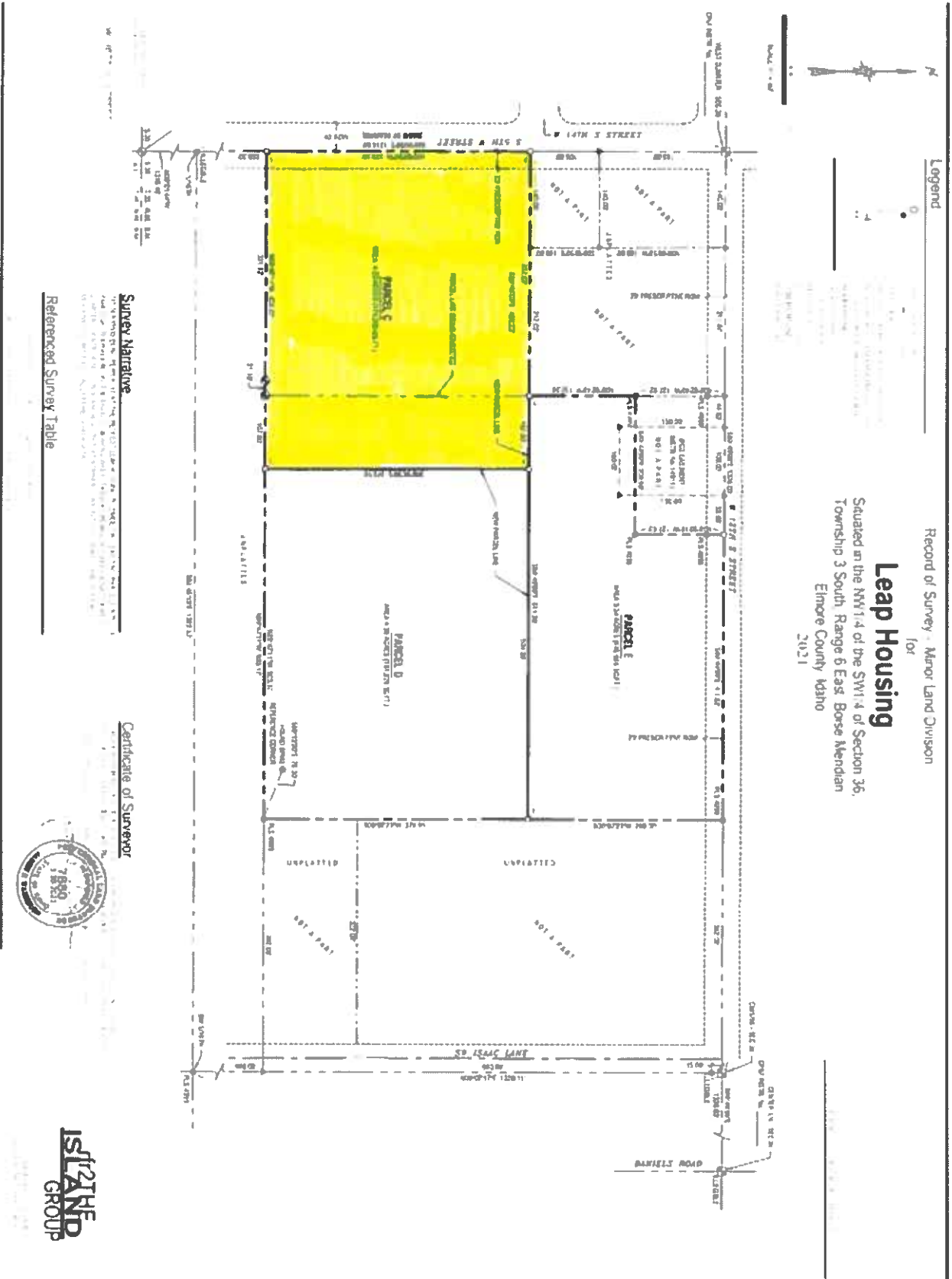
Thence North 00°00'50" West, a distance of 379.56 feet to the POINT OF BEGINNING

The above described parcel contains 4.39 acres (191,229 Sq. Ft.) more or less

PREPARED BY
The Land Group, Inc.

James R. Washburn







Attachment “B” – Proposed Planned Unit Development Agreement

**Falcons Landing
Planned Unit Development Agreement**

THIS AGREEMENT is made effective this 14th day of June, 2022, by and between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation organized pursuant to the laws of the State of Idaho, of P. O. Box 10, Mountain Home, Idaho 83647, hereinafter referred to as the “City,” and LEAP Charities, Inc. (d/b/a LEAP Housing Solutions), an Idaho non-profit, hereinafter referred to as the “Owner” or “LEAP”.

WHEREAS, the owner owns and desires to develop certain real property located in the City of Mountain Home, Idaho, Elmore County Tax Assessor Parcel Numbers RP03506E365540A and RP03S065435A, the “Property”, which is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

WHEREAS, the owner desires to develop the property consistent with the Falcons Landing Conceptual Master Plan (the “Masterplan”), which is attached hereto as Exhibit B, attached hereto and incorporated herein by this reference.

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

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

WHEREAS, the Falcons Landing Planned Unit Development is proposed to be an attractive community that provides the following:

- Two phases are proposed to construct four (4), affordable, multi-family apartment buildings consisting of two- and three-bedroom apartments. These will be combined to total at least 120 apartments.
- Sixteen (16) single family residences,
- A community center consisting of a leasing and management office, community room, kitchen area, laundry room, business and fitness centers.
- Landscape improvements for two new park like areas for the use by the residents,
- Pedestrian/bicycle path connecting to the city’s existing pathway plan (which will be dedicated to the city upon completion), and walking trails throughout.
- Community garden space

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

1. Construct to City Standards: Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards or to the standards of any

applicable public agency providing service to the development, adhering to all City policies and procedures; including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood works, stormwater management, curbs, sidewalks, and roads UNLESS otherwise exempted in the proposed Planned Unit Development or this Agreement. Such policies include extending the utility lines in a manner acceptable to the City to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost.

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

Residential Area:

Single-Family Attached Homes
Multi-Family Apartment Buildings.

7. Development Schedule: Improvements and recording a plat on or around June 7, 2022. Vertical construction of Phase I shall commence thereafter and is anticipated to be completed June, 2023. Phase II of the single family residential units shall commence during that time. Phase III/IV construction of the multi-family apartments and single family homes shall commence upon completion of Phase I/II.

8. Subdivision Design Standards: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 16 – Section 13: Subdivision Design Standards for the area designated as “Falcons Landing”, or as amended, and all references to other sections therein except for the following:
- a. Street Right of Way Widths:
 - i. Perimeter Streets:
 - 1. S 5th West: 52’ ROW (no additional ROW required). Owner to construct ½ width frontage.
 - ii. Internal “Streets” / Cross-access driveway easements.
 - 1. Street A (TBD): 26’ curb-to-curb w/ integrated curb and gutter.
 - 2. Street B (TBD): 26’ curb-to-curb w/ integrated curb and gutter.
 - 3. Street C (TBD): 26’ curb-to-curb w/ integrated curb and gutter.
 - 4. Rolled curbs are permitted.
 - iii. Pedestrian Walkways
 - 1. Sidewalks will be contiguous with the public streets and will be concrete and 5’ or 10’ wide. Sidewalks will be located within the street right of way OR in a street-side buffer strip/common lot.
 - 2. Pathways will be concrete and at least 5’ wide located in common lots/tracts.
 - 3. S 5th West Master Pathway Segment: The developer shall construct and dedicate a 10’ hard-surface pathway along S 5th West. Pathway Design shall be reviewed and approved at Final Plat.
 - b. Mailboxes
 - i. The development shall provide cluster mailboxes or individual drop box mailboxes as indicated on the site plan or as approved by the local postmaster and Public Works Director.
 - c. Easements/Utility and Drainageway
 - i. Unobstructed utility easements shall be provided: along front lot lines, ten feet (10’); rear lot lines, five feet (5’); and no side lot line utility easements. Easements of greater width may be required along lines across lots or along boundaries where necessary for surface drainage or the extension of main sewers or other utilities.
 - d. Lots/Blocks:
 - i. Blocks: Block length shall not exceed nine hundred feet (900’).
 - ii. Lots
 - 1. Corner lots shall NOT BE REQUIRED to be twenty percent (20%) greater in size than the minimum lot size for the zoning district.

2. At the time of platting, corner lots ARE NOT required to be larger to accommodate setbacks for two (2) street frontages.
 - e. Buffer yards And Reserve Strips
 - i. Buffer Yards and Reserve Strips: Ten to Fifteen-foot (10'-15') buffer areas shall be required to be placed next to features such as arterial roadways, highways, railroads, commercial or industrial uses to screen the view from residential properties and may include a part of the normal street right of way or utility easement, as approved through engineering plan review. These fifteen-foot buffer areas shall be developed according to the landscape standards of the Falcons Landing PUD.
 - f. Public Spaces And/or Open Spaces.
 - i. The applicant shall provide all open spaces and amenities as illustrated in the Conceptual Master Plan (Exhibit B). Park furnishings to be determined during Final Plat review.
 - g. Homeowners' Agreement And/or Maintenance Agreement: to be recorded after recordation of the first final plat for Falcons Landing PUD. It shall include, at a minimum, the following elements:
 - i. Shared parking agreement for the common parking area.
 - ii. Maintenance obligations of the Homeowner's Association, including all PUD common areas and buffers.
 - iii. Maintenance obligation of each owner.
9. Bulk & Coverage Standards; Setbacks: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 7 –Section 6: Zoning Districts, (C) R-4 zone/residential zone for the area designated as “Falcons Landing”, or as amended, and all references to other sections therein except for the following:
- a. Minimum Lot Size: 1,750 square feet for attached homes and 2,100 square feet for detached homes.
 - b. Lot Coverage: Up to 70%
 - c. Minimum Street Frontage: 20 feet. The majority of lots will exceed the minimum.
 - d. Side setback, interior: 0' or 5'. Detached homes may be constructed with 0' lot lines on one side yard lot line and 5' setback from the other side yard lot line.
 - e. Front yard setback: 20' for front loaded homes/garages.
 - f. Rear yard setback: 15' minimum generally, but down to 7' for a limited number of units.
 - g. Minimum floor area: No minimum.
 - h. Maximum Building Height: 35'

10. Residential Planned Unit Development Design Standards: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 19 – Article B: Residential Planned Unit Development Design Standards for the area designated as “Falcons Landing”, or as amended, and all references to other sections therein except for the following:
 - a. Landscaping: Landscaping will be as illustrated on the “Falcons Landing” Conceptual Master Plan (Ex. B), with detailed City of Mountain Home review and approval through the engineering review process. Homeowners will be encouraged to maintain/plant front yards with drought-tolerant plants. Native vegetation is encouraged when and where available and feasible.
 - b. Building Design:
 - i. Conceptual building designs are included as Exhibit C to this Agreement. Final building designs shall be materially consistent with the conceptual plans illustrated in Exhibit C.
 - ii. Lot coverage shall not exceed seventy percent (70%).
11. Landscaping Requirements: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 11 – Sections 7: Residential Landscaping, and consistent with the Falcons Landing Conceptual Masterplan (Ex. B).
12. Community Building and Office Permits: Provided that all essential utility connections are available, the project shall be eligible for one (1) community building with associated tenant/resident-uses and business office space permits and limit certification of occupancy before the final plat recording.
13. Fiber Infrastructure Requirements:
 - a. The developer shall install fiber conduit, ducts, vaults, and handhold boxes as designed by the City and provided for by City standards for fiber installation at the time of construction. All such installations shall be subject to City inspection and require City approval before cable installation.
 - b. Developer and/or Property owner shall designate on the required final plat and building site plan the locations where the fiber drop duct ends shall terminate. All installation of fiber duct and related infrastructure shall be installed according to the standards adopted by the City of Mountain Home and subject to inspection and approval by the City of Mountain Home before issuance of a certificate of occupancy.
 - c. The developer shall pay all associated fiber development fees at the time building permits are pulled.

- i. The developer shall pay the fiber development fees that are currently adopted by the City at the time the building permit(s) are pulled.

14. Impact Fees:

- a. The developer shall agree to accept all associated development impact fees in place at the time of PUD application submittal.

15. Future Development Agreement(s):

- a. This Planned Unit Development Agreement does not prohibit the City of Mountain Home from requiring additional development agreements prior to the approval of a final plat.

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

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

SIGNATURE PAGES FOLLOW

CITY OF MOUNTAIN HOME

By: _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

STATE OF IDAHO)
) ss.
County of Elmore)

On this 14th day of June, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Rich Sykes and Tiffany Belt, known to me to be the Mayor and City Clerk, respectively, of the City of Mountain Home and the persons who executed the foregoing instrument and acknowledged to me that they executed this Agreement on behalf of the City of Mountain Home in their official capacity.

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

Notary Public for Idaho
Residing at Mountain Home, Idaho.
Commission Expires:

DEVELOPER:

Bart Cochran, CEO
LEAP Charities Inc

ACKNOWLEDGMENT

STATE OF _____)
) ss.
County of _____)

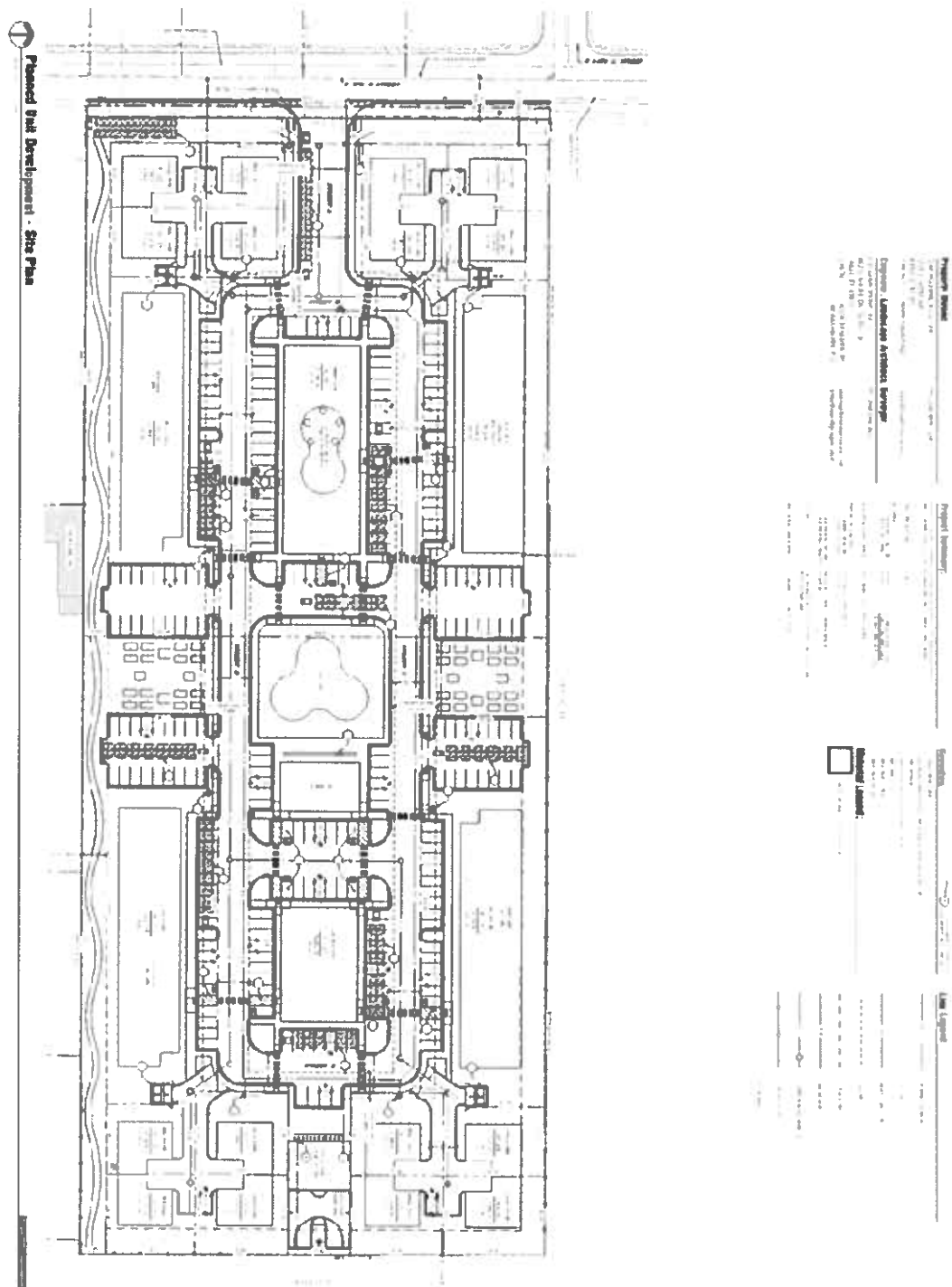
On this ____ day of _____, 2022, before me, the undersigned, a Notary in and for the State of Idaho, personally appeared Bart Cochran, known or identified to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as Owner of the Property.

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

Notary Public for _____
Residing at: _____

Commission Expires: _____

Attachment “C” – Site Masterplan & Landscape Plan





PHILADELPHIA
INSURANCE COMPANIES

A Member of the Tokio Marine Group

Subdivision Bond
Faithful Performance

Bond No.: PB11777500191
Premium: \$30,237.00

KNOW ALL MEN BY THESE PRESENTS: That LEAP Charities, Inc as Principal, and Philadelphia Indemnity Insurance Company, a corporation organized and existing under the laws of the State of Pennsylvania and authorized to transact surety business in the State of Idaho, as Surety are held and firmly bound unto City of Mountain Home, ID in the sum of One Million Five Hundred Eleven Eight Hundred Forty Nine and No/100 Dollars (\$1,511,849.00----), for the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

WHEREAS the above Named Principal has entered into an agreement, dated 14th June, 2022, with the City of Mountain Home to do and perform the following work, to wit:

Construction of Falcons Landing Planned Unit Development, Phase 2
Grading, Street, Water, Sewer & Storm Drain & Landscaping Improvements

NOW, THEREFORE, if the above-bounden Principal shall well and truly perform the work referred to in such agreement, then this obligation shall be void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney in Fact at Boise, Idaho this 12th day of May 2025.

LEAP Charities, Inc.

(Principal)

(Seal)

By: Barton Cochran
Barton Cochran (May 13, 2025 10:31 MDT)

CEO of LEAP Charities Inc

Philadelphia Indemnity Insurance Company

(Surety)

(Seal)

By: Jennifer Grenrood
Jennifer Grenrood, Attorney-In-Fact



PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Kara Skinner, Cameron Huntsucker, Sierra Maine, Mercedes Trokey-Moudy and Jennifer Grenrod of Integrity Surety LLC its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company; (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

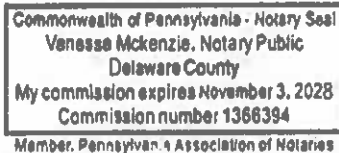
(Seal)



John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Bala Cynwyd, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 12th day of May, 2025.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY



Mountain Home City Council
Grant Application Approval Request
Request Tracking Number: 2024/25-016
Date: May 22, 2025

For Questions Please Contact Grants Administrator at 587-2173

GRANT INFORMATION		
Funding Source: T-Mobile		
Project Name: T-Mobile Hometown Grant – Q2		
Project Timeline: April 1 st , 2025 – August 31 st , 2026		
Project Cost (Estimate): \$20,000.00		
Grant Amount: \$20,000.00		
City Match In-Kind: \$0.00		
City Match Cash: \$0.00		
Project Donation:		
Amount Budgeted (FY 2024/25): \$30,000.00		
PROJECT SUMMARY	APPROVALS	INITIALS
T-Mobile Hometown Grants is a \$25 million, five-year initiative to support the people and organizations who help small towns across America thrive and grow. Hometown Grants are given every quarter to up to 25 small towns. Apply for funding to support a community project of your choice, like revitalizing or repurposing a historic structure, creating a downtown asset or destination, or improving a space where friends and neighbors gather.	Grants Administrator – Alexa Vork	aw
	City Clerk – Tiffany Belt	
	City Treasurer – Paula Szafranski	
	Mayor – Rich Sykes	RS
	PARTICIPATING DEPARTMENTS	DEPT HEAD INITIALS
	Library Director – Shasta Hochstrasser	SH
RECOMMENDED ACTION:		
RECORD OF COUNCIL ACTION		
Meeting Date:	Action:	

On the _____ day of _____, 2025, the City Clerk notified _____ that his/her request has been approved and he/she can begin the application process.

T-Mobile Hometown Grant Application Q2 2025 (April 1 - June 30, 2025)

Ends on Mon, Jun 30, 2025 11:00 PM

T-Mobile Hometown Grants is a \$25 million, five-year initiative to support the people and organizations who help small towns across America thrive and grow. Hometown Grants are given every quarter to up to 25 small towns. Apply for funding to support a community project of your choice, like revitalizing or repurposing a historic structure, creating a downtown asset or destination, or improving a space where friends and neighbors gather. Projects that add to a sense of place or could lead to further investment are of particular interest. We look forward to learning more about your town and your project.

HOW TO APPLY

Review the eligibility and grant criteria below to ensure your community and proposed project meets application requirements. Applicants can submit their proposals by completing this application form. **The grant application period will close on Monday, June 30, 2025 at 11:59pm Central Time.** No late applications will be accepted. Applications will be evaluated and selected by a review panel, and all applicants will be sent an award decision by late August 2025.

Grant recipients will each receive an award of up to \$50,000 to implement their ideas and will have 12 months (September 1, 2025 - August 31, 2026) to complete their projects. Recipients will be required to submit a progress report at the 6-month mark following the grant disbursement, and a final report will be due at the end of the 12-month implementation period. All reports are to be completed using a template provided.

REVIEW CRITERIA

Your application will be reviewed by an internal T-Mobile review committee and non-profit partner based upon the following criteria. Please note that the letters of support for your project are an important part of this application.

