

- 1) Items removed from the Consent Agenda
- 2) Action Item: Discussion/Decision regarding the intergovernmental agreement between the City and Elmore County for development impact fees.
- 3) Action Item: Discussion/Decision to provide staff with direction regarding FY27 Civic group budget presentations.
- 4) Non-Action Item: Presentation regarding engineering.(Harjo)

FINAL COMMENTS

ADJOURN

STAFF MEMO

- 1) Elmore County Domestic Violence Council - Spring update
- 2) Airport Advisory Committee — Frequency decision



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

Live Stream Viewing:

Tuesday, April 21st, 2026, at 5:30 PM

ESTABLISH A QUORUM

Commission Member William Roeder noted a quorum present and called April 21, 2026, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, Erika Pedroza, and Rob McCormick.

Commission Members Kristopher Wallaert and Cristina Drake were not in attendance.

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

MINUTES

*Action Item – March 17, 2026, Regular Meeting Minutes

Commission Member Rob McCormick made a motion to approve March 17th, 2026. Commission Erika Pedroza seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

CONFLICT OF INTEREST DECLARATION

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

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

PUBLIC HEARING AND ACTION

*None

NEW BUSINESS

*None

OLD BUSINESS

***Action Item – Findings of Fact - Conditional Use Permit – High School Expansion - Mountain Home School District**

A request for a Conditional Use Permit for the expansion of the Mountain Home High School specifically to the Mountain Home High School Administrative offices. The applicant is requesting a deviation from city code from fifteen feet (15') to no less than nine feet (9') setback from the E. 4th

South front property boundary line. This property is located at 300 S. 11th East Street, Mountain Home Idaho. (RPA013700C001B)
(PZ-26-1)

Commission Member Rob McCormick made a motion to approve Findings of Fact for PZ-26-1. Commission Erika Pedroza seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

***Action Item – Findings of Fact - Conditional Use Permit – Drive-thru window - Kasey Thomason**

A request for a Conditional Use Permit by Kasey Thomason, on behalf of and authorized by David Borgholthaus, has applied for a Conditional Use Permit for a Drive-up Window, located on Airbase Road. Briesta Coffee Company, address 945 Airbase Road is relocating from the existing parcel addressed as 925 Airbase Road to the parcel addressed as 977 Airbase Road. (RPA3S06E350622)
PZ-26-3)

Commission Member Erika Pedroza made a motion to approve Findings of Fact CUP for Kasey Thomason PZ-26-3. Commission Rob McCormick seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

- *Monthly Building Permit Report – March 2026
- *Monthly Code Enforcement Report – March 2026
- *Monthly GIS Report – March 2026

ITEMS REQUESTED BY COMMISSIONERS/STAFF

- *Discussion – Update the Future Land Use Map

ADJOURN

Vice Chairperson William Roeder adjourned the meeting at 5:33 p.m.


Chair

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MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON MAY 12th, 2026, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

CALL MEETING TO ORDER/ESTABLISH A QUORUM

RECOGNIZING PERSONS IN THE AUDIENCE

CONFLICT OF INTEREST DECLARATION

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

CONSENT AGENDA

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

ALL CONSENT AGENDA ITEMS LISTED BELOW ARE ACTION ITEMS.

- 1) Approval acceptance of minutes: Regular City Council Minutes — April 28, 2026
- 2) Bills from 4/29/2026 to 5/12/2026 in the amount of \$329,849.47
(Pulled from Consent Agenda and moved to New Business)
- 3) Approve payroll for the period of 03/22/2026 to 04/21/2026 in the amount of \$809,755.20
- 4) Approve the drafted extension of the Franchise Agreement with the City of Mountain Home and Intermountain Gas Company.
- 5) Approve and set a Public Hearing for June 9, 2026, regarding Miscellaneous Golf Fee
(Pulled from Consent Agenda and moved to New Business)
- 6) Approve the task order 035 agreement for Well 18 with Keller Associates, Inc., and authorize the Mayor to sign.
(Pulled from Consent Agenda and moved to New Business)
- 7) Approve the task order 036 agreement for Western Trunkline Study with Keller Associates, Inc., and authorize the Mayor to sign.
(Pulled from Consent Agenda and moved to New Business)
- 8) Approve Finding of Facts for a conditional use permit to operate a drive-up window located at 945 Airbase Road with conditions.
- 9) Approve Finding of Facts for a conditional use permit to expand the Mountain Home High School administrative office located at 300 S. 11th East Street with conditions.
- 10) Approve the Construction Agreement and FAA Grant Application for the upcoming FAA Airport Pavement Maintenance Project and authorize the Mayor and City Clerk to sign all related documents.
- 11) Approve the agreement with Angelo Benedetti, LLC for the removal, recycling, and resurfacing of North 10th East Street and authorize the Mayor to sign.
(Pulled from Consent Agenda and moved to New Business)
- 12) Approve the consulting agreement with TischleBiseGalena, Inc., regarding City of Mountain Home Impact Fees and authorize the Mayor to sign.
(Pulled from Consent Agenda and moved to New Business)
- 13) Approve agreement with Forte to process CivicPlus payments for building services and authorize the Mayor to sign.
- 14) Approve the airport hangar land lease with Kookaburra Kiwi LLC (Scott Riley), and authorize the Mayor to sign.
- 15) Pass Resolution 17-2026R and authorize the Mayor and Clerk to sign.
- 16) Approve staff to set a public hearing date to consider adopting a resolution or ordinance authorizing the filing of a Petition for Judicial Confirmation under the Idaho Judicial Confirmation Law to confirm the power of the City to construct and finance an open access fiber optic network #2.
(Pulled from Consent Agenda and moved to New Business)

OLD BUSINESS

- 1) **Action Item:** Deliberation/Decision regarding the letter of engagement with Sorren CPAs for FY26 auditing services, and authorize the Mayor and City Clerk to sign the required documents.
- 2) **Action Item:** Deliberation/Decision regarding task order amendment with Keller Associates, Inc., and authorize the Mayor to sign.