- **Community need** - Proposed project should fill a demonstrated need in the community. This grant funding is intended for shovel-ready projects that would not otherwise be possible to implement through municipal funding. Proposal & letters of support should demonstrate strong community support for the project.
- **Community impact** - Project should connect the community in meaningful, innovative, and creative ways.
- **Partners and engagement** - Strong applications actively involve local organizations by incorporating them into the planning and execution processes and engaging the community in activating the project site. Letters of support should come from a variety of stakeholders within the community.
- **Feasibility** - You should have a shovel-ready plan ready to go and be able to complete your project within your detailed budget and within 12 months of receiving funding, if selected. **Projects *must* be completed and usable by the public by August 31, 2026. Make sure to consider these parameters when choosing the kind of project you propose for this grant.**

Alignment with T-Mobile's small town strategy - T-Mobile strives to be a force for good. To read more about T-Mobile's many corporate initiatives and key segments, visit <https://www.t-mobile.com/responsibility>.

ELIGIBILITY

Who may apply?

- This grant program is specifically open to 501(c)(3) and 501(c)(6) nonprofit organizations and local government entities. If selected, the grant award must be managed and deployed by the nonprofit organization or government entity who applied for the grant.
- Grant funds may not be awarded to for-profit businesses, directly or indirectly via pass-through funding to for-profit businesses. Additionally, religious congregations are not eligible for this grant.

program.

- Applicants must be located in small rural communities with a population of 50,000 people or less.
- Proposals must focus on a physical project benefiting the public.
- The applicant organization must own the site where the proposed project would be implemented OR provide a description/confirmation of adequate permissions to alter the site. If the applicant organization does not own the site, one of the letters of support must come from the owner of the site.
- Applicants may submit up to one (1) application per organization per grant cycle. Applicants may re-apply to subsequent grant cycles if they are not selected in an earlier round.
- Previous T-Mobile Hometown Grant Program grantees are eligible to apply again for later grant cycles. Previous T-Mobile Hometown Grant Program grantees must demonstrate successful completion of their prior grant project in their application.

What types of grant expenses are eligible?

Requested funding must be for a physical placemaking project.

Eligible Grant Uses:

- Construction/installation supplies and materials
- Equipment
- Labor costs for construction/rehabilitation/installation/artist fees
- Artist's supplies and fees associated with a community engagement design process (i.e. a mural or creative crosswalk informed by facilitated community discussions)
- Streetscape and/or indoor furniture for a community space
- Other physical items
- Special events or public space activation programming can only account for up to 10% or \$5,000 of total grant amount.

Ineligible Grant Uses:

- Engineering and architectural plans or fees
- Staff salaries (beyond initial construction/rehabilitation/installation labor)
- Operational and maintenance expenses
- Reimbursement for projects that are already completed
- Pass-through funding to private entities or initiatives

TIMELINE

- Applications Open on April 1, 2025
 - Applications Close on Monday, June 30, 2025, at 11:59 p.m. CT
 - Grant Recipients Notified by late August 2025
 - Grant Funds Disbursed to Selected Recipients by September 1, 2025
 - Project Implementation Period: September 1, 2025 – August 31, 2026
 - Final Grant Reports Due September 11, 2026
-



May 27, 2025

RE: Meadows Park Water Rights Purchase

Mayor & Council,

On October 12th, 2021, the City and Cody Black, Owner of Meadows Manufactured Home Park, entered into an annexation agreement for the property located on Airbase Road. As part of this annexation agreement, section 6, item f states that the owner shall convey to the city the sale of existing water rights at fair market value, agreeable to both parties. City staff has conferred with Keller Associates and the Owner and determined an agreeable fair market value per acre-foot to be \$940. The Meadows Manufactured Home Park currently owns 133 acre-feet of water rights with a priority date of July 21st, 1961. The total cost to purchase would be \$125,020.00.

It is my recommendation, based on the age of the water rights and the benefits they will provide to the City and Citizens of Mountain Home, that the City execute the purchase of the Water rights currently held by the Meadows Manufactured Home Park for \$125,020, utilizing budget line item 25-434-90-00 Water Right Build Fund.

Please let me know if you have any questions.

Chris Curtis
Director of Public Works

Attachments:

- 1 – Annexation Agreement
- 2- Brockway Beneficial Use Analysis
- 3 – Water Right Report – 61-2144
- 4 - Annexation agreement

City of Mountain Home
Beneficial Use Analysis of Water Right 36-2144
CGB 12/17/2021

Irrigation

Acreage from GIS analysis of 2010 aerial photo	7.0 ac
Precipitation deficit from ET Idaho, turfgrass	37.4 in
Irrigation efficiency, typical residential	0.75
Calculated consumptive use	21.8 ac-ft
Calculated diversion volume	29.1 ac-ft

Commercial

Maximum number of homes, 2010 aerial photo	125 homes
Average occupancy, 2020 census	2.45 persons/home
Per-capita in-house water usage, City data	84 gpcd
Laundry facility, number of machines	8
Number of loads per day, each machine	20 loads
Water usage per load	40 gal per load
Consumptive fraction of in-house use	0.1
Total occupancy	306 persons
Calculated daily volume	32125 gpd
Calculated diversion volume	36.0 ac-ft
Calculated consumptive use	3.6 ac-ft

Total diversion volume	65.1 ac-ft
Total consumptive use	25.4 ac-ft

Water right allowances:	
Irrigation diversion volume	28 ac-ft
Commercial diversion volume	105 ac-ft
Total	133 ac-ft

Close

Water Right Report : 61-2144(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	MEADOWS MOBILE HOME PARK				
Original Owner	BROWN, W C			ID	
Original Owner	JACKSON, J C		MOUNTAIN HOME	ID	83647

Water Right Status

Priority Date : 7/21/1961
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
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GROUND WATER

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	03S	06E	35	0		NW	NE	ELMORE	
GROUND WATER	03S	06E	35	0		SW	NE	ELMORE	
GROUND WATER	03S	06E	35	0		SE	NW	ELMORE	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/01	10/31	0.14 CFS	28.00 AFA
COMMERCIAL	1/01	12/31	0.58 CFS	105.00 AFA
TOTAL			0.58 CFS	133.00 AFA

Places of Use

[Printable View](#) [Paged View](#)

Place of Use Legal Description : IRRIGATION (ELMORE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03S	06E	35			NW	NE	5.0
03S	06E	35			SW	NE	2.0

Place of Use Legal Description : COMMERCIAL (ELMORE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
03S	06E	35			NW	NE	
03S	06E	35			SW	NE	

Irrigation Totals

Total Acres : Acre Limit
7.00

Conditions

Code Conditions

C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE SECTION 42-1412(6), IDAHO CODE

COMMERCIAL USE IS FOR 171 SPACE MOBILE HOME PARK, LAUNDRY AND OFFICE BUILDING. THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 15 AND MAY CONTINUE TO AS LATE AS NOVEMBER 15, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE APRIL 1 AND AFTER OCTOBER 31 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY OR LATE IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.

C15 THE FOLLOWING WATER RIGHTS FROM THE FOLLOWING SOURCES OF WATER IN BASIN 61 SHALL BE ADMINISTERED SEPARATELY FROM ALL OTHER WATER RIGHTS IN BASIN 61: WATER RIGHT NO. SOURCE NONE NONE THE FOLLOWING WATER RIGHTS FROM THE FOLLOWING SOURCES OF WATER IN BASIN 61 SHALL BE ADMINISTERED SEPARATELY FROM ALL OTHER WATER RIGHTS IN THE SNAKE RIVER BASIN: WATER RIGHT NO. SOURCE NONE NONE ALL WATER RIGHTS WITHIN BASIN 61 ARE FROM CONNECTED SOURCES OF WATER IN THE SNAKE RIVER BASIN AND SHALL BE ADMINISTERED CONJUNCTIVELY.

THREE POINTS OF DIVERSION LOCATED IN NWNE, S35, T03S, R06E.

Dates

Licensed Date :

Decreed Date : 4/12/2001

Permit Proof Due Date :

Permit Proof Made Date :

Permit Approved Date :

Permit Moratorium Expiration Date :

Enlargement Use Priority Date :

Enlargement Statute Priority Date :

Application Received Date:

Protest Deadline Date:

Other Information

State or Federal : S

Water District Number : 161

Generic Max Rate Per Acre : 0

Generic Max Volume Per Acre : 0

Civil Case Number :

Decree Plaintiff :

Decree Defendant :

Swan Falls Trust or Nontrust :

Swan Falls Dismissed :

DLE Act Number :

Cary Act Number :

Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

4/18/2025

**MEADOWS MANUFACTURED HOME PARK
ANNEXATION AGREEMENT**

This annexation agreement is made effective this 12th day of October 2021, by and between the City of Mountain Home, Idaho, a municipal corporation of the County of Elmore, State of Idaho, hereinafter referred to as the "City." Cody & Karli Black, Mountain Home, Idaho, hereinafter referred to as the "Owners."

RECITALS

1. The Owners own real property, legally described in Exhibit A, attached hereto and incorporated by reference, which property is adjacent to the City limits of the City of Mountain Home and referred to herein as the "Property."
2. The Owners desire to annex the property to the City.
3. The Property consists of two parcels, RP03S06E350710 (Approx. 18 Acres) and RP03S06E354210 (Approx. 21 Acres) shown on Exhibit A.
4. The Owner and the City agree that the Property be annexed into the City and zoned Heavy Commercial C-4.
5. The City's Community Development Department has prepared a Staff Report concerning the request to annex and zone the Property, attached hereto.
6. The City's Planning and Zoning Commission recommended that the annexed property be zoned Heavy Commercial C-4 and that an annexation agreement be entered into between the City and Owner that provides that the property will adhere to current City ordinances in relation to infrastructure and that curb, gutter, and sidewalk installation and maintenance shall be the responsibility of the Owners.
7. The Mayor and City Council of the City of Mountain Home have determined it to be in the City's best interest to annex the Property described in Exhibit A, subject to the Owner performing the covenants and conditions set forth below.

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

1. Purpose: The Owners enter into this Agreement to obtain Annexation of the Property described in Exhibit A. The City seeks to bring the Owners' Agreement concerning the construction of improvements and sequence of future development provided in this Agreement. The term "Owners" is deemed to include any successors interested in the Property described in the exhibits attached hereto.
2. Future development of Parcel RP03S06E354210 (Approx. 21 Acres): No development will be permitted on Parcel RP03S06E354210 until the existing lagoon system has

been completely and successfully remediated. The City of Mountain Home will require that the owners provide a letter from the U.S. Department of Environmental Quality declaring the successful remediation of the lagoons before the approval of any zoning or building permits.

3. Lagoon Closure Plan: The owners shall present the Lagoon Closure Plan regarding the property to the City's Public Works Department. The owners shall receive written approval from the Public Works Director before implementing the Lagoon Closure Plan.

4. Statement of Lagoon Remediation Liability: The owners shall sign and provide a statement of liability, which will hold them solely accountable for the lagoon remediation process and any error that could or may occur, as shown in Exhibit B.

5. Parcel RP03S06E350710 (Approx. 18 Acres) Allowed Land Uses: The first eighty-two feet from the northern boundary (immediately adjacent to Airbase Road) southward, as illustrated in Exhibit C, shall be used exclusively for commercial services or retail.

- a. NO residential uses, including manufactured housing, will be located, or developed in the eighty-two-foot subject area.
- b. A solid fence will be installed consisting of wood planks and metal posts between the commercial and residential areas.

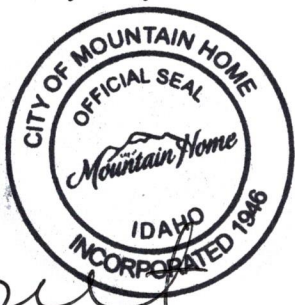
6. Utilities: Owner agrees to abide by the requirements outlined in City Code, Title 9, Chapter 15: MHP Subdistrict Zone Mobile Home Park District, use a reasonably available City-designated public water supply system and City of Mountain Home Sanitary Sewer system to serve the development of the land subject to this Agreement and to be responsible for all required fees and charges including water rights fees of \$78,000.00 (\$2000.00 per acre for 39 acres) and all connection and/or capitalization charges, all generally applicable at the time of connection to the City's main water line.

- a. Water - Total number of spaces 163 plus 2 for a laundry facility= 165 EDU's
- b. $165 \times \$2450.00$ (Water EDU's) = \$404,250.00. Currently, 70 spaces are being used in addition to a laundry facility (70 residential and 2 for the laundry facility = 72). The Owner requests that upon annexation, they pay for the existing 70 spaces that are occupied, in the amount of \$171,500.00, and pay additional EDU fees as each space becomes occupied.
- c. Sewer - Total number of 163 spaces plus 2 for a laundry facility = 165 EDU's.
 $165 \times \$4200.00$ (Sewer EDU's) = \$693,000.00
- d. Water Meter – Each residential dwelling unit shall have its water meter. The water meter installation and fees shall be at the expense of the owners. The maintenance and replacement of the water meters shall be the cities responsibility after the Owner purchases the water meters.

- e. Fire Hydrant(s) – Fire Hydrants shall be purchased and installed by the property owner per the City Fire Marshall prior to any expansion of the existing mobile home park use.
 - f. Conveyance of Water Rights to City: Before or at the time of the recordation of the annexation of the Property, Owner shall convey to City the sale of existing water rights at a fair market value agreeable to both parties.
 - g. City Code Requirements: It is understood by the Owners that Mountain Home City Code 7-1A-9 requires payment of a Water Rights \$2000 Fee per acre or any portion thereof, which shall be paid upon approval of annexation.
 - h. Fiber Infrastructure: The Owner shall construct and install conduit per Title 10 Municipal Fiber-Optic System of Mountain Home City Code.
7. Construction, Repair, and Maintenance of Curb, Gutter, and Sidewalk: The Owner shall be required to construct a new curb, gutter, and sidewalk along Airbase Road per the Public Works Department, which the maintenance, repair, or replacement of such curb, gutter, and sidewalks is the sole responsibility of the Owner. The parties further understand that curb, gutter, and sidewalk installation per City Code must be completed before a certificate of occupancy being issued for any new development on the annexed parcels.
8. Repair & Maintenance and Internal Private Roadway: The interior private circulation roadway shall be resurfaced before a certificate of occupancy being issued for any new development or additional manufactured housing units on the annexed parcels.
9. Construct to City Standards: Owners agree that any improvements required by Federal, State, or City laws, codes, or regulations shall be built to applicable Federal, State, or City standards and shall adhere to all City policies, procedures, and standards. Such policies include extending utility lines acceptable to the City to make service available to adjoining lands and maintain continuity of municipal systems at minimal public cost.
10. Applicable Standards: The Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction the Owner is required to comply with or otherwise meet pursuant to this Agreement or City Codes shall be those in effect when construction is commenced. If the Owner fails to comply with applicable laws, codes, or regulations in the course of constructing required improvements on the Property, the Owner consents to suspension of building permits, the denial of certificates of occupancy, or any other City services until such compliance is attained.
- a. Existing Mobile Home Lots – All Mobile home lots are grandfathered regarding their current site development standards, including setbacks, etc.

11. Annexation: Upon proper execution and recordation of this Agreement, and upon the performance of prerequisite steps called for herein, the City will, to the extent lawfully permitted, adopt and publish an ordinance annexing the Property and Zoning such Property Commercial C-4. All future development on the parcels shall comply with the bulk and coverage controls of the C-4 zoning district in force when the development is commenced.
 - a. The existing manufactured home park use shall be deemed "legal nonconforming." Any extension, enlargement, or change of the manufactured home park use shall comply with Mountain Home City Code 9-10.
12. Recitals Incorporated by Reference: The parties incorporate into this Agreement, as part of the terms of this Agreement, the Recitals set forth above.
13. Covenants to Run with the Land: This Agreement shall be recorded in the County Recorder of Elmore County office. The covenants herein to be performed by Owner shall be binding upon Owner and Owner's personal representative, successors, and assigns, and shall be deemed covenants running with the land.
14. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction; the remaining provisions shall continue in full force and effect and be interpreted to fulfill the purposes of the entire Agreement to the greatest extent possible.
15. Merger and Amendment: All promises and prior negotiations of the parties merge into this Agreement. The parties agree that this Agreement shall only be amended in writing and signed by all parties. The parties agree that a change in the law shall not amend this Agreement. The parties agree that this Agreement is not intended to replace any other requirement of the City Code. Its execution shall not constitute a waiver of requirements established by the City ordinance or other applicable law provisions.
16. Enforcement, Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party or parties shall be entitled to their reasonable attorney's fees and related costs of enforcement.

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



Attest:

Tiffany Belt
Tiffany Belt, City Clerk

CITY OF MOUNTAIN HOME

By: *Rich Sykes*

Rich Sykes, Mayor

CITY

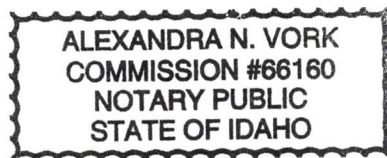
[Signature]

OWNERS

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

On this 12th day of October, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared Rich Sykes and Tiffany Belt, known to me to be the Mayor and Clerk, respectively, of the City of Mountain Home, Idaho, the municipal corporation that executed the foregoing instrument or the persons who executed the instrument on behalf of said municipal corporation, and acknowledged to me that said municipal corporation executed the same.

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

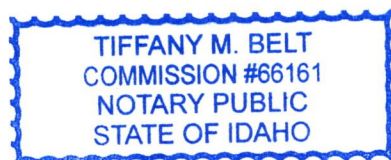


Alexandra N. Vork
Notary Public for Idaho,
Residing at Mountain Home, ID.
My commission expires: 8/26/27

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

On this 12th day of October 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Cody Black, an individual, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

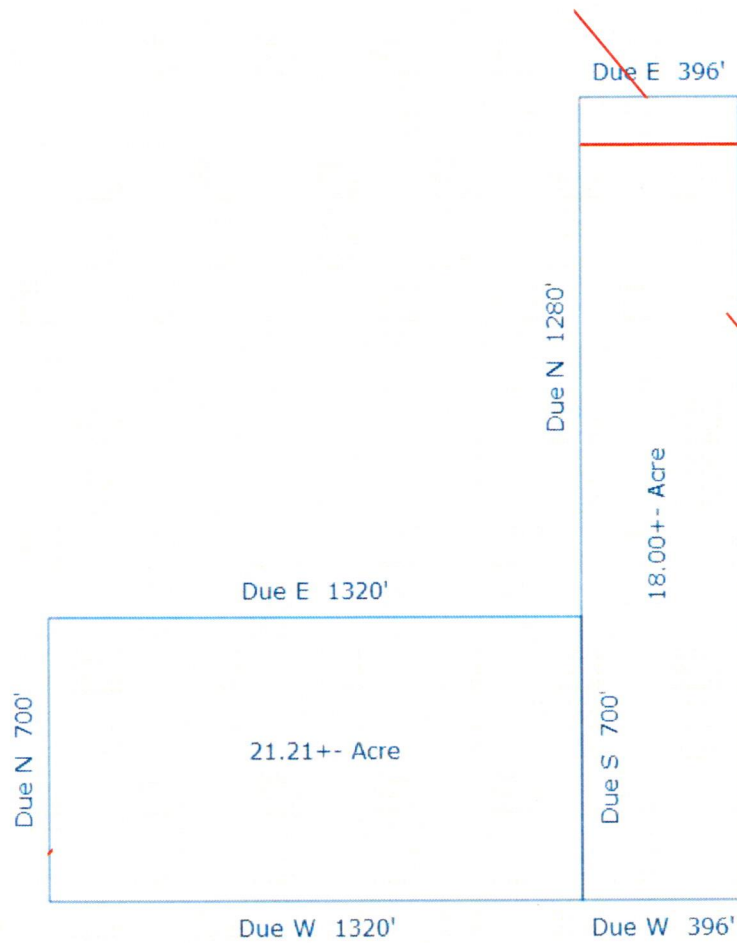
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Tiffany M. Belt
Notary Public for Idaho,
Residing at: Elmore
My commission expires: 8/26/2027

EXHIBIT A

COMPREHENSIVE LAND USE MAP DESIGNATION • 1075 W. AIRBASE RD • IDAHO • 83647





Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Brock Cherry, Community Development Director

Request: To **Annex and Zone** two parcels, which consist of a manufactured home park and sewer lagoon, which is approximately 39 acres located at 1075 Airbase Road

Application: PZ21-0010

Applicant:

Cody Black,
Meadows Mobile Home Park LLC

P&Z Public Hearing: 05/03/2021

Request Summary

To **Annex and Zone** two parcels, which consist of a manufactured home park and sewer lagoon, which is approximately 39 acres located on, located at 1075 Airbase Road. The proposed zoning designation will be C-4 Heavy Commercial.

Per the applicant, the primary intention of the proposed annexation is to better serve the park, which consists of approximately ninety (90) manufactured homes, with wastewater services. In the future, the applicant intends to develop the remaining twenty-one (21) acres.

History

Per City and County records the subject property has been used as a manufactured home park for ###. The subject property was purchased by the applicant in December 2017.

The applicant first requested for annexation of the subject property during Fall 2019. The request was approved by the Planning & Zoning

Commission but later denied by City Council.

Approval Process

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

- That the annexation shall incorporate the city sewer planning area.
- Be consistent with an existing area of impact agreements.
- Attempt to balance costs of services with anticipated revenues.
- Promote other goals of population balance, contiguous development, and prevention of costs due to leapfrog development.

e. Promote to keep city limit boundaries that are squared off and not irregular in shape.

Comprehensive Plan Compliance

The northern half of the 18-acre parcel (Meadows Manufactured Home Park) is zoned "Commercial" and the lower half of the parcel and the 21-acre parcel are zoned residential per the 2020 Mountain Home City Comprehensive Plan.

Note that these future land-use designations are to give an approximate idea of what the final zoning designation should be. City Staff recommends a zoning designation of "C-4 Commercial" based on the need for commercial offerings along both Airbase Road and South 14th West Street.

The commercial designation would allow for the existing manufactured home park use to continue; however, it would promote other types of housing products for the 21-acre parcel such as mixed residential/commercial, fourplexes, and duplexes. Further, the

P&Z Public Hearing: 05/03/2021

commercial designation would promote needed commercial offerings for surrounding neighborhoods.

Notification & Responses

- A notification was sent to Twenty-four (24) property owners within 300 ft. on 04/02/2021
- A notification was sent to fifteen (15) Public Entities on 04/02/2021.
- Notice of Public Hearing was in the Mountain Home News on 03/31/2021 and 04/07/2021.
- Notice of the Public Hearing was posted on the property on 04/01/2021.
- As of 04/14/2021, we have received No letters in opposition to the proposed annexation.
- As of 04/14/2021, we have received No letters in favor of the proposed annexation.