NEW BUSINESS

- 1) Items removed from the Consent Agenda
- 2) **Action Item:** Discussion/Decision regarding the recommendation from the Golf Advisory Committee recommending the position of Golf Professional be established and hired as a City employee.
- 3) **Action Item:** Discussion/Decision regarding the recommendation from the Golf Advisory Committee recommending that the City owns and operates the Golf Course Pro Shops under the guidance and expertise of the Golf Pro/Director of Golf.
- 4) **Action Item:** Discussion/Decision regarding the recommendation from the Golf Advisory Committee recommending the adoption of the ForeUp Golf Management Software system for Golf Course operations.
- 5) **Action Item:** Discussion/Decision regarding the ForeUp Golf Management Software system agreement and execution of documents.
- 6) **Action Item:** Discussion/Decision regarding the termination of the existing Golf Management System software Zin.

EXECUTIVE SESSION

FINAL COMMENTS

ADJOURN

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MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON MAY 12th, 2026 AT 5:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at the Mountain Home City Hall Chambers, 160 South 3rd East, Mountain Home, Idaho, on May 12, 2026. A quorum was established with Councilmember Harjo, Councilmember Wirkkala, Councilmember McCarthy, Councilmember Sanders, and Mayor Sykes being present.

Mayor Sykes requested an amendment to the agenda to add Executive Session 74-206(1)(b).

Councilmember Wirkkala made a motion to create an action item under new business to appoint two appointees to P&Z due to Item Number 12 on the Consent agenda.

There was discussion regarding the appointment of two applicants to serve alongside the Planning and Zoning Commission on the impact fee committee.

Councilmember Wirkkala stated the appointments should have already been brought forward for Council approval.

Mayor Sykes explained he was waiting for recommendations from the Planning and Zoning Commission, and expressed frustration with being asked to make appointments immediately without first discussing the applicants with others involved in the process.

Paul Fitzer, City Attorney, clarified that the Mayor appoints members, and the Council confirms those appointments.

Councilmember McCarthy seconded the motion.

Councilmember McCarthy asked for clarification on where the executive session would be added.

Mayor Sykes said after the meeting.

Tiffany Belt, City Clerk, asked for clarification that Councilmember McCarthy was seconding the motion made by Councilmember Wirkkala, as well as the request for Executive session.

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

RECOGNIZING PERSONS IN THE AUDIENCE

James Newton spoke about fiber and his support of LID #2 and asked the Council if they did not plan to move forward with City fiber, what their alternative plan was.

Rachel Summers, Mountain Home Irrigation District Secretary, extended an invitation to the Mayor and Council to visit the tunnels and see the irrigation system.

Dara Corvus expressed concerns about the impacts of rising agricultural costs, community growth, pedestrian safety, ADA accessibility, and the need for improved sidewalks, signage, and public infrastructure.

Rod Dudley questioned why a nonprofit organization was denied use of the Railroad Park LED sign after previously being allowed access. He requested clearer policies outlining what qualifies as a nonprofit community event and who may use the publicly owned sign.

CONFLICT OF INTEREST DECLARATION

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

Councilmember Sanders said he had contact with Terri Manduca, Nicolas Gajan, John Cristobal, and Paris Dickerson, as well as several City staff, but none were a conflict of interest.

Councilmember Harjo stated he received an email from Nicolas Gajan.

Councilmember McCarthy also received an email from Nicolas Gajan.

Councilmember Wirkkala said she spoke with Becky Garvey, Nicolas Gajan, John Cristobal, and Paris Dickerson from Idaho Power.

CONSENT AGENDA

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Councilmember Sanders requested that Items 2, 5, 11, and 16 be pulled for discussion.

Councilmember Wirkkala requested that Items 6 and 12 be pulled.

Councilmember McCarthy requested that Item 7 be pulled.

Councilmember Harjo made a motion to pass the Consent agenda as printed, pulling Items 2, 5, 6, 7, 11, 12, and 16. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember Harjo, aye; Councilmember Wirkkala, aye; Councilmember McCarthy, aye; Councilmember Sanders, aye. The motion passed unanimously.

OLD BUSINESS

1) Action Item: Deliberation/Decision regarding the letter of engagement with Sorren CPAs for FY26 auditing services, and authorize the Mayor and City Clerk to sign the required documents.

Councilmember McCarthy made a motion to approve the letter of engagement with Sorren CPAs for FY26 auditing services, and authorize the Mayor and City Clerk to sign the required documents. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember McCarthy, aye; Councilmember Wirkkala, aye; Councilmember Harjo, aye; Councilmember Sanders, aye. The motion passed unanimously.

2) Action Item: Deliberation/Decision regarding task order amendment with Keller Associates, Inc., and authorize the Mayor to sign.

Councilmember Harjo said he believed this was originally tabled until the Public Works Director and engineers could answer some questions.

Councilmember McCarthy requested clarification on the scope and cost of consultant services related to water, wastewater, and development services.

Chris Curtis, Public Works Director, invited James Bledsoe and Jordan Crane with Keller Associates to join the discussion. He continued to explain that the purpose of the task orders was based primarily on ongoing growth throughout the City.

James Bledsoe explained that the consultant services were primarily on-call support for recurring permits, reports, and development-related needs. He stated costs varied depending on workload and noted the services helped protect the City's interests by preventing costly infrastructure mistakes.

Chris Curtis explained that consultant invoices were broken down by project and that some costs were recovered through development review fees. He stated staff was working to better track expenses and evaluate whether fee increases may be needed to offset costs associated with new development reviews.

Jordan Crane stated the consultant services budget had not been increased in approximately two years and that some responsibilities were now being handled in-house.

James Bledsoe added that consultant costs could decrease over time as the City expands staff capacity, though some engineering services would still be required.

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Councilmember McCarthy questioned how consultant and development-related costs aligned with the City's slower-than-expected growth rate. He asked whether ongoing development review expenses reflected projects occurring behind the scenes, noting he had not seen many recent development items coming before Planning and Zoning.