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

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

Conclusion

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. All future development will comply with the uses and bulk & coverage controls of the C-4 Zoning District.
3. Prior to an approved annexation being recorded, a signed annexation agreement approved by the City Council will be completed by the City and the applicant in no less than six (6) months.

Attachments

1. Current Zoning Map
2. Future Land-Use Map
3. Applicant Annexation Proposal (Narrative)

OLD BUSINESS

Cooperative Agreement Between Elmore County and the City of Mountain Home for Dispatch Services

This cooperative agreement between Elmore County and the City of Mountain Home for Dispatch Services (the Agreement) is made and entered into the 20th day of September, 2024, by and between Elmore County (the County), a political subdivision of the State of Idaho, and the City of Mountain Home (the City), an Idaho municipal corporation.

Recitals:

- A. The City and County have found it to be in the best interest of both parties to cooperate in the provision of Law Enforcement support services, including but not limited to the provision of the communication and dispatch of Police Department (MHPD) Officers for the City (Dispatch Services); and
- B. The County is best suited to provide such Dispatch Services; and
- C. The City desires to contract with the County for the performance of Dispatch Services; and
- D. The County is agreeable to providing such Dispatch Services on the terms and conditions hereinafter set forth.

Agreements:

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, it is mutually agreed as follows:

- 1. Commencing on the effective date, the County agrees to provide Dispatch Services to the City which shall include, but not be limited to, Law Enforcement dispatch communications support services for the MHPD to the extent and in the manner set forth in this Agreement. Said services shall encompass duties and functions of the type directly related to, or incidental to, those duties and functions customarily rendered by the Elmore County Sheriff's Office (ECSO) Communications Division. The Dispatch Services shall include those related to, and incidental to, the field of public safety communications in the form of telephone, radio, and event history reports in data format.
- 2. The ECSO will provide the MHPD with ILETs inquiry services 24 hours a day/seven (7) days a week and will also provide ILETs entry services after normal MHPD business


hours or any time their ILETS staff is unavailable. All printed documentation designated for MHPD will be put in a designated place for pick-up by MHPD staff, at which time the ECSO will no longer be responsible. The number of queries ran by MHPD through the CAD will be used to calculate a percentage of the total ILETS transactions for the prior calendar year. This percentage will then be applied to the ILETS usage fee and added to the calculations in section 12 below.

3. The ECSO will provide Dispatch Services for the City on a 24 hour per day/seven (7) days a week basis during the term of this Agreement. Emergency Communications Officers (ECO) will receive calls for service and will dispatch City Officers at the time the call is received, or in a timely manner if all Officers are already on calls and cannot be disturbed. If an on-duty Officer cannot be reached the ECO will notify the Chief of Police or their designee. If an Officer is sent on a mutual aid call (agency assist) outside of city limits the Chief or their designee will also be notified as soon as practical. All calls for service will be entered into the Computer Aided Dispatch (CAD) software in use by the Communications Center. A copy of the event and/or recording of the corresponding phone call may be requested by the City. Digital copies will be provided whenever possible, otherwise a hard copy, paper, and CD respectively, will be provided by the County.
4. Access to reports and information shall remain open. Personnel needing information will contact the appropriate person in the agency for the required data. Each agency is solely responsible for the custody of its own records.
5. Motorola Flex Server – This section is in regard to MHPD’s Records Management System (RMS), Evidence Management System (Evidence), and all other MHPD records and modules purchased directly by MHPD through Motorola that are stored on the Motorola Flex server housed at ECSO. This is to ensure that MHPD has constant and uninterrupted access to their data and records and pertains to issues that are not the responsibility or fault of Motorola.
 - a. Backup Agent Installation – MHPD requires the installation and operation of a backup agent on the Motorola Flex server hosted by ECSO. The backup agent installed will be communicated to the Elmore County IT department, and any change of agent will require notification to both parties.
 - b. Network Connectivity – ECSO shall provide and maintain a stable and secure network connection to the server, ensuring that the backup agent can reliably transmit data to MHPD’s designated backup destination. The network connection must support the bandwidth and security requirements for MHPD’s backup agent, RMS, Evidence, and all other modules to function correctly.
 - c. Service Availability – ECSO guarantees a minimum service availability to the Motorola Flex server of 99.9% per calendar month, excluding scheduled or emergency maintenance periods. Service availability is defined as the total number of minutes in a month minus the total number of minutes of unscheduled downtime, divided by the total number of minutes in a month.

- i. Availability will be in relation to ECSO's network only. Any lack of connectivity as a result of external networks or connections outside the control and/or scope of the Elmore County IT Department are not to be considered when applying this definition.
 - d. Response Time – ECSO agrees to respond to and begin addressing any Critical Issue within one hour of notification by MHPD. Non-Critical Issues shall be responded to within four hours of notification.
 - i. Critical Issue: An issue that severely impacts MHPD's operations, such as complete service outage or significant degradation affecting more than 50% of MHPD users or the RMS and/or Evidence programs.
 - ii. Non-Critical Issue: An issue that causes inconvenience but does not significantly impact MHPD operations.
 - e. Resolution Time – ECSO shall resolve Critical Issues within four hours and Non-Critical Issues within 24 hours, so long as it does not disrupt the reporting services to any prosecutorial entity. If additional time is required, ECSO must notify MHPD with an estimated resolution of time.
 - f. Motorola Flex Maintenance Agreements – Each agency will maintain and pay their own maintenance agreement plans with Motorola.
 - g. Support - ECSO shall offer reasonable and timely technical support to address any connectivity or other issues related RMS, Evidence, and/or the backup agent installation and operation.
6. The ECSO Communications Center will receive and record facsimiles that come into the Communications Center. Any which are addressed to City personnel will be placed in the City inbox to be picked up by a City representative.
7. The ECSO will continue to monitor and assist the City's Citizens On Patrol (COP) volunteer program as it relates to Dispatch Services.
8. Non-emergency Dispatch Services include, but are not limited to, the following: in-person complaints at the ECSO or MHPD; concerns received via telephone by either agency; routine and emergency Police radio traffic; responses to requests for warrants, registration, driver's license checks, criminal backgrounds and other history (NCIC/IHOT/ILETS); keeping a record of routine traffic stops; recording Officers on/off-duty times; recording Officers actions and locations throughout their shift.
9. When the Communications Center gets busy the on-duty ECO may request Officers use their MDT for initiating traffic stops as well as performing their own driver's license checks, registration checks, and the like.
10. MHPD will be able to utilize the Primary, Secondary, Event, and Car-to-Car radio channels for communication. The City and County will share these channels with other emergency response agencies as necessary. If an Officer desires to switch to a channel other than Primary, they will first check with the on-duty ECO to ensure staffing and workload can support the change. Any equipment purchased by either agency for use in

conjunction with communications on these channels will remain the sole property of the agency which originally purchased the items regardless of its use by other agencies on the shared channel.

11. The incident and manner of such services, standards of performance, and discipline of ECSO Communications Center personnel, as well as other matters incidental to the performance of such services, and control of personnel so employed by the ECSO, shall remain with the County.
12. The City shall provide two-way radio communications equipment and maintain that equipment such to allow the County ECOs to access the City's or the County's radio network. This will allow Communications Center personnel to communicate directly with law enforcement, fire, and emergency medical personnel, and response vehicles.
13. In consideration of the County providing Dispatch Services for the City, the City shall pay the County the sum of sixty-eight thousand four hundred five dollars and 88/100s dollars (\$68,405.88) (labor and other costs) and an additional ten thousand forty-nine dollars and 67/100s dollars (\$10,049.67) (ILETS percentage from Section 2) for a total of seventy-eight thousand four hundred fifty-five dollars and 55/100 dollars (\$78,455.55) (the Fee). The Fee will be payment for Dispatch Services rendered for the time period from October 1, 2024, to September 30, 2025. Payment shall be made in one single payment in the amount of the Fee which shall be due on, or before, November 1, 2024. In the event of a mutual agreement to terminate this Agreement the Fee shall be pro-rated.
14. The ECSO and MHPD also agree to the following, with reference to their employees:
 - a. Any problems which may arise involving Officers or ECOs in their duties will be handled through the Sheriff and Chief of Police, or their designee, respectively.
 - b. It shall be the responsibility of the Sheriff or Chief of Police to discipline their own employees and correct existing problems.
15. The parties agree to meet on a regular basis for the purpose of maintaining communication regarding the Communications Center, the Center's workload, computer system compatibility, and other related issues.
16. The City shall save, indemnify, defend, and hold harmless the County and all its Officers, Agents, and employees from all claims whatsoever that might arise against the County, its Officers, Agents, or employees, by reasons of any acts or failures to act undertaken by the City, its Officers, Agents, or employees pursuant to the terms of this Agreement. The County shall save, indemnify, defend, and hold harmless the City and all its Officers, Agents, and employees from all claims whatsoever that might arise against the City, its Officers, Agents, or employees, by reasons of any acts or failures to act undertaken by the County, its Officers, Agents, or employees pursuant to the terms of this Agreement.

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17. In the event either party hereto desires to terminate this Agreement prior to the expiration date with or without cause, such party may do so by giving two years written notice to the other party to allow the other party to appropriately equip and budget for such changes to public safety services.
 18. Should any provision, clause, sentence, or paragraph of this Agreement be held to be invalid, such invalidity shall not affect the other provisions or the application of the remaining provisions of this Agreement which can be given effect without the invalid portions and within the intent of the parties.
 19. This Agreement shall become effective on the Effective Date and shall end on, and including, September 30, 2025. The Agreement is intended to be renewed for an additional year at the end of its Effective Date upon a mutually executed written and signed agreement by the parties, and may or may not be executed, depending on timing, if one of the parties has opted to exercise their rights in section 17 above.
 20. This Agreement shall not be assigned, enlarged, modified, amended, or altered except in writing, signed by both of the parties hereto.
 21. This Agreement contains the entire Agreement between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous oral and written agreements and understandings.
 22. In the event any action is filed in relation to this Agreement the successful party in the action shall pay the unsuccessful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's costs, expenses, and attorney's fees.

The Agreement was executed as the of the Effective Date.

County:

By: [Signature]
Franklin L. Corbus, Chairperson

By: [Signature]
Crystal Rodgers, Commissioner

By: [Signature]
Albert Hofer, Commissioner

ATTEST:
[Signature]
Shelley Essl, Elmore County Clerk



Elmore County Sheriff's Office

[Signature]
Mike Hollinshead, Elmore County Sheriff

City:

The City of Mountain Home

By: [Signature]
Rich Sykes, Mayor

ATTEST:
[Signature]
Tiffany Belt, City Clerk



Mountain Home Police Department

[Signature]
Jonathan Thompson, Police Chief

NEW BUSINESS



May 27, 2025

Re: 305 Bradford
RPA0062000051B

Attn: Mayor and City Council Members

Honorable Officials,

This memo is regarding 305 Bradford, parcel ID# RPA0062000051B owned by Helen Gonzales.

The property owner would like to tear down the existing home at this location and replace it with a manufactured home, utilizing her retirement funds for her new home. The property owner was made aware that curb, gutter, sidewalk, and paving half of the road would be required. Ms. Gonzales was willing to install the curb, gutter, and sidewalk, but paving the roadway would put her over budget. These are costly improvements not planned by the owner, which is why she came to the Planning and Zoning Commission for guidance on March 4, 2025. It was agreed that staff would meet with the property owner, to determine the best path forward. At that meeting staff noted that to waive or defer installation of this infrastructure would need to be granted by City Council or the proper authority.

Looking into the matter further, there was additional information discovered regarding this parcel. When Tanglewood Subdivision was approved in 2001 this parcel was not included in the development. (please see attachment) In fact, Ms. Gonzales property boundary extends more than halfway into Dogwood Circle, and clearly states on the plat not a part of the subdivision. Ms. Gonzales legal description on the deed (please see attachment) matches the legal description on the plat showing it as not part of the subdivision. If presented today this alignment of roadway should be problematic for approval of a subdivision.

City Code 8-1B-1 and City Code 9-8-3 were used to determine the requirement for installation of the curb, gutter, sidewalk, and for paving of half the roadway. (Proper Authority as mentioned in 8-1B-1 shall mean the Public Works Director, Building Official or their designated representatives.)

City Code 8-1B-1 SIDEWALKS, CURBS AND GUTTERS: D. New Curbs, gutters, and sidewalks shall be constructed at the expense of the property owner in conjunction with any new construction or modifications of existing buildings on any property which abuts a public street, road, avenue, boulevard, highway, or other public way. New curb, gutter and sidewalk will not be required under the following conditions:

8-1B-1. D. 2. Curbs, gutters, and sidewalks shall not be required or allowed to be constructed or may be deferred if, in the opinion of the proper authority, the improvement would create a traffic hazard or an unusual drainage problem. (Requiring curb, gutter, and sidewalk, along the property boundary would clearly create a traffic hazard, and substantially reduce the roadway width.)

8-1B-1: E requires a permit to alter, remove, replace, repair, or install any portion of sidewalks, and/or curbs, and gutters. Further, E.1. states that if the construction of curb, gutters and sidewalks does not meet the edge of the existing street, then the street must be widened to the new curb, at the owner's expense. (Installation of curb, gutter, and sidewalk would meet the edge of the existing street on Bradford and Dogwood if installed along the current property boundary.)

City Code 9-8-3 addresses Street Right of Way improvements and requires as a minimum that the street be completed from property line to the centerline of the street and that sidewalk, curb, and gutter be constructed to city standards, however, reconstruction or expansion of the street from centerline shall not be required if:

A.1.a. the development triggering the improvement is not associated with a subdivision or a division of lands; (This parcel is not associated with a subdivision or a division of land)

A.1.b. the subject property is twenty-one thousand seven hundred eight (21,780) square feet (half-acre) or less; (This parcel exceeds a half-acres), or

A.1.c. the subject property has less than two hundred thirty-five (235') of total linear street frontage. (This parcel exceeds the liner street frontage)

9-8-3. D. Extension of time for completion of street, sidewalk, curb and gutter: For individual lot development outside of a subdivision or PUD, requirements shall not be waived but may be deferred, by written agreement, upon recommendation of the city engineer and approval of the City Council when existing improvements are not within three-hundred feet (300'); or until such time as an adjacent property is developed with improvements; or an LID is undertaken by the city; or other agreement has been entered into by the City council.

Additionally, there is the issue of setbacks. 305 Bradford is Zoned R-4 Residential. In this zone front setbacks are 15', or 20' with a garage. Setbacks for structures are from property boundary line.

Before staff was aware of the boundary lines of Ms. Gonzales parcel, per City Code staff would have to require installation of the curb, gutter, sidewalk and to pave the street to meet the edge of the gutter per city code 8-1B-1. According to 9-8-3 while the property exceeds half-acre and exceeds the total linear feet of two-hundred thirty-five feet (235') of linear frontage, the parcel is not part of a subdivision and therefore the requirement to pave to centerline is not required. 9-8-3 does require curb, gutter, and sidewalk for individual lots and states that the requirements shall not be waived but may be deferred by written agreement when existing improvements are not within three-hundred feet (300'); or until such a time as an adjacent property is developed with improvements. In this case improvements are adjacent to the north and west of the property boundary.

The City's Comprehensive Plan speaks to Community Design and Transportation goals. Community Design it acknowledges development that will maximize efficiency with infrastructure connectivity. To prioritize neighborhood revitalization with a focus on neighborhoods in decline, to integrate complete street policies ensuring connectivity throughout the City, to identifying neighborhood amenity deficiencies in older neighborhoods and prepare a program strategy for systematic improvement of open space, pathway or transit needs, to require new housing infill add additions to existing residential structures that are visible from adjoining properties or the street, to be sited and designed to be compatible with the character of the existing neighborhood, to encourage, incentivize and support infill development to take advantage of existing infrastructure, to enhance the existing neighborhood overall, and finally to act as a potential catalyst to other improvements in the same vicinity. Community Design goes on to warrant new development include pathways, to ensure integration of connectivity to existing pathways, and to create a walkable and livable neighborhood to reinforce a walkable community atmosphere. Further, Community Design goal is to integrate components of complete streets throughout the community, investing in a livable and walkable environment, while also maintaining and enhancing the functionality of transporting people and goods, to plan for and promote neighborhoods that integrate mobility methods that are accessible, visually pleasing, and property integrated to encourage walking and cycling. Transportation goals, also acknowledge the complete streets principles benefits the livability of the city. Linking separate and some isolated parts of the city with distinct and interconnected pathways, essential to maintaining an uncluttered network of mobility with continued growth. Another goal within Transportation is a complete streets policy that supports all modes of transportation and addresses the inclusion of pedestrian and bicycling facilities in new and existing road corridors, where appropriate, to ensure clear vehicular, transit, bicycle, and pedestrian mobility throughout the City, and increase bicycle and pedestrian access between neighborhoods and activity centers, to seek to identify and secure right-of-way for future transportation needs when feasible, and to develop and implement a sidewalk plan throughout the City, and the first priority should be to provide sidewalks for use of children in route to school and to facilitate the repair of existing broken and hazardous sidewalks. As you can see pedestrian accessibility is important component within the City's Comprehensive Plan as well as within City Code as it relates to new development, and additions to existing structures.

There is new development in this area, Bradford Townhomes being one, along with the three four-plex units developed prior to Bradford Townhomes. Staff receives regular inquiries in this area inquiring about developable parcels, and expects further development to continue in this area, in the near future. New development will increase pedestrian travel in this area.

As you can see this is a unique case. Ms. Gonzales is amenable to split the roadway from her parcel. This split would provide the City of Mountain Home the opportunity to obtain ownership of the roadway and prevent any future issues. In exchange for the for the roadway parcel, Ms. Gonzales is willing to exchange the roadway parcel for the installation of the curb, gutter, sidewalk, and paving of the roadway, along with the costs to have the parcel surveyed. Staff received approval to move forward with surveying the site. The survey shows that the

street/roadway parcel would be .187 acres. (please see attachments) Council may consider this proposal or may suggest an alternative proposal agreeable to both parties.

The minimum lot size of a single parcel in an R-4 Zone to develop upon is 5,000 square feet. The acreage of the proposed street parcel exceeds that by approximately 3,276.4 sq. feet.

Elmore County Parcel ID Map:
Elmore Land Value 49000
Improvement Value 210606
Total Value 259606

Further, staff looked at listings of vacant lots within the community and what they are selling for and found one such lot on Greystone Loop that is .35 acres (15246 sq. ft) in size listed for \$99, 500, Making its value \$6.53 a square foot, a .27 acres (11761 sq. ft.) lot on N 14th E for \$140,000, making its value \$11.90 a square foot, and a .48 acre (20909 sq. ft.) lot on N 3rd E for \$145,000 making its value \$6.93 a square foot.

To offer as much information as possible Staff reached out to a local realtor for Comparable information for other homes sales within our area and the value came back at an estimated market value of \$258,574.00. This parcel is .711 acres (30971 sq. ft). In addition, information given stated that the proposed land value is approximately \$2.00 per square foot. If that number is applied to the value for the land the value as shown below is not comparable and appears to be close to the assessed land value from the Assessors Parcel ID map, a difference of \$12,942.

.187 acres = 8146 sq. ft. x \$2.00 sq. ft. = \$16,292
(If using the lowest price value above 8146 x 6.53 - \$53,193)
.524 acres = 22825 sq. ft. x \$2.00 sq. ft. = \$45,650

Staff has received estimated costs to install curb, gutter, sidewalk, and to pave the roadway. The total estimated costs are \$71,715. Public Works has funds available within this budget under line 02-431-24 to install the curb, gutter, sidewalks, and can cover the cost of the roadway in the future 2025-2026 budget cycle, pending council approval of the FY25-FY-26 budget submittal.

The Benefits of cleaning up the boundary and obtaining ownership of the street is the City of Mountain Home will obtain control of Dogwood Circle. The west side of Bradford Street and the North side of Dogwood Circle will provide complete pedestrian access with ADA compliant corners at the intersections of Bradford and Dogwood Circle. The complete roadway width of Dogwood Circle will be 50' along its entirety thus, preventing any potential future conflict at this location. In addition, the siting of the home with regard to setbacks will be in conformance with other development within the area, creating a cohesive look.

Staff is seeking City Council direction to move forward with a conclusion for Ms. Gonzales so she may move forward to build her home with a clear direction forward.