Chris Curtis explained that many consultant review costs were tied to ongoing phased developments, which had already been approved, including projects such as Blue Yonder, Fall Creek, and Thunderbolt Landing. He noted each phase required additional review, and development activity continued behind the scenes as projects progressed.

Councilmember Harjo thanked the consultants for their work and emphasized that development reviews involved significant engineering analysis tied to infrastructure planning and phased subdivision requirements. He stated the work helped protect the City's long-term infrastructure interests and required professional expertise.

Councilmember Harjo made a motion to approve the task order amendment with Keller Associates, Inc., and authorize the Mayor to sign. Councilmember Sanders seconded the motion. The vote goes as follows: Councilmember Wirkkala; nay, Councilmember Sanders; nay, Councilmember Harjo; aye, Councilmember McCarthy; nay. The motion failed by majority vote.

NEW BUSINESS

1) Items removed from the Consent Agenda

2) Bills from 4/29/2026 to 5/12/2026 in the amount of \$329,849.47

Councilmember Sanders raised concerns about golf merchandise purchases being charged to a line item without a dedicated expenditure budget. He proposed reallocating funds from several existing golf-related budget lines to cover the expense and recommended transferring future related revenue into contingency to avoid similar issues.

Councilmember Wirkkala opposed using taxpayer funds to cover the golf merchandise expense and provided background on a related Idaho Power co-op budget line. She explained that the City includes anticipated grant and co-op amounts in the budget even if funds are not guaranteed, and stated she had concerns about how the Idaho Power contribution was represented and whether conditions were attached to it.

Councilmember Sanders disagreed with including unconfirmed grant funding in the budget, stating Idaho law allows the budget to be reopened if grants are later received. He stated the golf merchandise bill had already been paid and the remaining issue was determining how to properly allocate the expense.

Councilmember Wirkkala clarified that the golf merchandise bill had not been paid because it was removed from the consent agenda, stating the Council was not obligated to approve the payment.

Councilmember Sanders stated he believed the golf merchandise purchase was inappropriate and outside established Council policies and budget authority. He recommended returning the items, if possible, until the matter could be properly addressed through the appropriate process.

Councilmember McCarthy agreed with Councilmember Sanders in this was an inappropriate purchase and with Councilmember Wirkkala that he did not agree with the taxpayer money being used on the golf pro shop.

Mayor Sykes stated he had consulted with legal counsel before approving the golf merchandise purchase and believed it complied with purchasing policy. He explained the intent was to support youth golf programming and provide equipment for use at the golf course while the Council determined the long-term direction for golf operations.

Councilmember Sanders stated he supported the golf course but believed the purchase was made before the Council had finalized direction. He said the process and budget authority should have been followed first.

Councilmember Sanders asked that golf staff return the merchandise and provide the information to Council to address appropriate action, and have budget line 45-156-10-52 shifted to contingency.

Councilmember McCarthy made a motion to approve the bills from 4/29/2026 to 5/12/2026 pulling the \$4900.06. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed unanimously.

5) Approve and set a Public Hearing for June 9, 2026, regarding Miscellaneous Golf Fee

Councilmember Sanders made a motion to indefinitely table the approval and setting of a Public Hearing. Councilmember McCarthy seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed unanimously.

6) Approve the task order 035 agreement for Well 18 with Keller Associates, Inc., and authorize the Mayor to sign.

Councilmember Wirkkala asked James Bledsoe and Jordan Crane to come back up to discuss a proposed task order related to the City's water system capacity.

Councilmember Harjo stated that multiple infrastructure issues were affecting the City at the same time and noted prior studies had identified the need for action on both water and wastewater systems. He then asked whether the City currently held sufficient water rights to support a future well and whether there were any time requirements associated with putting those water rights into use.

There was discussion about the City's water capacity planning after Well #17 came online. Councilmember McCarthy questioned why the City was nearing planning thresholds again, and James Bledsoe explained that while the new well increased capacity, additional infrastructure planning was still needed for future growth.

There was discussion regarding future water supply planning and potential locations for Well #18.

Councilmember Harjo referenced the City's declining balance report and discussed planning thresholds, forecasting future demand, Council Minutes – May 12, 2026

and the importance of beginning infrastructure planning before capacity limits are reached.

James Bledsoe explained that planning typically begins when systems reach 85% capacity.

Chris Curtis confirmed the City had identified alternate well locations if needed.

Councilmember Harjo made a motion to approve the task order 035 agreement for Well 18 with Keller Associates, Inc., and authorize the Mayor to sign. There being no second the motion dies.

Councilmember Harjo emphasized the importance of investing in public infrastructure before capacity issues become critical. He asked fellow Councilmembers to explain any concerns with moving forward on the proposed task order.

Councilmember Wirkkala questioned whether the City should continue using the same engineering firm for all water and wastewater projects and suggested looking at other options to ensure the best value for taxpayers.

There was discussion regarding the City's water capacity planning and the use of engineering consultants.

Councilmember McCarthy questioned why the City was only now moving forward with additional planning if the issue had been developing over time and expressed support for considering competitive qualifications and project completion timelines.

James Bledsoe explained that reaching 85% capacity was a planning threshold rather than an emergency and discussed how engineering selection and fee negotiations are handled under Idaho law.

There was discussion regarding how to proceed with the item after no second was made to the motion and Mayor Sykes clarified the item would simply be dropped before moving on to the next agenda item.

7) Approve the task order 036 agreement for Western Trunkline Study with Keller Associates, Inc., and authorize the Mayor to sign.

Councilmember Harjo made a motion to approve the task order 036 agreement for Western Trunkline Study with Keller Associates, Inc., and authorize the Mayor to sign. Councilmember Wirkkala seconded the motion while asking for further discussion.

There was discussion regarding future wastewater infrastructure planning and projected growth on the west side of the City. It was explained that updated development projections could affect the size and alignment of future trunk lines and emphasized the importance of long-term planning to avoid costly infrastructure issues later.