Thank you for your consideration,

Brenda Ellis
Senior City Planner

Attachments:

Vicinity Map

Amended Tanglewood Subdivision Plat

Gonzales Deed

Old Plat Drawing from County

City Code Title 8, Chapter 1: Sidewalks, Curbs, and Gutters

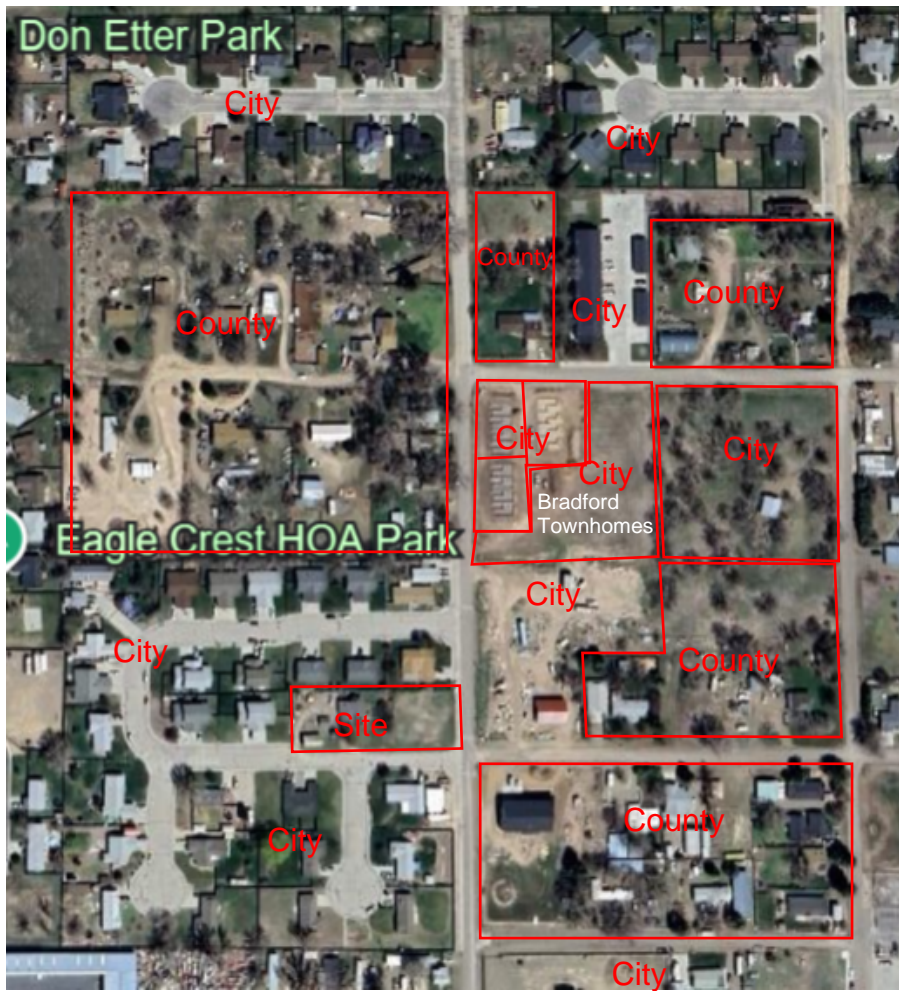
City Code 9-8-3: Access to Public Streets

Proposed Survey

Estimate sidewalk, curb, gutter

Estimate pave roadway

Vicinity Map



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 24°53'33" E	26.30'
L2	N 45°00'00" E	26.30'
L3	N 23°33'02" E	21.74'
L4	N 44°36'53" E	25.84'
L5	N 44°49'34" E	20.33'
L6	S 45°10'21" E	20.44'
L7	S 45°10'21" E	20.27'
L8	S 04°22'21" E	15.00'
L9	N 04°22'21" E	19.64'
L10	N 00°24'09" E	15.00'
L11	N 00°24'09" E	15.00'
L12	N 00°24'09" E	15.00'

PLAT SHOWING AMENDED TANGLEWOOD PARK SUBDIVISION BEING ALL OF LOT 50 AND A PORTION OF LOT 51, GARRETT ADDITION, AND A PORTION OF THE SW 1/4, SECTION 26, T.3S., R.6E., B.M., MOUNTAIN HOME, ELMORE COUNTY, IDAHO 2001

BOOK _____ PAGE _____

NOTES

1. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
2. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT FOR MTN. HOME AND ELMORE COUNTY.
3. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3806 PERTAINING TO IRRIGATION WATERS.
4. DIRECT LOT ACCESS FROM BRADFORD STREET IS PROHIBITED.
5. LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
6. EACH SIDE OF COMMON LOT LINES HAVE A 5' WIDE PERMANENT PROPERTY DRAINAGE EASEMENT, UNLESS NOTED OTHERWISE.
7. REAR LOT LINES HAVE A 10' WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
8. LOTS 15, 16, 21, 22, AND 23, BLOCK 1, HAVE STORM WATER RETENTION BASINS LOCATED ON THEM. SAID BASINS WILL BE OWNED AND MAINTAINED BY THE UNDERLYING LOT OWNERS, AND BASINS WILL NOT BE ALTERED IN ANY WAY, UNLESS EXPRESSLY APPROVED BY THE ENGINEER FOR THE CITY OF MOUNTAIN HOME.

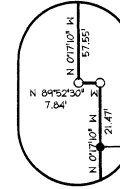
LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- CENTER LINE
- EASEMENT
- ⊙ FOUND BRASS CAP
- SET 5/8" x 30" REBAR W/CAP
- SET 1/2" x 30" REBAR W/CAP
- ② BLOCK NUMBER
- 23 LOT NUMBER
- △ CALCULATED POINT (NOT SET)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	31.75'	16.01'	31.61'	S 80°45'53" W	181°12'24"
C2	100.00'	31.75'	16.01'	31.61'	S 80°45'53" W	181°12'24"
C3	125.00'	30.15'	15.14'	30.06'	S 82°57'16" W	174°48'00"
C4	125.00'	30.15'	15.14'	30.06'	S 82°57'16" W	174°48'00"
C5	75.00'	23.81'	12.01'	23.71'	S 80°45'53" E	181°12'24"
C6	125.00'	32.70'	16.44'	32.61'	S 82°57'16" W	174°48'00"
C7	125.00'	32.70'	16.44'	32.61'	S 82°57'16" W	174°48'00"
C8	75.00'	23.81'	12.01'	23.71'	S 80°45'53" E	181°12'24"
C9	40.00'	12.83'	6.40'	12.73'	S 44°16'38" W	103°12'00"
C10	65.00'	102.10'	55.00'	61.49'	S 44°16'38" W	103°12'00"
C11	40.00'	26.54'	13.27'	26.44'	S 81°24'47" W	165°30'00"
C12	40.00'	31.82'	15.91'	31.70'	S 82°57'16" W	174°48'00"
C13	40.00'	30.15'	15.14'	30.06'	N 45°01'58" E	181°12'24"
C14	40.00'	34.31'	17.36'	34.10'	S 22°50'27" W	215°02'45"
C15	40.00'	15.42'	7.71'	15.38'	N 25°28'52" E	149°48'00"
C16	40.00'	62.83'	40.00'	56.57'	N 45°02'46" E	103°12'00"
C17	65.00'	61.31'	55.02'	63.44'	S 40°22'06" E	103°12'00"
C18	65.00'	61.31'	55.02'	63.44'	S 40°22'06" E	103°12'00"
C19	40.00'	75.13'	34.41'	72.47'	N 24°03'08" W	177°48'24"
C20	40.00'	13.37'	6.70'	13.36'	S 82°13'33" E	08°50'43"
C21	225.00'	34.92'	17.46'	34.85'	S 04°28'51" W	08°50'43"
C22	200.00'	31.01'	15.54'	30.98'	N 04°55'54" E	08°50'43"
C23	175.00'	27.14'	13.60'	27.11'	N 04°55'54" E	08°50'43"
C24	20.00'	17.45'	8.73'	17.45'	N 25°28'52" E	149°48'00"
C25	50.00'	32.25'	16.71'	31.70'	S 31°54'08" W	36°57'41"
C26	50.00'	84.41'	62.40'	78.20'	S 37°45'53" E	103°12'00"
C27	50.00'	84.41'	62.40'	78.20'	S 37°45'53" E	103°12'00"
C28	40.00'	41.55'	22.07'	40.37'	N 44°10'04" E	47°57'51"
C29	20.00'	17.45'	8.73'	17.45'	S 24°50'44" E	24°50'44"
C30	20.00'	17.45'	8.73'	17.45'	S 24°50'44" E	24°50'44"
C31	50.00'	84.41'	62.40'	78.20'	N 04°55'54" E	08°50'43"
C32	50.00'	84.41'	62.40'	78.20'	N 04°55'54" E	08°50'43"
C33	50.00'	84.41'	62.40'	78.20'	N 04°55'54" E	08°50'43"
C34	50.00'	84.41'	62.40'	78.20'	N 04°55'54" E	08°50'43"
C35	20.00'	17.45'	8.73'	17.45'	N 24°50'44" E	24°50'44"
C36	10.00'	3.75'	1.88'	3.75'	N 80°52'43" E	07°07'44"
C37	124.00'	41.77'	21.07'	41.54'	N 81°06'24" E	18°53'00"

DETAIL



COLTHORP STREET

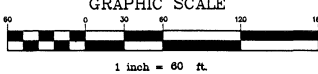
BRADFORD STREET

DEVELOPER

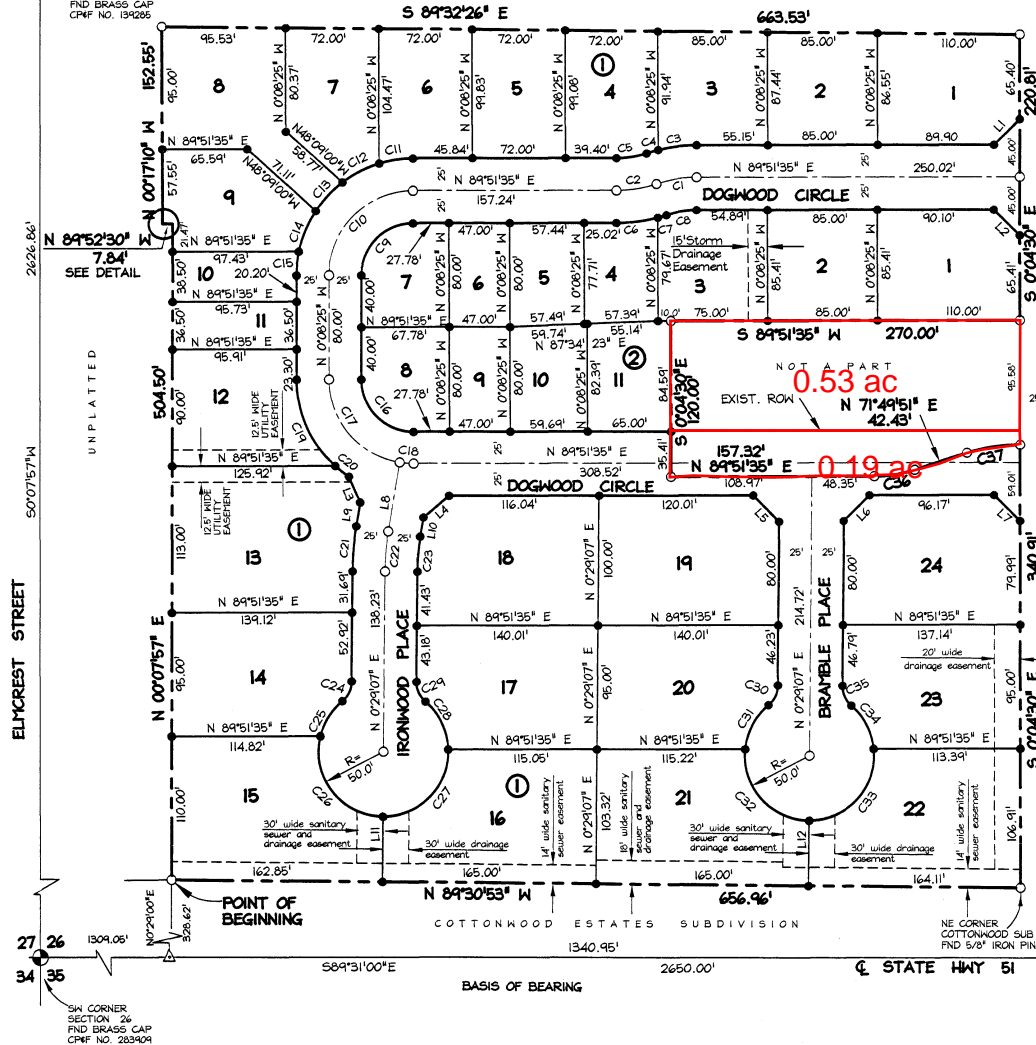
A & A DEVELOPMENT, INC.
4635 N BUCKBOARD AVE
BOISE, IDAHO 83713
(208) 378-0760

W 5TH NORTH ST

1/4 CORNER
SECTION 26
FND BRASS CAP
CRP NO. 190265



UNPLATTED



SW CORNER
SECTION 26
FND BRASS CAP
CRP NO. 203546

1/4 CORNER
SECTION 26
FND BRASS CAP
CRP NO. 203546

AMENDED TANGLEWOOD PARK SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT A AND A DEVELOPMENT, INC., AN IDAHO CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW AND THAT THEY INTEND TO INCLUDE SAID LAND IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A RESUBDIVISION OF LOTS 50 AND 51, GARRETT ADDITION, AND A PORTION OF THE SW 1/4 OF SECTION 26, T.3S., R.6E., B.M., ELMORE COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MARKING THE 1/4 CORNER COMMON TO SECTIONS 27 AND 26, T.3S., R.6E., B.M., ELMORE COUNTY, IDAHO; THENCE, S.00°7'57"W. 2626.86 FEET TO A BRASS CAP MARKING THE CORNER COMMON TO SAID SECTIONS 27 AND 26, AND SECTIONS 35 AND 34; THENCE, S.89°31'00"E. 1309.05 FEET ALONG THE LINE COMMON TO SAID SECTIONS 26 AND 35; THENCE, N.0°29'00"E. 328.62 FEET TO A 5/8 X 30" IRON PIN MARKING THE **POINT OF BEGINNING**;

THENCE ALONG THE FOLLOWING COURSES AND DISTANCES TO IRON PINS:

N.07°57'E. 504.50 FEET;
THENCE, N.89°52'30"W. 7.84 FEET;
THENCE, N.07°10'W. 152.55 FEET;
THENCE, S.89°32'26"E. 663.53 FEET;
THENCE, S.0°04'30"E. 220.81 FEET;
THENCE, S.89°51'35"W. 270.00 FEET;
THENCE, S.00°04'30"E. 120.00 FEET;
THENCE, N.89°51'35"E. 157.32 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE LEFT 31.78 FEET, SAID CURVE HAVING A DELTA OF 18°01'44", A RADIUS OF 101.00 FEET, TANGENTS OF 16.02 FEET AND A LONG CHORD OF 31.65 FEET WHICH BEARS N.80°50'43"E. TO A POINT OF TANGENT;
THENCE, N.71°49'51"E. 42.43 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE TO THE RIGHT 41.77 FEET, SAID CURVE HAVING A DELTA OF 18°33'06", A RADIUS OF 129.00 FEET, TANGENTS OF 21.07 FEET AND A LONG CHORD OF 41.59 FEET WHICH BEARS N.81°06'24"E. TO A POINT OF ENDING OF CURVE;
THENCE, S.0°04'30"E. 340.91 FEET TO THE NORTHEAST CORNER OF COTTONWOOD SUBDIVISION, RECORDS OF THE ELMORE COUNTY RECORDER,
THENCE, N.89°30'53"W. 656.96 FEET TO THE POINT OF BEGINNING,
SAID PARCEL CONTAINING 9.21 ACRES.

THE PUBLIC STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC.
THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR UTILITY PURPOSES AND ANY OTHER PURPOSES AS MAY BE DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR THOSE PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

ALL OF THE LOTS IN THIS SUBDIVISION WILL RECEIVE WATER SERVICE FROM THE CITY OF MOUNTAIN HOME'S MUNICIPAL SYSTEM, AND THE CITY OF MOUNTAIN HOME HAS AGREED IN WRITING TO SERVE ALL LOTS.

ALL OF THE LOTS IN THIS SUBDIVISION WILL RECEIVE SEWER SERVICE FROM THE WESTSIDE SEWER DISTRICT MUNICIPAL SYSTEM, AND THE DISTRICT HAS AGREED IN WRITING TO SERVE ALL LOTS.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 12TH DAY OF March, 2001.

Jerry W. Anderson
JERRY W. ANDERSON, PRESIDENT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

James J. Howard 3/13/01
CITY ENGINEER

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE COUNTY RECORDER, OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

Jerry W. Anderson 3-13-01
CENTRAL DISTRICT HEALTH DEPARTMENT

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ELMORE, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Rose R. Rymington
COUNTY TREASURER

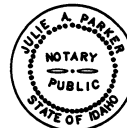
CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ELMORE)

ON THIS 12TH DAY OF March, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JERRY W. ANDERSON, PRESIDENT OF THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO RESIDING AT BOISE.
MY COMMISSION EXPIRES 7/23/2004.



CERTIFICATE OF SURVEYOR

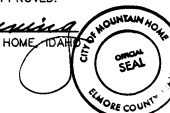
I, JAMES J. HOWARD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON.



APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 12TH DAY OF March, 2001, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Betty Manning
CITY CLERK, MOUNTAIN HOME, IDAHO



CERTIFICATE OF COUNTY ENGINEER

I, GILBERT C. WALKER III, REGISTERED PROFESSIONAL ENGINEER FOR ELMORE COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Gilbert C. Walker III 3/13/01
GILBERT C. WALKER III, COUNTY ENGINEER

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 327340

STATE OF IDAHO)
COUNTY OF ELMORE)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF A & A DEVELOPMENT AT 53 MINUTES PAST 9, O'CLOCK A.M., THIS 16TH DAY OF March, 2001.

Chris L. Smith
EX-OFFICIO RECORDER
By Deputy
Fee: \$11.00

WARRANTY DEED

FOR VALUE RECEIVED

Colleen A. Heinig aka Colleen Heinig aka Colleen Heining, a widow

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto
Mike Gonzales and Helen Gonzales, husband and wife

GRANTEE(S), whose current address is: 305 Bradford St. Mountain Home, Id 83647
the following described real property in Elmore County, State of Idaho,
more particularly described as follows, to wit:

(See Attached)

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever, except those of record.

Dated: November 2, 1999

Colleen A. Heinig
Colleen A. Heinig

STATE OF Idaho, County of Elmore, ss.

On this 4th day of November
in the year of 1999, before me, the undersigned, a Notary
Public in and for said State, personally appeared

Colleen A. Heinig

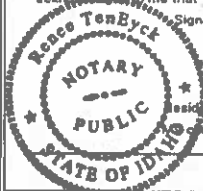
known or identified to me to be the person whose name
is Colleen A. Heinig subscribed to the within instrument, and
acknowledged to me that she executed the same.

Signature: Colleen A. Heinig

Name: Renee TenEyck
Type or print

Residing at: Osburn

My commission expires: 5-27-2005



319180

ELMORE COUNTY, IDAHO ss

Request of

GUARANTY TITLE, INC.

Time 3:30 P.M.

Date November 30, 1999

GAIL L. BEST, Recorder

By [Signature]

For \$6.00 Deputy

LEGAL DESCRIPTION

A parcel of land being a portion of Lots 50 and 51, Garrett Addition, Mountain Home, Elmore County, Idaho, records of the Elmore County Recorder, Mountain Home, Idaho, lying in the SW1/4 of Section 26, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at the Brass Cap marking the 1/4 Corner common to Sections 27 and 26, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho; thence South 0°07'57" West 2,626.86 feet to the Brass Cap marking the corner common to said Sections 27 and 26, and Sections 34 and 35; thence South 89°31'00" East 1306.90 feet along the line common to said Sections 26 and 35; thence, North 0°29'00" East 328.62 feet; thence South 89°30'53" East 659.11 feet to an iron pin marking the Northeast corner of Cottonwood Estates Subdivision, records of the Elmore County Recorder, Mountain Home, Idaho; thence North 0°04'30" West 340.91 feet along the east line of said Lots 50 and 51, Garrett Addition, to an iron pin marking a point of beginning of curve, said point being the REAL POINT OF BEGINNING.

thence along the following courses and distances to iron pins: along a curve to the left 41.77 feet, said curve having a delta of 18°33'06", a radius of 129.00 feet, tangents of 21.07 feet and a long chord of 41.59 feet which bears South 81°06'24" West to a point of tangent; thence South 71°49'51" West 42.43 feet to a point of curve; thence along a curve to the right 31.78 feet, said curve having a delta of 18°01'44", a radius of 101.00 feet, tangents of 1602 feet and a long chord of 31.65 feet which bears South 80°50'43" West to a point of tangent; thence South 89°51'35" West 157.32 feet; thence North 0°04'30" West 120.00 feet; thence North 89°51'35" East 270.00 feet to said east line of Lots 50 and 51; thence South 0°04'30" East 95.58 feet to the REAL POINT OF BEGINNING.

TITLE 8

PUBLIC WAYS AND PROPERTY

CHAPTER 1

STREETS, SIDEWALKS AND PUBLIC WAYS

ARTICLE A. STANDARD CONSTRUCTION SPECIFICATIONS

SECTION:

8-1A-1: Adoption Of Standard Specifications

8-1A-2: Duty Of Officials

8-1A-1: ADOPTION OF STANDARD SPECIFICATIONS:

The book entitled "Idaho Standard For Public Works Construction", as now constituted, and as may hereafter be amended, is hereby adopted by reference as the standard of the city for construction of public works projects; said book is hereby adopted by reference and incorporated herein as fully as though set out at length, and not less than three (3) copies of said book, as certified by the clerk, shall be kept on file at all times in the office of the clerk for examination by the public. (Ord. 1086, 10-26-1987)

8-1A-2: DUTY OF OFFICIALS:

It shall be the duty of all city officials to enforce the provisions set forth in said book, and it shall be unlawful for any person, firm or corporation to construct public works projects in the city, or cause the same to be done, contrary to or in violation of any of the provisions of the adopted standards without the prior written consent of the city engineer and mayor. (Ord. 1086, 10-26-1987)

ARTICLE B. SIDEWALKS

SECTION:

8-1B-1: Sidewalks, Curbs And Gutters

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

A. Any building site, lot, parcel or tract of land located within the corporate limits of the city and that abuts upon or adjoins any public street, road, avenue, boulevard, highway or other public way shall be subject to this section.

B. As used in this section, "proper authority" shall mean the city's director of public works, building official or their designated representatives.

C. The owner of property abutting on a public street which has curbs, gutters or sidewalks shall be responsible for the repair, maintenance or replacement of that section of sidewalk (curb and gutter) which adjoins said property. If the owner of the property does not repair, maintain or replace the sidewalk, curb or gutter that is determined by the city to be dangerous and unsafe within a reasonable time after the city has

notified the owner of the problem, then the city may repair the curb, gutter or sidewalk, fix the problem and bill the owner for the costs of labor, equipment, and materials and assess the costs to the owner as provided in Idaho Code section 50-1008. The owner of such property shall also be responsible for removing snow, ice ¹ or debris ² from the sidewalk which fronts or abuts their property and for the removal of any obstructions from shrubs ³, weeds ⁴, tree limbs or other materials which interfere with pedestrian movement upon any part of said sidewalk.

D. New curbs, gutters and sidewalks shall be constructed at the expense of the property owner in conjunction with any new construction or modifications of existing buildings on any property which abuts a public street, road, avenue, boulevard, highway or other public street, road, avenue, boulevard, highway or other public way. New curb, gutter and sidewalk will not be required under the following conditions:

1. If, in the opinion of the proper authority, the existing curb, gutter and/or sidewalk is in good repair and to an acceptable line and grade which conforms to the line and grade of the connecting curb, gutter and/or sidewalk in the same area, it may be retained.

2. Curbs, gutters and sidewalks shall not be required or allowed to be constructed or may be deferred if, in the opinion of the proper authority, the improvement would create a traffic hazard or an unusual drainage problem.

3. Curbs, gutters and sidewalks are not required for minor modifications and improvements to existing buildings when the modifications and improvements do not constitute more than twenty percent (20%) of the square footage of the existing building or ten thousand dollars (\$10,000.00).

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

1. When placing new curbs, gutters and sidewalks any damaged sections of the existing asphalt or concrete street must be replaced. If the construction of new curbs, gutters and sidewalks does not meet the edge of the existing street, the street must be widened to the new curb. This additional paving must meet all city standards and must be graded to drain as required and built at owner expense.

2. Failure to comply with this article may result in rejection of all or a part of any work completed and reconstruction at the expense of the owner.

F. No person shall place any obstruction on any sidewalk within the city of Mountain Home that interferes with the movements of any person or persons upon the sidewalk. (Ord. 1607, 9-23-2013)

Notes

- ¹ 1. See chapter 2 of this title.
- ² 2. See title 7, chapter 4 of this code.
- ³ 3. See title 7, chapter 6 of this code.
- ⁴ 4. See title 7, chapter 5 of this code.



ARTICLE C. NUMBERING OF STREETS AND BUILDINGS

SECTION:

9-8-3: ACCESS TO PUBLIC STREET:

Except as otherwise provided for herein by planned unit developments (PUD) and/or the subdivision ordinance, every principal building shall be constructed or erected upon an individual lot or parcel of land which abuts upon a private or public street, unless access is otherwise provided.

A. Street Right Of Way Improvements: It shall be required, as a minimum, that the street be completed from property line to the centerline of the street and that sidewalk, curb and gutter be constructed according to city standards.

1. However, reconstruction or expansion of the street from centerline shall not be required if:

a. The development triggering the improvement is not associated with a subdivision or a division of lands;

b. The subject property is twenty one thousand seven hundred eighty (21,780) square feet (half-acre) or less; or

22,808 + 52

c. The subject property has less than two hundred thirty five feet (235') of total linear street frontage.

270 + 84.60 = 354

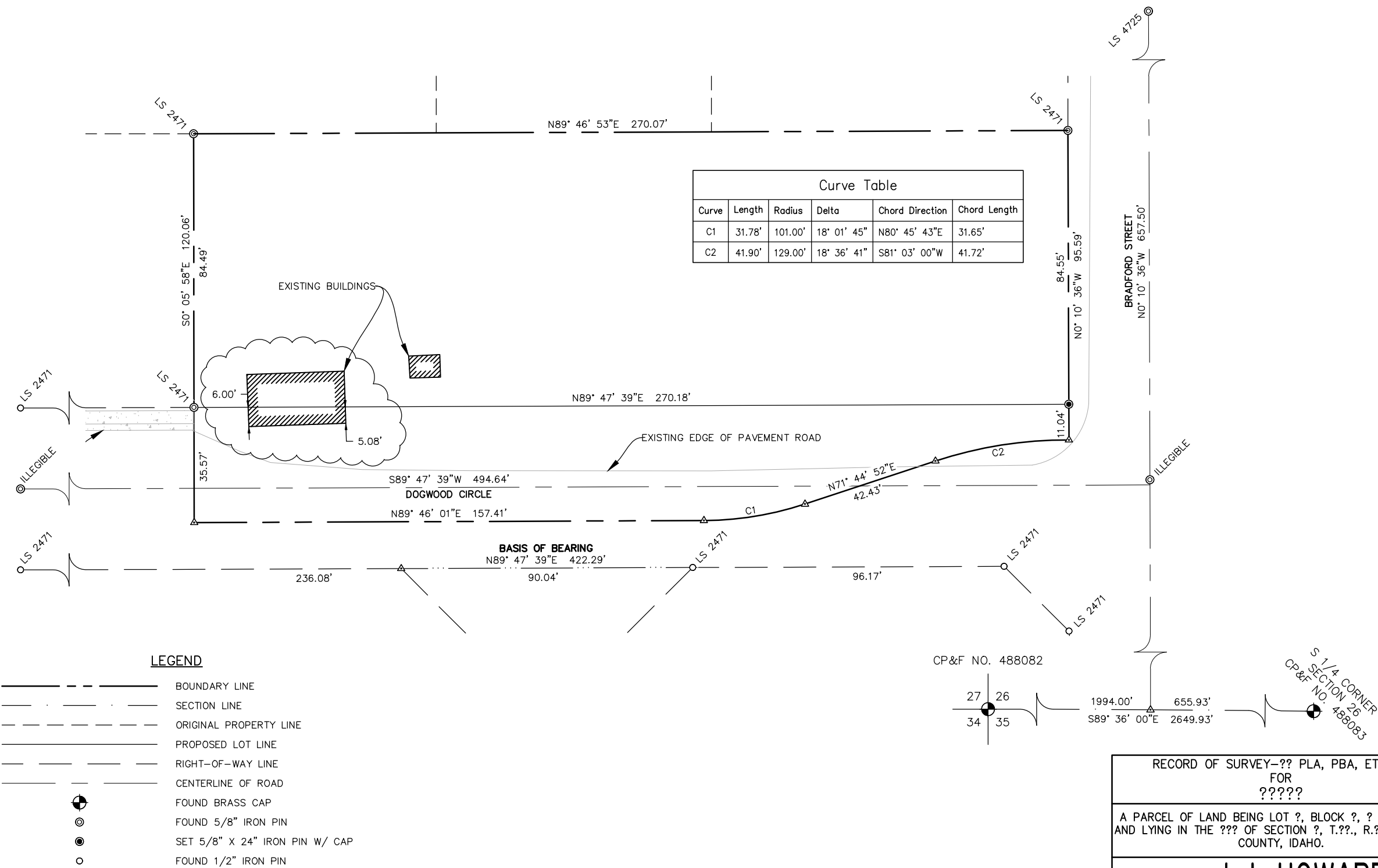
B. Sidewalk/Curb, Gutter And Pathways For Remodels: Sidewalk, curb, gutter and pathways may be required on remodels, and/or expansion of the land use (see sections 8-1B-1 and 8-1B-2).

C. Fire/Garbage Turnarounds: Adequate turnarounds for fire equipment and garbage service shall be provided and approved by the city engineer and fire chief.

D. Extension Of Time For Completion Of Street, Sidewalk, Curb And Gutter: For individual lot development, outside of a subdivision or PUD, requirements shall not be waived but may be deferred, by written agreement, upon recommendation of the city engineer and approval of the city council when existing improvements are not within three hundred feet (300'); or until such time as an adjacent property is developed with improvements; or an LID is undertaken by the city; or other agreement has been entered into by the city council. (Ord. 1628, 1-12-2015; amd. Ord. 1702, 11-23-2020; Ord. 1716, 5-10-2021)

PRELIMINARY

RECORD OF SURVEY NO. _____



RECORD OF SURVEY--?? PLA, PBA, ETC. ??
FOR
?????

A PARCEL OF LAND BEING LOT ?, BLOCK ?, ? SUBDIVISION
AND LYING IN THE ??? OF SECTION ?, T.??., R.??., B.M., ???
COUNTY, IDAHO.

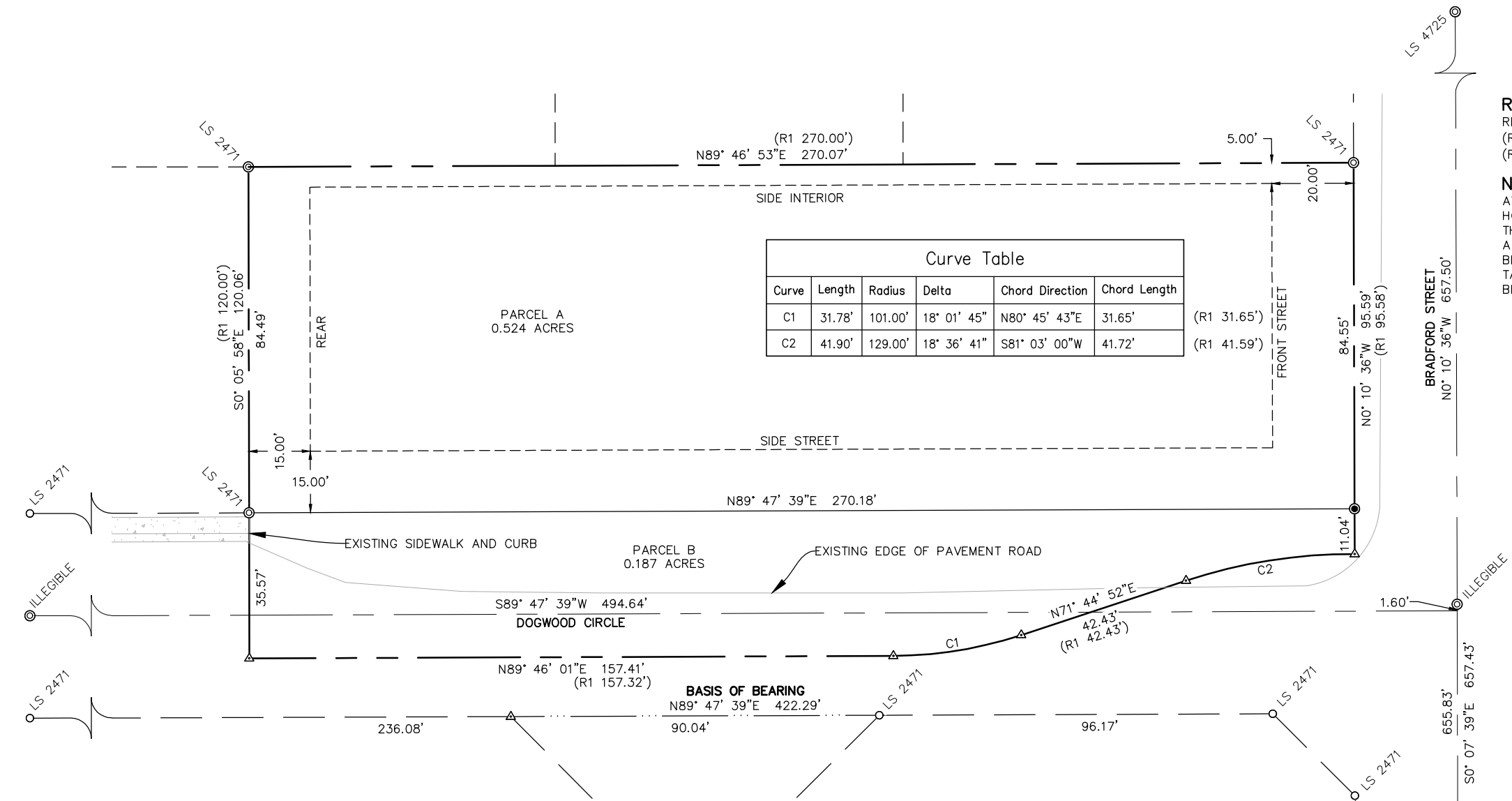
J.J. HOWARD
MAPPING & SURVEYING
5983 W. State St., Ste. D / Boise, ID 83703
PHONE: (208) 846-8937 FAX: (208) 846-8822

DATE: X/X/X	DESIGN BY: XXX		SHEET: OF X X
SCALE: 1"=X'	DRAWN BY: XXX	INDEX NO. XXX-XX-XXX-BK-PG	

N:_dwg 07/06/2007 12:50:08 PM MDT

PRELIMINARY

RECORD OF SURVEY NO. _____

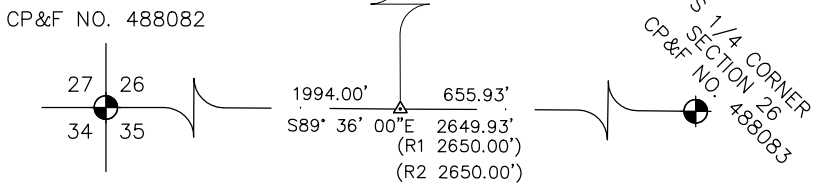


REFERENCES
REFERENCE IS MADE TO THE FOLLOWING:
(R1) AMENDED TANGLEWOOD PARK SUBDIVISION
(R2) ROS INSTRUMENT NO. 470530

NARRATIVE
AT THE REQUEST OF THE CITY OF MOUNTAIN HOME A LOT SPLIT SURVEY WAS CONDUCTED. THE INTENT OF THIS LOT SPLIT IS TO SEPARATE A PORTION OF SAID PARCEL THAT IS LYING BEYOND THE RIGHT-OF-WAY OF THE AMENDED TANGLEWOOD PARK SUBDIVISION. BASIS OF BEARING IS AS SHOWN.

- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - ORIGINAL PROPERTY LINE
 - PROPOSED LOT LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE OF ROAD
 - BUILDING SETBACKS
 - FOUND BRASS CAP
 - FOUND 5/8" IRON PIN
 - SET 5/8" X 24" IRON PIN W/ CAP
 - FOUND 1/2" IRON PIN
 - CALCULATED POINT—NOT SET

CERTIFICATE OF SURVEYOR
THIS IS TO CERTIFY THAT I, ERIC J HOWARD, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS A REASONABLY ACCURATE REPRESENTATION OF A SURVEY AS MADE BY ME OR UNDER MY SUPERVISION, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT - IDAHO CODE 55-1601 THROUGH 55-1613.



RECORD OF SURVEY - LOT SPLIT FOR CITY OF MOUNTAIN HOME			
A PARCEL OF LAND BEING A PORTION OF LOT 51, GARRETT ADDITION AND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 26, T.3S., R.6E., B.M., ELMORE COUNTY, IDAHO.			
J.J. HOWARD MAPPING & SURVEYING 5983 W. State St., Ste. D / Boise, ID 83703 PHONE: (208) 846-8937 FAX: (208) 846-8822			
DATE: 4/7/25	DESIGN BY: EJH	 SHEET: OF 1 1	
SCALE: 1"=20'	DRAWN BY: EIA	INDEX NO. 362-26-3-2-BK1-PG23	
2025 Projects // City of Mountain Home Split			



210 N Haskett St.
Mountain Home, ID 83647
208-587-0838

Estimate

Date	Estimate #
3/31/2025	3953

Name / Address
City Of Mountain Home 160 South 3rd East Mountain Home Idaho 83647

Description		Total
Corner of Bradford and Dogwood Circle		
- 375' x 5' sidewalk		24,375.00
- 375' curb and gutter		18,750.00
- 1 new double ADA ramp		2,375.00
This estimate includes excavation, labor, and material.		
Total		\$45,500.00

SUNROC CORPORATION

CONSTRUCTION DIVISION

2965 E. TARPON DRIVE SUITE 130, MERIDIAN, IDAHO 83642 (208) 362-4244

CONTRACT PROPOSAL

Customer: City of Mountain Home Address: Po Box 10 Mountain Home, ID 83647	Contact: Phone: (208) 587-2108 Fax:
Project: Dogwood Widening Project Location: Mountain Home ID	Addendum: Date: 04/01/2025

SUNROC CORPORATION MAY WITHDRAW THIS PROPOSAL IF WRITTEN ACCEPTANCE IS NOT RECEIVED FROM THE BUYER WITHIN 15 DAYS OF THE PROPOSAL DATE

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Mobilization	1.000	EA	\$2,200.00	\$2,200.00
20	3" Asphalt Paving (SP3 1/2" PG 58-28)	90.000	TON	\$ 166.00	\$14,940.00
30	Asphalt Prep	4,500.000	SF	\$ 1.35	\$6,075.00
40	Raise Collars	1.000	EA	\$3,000.00	\$3,000.00
Grand Total:					\$26,215.00

Quantity based on 4500 SF of paving at 3"

Asphalt prep based on prepping ¾" base that has already been placed and prepping for 3" of asphalt paving

EXCLUSIONS:

- Survey is not included
- Survey Monument Removal/Reset is not included
- Traffic Control is not included
- Third Party Material testing is not included
- Sweeping is not included
- Sawcutting is not included
- Pavement Markings are not included
- Herbicide is not included
- No Permits are included
- No Davis Bacon/BOLI Wages are included
- One mobilization is included, additional mobilizations will be billed at the quoted unit price

MISC. NOTES:

- Grade breaks, valleys and edge of pavement to be painted out prior by others.
- Any paving between the dates of October 1 and March 1 may be impacted by weather and or temperature. Such impacts may result in additional costs.
- Allow a minimum of two weeks for scheduling purposes.
- No soils report was received and included in this proposal.
- No specifications were received and included in this proposal.
- We reserve the right to core drill asphalt mat

NOTES :

ALL MATERIAL AND WORK IS GUARANTEED TO BE AS SPECIFIED. PLANS AND SPECIFICATIONS ARE A PART OF THIS PROPOSAL. ALL AGREEMENTS AND WARRANTIES EXPRESSED OR IMPLIED ARE ONLY AS ATTACHED IN WRITTEN FORM. ANY ALTERATIONS OR DEVIATIONS FROM PROJECT SPECIFICATIONS INVOLVING EXTRA COSTS, OR ANY ADDITIONAL QUANTITIES, WILL BECOME AN ADDITIONAL CHARGE OVER AND ABOVE ATTACHED SPECIFICATIONS.

THIS CONTRACT COVERS ONLY THE WORK NOTED ABOVE. IT DOES NOT INCLUDE UNFORESEEN PROBLEMS OR OTHER WORK ITEMS. SUNROC CORP. IS NOT RESPONSIBLE FOR DAMAGE, COSTS, OR IMPACT CAUSED BY OR TO ANY HIDDEN OR UNKNOWN ITEMS. ALTERATIONS, CHANGES, ADDITIONAL WORK, UNFORESEEN IMPACTS, OR DEVIATIONS FROM THESE CONTRACT SPECIFICATIONS WILL BECOME AN ADDITIONAL CHARGE, DUE AND PAYABLE.

ANY REQUIRED SUB-GRADE REPAIRS, WHICH ARE DISCOVERED WILL BE CHARGED AT TIME AND MATERIALS. SUNROC CORP. IS NOT RESPONSIBLE FOR EXISTING BASE OR DESIGN PROBLEMS.

SUNROC CORP. CANNOT BE RESPONSIBLE FOR DRAINAGE OR WATER PONDING ON SLOPES OF LESS THAN 1.0% OR WHERE GRADE IS DICTATED BY SURROUNDING AREA. PATCHING CAN PLUG WATER DRAINAGE AND CAN THUS CREATE PONDING.

APPROVAL OF CREDIT, NOTWITHSTANDING PURCHASER'S ACCEPTANCE OF THIS PROPOSAL, SUNROC'S OBLIGATION TO PERFORM IS CONDITIONAL UPON APPROVAL OF THE FINANCIAL RESPONSIBILITY OF THE PURCHASER. PURCHASER WILL FURNISH PROMPTLY, AT SUNROC'S REQUEST, INFORMATION NECESSARY TO DETERMINE PURCHASER'S FINANCIAL RESPONSIBILITY AND CREDIT. IF DISAPPROVED PURCHASER WILL BE NOTIFIED, AND UNLESS A SATISFACTORY ARRANGEMENT FOR PAYMENT IS MADE, THIS AGREEMENT WILL BECOME NULL AND VOID, WITHOUT LIABILITY TO EITHER PARTY.

ALL AGREEMENTS AND/OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, ARE ONLY IN WRITTEN FORM. THIS IS A FULLY INTEGRATED CONTRACT.

THIS AGREEMENT IS BINDING UPON HEIRS, ASSIGNORS, AND SUCCESSORS IN INTEREST.

AS A PROPOSAL, THE PRICES QUOTED ARE GOOD FOR FIFTEEN (15) DAYS FROM THE DATE NOTED AT THE TOP OF THE PROPOSAL.

FULL PAYMENT IS DUE AND PAYABLE ON COMPLETION OF WORK. PROGRESS PAYMENTS WILL BE MADE IF COMPLETED IN STAGES. INTEREST WILL BE CHARGED AT 1.5% PER MONTH OR 18% A.P.R. FOR DELAYED PAYMENTS. ALL EXPENSES SUNROC CORP. INCURS IN THE COLLECTION OF MONEY DUE WILL BE REIMBURSED TO SUNROC CORP. INCLUDING ATTORNEY AND CONSULTANT FEES.

RETENTION NOT TO EXCEED THAT WITHHELD BY OWNER. FULL PAYMENT UPON COMPLETION OF ABOVE WORK.

PRICE IS BASED ON NOTHING PREVENTING SUNROC CORP. FROM FULL PRODUCTION. NO STANDBY IS INCLUDED IN PRICE.

ACCESS FOR PAVER AND DUMP TRUCKS MUST BE PROVIDED - SUNROC CORP. CAN NOT BE RESPONSIBLE FOR DAMAGE TO EXISTING ASPHALT OR CONCRETE SURFACES DUE TO NEW ASPHALT PAVEMENT CONSTRUCTION.

DUE TO THE INSTABILITY OF THE PETROLEUM INDUSTRY WITH THE ASSOCIATED PRICE INCREASES, SUNROC CORP. RESERVES THE RIGHT TO ADJUST THE PRICING FOR THE ASPHALT PRODUCTS QUOTED ABOVE AS WE RECEIVE THESE INCREASES. IN THE EVENT THAT ASPHALT BECOMES UNAVAILABLE, SUNROC CORP. WILL BE HELD HARMLESS.