Councilmember Wirkkala clarified that the discussion involved future projections rather than an immediate infrastructure problem.

There was discussion regarding long-term wastewater trunk line planning and potential routing through private property.

Councilmember McCarthy questioned whether future infrastructure plans depended on landowner approval.

James Bledsoe explained that the proposed route followed the most practical topography to avoid additional lift stations while still allowing for alternate options if needed.

Mayor Sykes reminded the Council there had been a motion and a second and called for the question. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; nay, Councilmember Wirkkala; nay, Councilmember Harjo; aye. The vote being a tie, Mayor Sykes votes aye. The motion passes by majority vote.

11) Approve the agreement with Angelo Benedetti, LLC for the removal, recycling, and resurfacing of North 10th East Street and authorize the Mayor to sign.

There was discussion between Councilmember Sanders and Chris Curtis regarding a proposed street resurfacing project and its placement within the City's Capital Improvement Plan.

Chris Curtis stated the project had been identified in the CIP for several years and described it as a practical project to complete with available funding. He clarified the item was a contract for resurfacing services rather than the purchase of materials or equipment.

Councilmember Sanders, Councilmember Wirkkala, and Councilmember McCarthy all expressed their concerns regarding the proposal and their desires to see the project go out for local bidding.

Councilmember Sanders made a motion to deny the request and instead go out for bidding as per the City's purchasing policy. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Sanders; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed unanimously.

12) Approve the consulting agreement with TischleBiseGalena, Inc., regarding City of Mountain Home Impact Fees and authorize the Mayor to sign.

Councilmember Wirkkala stated she pulled the item from the consent agenda because she wanted the Council to first appoint two members to the Planning and Zoning/Impact Fee Committee before approving the consulting agreement. She questioned whether the Council was moving forward before the committee had been established.

Councilmember McCarthy stated he wanted the Council to follow through with appointing two additional members to the committee before moving forward with the consulting agreement.

There was a discussion between Mayor Sykes and Councilmember Wirkkala regarding the timing of the consulting agreement and the appointment of two additional members to the P&Z DIFAC committee.

Councilmember Sanders said he would offer a compromise of passing the item but not move forward with any work until the members are appointed.

There was discussion regarding the appointment of additional members to the Planning and Zoning/Impact Fee Committee.

Tiffany Belt suggested appointing one applicant that evening based on prior legal recommendations and stated that could satisfy part of the Council's earlier direction.

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Councilmember Harjo stated he understood the desire to appoint members that evening, but noted the item was not publicly noticed on the agenda. He expressed concern about making appointments without first contacting applicants and stated he believed the matter should follow the normal public process.

Tiffany Belt stated on the staff level, the agreement could wait until the May 26 meeting agenda if needed.

Mayor Sykes tabled the agreement until the next meeting.

16) Approve staff to set a public hearing date to consider adopting a resolution or ordinance authorizing the filing of a Petition for Judicial Confirmation under the Idaho Judicial Confirmation Law to confirm the power of the City to construct and finance an open access fiber optic network #2.

Councilmember Sanders thanked Chris Curtis for providing clarification regarding budget questions and noted concerns about future bandwidth costs tied to expanding fiber service subscriptions. He stated that as the number of subscribers grows, the City may face increasing bandwidth expenses that will require ongoing budget monitoring.

Mayor Sykes stated the City was continuing to evaluate bandwidth usage and future costs associated with the fiber network. He noted staff were reviewing whether certain users or multi-unit properties were consuming disproportionate bandwidth and how that could affect future budgeting and service planning.

Councilmember Wirkkala discussed concerns about how fiber network funds were being separated and tracked between new development fiber, City-owned fiber, and Fiber LID #1. She questioned how Fiber LID #1 could remain self-supporting if the account was overdrawn and asked how expenses were being allocated between the different fiber categories.

Paula Szafranski, City Treasurer, explained that Fiber LID #1 was tracked separately within its own budget line on the Treasurer's Report and stated that LID payments were being used to repay Columbia Bank. She clarified that the LID was paying for itself and was not being funded through the general fiber account.

Tiffany Belt clarified that Fiber LID #1 was a completed local improvement district construction project with its own separate funding account. She explained that the construction costs were approved upfront and paid back by the property owners through assessments, while ongoing fiber service and bandwidth costs are covered separately through utility billing for operations and maintenance.

Councilmember Wirkkala stated she supported residents having the choice to use fiber service if it could pay for itself, but expressed concerns about how costs and equipment were being shared between the City's utility system and the public fiber network. She also reiterated concerns about the government operating services that compete with the private sector.

Councilmember Sanders stated his earlier comments were intended to highlight the need for careful budgeting as fiber bandwidth costs continue to change.

Councilmember McCarthy asked for clarification the item at hand was to just set a public hearing, not the actual confirmation.

Tiffany Belt explained that the City would need to schedule a public hearing and adopt a resolution or ordinance before seeking judicial confirmation for an opt-in fiber network expansion.

Councilmember Harjo made a motion to approve staff to set a public hearing date to consider adopting a resolution or ordinance authorizing the filing of a Petition for Judicial Confirmation under the Idaho Judicial Confirmation Law to confirm the power of the City to construct and finance an open access fiber optic network #2. Councilmember Sanders second the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed unanimously.

End of Items removed from the Consent Agenda

2) Action Item: Discussion/Decision to add two appointees to Planning & Zoning.

Councilmember Wirkkala referenced the earlier discussion with Mayor Sykes regarding contacting the five applicants for the two P&Z/DIFCA seats to ask whether they were willing to serve on both the Impact Fee Committee and Planning and Zoning Commission. She stated she would be open to holding a special meeting or waiting until the next regular meeting to complete the appointments.

Councilmember Sanders stated if there was to be a Special Meeting called on Friday, he would have to join via calling in.