ADDITIONAL TERMS AND CONDITIONS OF AGREEMENT

1. Purchaser represents to be the record owner or authorized agent of the record owner of the real property that shall be improved pursuant to this Agreement (the "Property") with authority to enter into contractual agreements and to grant SUNROC authority to perform the work identified herein. The Purchaser agrees that all materials in this Agreement will be used in the construction, alteration, or improvement of the Property. Purchaser shall not use this document to acquire financing.
2. This Contract Proposal/Agreement shall only be modified by written change order signed by SUNROC and Purchaser. Oral requests for change shall not be binding on SUNROC unless reduced to writing by change order.
3. Purchaser shall assume full responsibility for the accuracy of all lines, levels, quantities, locations and measurements and their relation to the work to be performed by SUNROC. No representation or warranty, express or implied, is made as to the quantities, sizes, grades, specifications, or other matters relating to the needs of the project. In all cases where dimensions are governed by conditions, already established or otherwise, the responsibility for coordination of such conditions as it relates to SUNROC's work shall rest entirely on the Purchaser. It is the Purchaser's sole responsibility to compare the items on this Contract Proposal/Agreement with plans and specifications for accuracy and completeness. Any variations or modifications from specified lines, grades or dimensions required shall be the responsibility of the Purchaser and subject to a change order should additional work be required of SUNROC.
4. In the event the record owner of the Property sells, mortgages, or otherwise transfers or encumbers the Property, the total amount herein provided shall become immediately due and payable as to any and all amounts then unpaid.
5. Purchaser agrees that all alleged defects in work, material or labor shall be made in writing to SUNROC within ten (10) calendar days of the date of the billing invoice for the work performed. If said writing has not been made within the time period specified herein, Purchaser waives any right to claim defects and/or offsets for these alleged defects. In the event of defective work, SUNROC's sole and exclusive liability shall be to repair or replace defective work at its discretion. In no event shall SUNROC be liable for special, incidental, or consequential damages, including, but not limited to, loss of good will, loss of profits, or loss of use.
6. In the event that material costs on which this Contract Proposal/Agreement is based rise in excess of fifteen percent (15%) during the course of work, Purchaser agrees that these increased costs, in their entirety, shall be billed to Purchaser as an automatic adjustment to the Contract Proposal/Agreement.
7. To the extent that the contracted price is based on a specified unit or square foot price, Purchaser agrees that the number of units or square feet indicated is an approximation, and that SUNROC shall be paid in full for the actual units or square feet completed as determined by field measurement by SUNROC.
8. SUNROC shall not be liable for failure of performance or failure of delay in delivery by reason of any event beyond the control of SUNROC, including, but not limited to, strikes; labor disputes; fire; flood; weather; embargo; war or other hostilities; government authority or regulation; acts of God; shortage of material or fuel; as a result of actions of Purchaser, record owner, or any other person; or as a result of the extension of time granted by Purchaser. Upon the occurrence of such delay, SUNROC shall receive an equitable extension of time for completion of the Agreement. SUNROC shall not be entitled to any damages or compensation as a result of said delay except to the extent that said delay was caused by the Purchaser, record owner, or persons employed by the Purchaser or record owner.
9. SUNROC assumes no risk of non-disclosed or unforeseen conditions of the Property, including, but not limited to, hazardous substances (as defined by applicable law). In the event that hazardous substances are present on the Property (other than hazardous substances introduced by SUNROC), Purchaser agrees to indemnify SUNROC and its officers, directors, employees, agents, representatives, and subcontractors from and against any and all losses, claims, damages, fines, penalties, liabilities, injuries, costs and expenses (including all attorney fees and costs incurred in any civil, criminal, or administrative proceeding) arising from such hazardous substances, including, but not limited to, the presence or use, generation, storage, treatment, containment, release, threatened release, disposal of, exposure, or threatened exposure.

10. Unless otherwise noted, all federal, state, and other taxes of any nature related to this Agreement shall be borne by Purchaser.
11. SUNROC warrants that all materials covered by this Agreement shall conform to industry standards. No implied warranties of fitness or merchantability are given and are expressly disclaimed by SUNROC.
12. The parties agree that the prevailing party in any lawsuit arising from or as a result of this Agreement, whether the action is based on the Agreement's terms and provisions or on any other theory of liability, shall be entitled to an award of attorney fees and costs incurred in said action.
13. This Contract Proposal/Agreement is the total agreement and supersedes all negotiations, representations, prior discussions, and preliminary agreements between the Parties hereto, whether oral or written. This Agreement shall be construed and interpreted as if drafted equally by all Parties hereto.
14. This Agreement shall be governed by the laws of the Local State where the project resides, without regard to its choice of law provisions.
15. Sunroc Public Work License Is PWC-C-17452-U-1-4
16. PAYMENTS IS TO BE MADE AS FOLLOWS: All accounts due 15th of month following date of billing. In the event payment is not made by the due date, I or we agree to pay if collection is made by suit or otherwise a reasonable attorney's fee, plus a FINANCE CHARGE OF 1½% per month (ANNUAL PERCENTAGE RATE 18%), and hereby waive all rights to claim exemption under state laws. Signature by owner or agent constitutes acceptance of the above.
17. This proposal is based on plans dated by

<p>ACCEPTED:</p> <p>The above prices and specifications are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED:</p> <p>SUNROC CORPORATION</p> <p>Authorized Signature: _____</p> <p>Estimator: _____</p> <p>Estimate #: 25ID151</p>
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6-6-17: PROHIBITED ANIMALS, LIVESTOCK, POULTRY, WILD AND EXOTIC ANIMALS:

A. Poultry And Livestock Prohibited; Exception: It shall be unlawful for any person to keep or maintain any poultry, except no more than three (3) hens on any one parcel of property which shall be allowed, or livestock within City limits unless said poultry or livestock was kept within the City prior to November 4, 2009.

B. Wild Or Exotic Animals: It shall be unlawful for any person to keep or maintain any wild or exotic animal within City limits.

C. Multi-Family Dwellings: It shall be unlawful for any person to keep or maintain more than two (2) dogs or two (2) cats or a combination thereof in any multi-family dwelling unit.

D. Animals Allowed: Animals allowed in the City limits are as follows:

1. Domesticated cats, in amounts listed in another section of this chapter.
2. Domesticated dogs, in amounts listed in another section of this chapter.
3. Small domestic animals including rats, mice, guinea pigs, hamsters, gerbils, ferrets, and hedgehogs.
4. Nonpoisonous reptiles, excluding crocodilians. Snake species must not exceed eight feet (8') in length.
5. Nonpoisonous amphibians.
6. Indoor birds, such as parakeets, parrots, etc., and fish.
7. Hens, so long as no more than three (3) hens are kept on any one parcel of property.
8. Rabbits, so long as no more than two (2) rabbits are kept on any one parcel of property.
9. Mini-pigs, so long as it is an indoor pet and no more than one mini-pig is kept on any one parcel of property.

E. Exceptions: Livestock, poultry, wild or exotic animals are only allowed within the City under the following circumstances:

1. At any bona fide licensed veterinary hospital for treatment.
2. At any bona fide educational or medical institutions.
3. Temporarily in transit with the appropriate licensing.
4. By exhibitors who are properly licensed or permitted by the City, the Idaho Department of Agriculture, the U.S. Fish and Wildlife Service, or U.S. Department of Agriculture.
5. Goats shall be allowed within the City limits for the sole purpose of eating and removing vegetation that is growing on the property and only for a period of no more than ten (10) days on any one parcel of property in any one hundred eighty (180) day time frame, with the following restrictions:
 - a. There shall be no more than one goat per every one thousand five hundred (1,500) square feet of property upon which the goat or goats are located;
 - b. The goat or goats shall be properly fenced in without the aid of an electric fence;
 - c. The owner or owners of the goats shall be solely responsible for any damage done or caused by the goat or goats owned by them; and
 - d. All other local and State laws, ordinances, rules and regulations shall still apply.

F. Violations: Violations of this section shall be an infraction, however, subsequent violations are a misdemeanor. (Ord. 1676, 2-11-2019; amd. Ord. 1799, 8-28-2024)

MEMORANDUMS FROM STAFF



May 27, 2025

RE: Backhoe Purchase Request

Mayor and Council;

The Public Works Department received approval for \$100,000 in the FY 2025 Capital Improvement Plan (CIP) for the purchase of a new backhoe to be acquired by the Water and Wastewater Departments with a 50/50 split. We have actively searched for a suitable vehicle within this budget but have been unable to find one. However, we have located a new John Deere 320P backhoe for \$141,952; the quote is attached. In the quote, we see that the dealer is offering a \$25,000 trade-in for the 2006 John Deere backhoe that Public Works was planning to replace with the new purchase, which brings the cost of the new equipment down to \$116,952.

Public Works is requesting to exceed the requested CIP amount by \$16,952, to be split equally between the Water and Wastewater departments and funded from the Capital Reserve budget line, to execute this purchase. The dealer, Coastline Equipment, is a recognized Sourcewell vendor.

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

Sincerely,

Chris Curtis
Director of Public Works
City of Mountain Home, Idaho

Attachment 1 – Quote

Attachment 2 – Vehicle Specification

**JOHN DEERE**

Customer Purchase Agreement/Commitment to Lease for PA#
John Deere Construction, Utility and Forestry
Products and Compact Construction Equipment - US
("Purchase Agreement")

11068668

PA Revision# Original

Customer Name: CITY OF MOUNTAIN HOME

PURCHASER NAME AND ADDRESS (First Signer)			
NAME(First, Middle, Last) CITY OF MOUNTAIN HOME			
STREET or RR 160 S 3RD E			
CITY MOUNTAIN HOME	STATE ID	ZIP CODE 83647	COUNTY Elmore
PHONE NUMBER 208-587-2104	EMAIL ADDRESS		
REWARDS #			
PURCHASER NAME AND ADDRESS (Second Signer)			
NAME(First, Middle, Last)			
STREET or RR			
CITY	STATE	ZIP CODE	COUNTY
PHONE NUMBER	EMAIL ADDRESS		
REWARDS #			

DEALER NAME AND ADDRESS			
DEALER NAME Coastline Equipment Company		Dealer Account No. : 170335	
STREET or RR 2000 E Overland Road			
CITY Meridian	STATE ID	ZIP CODE 83642	Phone Number 208-888-3337
Date Of Order: May 27, 2025			
Dealer Order No.:		TYPE OF SALE: <input checked="" type="checkbox"/> CASH <input type="checkbox"/> LEASE <input type="checkbox"/> TIME SALE	
PURCHASER TYPE: 5 City/Town/Village		MARKET USE CODE: 43 Sewer/Water	
Add Purchaser to Mailing List (Check One or More) <input type="checkbox"/> Construction <input type="checkbox"/> CCE <input type="checkbox"/> Utility <input type="checkbox"/> Forestry <input type="checkbox"/> Government			
PURCHASER IS: <input checked="" type="checkbox"/> Business <input type="checkbox"/> Individual		Purchaser Acct.:	
<input type="checkbox"/> SOCIAL SECURITY		<input type="checkbox"/> IRS TAX ID NO <input type="checkbox"/> EIN	
NO.:			

EXTENDED WARRANTY IS: <input checked="" type="checkbox"/> Accept <input type="checkbox"/> Decline		LOCATION OF FIRST WORKING USE : Use County ELMORE	Use State/Province ID	COUNTY CODE 39
Ultimate Uptime Package Purchase: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		(Initials)		
QTY	NEW	D E M O	R E N T	USED
EQUIPMENT (Model, Size, Description)		Hours of Use	PIN or Serial Number	Delivered Cash Price
1	x			
2025 JOHN DEERE 320 P-Tier Backhoe Loader				\$ 141,952 00
+ John Deere Extended Warranty :				\$ 0 00
- DECLINED :John Deere Preventative Maintenance :				
(1) TOTAL CASH PRICE				\$ 141,952 00

QTY	TRADE-IN (Model, Size, Description)	Hours of Use	PIN or Serial Number	AMOUNT
1	2006 JOHN DEERE 310SG	4280	T0310SG952393	\$ 25,000 00
COMMENTS:				
Full Comprehensive Machine Warranty for 12 months, unlimited hours. Extended Power Train and Hydraulics Warranty for 60 months or 2,500 hours, whichever occurs first.				
Purchased thru the Sourcewell buying contract.				
Contract Number: 011723-JDC				
Contract Period: May 16, 2023 - April 14, 2027				
Made in the USA				
2006 Deere 310SG trade number is with the engine repairs completed.				
(2) TOTAL TRADE-IN ALLOWANCE				\$ 25,000 00
(3) TOTAL TRADE-IN PAY-OFF				\$ 0 00
(4) BALANCE				\$ 116,952 00
(5) SUBTOTAL				\$ 116,952 00
(6) RENTAL APPLIED				\$ 0 00
(7) CASH WITH ORDER				\$ 0 00
(8) BALANCE DUE (5-(6 & 7))				\$ 116,952 00

**JOHN DEERE**

Customer Purchase Agreement/Commitment to Lease for PA#

11068668

John Deere Construction, Utility and Forestry

PA Revision#

Original

Products and Compact Construction Equipment - US

Customer Name: CITY OF MOUNTAIN HOME

Quote ID: 32839346

("Purchase Agreement")

ACKNOWLEDGMENTS: Purchaser offers to sell, transfer, and convey the item(s) listed as "Trade In" to the Dealer at or prior to the time of delivery of the above product(s), as a "trade-in" to be applied against the cash price. Purchaser represents that each "trade-in" item shall be free and clear of all security interests, liens, and encumbrances at the time of transfer to the Dealer except to the extent shown below. The price to be allowed for each "trade-in" item is listed on this document. The Purchaser promises to pay or otherwise satisfy the Balance Due (line 9) shown hereon in cash, or to execute a Retail Installment Contract, Rental Purchase Option Contract, Lease Agreement or other security agreement for the Balance Due for the Equipment, plus additional charges shown thereon, on or before delivery of the Equipment ordered herein. Despite delivery of the Equipment to the Purchaser, title to the Equipment shall not pass to the Purchaser until the Balance Due is paid or is otherwise satisfied in full for Equipment purchases. For Equipment leases and rentals, title to the Equipment shall not pass to the Purchaser. The Purchaser and the Dealer agree that this Purchase Agreement is not a security agreement and that delivery of the Equipment to the Purchaser pursuant to this Purchase Agreement will not constitute possession of the Equipment by the Purchaser, as a debtor, for the purposes of the purchase money security provisions in any statutes relating to personal property security or its equivalent. Purchaser understands that its rights in connection with this transaction are limited as set forth in this Purchase Agreement.

The Purchaser(s) and the Dealer acknowledge that while this document is defined herein as a "Purchase Agreement", it serves as both a purchase agreement for the Equipment and/or a commitment to lease the Equipment. In addition, the defined term "Purchaser" extends to and includes both a purchaser of the Equipment and/or a lessee of the Equipment. Furthermore, this Purchase Agreement is deemed to constitute a "Purchase Order" or a "Customer Purchase Order for John Deere Construction, Utility and Forestry Products and Compact Construction Equipment" for the purposes of any other John Deere documents, including, without limitation, any dealer terms schedules.

USE OF INFORMATION/PRIVACY NOTICE (U.S.):

I understand that John Deere Construction & Forestry Company and its affiliates ("John Deere") and Dealer collect information, including my personal information and machine data to provide warranty, customer service, product and customer support, marketing and promotional information about Dealer, John Deere and their equipment, products and services and to support other business processes and purposes. See the John Deere Privacy Statement (<https://www.deere.com/en/privacy-and-data/privacy-statements/>) for additional information on the types of personal information and machine data John Deere collects, how it is collected, used and disclosed. See Dealer directly for information about its privacy policy.

DISCLOSURE OF REGULATION APPLICABILITY: When operated in California, any off-road diesel vehicle may be subject to the California Air Resources Board In-Use Off-Road Diesel Vehicle Regulation. It therefore could be subject to retrofit or accelerated turnover requirements to reduce emissions of air pollutants. More information is available on the California Air Resources Board website at <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>.

IMPORTANT WARRANTY NOTICE: The Standard Warranty for new John Deere construction, utility, forestry and compact construction products is set forth in a separate document the Dealer will provide to the Purchaser. Please read the Standard Warranty carefully before signing. No express warranty is made unless specified in the Warranty Statement. PURCHASER'S RIGHTS AND REMEDIES PERTAINING TO THIS TRANSACTION ARE LIMITED AS INDICATED IN THE STANDARD WARRANTY AND PURCHASE AGREEMENT. WHERE PERMITTED BY LAW, NO IMPLIED WARRANTY OF MERCHANTABILITY, CONDITIONS OR FITNESS IS MADE.

TELEMATICS:

Orders of telematic devices include only the hardware. Where available, telematics software, including JDLink™ connectivity service, may be enabled from your local John Deere Operations Center or JDLink website. Please see your authorized John Deere dealer for assistance.

The undersigned purchaser(s) (the "Purchaser") hereby orders the product(s) (the "Product") described above from the Dealer. The Dealer shall not be liable for failure to provide the Product or for any delay in delivery if such failure or delay is due to the Dealer's inability to obtain such Product from the manufacturer or supplier or other cause beyond the Dealer's control. The cash price shown above is subject to the Dealer receiving the Product from the manufacturer or supplier prior to any change in price by the manufacturer or supplier and is also subject to any new or increased taxes being imposed upon the sale of the Product after the date of this Purchase Order.

Purchaser's signature below acknowledges the Purchaser has received a copy of the Standard Warranty, Version

(Initials)

and understands its terms and conditions.

Purchaser (First Signer)	CITY OF MOUNTAIN HOME	Signature	Date
Purchaser (Second Signer)		Signature	Date
Dealer Representative	Coastline Equipment Company	Signature <i>[Signature]</i>	Date 5-15-25
Salesperson	MITCHELL, LEE	Signature <i>[Signature]</i>	Date 5-15-25

DELIVERY ACKNOWLEDGEMENT	Delivered with Operator's Manual On: <input type="checkbox"/>	Purchaser Signature
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320 P

Backhoe Loader



JOHN DEERE





READY TO RUN IN THE REAL WORLD

When owners and operators just like you — the people who know what customers need for their operations to succeed — weighed in on our latest backhoe loaders, we heeded the real-world feedback. You asked for one machine that capably completes the work of two. A powerful overachiever with outstanding loader performance, backhoe capability, and multifunction versatility. And packed with productivity-elevating options including Heavy Lift (HL) to match the application. Meet the 320 P-Tier Backhoe Loader, a standout multitasker ready to run — and get more done — in any corner of the working world.

Powerful engine technology

Rugged EPA Final Tier 4 (FT4)/EU Stage IV John Deere PowerTech EWL engine boosts power, torque, and reliability compared to previous models. Simple two-valve cylinder-head, wet-sleeve design with replaceable cylinder liners provides uniform cooling and aids in reducing oil breakdown and ring wear. Filters have been redesigned and relocated for easier servicing over earlier models.

Elevated experience

Pressure-compensated, load-sensing (PCLS) hydraulics provide excellent multi-functioning, smooth machine control, and up to 15-percent greater craning capacity with Lift Mode, collectively providing a distinctive operator experience and unmatched machine performance. Trenching operation can be conducted at a lower engine rpm, reducing fuel consumption and jobsite noise.

Forward thinking

When enabled on the sealed-switch module, AutoShift automatically shifts the PowerShift™ transmission to the appropriate gear. Simply set the control lever to the highest gear desired, and the transmission will optimally shift based on engine rpm and ground speed. Included in the base machine configuration, AutoShift enhances operator ease of use during extended transport or load-and-carry applications.

Always on the move

Limited-slip mechanical-front-wheel drive (MFWD) delivers sure-footed traction in any ground condition. Engage momentary MFWD "on the fly" with a touch of a button on the loader control.

Do some heavy lifting

New Heavy Lift (HL) option includes larger rear structures and hydraulic cylinders that increase lifting capacities and breakout forces up to 25 percent.



POWERTECH™ EWL ENGINE
FEATURES RELOCATED FILTERS
FOR EASY SERVICE ACCESS

Control the ride and the load

Auto ride control eliminates the need to manually turn the feature on and off during load-and-carry applications, enhancing the operator's ease of use. When activated, front loader cylinders function as a shock absorber, smoothing the ride over rough terrain and reducing material spillage. On/Off functionality is controlled by ground speed and can be adjusted by the operator in the cab's display monitor.

Save fuel with economy mode

Standard economy mode can be configured separately between loader and backhoe functions. Activate economy mode for backhoe functions while retaining full power for loader functions. This helps maximize fuel usage in lighter-work applications with minimal effect on machine performance.

It all looks good from here

Spacious operator station is loaded with creature comforts including an efficient HVAC system, choice of adjustable mechanical or air-suspension seat, and optional premium radio with Bluetooth® and auxiliary input. Sightlines to the loader bucket corners over the sloped hood are clear.

Take it easy

Enhanced "palm-on-top" loader-control grip is intuitive and easy to use. Redesigned loader-lever linkage reduces resistance and improves its throw and feel, decreasing lever travel by up to 15 percent.

Hit the ground running

Same-side ground-level service points speed daily checks and fills. Other commonsense features such as quick-change filters, extended service intervals, simple-to-read sight gauges, and easy-access grease zerks help increase uptime.



320 P-TIER BACKHOE LOADER



AUTO RIDE CONTROL
IMPROVES THE RIDE &
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Precision Construction

From grade management and obstacle detection to product automation features and jobsite intelligence, this suite of construction technology delivers productivity solutions to help you get more done, more efficiently.

John Deere construction equipment comes with in-base connectivity — free from subscriptions or annual renewals. Analyze critical machine data, track utilization, review diagnostic alerts, and more from **the John Deere Operations Center™**. The Operations Center also enables **John Deere Connected Support™**, which uses data from thousands of connected machines to proactively address issues before they arise. Your dealer can also remotely monitor machine health, diagnose problems, and even update machine software without a trip to the jobsite.*

*Availability varies by region and product. Options not available in every country.



320 P-TIER BACKHOE LOADER SPECIFICATIONS

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Engine	320 P-TIER	
Manufacturer and Model	John Deere PowerTech™ EWL 4.5L turbocharged	
Non-Road Emission Standard	EPA Final Tier 4/EU Stage IV	
Displacement	4.5 L (276 cu. in.)	
Gross Peak Power	86 kW (115 hp) at 1,900 rpm	
Net Peak Power (ISO 9249)	84 kW (113 hp) at 1,900 rpm	
Net Peak Torque (ISO 9249)	459 Nm (339 lb.-ft.) at 1,600 rpm	
Net Torque Rise	30%	
Lubrication	Pressure system with spin-on filter and cooler	
Air Cleaner	Dual-stage dry type with safety element and evacuator valve	
Cooling		
Fan Type	Electronically controlled, variable-rate, suction-type cooling fan standard	
Engine Coolant Rating	−40 deg. C (−40 deg. F)	
Engine Oil Cooler	Oil to water	
Powertrain		
Transmission	5-speed, helical-cut gears, full PowerShift™ transmission with hydraulic reverser standard; electric clutch cutoff on loader lever; AutoShift transmission standard	
Torque Converter	Single stage, dual phase with 2.63:1 stall ratio, 280 mm (11 in.)	
PowerShift Standard Transmission		
Maximum Travel Speeds With Standard Engine, With 19.5L-24 Rear Tires	Forward	Reverse
Gear 1	5.4 km/h (3.4 mph)	6.8 km/h (4.2 mph)
Gear 2	10.0 km/h (6.2 mph)	12.6 km/h (7.8 mph)
Gear 3	20.5 km/h (12.7 mph)	20.2 km/h (12.6 mph)
Gear 4	37.3 km/h (23.2 mph)	—
Gear 5	40.0 km/h (24.9 mph)	—
Axles		
Axle Oscillation, Stop to Stop, Front Axle	22 deg.	
Axle Ratings	Front	Rear
SAE J43	5500 kg (12,100 lb.)	7000 kg (15,400 lb.)
Dynamic	9000 kg (19,800 lb.)	10 000 kg (22,000 lb.)
Static	26 500 kg (58,400 lb.)	26 500 kg (58,400 lb.)
Ultimate	43 500 kg (95,900 lb.)	43 500 kg (95,900 lb.)
Differentials		
Mechanical-Front-Wheel-Drive (MFWD) Axle	Automatic, limited-slip traction control	
Rear Axle	Foot actuated, hydraulically engaged 100% mechanical lock	
Steering (ISO 5010)	Hydrostatic power steering and emergency steering	
Axle	MFWD	Non-Powered Front
Curb-Turning Radius		
With Brakes	3.52 m (11 ft. 7 in.)	3.45 m (11 ft. 4 in.)
Without Brakes	4.02 m (13 ft. 2 in.)	3.90 m (12 ft. 10 in.)
Bucket-Clearance Circle		
With Brakes	10.10 m (33 ft. 0 in.)	10.00 m (32 ft. 9 in.)
Without Brakes	10.80 m (35 ft. 6 in.)	10.70 m (35 ft. 0 in.)
Steering Wheel Turns (lock to lock)	2.6 to 3.6	3.1 to 4.3
MFWD Axle	Heavy duty, outboard planetary final drives distribute shock loads over 3 gears	
Rear Axle	Heavy duty, outboard planetary final drives distribute shock loads over 4 gears	
Brakes (ISO 3450)		
Service	Power assisted, hydraulic wet disc, mounted inboard, self-adjusting and self-equalizing	
Parking	Spring applied, hydraulically released, wet, multi-disc, independent of service brakes with electric switch control	
Hydraulics		
Main Pump	Pressure compensated load sensing (PCLS), axial-piston pump	
Pump Flow at 2,200 rpm, Backhoe and Loader	163 L/m (43 gpm)	
System Relief Pressure		
Backhoe	24 993 kPa (3,625 psi)	
Lift Mode	27 579 kPa (4,000 psi)	
Loader	24 993 kPa (3,625 psi)	
Controls		
Backhoe	2-lever mechanical standard; pilot controls with pattern select with electrohydraulic (EH) auxiliary functions optional	
Loader	Single-lever control with electric clutch cutoff switch and MFWD (momentary) standard; single-lever control with electric clutch cutoff switch, EH proportional auxiliary roller, MFWD (momentary), and transmission quick-shift optional	

320 P-TIER BACKHOE LOADER SPECIFICATIONS

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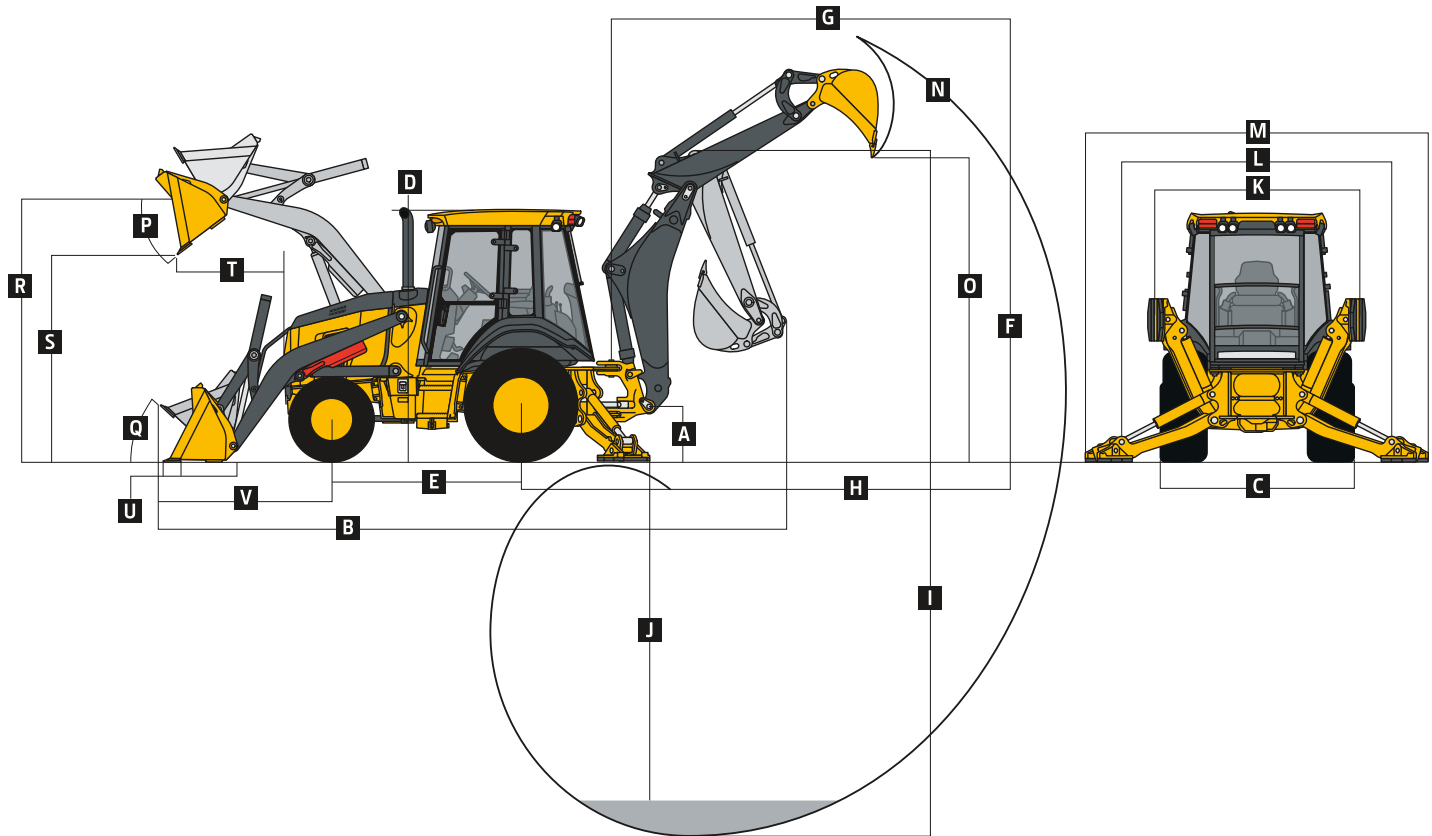
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Cylinders		320 P-TIER	
Heat-treated, chrome-plated, polished rods; hardened steel (replaceable bushings) pivot pins			
	<i>Bore</i>	<i>Rod Diameter</i>	<i>Stroke</i>
Loader Boom (2)	80 mm (3.15 in.)	50 mm (1.97 in.)	789 mm (31.08 in.)
Loader Bucket (1)	90 mm (3.54 in.)	50 mm (1.97 in.)	744 mm (29.29 in.)
Backhoe Boom (1)	120 mm (4.72 in.)	56 mm (2.20 in.)	794 mm (31.26 in.)
Heavy-Lift (HL) Option	125 mm (4.92 in.)	63 mm (2.48 in.)	887 mm (34.92 in.)
Backhoe Crowd (1)	115 mm (4.53 in.)	63 mm (2.48 in.)	602.5 mm (23.72 in.)
HL Option	120 mm (4.72 in.)	63 mm (2.48 in.)	591 mm (23.27 in.)
Backhoe Bucket (1)	90 mm (3.54 in.)	56 mm (2.20 in.)	810 mm (31.89 in.)
Heavy-Duty Option	100 mm (3.94 in.)	63 mm (2.48 in.)	810 mm (31.89 in.)
HL Option	100 mm (3.94 in.)	63 mm (2.48 in.)	810 mm (31.89 in.)
Backhoe Swing (2)	90 mm (3.54 in.)	50 mm (1.97 in.)	278 mm (10.94 in.)
Backhoe Extendable Dipperstick (1)	70 mm (2.76 in.)	40 mm (1.57 in.)	1062 mm (41.81 in.)
HL Option	80 mm (3.15 in.)	45 mm (1.77 in.)	1062 mm (41.81 in.)
Backhoe Stabilizer (2)			
Standard	90 mm (3.54 in.)	50 mm (1.97 in.)	500 mm (19.69 in.)
Extended Optional	100 mm (3.94 in.)	50 mm (1.97 in.)	500 mm (19.69 in.)
HL Option Extended	100 mm (3.94 in.)	50 mm (1.97 in.)	500 mm (19.69 in.)
Non-Powered Axle (1)	70 mm (2.76 in.)	42 mm (1.65 in.)	210 mm (8.27 in.)
MFWD (1)	65 mm (2.56 in.)	40 mm (1.57 in.)	210 mm (8.27 in.)
Electrical			
Voltage	12 volt		
Alternator Rating	145 amp		
Lights	10 halogen: 4 front, 4 rear, and 2 side docking (32,500 candlepower each); turn signals and flashers: 2 front and 2 rear; stop- and taillights; and 2 rear reflectors; factory-installed option for 2 LED spotlights and 8 LED floodlights in lieu of standard halogen light package		
Operator Station			
Type (ISO 3471)	Fully enclosed cab, isolation mounted, ROPS/FOPS, left/right access, with molded roof; optional quarter cab (front glass only) and canopy		
Tires/Wheels			
	<i>Front</i>	<i>Rear</i>	
Non-Powered Front Axle	12.5/80-18 F3 (12)	19.5L-24 R4 (12)	
	14.5/75-16.1 F3 (16)	19.5L-24 R4 (12)	
With MFWD	12.5/80-18 I3 (12)	19.5L-24 R4 (10)	
	12.5/80-18 R4 (10)	19.5L-24 R4 (12)	
	12.5/80-18 I3 (12)	21L-24 R4 (12)	
	12.5/80-18 R4 (10)	21L-24 R4 (12)	
	340/80R18 XMCL	500/70R24 XMCL	
	340/80R18 550	500/70R24 550	
	340/80R18 580	500/70R24 580	
Serviceability			
Refill Capacities		Refill Capacities <i>(continued)</i>	
Cooling System		Diesel Exhaust Fluid (DEF) Tank	13.7 L (3.6 gal.)
Cab	27.5 L (29.1 qt.)	Hydraulic System	126.8 L (33.5 gal.)
Canopy	25.7 L (27.2 qt.)	Hydraulic Reservoir	45.0 L (11.9 gal.)
Rear Axle	18.0 L (19.0 qt.)	MFWD Axle	
Engine Oil (including vertical spin-on filter)	13.0 L (13.7 qt.)	Differential Housing	6.5 L (6.9 qt.)
Torque Converter and Transmission	15.1 L (16.0 qt.)	Planetary (each)	0.9 L (1.0 qt.)
Fuel Tank (with ground-level fueling)	128.7 L (34.0 gal.)		
Operating Weights		320 P-TIER HEAVY-LIFT (HL) OPTION	
With Full Fuel Tank, 75-kg (165 lb.) Operator, Standard Equipment, Canopy, and Bumper	7146 kg (15,754 lb.)	7375 kg (16,571 lb.)	
Typical With Cab and Extendable Dipperstick			
340-kg (750 lb.) Counterweight	7908 kg (17,434 lb.)	—	
454-kg (1,000 lb.) Counterweight	—	8320 kg (18,342 lb.)	
Optional Components (weight difference between base equipment and option)			
Cab	284 kg (626 lb.)	284 kg (626 lb.)	
MFWD With Tires	137 kg (302 lb.)	137 kg (302 lb.)	
Extendable Dipperstick	138 kg (304 lb.)	207 kg (456 lb.)	
Front Loader Coupler	145 kg (320 lb.)	145 kg (320 lb.)	
Backhoe Bucket Coupler	120 kg (265 lb.)	120 kg (265 lb.)	

320 P-TIER

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Overall Dimensions	320 P-TIER	320 P-TIER HEAVY-LIFT (HL) OPTION
A Ground Clearance, Minimum	330 mm (13 in.)	310 mm (12 in.)
B Overall Length, Transport	7.28 m (23 ft. 11 in.)	7.37 m (24 ft. 2 in.)
C Width Over Tires	2.20 m (7 ft. 3 in.)	2.34 m (7 ft. 8 in.)
D Height to Top of ROPS/Cab	2.79 m (9 ft. 2 in.)	2.81 m (9 ft. 3 in.)
E Length From Axle to Axle		
Non-Powered Front Axle	2.16 m (7 ft. 1 in.)	2.16 m (7 ft. 1 in.)
MFWD Axle	2.19 m (7 ft. 2 in.)	2.19 m (7 ft. 2 in.)



Backhoe Dimensions and Performance		320 P-TIER			320 P-TIER HL OPTION		
Backhoe specifications are with 610-mm x 0.21-m³ (24 in. x 7.5 cu. ft.) bucket; dipper lift specs are with a boom angle of 65 deg.							
Bucket Range		305–610 mm (12–24 in.)			305–610 mm (12–24 in.)		
Digging Force							
Bucket Cylinder		55.0 kN (12,356 lb.)			69.9 kN (15,723 lb.)		
Lift Mode		60.6 kN (13,634 lb.)			77.2 kN (17,349 lb.)		
With Heavy-Duty Cylinder Option		67.9 kN (15,254 lb.)			—		
Lift Mode		74.9 kN (16,832 lb.)			—		
Crowd Cylinder		36.6 kN (8,229 lb.)			38.2 kN (8,581 lb.)		
Lift Mode		40.4 kN (9,080 lb.)			42.1 kN (9,468 lb.)		
Swing Arc		180 deg.			180 deg.		
Operator Control		2 levers			2 levers		
		With Optional Extendable Dipperstick			With Optional Extendable Dipperstick		
		With Standard			With Standard		
		Backhoe	Retracted	Extended	Backhoe	Retracted	Extended
F	Loading Height, Truck Loading Position	3.42 m (11 ft. 3 in.)	3.54 m (11 ft. 7 in.)	4.16 m (13 ft. 8 in.)	3.63 m (11 ft. 11 in.)	3.62 m (11 ft. 10 in.)	4.24 m (13 ft. 11 in.)
G	Reach From Center of Swing Pivot	5.52 m (18 ft. 1 in.)	5.61 m (18 ft. 5 in.)	6.62 m (21 ft. 9 in.)	5.68 m (18 ft. 8 in.)	5.62 m (18 ft. 5 in.)	6.61 m (21 ft. 8 in.)
H	Reach From Center of Rear Axle	6.58 m (21 ft. 7 in.)	6.68 m (21 ft. 11 in.)	7.68 m (25 ft. 2 in.)	6.74 m (22 ft. 1 in.)	6.68 m (21 ft. 11 in.)	7.67 m (25 ft. 2 in.)
I	Digging Depth (SAE maximum)	4.35 m (14 ft. 3 in.)	4.50 m (14 ft. 9 in.)	5.55 m (18 ft. 2 in.)	4.59 m (15 ft. 1 in.)	4.53 m (14 ft. 10 in.)	5.53 m (18 ft. 2 in.)
J	Digging Depth (SAE)						
	610-mm (2 ft.) Flat Bottom	4.32 m (14 ft. 2 in.)	4.45 m (14 ft. 7 in.)	5.51 m (18 ft. 1 in.)	4.55 m (14 ft. 11 in.)	4.49 m (14 ft. 9 in.)	5.50 m (18 ft. 0 in.)
	2440-mm (8 ft.) Flat Bottom	3.99 m (13 ft. 1 in.)	4.13 m (13 ft. 7 in.)	5.25 m (17 ft. 3 in.)	4.25 m (13 ft. 11 in.)	4.18 m (13 ft. 8 in.)	5.28 m (17 ft. 4 in.)
K	Stabilizer Width, Transport	2.18 m (7 ft. 2 in.)	2.18 m (7 ft. 2 in.)	2.18 m (7 ft. 2 in.)	2.18 m (7 ft. 2 in.)	2.18 m (7 ft. 2 in.)	2.18 m (7 ft. 2 in.)
L	Stabilizer Spread, Operating						
	Standard Stabilizers	3.10 m (10 ft. 2 in.)	3.10 m (10 ft. 2 in.)	3.10 m (10 ft. 2 in.)	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)
	Extended Stabilizers	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)	3.45 m (11 ft. 4 in.)	—	—	—
M	Stabilizer Overall Width, Operating						
	Standard Stabilizers	3.53 m (11 ft. 7 in.)	3.53 m (11 ft. 7 in.)	3.53 m (11 ft. 7 in.)	4.03 m (13 ft. 3 in.)	4.03 m (13 ft. 3 in.)	4.03 m (13 ft. 3 in.)
	Extended Stabilizers	4.03 m (13 ft. 3 in.)	4.03 m (13 ft. 3 in.)	4.03 m (13 ft. 3 in.)	—	—	—

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320 P-TIER

Backhoe Dimensions and Performance (continued) 320 P-TIER

320 P-TIER HEAVY-LIFT (HL) OPTION

	With Optional Extendable Dipperstick			With Optional Extendable Dipperstick		
	With Standard Backhoe	Retracted	Extended	With Standard Backhoe	Retracted	Extended
N Bucket Rotation	190 deg.	190 deg.	190 deg.	190 deg.	190 deg.	190 deg.
O Transport Height	3.48 m (11 ft. 5 in.)	3.49 m (11 ft. 5 in.)	3.49 m (11 ft. 5 in.)	3.56 m (11 ft. 8 in.)	3.56 m (11 ft. 8 in.)	3.56 m (11 ft. 8 in.)

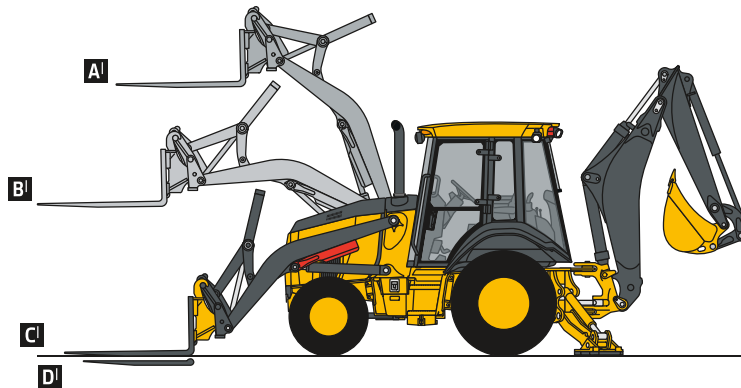
Loader Dimensions and Performance [see line art on page 8]

P Bucket Dump Angle, Maximum	45 deg.			45 deg.		
Q Rollback Angle at Ground Level	40 deg.			40 deg.		

	Heavy-duty				Heavy-duty			
	long lip	Heavy-duty	Multipurpose		long lip	Heavy-duty	Multipurpose	
Bucket Capacity	0.86 m ³ (1.12 cu. yd.)	0.96 m ³ (1.25 cu. yd.)	1.00 m ³ (1.31 cu. yd.)	1.00 m ³ (1.31 cu. yd.)	0.86 m ³ (1.12 cu. yd.)	0.96 m ³ (1.25 cu. yd.)	1.00 m ³ (1.31 cu. yd.)	1.00 m ³ (1.31 cu. yd.)
Width	2184 mm (86 in.)	2184 mm (86 in.)	2337 mm (92 in.)	2337 mm (92 in.)	2184 mm (86 in.)	2184 mm (86 in.)	2337 mm (92 in.)	2337 mm (92 in.)
Weight	390 kg (860 lb.)	405 kg (892 lb.)	521 kg (1,148 lb.)	863 kg (1,902 lb.)	390 kg (860 lb.)	405 kg (892 lb.)	521 kg (1,148 lb.)	863 kg (1,902 lb.)
Breakout Force	49.2 kN (11,052 lb.)	46.4 kN (10,442 lb.)	46.9 kN (10,541 lb.)	43.2 kN (9,722 lb.)	49.4 kN (11,116 lb.)	46.7 kN (10,503 lb.)	47.1 kN (10,598 lb.)	43.5 kN (9,778 lb.)
Lift Capacity, Full Height	3492 kg (7,698 lb.)	3224 kg (7,108 lb.)	3352 kg (7,390 lb.)	2862 kg (6,309 lb.)	3425 kg (7,552 lb.)	3166 kg (6,980 lb.)	3286 kg (7,244 lb.)	2801 kg (6,175 lb.)
R Height to Bucket Hinge Pin, Maximum	3.47 m (11 ft. 5 in.)	3.47 m (11 ft. 5 in.)	3.47 m (11 ft. 5 in.)	3.47 m (11 ft. 5 in.)	3.46 m (11 ft. 4 in.)	3.46 m (11 ft. 4 in.)	3.46 m (11 ft. 4 in.)	3.46 m (11 ft. 4 in.)
S Dump Clearance, Bucket at 45 deg.	2.76 m (9 ft. 1 in.)	2.66 m (8 ft. 9 in.)	2.70 m (8 ft. 10 in.)	2.67 m (8 ft. 9 in.)	2.75 m (9 ft. 0 in.)	2.65 m (8 ft. 8 in.)	2.69 m (8 ft. 10 in.)	2.66 m (8 ft. 9 in.)
T Reach at Full Height, Bucket at 45 deg.	678 mm (26.7 in.)	804 mm (31.7 in.)	675 mm (26.6 in.)	716 mm (28.2 in.)	724 mm (28.5 in.)	850 mm (33.5 in.)	720 mm (28.4 in.)	762 mm (30.0 in.)
U Digging Depth Below Ground, Bucket Level	83 mm (3.3 in.)	64 mm (2.5 in.)	128 mm (5.0 in.)	124 mm (4.9 in.)	101 mm (4.0 in.)	81 mm (3.2 in.)	145 mm (5.7 in.)	141 mm (5.6 in.)
V Length From Front Axle Centerline to Bucket Cutting Edge	1.96 m (6 ft. 5 in.)	2.10 m (6 ft. 11 in.)	2.03 m (6 ft. 8 in.)	2.08 m (6 ft. 10 in.)	1.97 m (6 ft. 6 in.)	2.11 m (6 ft. 11 in.)	2.04 m (6 ft. 8 in.)	2.09 m (6 ft. 10 in.)