Councilmember Wirkkala made a motion for the Mayor to contact the five individuals tomorrow that applied for the impact fee committee to ask to see if they want to also be part of the PNZ Commission, then put the two recommendations on the next City Council meeting. Councilmember Sanders seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed unanimously.

1.0) Action Item: Discussion/Decision regarding the recommendation from the Golf Advisory Committee recommending that the position of Golf Professional be established and hired as a City employee.

Councilmember Sanders made a motion to indefinitely table the recommendation from the Golf Advisory Committee. Councilmember McCarthy seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember

Wirkkala; aye, Councilmember Harjo; aye. The motion passed unanimously.

2) Action Item: Discussion/Decision regarding the recommendation from the Golf Advisory Committee recommending that the City owns and operates the Golf Course Pro Shops under the guidance and expertise of the Golf Pro/Director of Golf.

Councilmember Sanders made a motion to indefinitely table the recommendation from the Golf Advisory Committee. Councilmember McCarthy seconded the motion. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Harjo; aye, Councilmember Sanders; aye, Councilmember Wirkkala; aye. The motion passed unanimously.

3) Action Item: Discussion/Decision regarding the recommendation from the Golf Advisory Committee recommending the adoption of the ForeUp Golf Management Software system for Golf Course operations.

There was a lengthy discussion regarding different golf software systems that had been looked into versus the current system that was outdated as well as additional systems for golf course technology for GPS and messaging systems for the golf carts. There was also discussion on how the ForeUp system functions and costs associated compared to current costs.

Councilmember Sanders made a motion to approve the recommendation from the Golf Advisory Committee recommending the adoption of the ForeUp Golf Management Software system for Golf Course operations.

There was a discussion regarding how to proceed with the recommendation for the ForeUp golf management system.

Councilmember Wirkkala stated she wanted additional time to review the financial information before deciding.

Councilmember Sanders clarified that his motion was intended to acknowledge receipt of the recommendation and allow the Council more time to study it without taking final action.

Councilmember Harjo asked for clarification on whether that approach meant the recommendation was effectively being tabled for further review.

Councilmember Sanders clarified that his motion would have the same effect as tabling the item for further review and delaying final action until the Council had more time to evaluate the information.

Mayor Sykes reminded the Council there had been a motion and asked if there was a second.

Councilmember McCarthy stated he understood Councilmember Sanders' intent but felt formally tabling the item until the next meeting would provide clearer direction for further consideration.

Paul Fitzer stated that the Council members were effectively proposing the same outcome and noted that everyone agreed on delaying action for further review.

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

4) Action Item: Discussion/Decision regarding the ForeUp Golf Management Software system agreement and execution of documents.

Councilmember Sanders stated he supported moving forward with the new golf management software after reviewing the proposal and comparing it to the current system. He said he believed the change would improve golf course operations both immediately and long term.

Councilmember Harjo asked whether ForeUp would replace both the current Zen software and GolfNow.

Chris Eastman, Seasonal Golf Professional, explained that ForeUp would replace Zen while continuing to integrate with GolfNow for online tee-time bookings, and stated that ForeUp offered additional scheduling and tee sheet management capabilities that were not available in the current system.

There was discussion regarding the capabilities of the ForeUp golf management system and its relationship with GolfNow.

Tiffany Belt explained that the City uses GolfNow primarily for advertising and attracting golfers from outside the local area. She stated that staff's main concern was replacing the outdated Zen system, and that if the Council wished to discontinue GolfNow, staff could bring that option forward for consideration at a future meeting.

Councilmember Sanders made a motion to approve the ForeUp Golf Management Software system agreement and execution of documents. Councilmember Harjo seconded the motion.

Councilmember Wirkkala said she needed more time to review the information and research that had been discussed, noting that some supporting materials were not included in her packet.

Councilmember Harjo stated that his concerns came from researching ForeUp's available features and integrations. He noted that

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ForeUp is a comprehensive software suite and questioned whether the City should continue using other systems that provide similar services.

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

5) Action Item: Discussion/Decision regarding the termination of the existing Golf Management Software system Zin.

Councilmember Harjo made a motion to approve the termination of the existing Golf Management Software system Zin. Councilmember Sanders seconded the motion.

Tiffany Belt asked the record reflect that there was a typo, it should be sZen.

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

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-206(1)(b)- To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

Councilmember Harjo made a motion to enter into Executive Session Pursuant to Idaho Code Section 74-206(1)(b). Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember Wirkkala; aye, Councilmember Harjo; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed unanimously.

The Council went into Executive Session at 7:18 P.M.

The Council came out of Executive Session at 8:11 P.M.

FINAL COMMENTS

There were no final comments.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:11 p.m. by orders from Mayor Sykes.

Rich Sykes , Mayor

ATTEST: _____
Tiffany Belt, City Clerk

Report Criteria:

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

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
ADMINISTRATION							
01-415-34-00 Telephone/Internet							
12751	Azuga Inc	INV00297869	monthly statement - unused	04/01/2026	177.75	177.75	05/14/2026
12751	Azuga Inc	INV00297869	monthly statement - city hall	04/01/2026	11.85	11.85	05/14/2026
12751	Azuga Inc	INV00304448	monthly statement - city hall	05/01/2026	11.85	11.85	05/14/2026
12751	Azuga Inc	INV00304448	monthly statement - unused	05/01/2026	177.75	177.75	05/14/2026
Total 01-415-34-00 Telephone/Internet:					379.20	379.20	
01-415-35-00 Utilities-City Hall							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (City Hall)	05/14/2026	91.51	.00	
Total 01-415-35-00 Utilities-City Hall:					91.51	.00	
01-415-35-10 Utilities-Museum							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Museum)	05/14/2026	49.39	.00	
Total 01-415-35-10 Utilities-Museum:					49.39	.00	
01-415-35-20 Utilities-Training Center							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Training)	05/14/2026	44.35	.00	
Total 01-415-35-20 Utilities-Training Center:					44.35	.00	
01-415-40-00 Repair&Maint-Bldgs & Grnds							
11399	Amazon Capital Services	APR-2026	monthly statement - city hall	05/01/2026	178.82	178.82	05/14/2026
Total 01-415-40-00 Repair&Maint-Bldgs & Grnds:					178.82	178.82	
01-415-40-18 Repairs&Maint-Visitor Center							
10104	A Steady Flow Plumbing	23191	replace vacuum breaker	05/08/2026	163.90	.00	
Total 01-415-40-18 Repairs&Maint-Visitor Center:					163.90	.00	
01-415-43-00 Computer Software/Support							
11399	Amazon Capital Services	APR-2026	monthly statement - city hall	05/01/2026	12.49	12.49	05/14/2026
1610	Wells Fargo Remittance Center	MAY-2026B	monthly Statement (City Hall)	05/20/2026	15.99	.00	
Total 01-415-43-00 Computer Software/Support:					28.48	12.49	
01-415-52-00 Supplies							
11399	Amazon Capital Services	APR-2026	monthly statement - city hall	05/01/2026	289.11	289.11	05/14/2026
5200	Staples Advantage	6061665178	paper, paper towels	04/23/2026	117.23	.00	
10843	Strive Workplace Solutions	WO-221962-1	paper	05/18/2026	384.93	.00	
1610	Wells Fargo Remittance Center	MAY-2026B	monthly Statement (City Hall)	05/20/2026	102.64	.00	
Total 01-415-52-00 Supplies:					893.91	289.11	
01-415-55-00 Printing/Publications							
179	Billing Document Specialists	105801	city hall insert	04/30/2026	1,365.00	.00	
Total 01-415-55-00 Printing/Publications:					1,365.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-415-55-25 Website Maintenance							
12420	CivicPlus	372200	web accessibility checks, heatma	05/08/2026	5,585.11	.00	
Total 01-415-55-25 Website Maintenance:					5,585.11	.00	
01-415-56-00 Meetings Schools & Dues							
1610	Wells Fargo Remittance Center	MAY-2026B	monthly Statement (City Hall)	05/20/2026	1,022.72	.00	
Total 01-415-56-00 Meetings Schools & Dues:					1,022.72	.00	
01-415-61-05 Special Event(AFAD, Retr. etc)							
11399	Amazon Capital Services	APR-2026	monthly statement - city hall	05/01/2026	150.09	150.09	05/14/2026
12808	Artopia	MAY-2026	face painting for Thunderbirds	05/18/2026	100.00	.00	
1610	Wells Fargo Remittance Center	MAY-2026B	monthly Statement (City Hall)	05/20/2026	205.73	.00	
Total 01-415-61-05 Special Event(AFAD, Retr. etc):					455.82	150.09	
01-415-84-00 Fingerprint Processing							
789	Idaho State Police	MAY-2026	FBI fingerprint processing	05/07/2026	111.00	.00	
Total 01-415-84-00 Fingerprint Processing:					111.00	.00	
01-415-85-00 Miscellaneous							
940	Les Schwab Tire Center	10201051128	repair tire	05/13/2026	149.99	149.99	05/14/2026
Total 01-415-85-00 Miscellaneous:					149.99	149.99	
01-415-86-50 Railroad Park Co-Op URA							
10525	Guho Corp	250101054-02	railroad park project	05/15/2026	707,454.66	.00	
Total 01-415-86-50 Railroad Park Co-Op URA:					707,454.66	.00	
01-415-86-55 Railroad Park Funding-Co-Op							
8755	Idaho Materials & Construction	6846403	washed concrete sand	05/04/2026	291.13	.00	
8755	Idaho Materials & Construction	6846417	commerical road base	05/04/2026	315.65	.00	
8755	Idaho Materials & Construction	6849399	commerical road base	05/07/2026	1,052.16	.00	
8755	Idaho Materials & Construction	6850180	washed concrete sand, commerci	05/08/2026	547.53	.00	
8755	Idaho Materials & Construction	6852226	commerical road base	05/13/2026	210.43	.00	
12030	Mountainland Supply Company	S107847829.0	valve boxes, latch solenoids	05/12/2026	373.48	.00	
1430	Standard Plumbing Supply Co	ALL805	sewer 90	05/08/2026	9.57	.00	
Total 01-415-86-55 Railroad Park Funding-Co-Op:					2,799.95	.00	
01-415-90-50 Visitor Center Support							
442	Desert Mountain Visitors Center	100	Support for operations and staffin	02/27/2026	7,000.00	.00	
Total 01-415-90-50 Visitor Center Support:					7,000.00	.00	
Total ADMINISTRATION					727,773.81	1,159.70	
DEVELOPMENT SERVICES							
01-416-34-00 Telephone/Internet							
12751	Azuga Inc	INV00297869	monthly statement - dev services	04/01/2026	23.70	23.70	05/14/2026
12751	Azuga Inc	INV00304448	monthly statement - dev services	05/01/2026	23.70	23.70	05/14/2026
Total 01-416-34-00 Telephone/Internet:					47.40	47.40	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-416-43-00 Computer Maint/Software							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Dev Serv)	05/20/2026	468.00	.00	
Total 01-416-43-00 Computer Maint/Software:					468.00	.00	
01-416-52-00 Supplies							