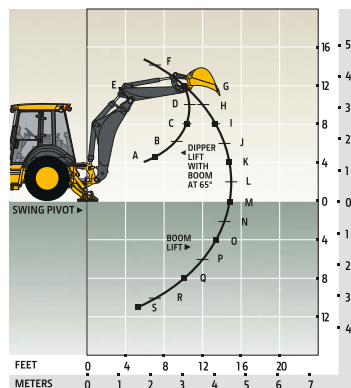
Lift Capacity With Quick-Coupler Forks [see line art below]

Hydraulic Capacity	1219-mm (48 in.) Tines	1524-mm (60 in.) Tines	1219-mm (48 in.) Tines	1524-mm (60 in.) Tines
A Maximum Height	2067 kg (4,558 lb.)	1932 kg (4,260 lb.)	2028 kg (4,472 lb.)	1896 kg (4,180 lb.)
B Maximum Reach	3183 kg (7,017 lb.)	3001 kg (6,617 lb.)	3163 kg (6,974 lb.)	2982 kg (6,575 lb.)
C At Ground Line	4020 kg (8,863 lb.)	3768 kg (8,306 lb.)	3997 kg (8,812 lb.)	3781 kg (8,335 lb.)
D Below Ground Line	198 mm (7.8 in.)	198 mm (7.8 in.)	216 mm (8.5 in.)	216 mm (8.5 in.)

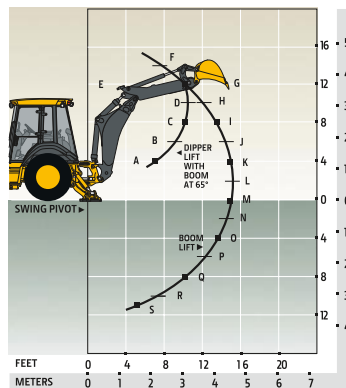


Lift Capacities [see charts on page 10]

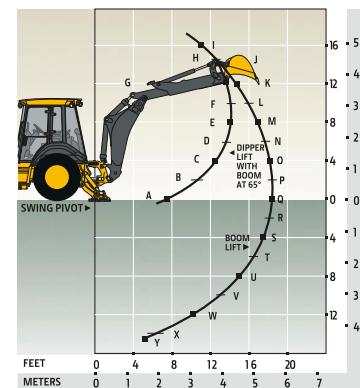
320 P-TIER



With Standard Dipperstick



With Extendable Dipperstick, Retracted



With Extendable Dipperstick, Extended

320 P-TIER

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Lift Capacities (continued) [see line art on page 9]

320 P-TIER

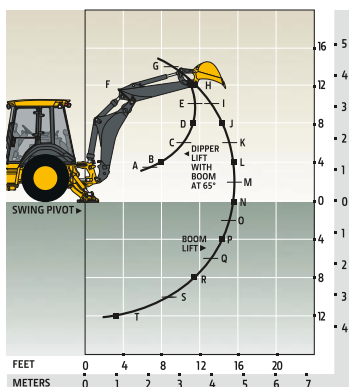
Lift capacities are over-end values in kg (lb.). Figures listed are 100% of the maximum lift force available.

With Standard Dipperstick		With 1.06-m (3 ft. 6 in.) Extendable Dipperstick, Retracted		With 1.06-m (3 ft. 6 in.) Extendable Dipperstick, Extended	
Standard Lift	Lift Mode	Standard Lift	Lift Mode	Standard Lift	Lift Mode
A	4782 kg (10,543 lb.)	4858 kg (10,710 lb.)	4604 kg (10,151 lb.)	4604 kg (10,151 lb.)	3554 kg (7,834 lb.)
B	3673 kg (8,097 lb.)	3673 kg (8,097 lb.)	3251 kg (7,166 lb.)	3251 kg (7,166 lb.)	2480 kg (5,468 lb.)
C	3236 kg (7,135 lb.)	3236 kg (7,135 lb.)	2913 kg (6,423 lb.)	2913 kg (6,423 lb.)	2156 kg (4,753 lb.)
D	3168 kg (6,985 lb.)	3168 kg (6,985 lb.)	2859 kg (6,302 lb.)	2859 kg (6,302 lb.)	2012 kg (4,436 lb.)
E	3038 kg (6,698 lb.)	3364 kg (7,415 lb.)	2619 kg (5,775 lb.)	2912 kg (6,420 lb.)	1918 kg (4,228 lb.)
F	1839 kg (4,054 lb.)	2051 kg (4,522 lb.)	1488 kg (3,281 lb.)	1678 kg (3,699 lb.)	1830 kg (4,034 lb.)
G	1936 kg (4,269 lb.)	2165 kg (4,773 lb.)	1635 kg (3,604 lb.)	1846 kg (4,070 lb.)	1715 kg (3,782 lb.)
H	1918 kg (4,228 lb.)	2147 kg (4,734 lb.)	1652 kg (3,643 lb.)	1869 kg (4,120 lb.)	1525 kg (3,362 lb.)
I	1873 kg (4,128 lb.)	2099 kg (4,628 lb.)	1633 kg (3,599 lb.)	1850 kg (4,078 lb.)	1059 kg (2,334 lb.)
J	1820 kg (4,013 lb.)	2043 kg (4,504 lb.)	1599 kg (3,526 lb.)	1815 kg (4,001 lb.)	1187 kg (2,616 lb.)
K	1768 kg (3,897 lb.)	1986 kg (4,379 lb.)	1562 kg (3,443 lb.)	1775 kg (3,913 lb.)	1236 kg (2,726 lb.)
L	1717 kg (3,786 lb.)	1932 kg (4,259 lb.)	1524 kg (3,360 lb.)	1735 kg (3,825 lb.)	1253 kg (2,763 lb.)
M	1671 kg (3,685 lb.)	1882 kg (4,150 lb.)	1489 kg (3,283 lb.)	1698 kg (3,743 lb.)	1254 kg (2,765 lb.)
N	1630 kg (3,594 lb.)	1838 kg (4,053 lb.)	1458 kg (3,214 lb.)	1665 kg (3,671 lb.)	1247 kg (2,749 lb.)
O	1596 kg (3,518 lb.)	1802 kg (3,972 lb.)	1443 kg (3,160 lb.)	1640 kg (3,615 lb.)	1236 kg (2,724 lb.)
P	1571 kg (3,463 lb.)	1776 kg (3,916 lb.)	1419 kg (3,128 lb.)	1626 kg (3,585 lb.)	1223 kg (2,696 lb.)
Q	1563 kg (3,447 lb.)	1771 kg (3,904 lb.)	1424 kg (3,140 lb.)	1635 kg (3,605 lb.)	1210 kg (2,667 lb.)
R	1609 kg (3,547 lb.)	1827 kg (4,027 lb.)	1486 kg (3,276 lb.)	1710 kg (3,769 lb.)	1198 kg (2,642 lb.)
S	1735 kg (3,824 lb.)	1975 kg (4,353 lb.)	1604 kg (3,537 lb.)	1849 kg (4,076 lb.)	1190 kg (2,622 lb.)
T	—	—	—	—	1186 kg (2,614 lb.)
U	—	—	—	—	1190 kg (2,623 lb.)
V	—	—	—	—	1208 kg (2,664 lb.)
W	—	—	—	—	1261 kg (2,780 lb.)
X	—	—	—	—	1446 kg (3,188 lb.)
Y	—	—	—	—	1986 kg (4,377 lb.)

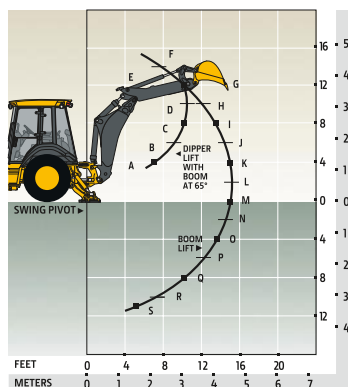
Lift capacities are over end with stabilizers down and tires tangent to ground.

Lift Capacities (continued) [see line art and charts below]

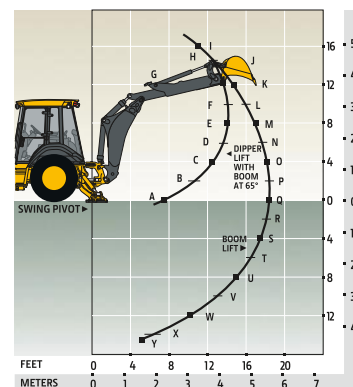
320 P-TIER HEAVY-LIFT (HL) OPTION



With Standard Dipperstick



With Extendable Dipperstick, Retracted



With Extendable Dipperstick, Extended

Lift capacities are over-end values in kg (lb.). Figures listed are 100% of the maximum lift force available.

With Standard Dipperstick		With 1.06-m (3 ft. 6 in.) Extendable Dipperstick, Retracted		With 1.06-m (3 ft. 6 in.) Extendable Dipperstick, Extended	
Standard Lift	Lift Mode	Standard Lift	Lift Mode	Standard Lift	Lift Mode
A	5625 kg (12,402 lb.)	5625 kg (12,402 lb.)	5350 kg (11,795 lb.)	5350 kg (11,795 lb.)	4082 kg (8,999 lb.)
B	4697 kg (10,356 lb.)	4697 kg (10,356 lb.)	3613 kg (7,966 lb.)	3613 kg (7,966 lb.)	2709 kg (5,972 lb.)
C	3547 kg (7,819 lb.)	3547 kg (7,819 lb.)	3204 kg (7,064 lb.)	3204 kg (7,064 lb.)	2366 kg (5,216 lb.)
D	3220 kg (7,098 lb.)	3220 kg (7,098 lb.)	3122 kg (6,883 lb.)	3122 kg (6,883 lb.)	2231 kg (4,918 lb.)
E	3164 kg (6,976 lb.)	3164 kg (6,976 lb.)	3117 kg (6,871 lb.)	3282 kg (7,235 lb.)	2153 kg (4,747 lb.)
F	3095 kg (6,823 lb.)	3327 kg (7,336 lb.)	1317 kg (2,903 lb.)	1496 kg (3,297 lb.)	2088 kg (4,604 lb.)
G	1472 kg (3,244 lb.)	1645 kg (3,627 lb.)	1649 kg (3,636 lb.)	1871 kg (4,125 lb.)	2004 kg (4,418 lb.)
H	1801 kg (3,971 lb.)	2016 kg (4,445 lb.)	1744 kg (3,845 lb.)	1980 kg (4,365 lb.)	1851 kg (4,080 lb.)
I	1907 kg (4,204 lb.)	2136 kg (4,710 lb.)	1767 kg (3,896 lb.)	2008 kg (4,428 lb.)	904 kg (1,992 lb.)
J	1940 kg (4,278 lb.)	2176 kg (4,798 lb.)	1761 kg (3,883 lb.)	2004 kg (4,418 lb.)	1152 kg (2,540 lb.)
K	1944 kg (4,285 lb.)	2182 kg (4,810 lb.)	1743 kg (3,843 lb.)	1986 kg (4,378 lb.)	1267 kg (2,793 lb.)
L	1933 kg (4,262 lb.)	2172 kg (4,789 lb.)	1720 kg (3,792 lb.)	1962 kg (4,326 lb.)	1326 kg (2,923 lb.)
M	1897 kg (4,183 lb.)	2156 kg (4,754 lb.)	1698 kg (3,743 lb.)	1939 kg (4,275 lb.)	1356 kg (2,989 lb.)
N	1902 kg (4,192 lb.)	2140 kg (4,719 lb.)	1679 kg (3,702 lb.)	1921 kg (4,235 lb.)	1370 kg (3,021 lb.)
O	1889 kg (4,166 lb.)	2129 kg (4,693 lb.)	1669 kg (3,680 lb.)	1912 kg (4,215 lb.)	1376 kg (3,033 lb.)
P	1886 kg (4,157 lb.)	2126 kg (4,688 lb.)	1674 kg (3,691 lb.)	1920 kg (4,234 lb.)	1377 kg (3,035 lb.)
Q	1897 kg (4,183 lb.)	2142 kg (4,722 lb.)	1711 kg (3,773 lb.)	1965 kg (4,333 lb.)	1376 kg (3,034 lb.)
R	1941 kg (4,279 lb.)	2194 kg (4,836 lb.)	2057 kg (4,535 lb.)	2119 kg (4,671 lb.)	1376 kg (3,034 lb.)
S	2077 kg (4,578 lb.)	2350 kg (5,181 lb.)	2057 kg (4,535 lb.)	2365 kg (5,213 lb.)	1380 kg (3,042 lb.)
T	3270 kg (7,210 lb.)	3709 kg (8,176 lb.)	—	—	1390 kg (3,065 lb.)
U	—	—	—	—	1412 kg (3,113 lb.)
V	—	—	—	—	1457 kg (3,212 lb.)
W	—	—	—	—	1556 kg (3,430 lb.)
X	—	—	—	—	1873 kg (4,130 lb.)
Y	—	—	—	—	2846 kg (6,274 lb.)

Lift capacities are over end with stabilizers down and tires tangent to ground.

Additional equipment

Key: ● Standard ▲ Optional or special

See your John Deere dealer for further information.

320 P Engine

- Coolant recovery tank with low-level indicator
- Foldout, hinged cooling system
- Serpentine belt with automatic belt tensioner
- Electronically controlled, variable-rate suction-type cooling fan
- Self-cleaning exhaust aftertreatment system
- ▲ Chrome exhaust extension
- Grid heat
- ▲ 1,000-watt electric engine coolant heater
- Electronic fuel lift pump

Powertrain

- PowerShift™ transmission: Torque converter with twist-grip TCL and neutral safety switch interlock (1st through 5th gears)
- 5th-gear overdrive
- AutoShift transmission
- Transmission oil cooler
- ▲ Transmission remote oil-sampling port
- Differential lock, electric foot actuated, protection on/off (software enabled)
- Auto shutdown
- Planetary final drives
- Power-assisted hydraulic service brakes (conform to ISO 3450): Inboard, wet multi-disc, self-adjusting and self-equalizing
- Parking/emergency brake with electric switch control (conforms to ISO 3450): Spring applied, hydraulically released wet multi-disc / Independent of service brakes
- Hydrostatic power steering with emergency manual mode
- ▲ Non-powered front axle
- Mechanical-front-wheel drive (MFWD) with traction-control limited-slip differential: Electric on/off control / Sealed axle
- Automatic MFWD braking
- ▲ MFWD driveshaft guard

Backhoe

- Lift mode
- Precision mode
- Standard dipperstick digging depth
- 4.35 m (14 ft. 3 in.) [4.59 m (15 ft. 1 in.) for Heavy-Lift (HL) configuration]
- Extendable dipperstick extension
- ▲ 1.06 m (3 ft. 6 in.)
- ▲ Heavy-duty (HD) backhoe bucket cylinder (standard for HL configuration)
- ISO (Deere) 2-lever mechanical backhoe controls (not available for HL configuration)
- ▲ 2-lever pilot controls with pattern-selection feature (standard for HL configuration)
- Backhoe transport lock lever
- Swing lock pin stored in operator's station
- Stabilizers with 2-direction anti-drift valves
- ▲ Extended (long) stabilizers with reversible pads (standard for HL configuration)
- ▲ Severe-duty backhoe bucket with lift loops
- ▲ Backhoe couplers for John Deere, Case, and Cat buckets

320 P Backhoe (continued)

- ▲ Auxiliary backhoe valve with 1-way flow for hammers and compactors with plumbing
- ▲ Auxiliary backhoe valve with 1- and 2-way flow for swingers, thumbs, augers, etc. with plumbing
- ▲ Hydraulic thumb
- ▲ Rear hydraulic coupler
- ▲ Spring-type coupler

Loader[†]

- Loader bucket anti-spill (rollback)
- Return-to-dig feature
- Single-lever control with electric clutch disconnect
- Bucket-level indicator
- Loader boom service lock
- Loader valve with integrated anti-drift checks for hydraulic cylinders controlling loader boom up and bucket dump
- ▲ Auxiliary loader hydraulics with single control lever with EH auxiliary control (MFWD and clutch disconnect)

- ▲ Hydraulic coupler for buckets, forks, etc.

- ▲ Auto ride control

Hydraulic System

- 163-L/m (43 gpm) axial-piston pump, pressure-compensated load-sensing (PCLS) system
- Auto-idle
- Economy mode
- Dedicated hydraulic reservoir

Electrical System

- 12-volt system
- 145-amp alternator
- Single battery with 175-min. reserve capacity and 950 CCA
- ▲ Dual batteries with 350-min. reserve capacity and 1,900 CCA
- ▲ Remote jump posts and battery disconnect

Lights

- Halogen lights (10), 32,500 candlepower each (4 front driving/working, 4 rear working, and 2 side docking)
- Turn signal/flashing (2 front and 2 rear)
- Rear stop and tail (2)
- ▲ LED light package
- ▲ Boom-light field kit (2 LED floods)

Operator's Station

- Modular-design ROPS/FOPS (Level 2) canopy with molded roof (meets ISO 3449 and ISO 3471/SAE J1040): Isolation mounted
- Molded floor mats (with pilot controls only)
- 12-volt outlet
- Lockable right-side storage
- ▲ Lockable left-hand storage with cup holders
- ▲ Interior front-view mirror
- ▲ Outside rearview mirrors
- Rotary-dial hand throttle
- Suspended foot throttle
- Mechanical-suspension seat, cloth cover
- ▲ Air-suspension heated seat (with cab only)
- ▲ Air-suspension vinyl seat

320 P Operator's Station (continued)

- Tilt steering, infinitely adjustable (with cab only)
- ▲ Tilt steering, infinitely adjustable (with canopy and quarter cab)
- Keyless start
- Machine security (enabled through monitor)
- Digital display of engine hours, engine rpm, and system voltage
- Sealed-switch module (SSM)
- Multi-function lever: Turn signals / Windshield wipers / Some light functionality
- Monitor system with audible and visual warnings: Engine air restriction / Low alternator voltage / Engine oil pressure / Hydraulic filter restriction / Parking brake on/off / Aftertreatment temperature / Transmission fluid temperature / Fuel / Hour meter / Machine diagnostic information via 4-push-button/LCD operator interface
- **Canopy:** Mechanical-suspension deluxe vinyl swivel seat with lumbar adjustment and armrests (fully adjustable)
- ▲ **Quarter Cab:** Mechanical-suspension deluxe vinyl swivel seat with lumbar adjustment and armrests (fully adjustable), front windshield, and windshield wiper (1 front)
- ▲ **Cab With Dual Doors and A/C:** Mechanical-suspension deluxe fabric swivel seat with lumbar adjustment / Headliner, dome light, left and right cab doors, tinted safety glass, windshield wipers (1 rear and 1 front), front windshield washer, fresh-air intake, and heater/defroster/pressurizer (11.7-kW [40,000 Btu/h] heater) / A/C (7.6-kW [26,000 Btu/h] output and CFC-free R134a refrigerant)
- ▲ AM/FM/weather-band (WB) radio (with cab only)
- ▲ Premium radio package (with cab only; includes additional 12-volt and USB outlets)

Overall Vehicle

- 1-piece unitized construction mainframe
- Vehicle tie-downs (2 front and 2 rear)
- Remote grease bank for front axle
- Front bumper cover
- ▲ HD front bumper
- ▲ Front counterweight – 204 kg (450 lb.), 340 kg (750 lb.), 454 kg (1,000 lb.), or 567 kg (1,250 lb.)
- ▲ Rubber grille bumpers
- Fuel tank, 128.7 L (34 gal.), ground-level fueling
- 2-position easy-tilt hood
- Extended grille frame
- Toolbox with padlock hasp
- Vandal protection for locking monitor, engine hood, toolbox, hydraulic reservoir, and fuel tank
- Reverse warning alarm
- Dent-resistant full-coverage rear fenders
- ▲ Backhoe boom-protection plate
- JDLink™ wireless communication system (available in specific countries; see your dealer for details)
- ▲ HD front grille screen
- ▲ HD stabilizer pads

[†]See dealer for range of HD, multipurpose, and coupler buckets and forks.

While general information, pictures, and descriptions are provided, some illustrations and text may include product options and accessories NOT AVAILABLE in all regions, and in some countries products and accessories may require modifications or additions to ensure compliance with the local regulations of those countries.

Net engine power is with standard equipment including air cleaner, exhaust system, alternator, and cooling fan at test conditions specified per ISO 9249.

Specifications and design are subject to change without notice. Wherever applicable, specifications are in accordance with ISO standards. Except where otherwise noted, these specifications are based on a 320 P-Tier unit with 19.5L-24-in. 12PR (R4) tubeless rear and 12.5-80/18 10PR (R4) front tires, and 1.00-m³ (1.31 cu. yd.) loader bucket; and a 320 P-Tier Heavy-Lift configuration with lift mode, 19.5L-24-in. 12 PR (R4) tubeless rear and 12.5/80-18 12PR (R4) front tires, and 1.00-m³ (1.31 cu. yd.) loader bucket.



JOHN DEERE



May 27, 2025

RE: Fiber Hut CIP Purchase

Mayor:

The Fiber Optics Department intends to proceed with the purchase of new equipment for a new Fiber Hut being provided by CBH Homes as part of the Blue Yonder development. The FY25 CIP approved funding of \$28,100 for a new fiber hut. The itemized purchase is listed below and will total \$27,613.12.

Equipment from Entrypoint:

- Top of Rack: \$5106.56
- Management Switch: \$1620.56
- Console Server: \$4250
- 40 VBG's: \$9600 (\$240 each)

Other Equipment for new fiber hut (Ordered from FiberStore)

- 4x Access Switches: \$7036 (\$1759 each, 2 would be for a new hut, 2 would be to add to any existing hut when needed)

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

Sincerely,

Chris Curtis
Director of Public Works
City of Mountain Home, Idaho

Approved

Rich Sykes
Mayor



Memo: City Councilmembers

To: City Council

From: Paula Szafranski

Date: 05/23/2025

Subject: Clarification on Payment Approval Report – LED Light Purchase

This memo is to provide clarification regarding a line item reflected in the Payment Approval Report under *Repairs and Maintenance-Bldg & Grounds 01-415-40-00*—a purchase from Christmas Designers.

While the vendor's name may suggest a seasonal purpose, this purchase was not for Christmas decorations. Christmas Designers is the designated supplier of LED Twinkly lights used throughout in the trees at El Rancho Park. The recent acquisition was specifically for the replacement of LED lights on the trees in El Rancho Park. These lights are a permanent feature of the park and are regularly monitored and maintained by City Hall staff.

Please feel free to reach out if further information is needed.

Best regards,

Paula Szafranski


City Treasurer