11399	Amazon Capital Services	APR-2026	monthly statement - dev serv	05/01/2026	799.35	799.35	05/14/2026
1430	Standard Plumbing Supply Co	ALKY77	marking paint, hammer, marking p	05/08/2026	81.01	.00	
Total 01-416-52-00 Supplies:					880.36	799.35	
01-416-53-00 Uniforms/Safety Clothing Items							
11399	Amazon Capital Services	APR-2026	monthly statement - dev serv	05/01/2026	229.46	229.46	05/14/2026
Total 01-416-53-00 Uniforms/Safety Clothing Items:					229.46	229.46	
01-416-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Dev Serv)	05/20/2026	1,225.82	.00	
Total 01-416-56-00 Meetings, Schools & Dues:					1,225.82	.00	
01-416-62-00 Planning & Zoning Expenses							
11663	Drake, Cristina	MAY-2026	planning & zoning meeting	05/19/2026	60.00	.00	
12178	McCormick, Robert	MAY-2026	Planning & Zoning meeting	05/19/2026	60.00	.00	
12655	Pedroza, Erika	MAY-2026	planning & zoning meeting	05/19/2026	60.00	.00	
11086	Roeder, William	MAY-2026	planning & zoning meeting	05/19/2026	60.00	.00	
8778	Wallaert, Kristopher	MAY-2026	planning & zoning meeting	05/19/2026	60.00	.00	
Total 01-416-62-00 Planning & Zoning Expenses:					300.00	.00	
Total DEVELOPMENT SERVICES:					3,151.04	1,076.21	
POLICE							
01-421-31-00 Postage							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Police)	05/20/2026	52.25	.00	
Total 01-421-31-00 Postage:					52.25	.00	
01-421-34-00 Telephone/Internet							
12751	Azuga Inc	INV00297869	monthly statement - police	04/01/2026	82.95	82.95	05/14/2026
12751	Azuga Inc	INV00304448	monthly statement - police	05/01/2026	82.95	82.95	05/14/2026
Total 01-421-34-00 Telephone/Internet:					165.90	165.90	
01-421-35-00 Utilities							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Police Dept)	05/14/2026	72.29	.00	
Total 01-421-35-00 Utilities:					72.29	.00	
01-421-36-20 Software Licensing							
4789	LeadsOnline	425671	total track investigation system	05/15/2026	2,773.00	.00	
Total 01-421-36-20 Software Licensing:					2,773.00	.00	
01-421-37-00 Repairs & Maint - Auto							
1036	Mountain Home Auto Parts	APR-2026	Monthly Statement Police	05/01/2026	220.77	.00	
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Police)	05/20/2026	186.16	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-421-37-00 Repairs & Maint - Auto:					406.93	.00	
01-421-40-00 Repairs & Maint - Building							
11399	Amazon Capital Services	APR-2026	monthly statement - police	05/01/2026	76.91	76.91	05/14/2026
987	Master Electric Inc	17515	replace flag lights, parts, labor	05/04/2026	446.52	.00	
987	Master Electric Inc	17531	change light on flag pole, material	05/14/2026	242.26	.00	
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Police)	05/20/2026	449.30	.00	
Total 01-421-40-00 Repairs & Maint - Building					1,214.99	76.91	
01-421-40-30 Janitorial Service							
12699	Barse, Solveig	51426200	cleaning @ police dept	05/14/2026	1,400.00	.00	
Total 01-421-40-30 Janitorial Service:					1,400.00	.00	
01-421-52-00 Supplies							
11399	Amazon Capital Services	APR-2026	monthly statement - police	05/01/2026	600.58	600.58	05/14/2026
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Police)	05/20/2026	492.87	.00	
Total 01-421-52-00 Supplies:					1,093.45	600.58	
01-421-53-00 Uniforms and accessories							
5371	Galls, LLC	034927142	street shield	05/01/2026	151.08	.00	
961	LN Curtis & Sons	INV1068247	pants	05/12/2026	223.20	.00	
961	LN Curtis & Sons	INV1068281	hidden snap belt keepers	05/12/2026	33.95	.00	
961	LN Curtis & Sons	INV1069388	duty radio tacos	05/14/2026	187.61	.00	
961	LN Curtis & Sons	INV1070304	tourniquet taco pouches, pistol tac	05/18/2026	527.45	.00	
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Police)	05/20/2026	26.95	.00	
Total 01-421-53-00 Uniforms and accessories:					1,150.24	.00	
01-421-55-00 Printing & Publications							
1052	Mountain Home Printing	4109	warning labels	05/07/2026	205.87	.00	
Total 01-421-55-00 Printing & Publications:					205.87	.00	
01-421-56-00 Meetings, Schools,Dues & Equip							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Police)	05/20/2026	1,339.40	.00	
Total 01-421-56-00 Meetings, Schools,Dues & Equip:					1,339.40	.00	
01-421-61-00 Com Policing/SRO Programs							
1051	Mountain Home Police Assoc	5726200	challenge coins, anniversary coins	05/07/2026	83.00	.00	
Total 01-421-61-00 Com Policing/SRO Programs:					83.00	.00	
01-421-90-10 Patrol Expense							
3825	The Radar Shop, Inc	16835	recertified radars	05/09/2026	1,331.00	.00	
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Police)	05/20/2026	201.95	.00	
Total 01-421-90-10 Patrol Expense:					1,532.95	.00	
Total POLICE:					11,490.27	843.39	
ANIMAL CONTROL							
01-422-34-00 Telephone/Internet							
12751	Azuga Inc	INV00297869	monthly statement - animal shelte	04/01/2026	35.55	35.55	05/14/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
12751	Azuga Inc	INV00304448	monthly statement - animal shelte	05/01/2026	35.55	35.55	05/14/2026
Total 01-422-34-00 Telephone/Internet:					71.10	71.10	
01-422-35-00 Utilities							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Animal Shelte	05/14/2026	56.08	.00	
Total 01-422-35-00 Utilities:					56.08	.00	
01-422-52-00 Supplies							
11399	Amazon Capital Services	APR-2026	monthly statement - animal shelte	05/01/2026	419.08	419.08	05/14/2026
Total 01-422-52-00 Supplies:					419.08	419.08	
01-422-67-00 Animal Supplies							
11399	Amazon Capital Services	APR-2026	monthly statement - animal shelte	05/01/2026	46.97	46.97	05/14/2026
Total 01-422-67-00 Animal Supplies:					46.97	46.97	
Total ANIMAL CONTROL:					593.23	537.15	
FIRE DEPARTMENT							
01-423-35-00 Utilities							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Fire Dept)	05/14/2026	105.47	.00	
Total 01-423-35-00 Utilities:					105.47	.00	
01-423-36-00 Repairs & Maint - Equipment							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Fire)	05/20/2026	580.15	.00	
Total 01-423-36-00 Repairs & Maint - Equipment:					580.15	.00	
01-423-40-00 Repairs & Maint - Building							
203	Xerox Business Solutions	IN5376251	monthly contract base rate	05/13/2026	52.62	.00	
Total 01-423-40-00 Repairs & Maint - Building:					52.62	.00	
01-423-41-00 Professional Fees							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Fire)	05/20/2026	575.00	.00	
Total 01-423-41-00 Professional Fees:					575.00	.00	
01-423-99-00 Capital Outlay - Over \$5000							
720	Hughes Fire Equipment Inc	279318-A	refurbishment of pierce pumper	05/13/2026	125,000.00	.00	
Total 01-423-99-00 Capital Outlay - Over \$5000:					125,000.00	.00	
Total FIRE DEPARTMENT:					126,313.24	.00	
PARKS DEPARTMENT							
01-438-32-00 Drug Testing							
1018	Minert & Associates Inc	349894	NDOT drug test pre-employment	05/06/2026	106.00	.00	
10016	St Luke's Health System	2655893	collection fee - juarez	05/10/2026	15.00	.00	
Total 01-438-32-00 Drug Testing:					121.00	.00	
01-438-34-00 Telephone/Internet							
12751	Azuga Inc	INV00297869	monthly statement - parks	04/01/2026	35.55	35.55	05/14/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
12751	Azuga Inc	INV00304448	monthly statement - parks	05/01/2026	35.55	35.55	05/14/2026
Total 01-438-34-00 Telephone/Internet:					71.10	71.10	
01-438-35-00 Utilities							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Parks)	05/14/2026	109.93	.00	
Total 01-438-35-00 Utilities:					109.93	.00	
01-438-36-00 Repairs & Maint - Equipment							
6	A to Z Lumber Co	126304	deck knob	04/21/2026	20.06	.00	
6	A to Z Lumber Co	126335	repair edger, parts	04/29/2026	106.94	.00	
11399	Amazon Capital Services	APR-2026	monthly statement - park	05/01/2026	399.99	399.99	05/14/2026
411	D & B Supply	APR-2026	Monthly Statement-Parks	05/01/2026	26.97	26.97	05/14/2026
11463	En Route Tire Service	10482	disposal fee, atv tires	03/30/2026	108.24	.00	
Total 01-438-36-00 Repairs & Maint - Equipment:					662.20	426.96	
01-438-37-00 Repairs & Maint - Trucks							
1036	Mountain Home Auto Parts	APR-2026	Monthly Statement Parks	05/01/2026	37.99	.00	
Total 01-438-37-00 Repairs & Maint - Trucks:					37.99	.00	
01-438-38-00 Portable Service Contract							
8029	United Site Services	114-14229611	portable restroom service - legac	05/06/2026	28.57	.00	
8029	United Site Services	114-14229711	portable restroom service - railroa	05/06/2026	370.00	.00	
8029	United Site Services	114-14230732	portable restroom service - optimi	05/08/2026	115.00	.00	
8029	United Site Services	114-14232165	portable restroom service - carl m	05/12/2026	135.00	.00	
8029	United Site Services	114-14232679	portable restroom service - dog p	05/13/2026	115.00	.00	
8029	United Site Services	114-14232680	portable restroom service - dog p	05/13/2026	115.00	.00	
8029	United Site Services	114-14232681	portable restroom service - ne cin	05/13/2026	115.00	.00	
8029	United Site Services	114-14232683	portable restroom service - frontie	05/13/2026	115.00	.00	
8029	United Site Services	114-14232684	portable restroom service - railroa	05/13/2026	185.00	.00	
8029	United Site Services	114-14233563	portable restroom service - richard	05/15/2026	115.00	.00	
Total 01-438-38-00 Portable Service Contract:					1,408.57	.00	
01-438-40-00 Repairs & Maint - Bldgs & Grnd							
1010	Mid American Research Chemical	0877624-IN	wipe out, wasp/hornet spray, insect	05/01/2026	639.08	.00	
1430	Standard Plumbing Supply Co	AMBV54	nipple	05/13/2026	3.54	.00	
1430	Standard Plumbing Supply Co	AMBW21	coupling, clamps	05/13/2026	9.97	.00	
1430	Standard Plumbing Supply Co	AMPJ51	manifolds, adapters, elbows, bush	05/18/2026	90.02	.00	
1430	Standard Plumbing Supply Co	AMPM87	pvc pipe	05/18/2026	7.49	.00	
1430	Standard Plumbing Supply Co	AMQQ81	bushings	05/18/2026	9.87	.00	
1653	Yard Creations	5708542	hanging baskets, root stimulator	05/11/2026	230.00	.00	
Total 01-438-40-00 Repairs & Maint - Bldgs & Grnd:					989.97	.00	
01-438-40-10 Repairs & Maint - Playgrounds							
11399	Amazon Capital Services	APR-2026	monthly statement - park	05/01/2026	360.03	360.03	05/14/2026
Total 01-438-40-10 Repairs & Maint - Playgrounds:					360.03	360.03	
01-438-43-00 Computer Maint/Software							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Parks)	05/20/2026	330.00	.00	
Total 01-438-43-00 Computer Maint/Software:					330.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-438-53-00 Uniform/Safety Clothing Items							
411	D & B Supply	APR-2026	Monthly Statement-Parks	05/01/2026	195.94	195.94	05/14/2026
Total 01-438-53-00 Uniform/Safety Clothing Items:					195.94	195.94	
01-438-70-00 Weed Killer & Fertilizer							
411	D & B Supply	APR-2026	Monthly Statement-Parks	05/01/2026	709.88	709.88	05/14/2026
1010	Mid American Research Chemical	0877624-IN	strip-it	05/01/2026	234.00	.00	
Total 01-438-70-00 Weed Killer & Fertilizer:					943.88	709.88	
01-438-72-00 Tools & Supplies							
11399	Amazon Capital Services	APR-2026	monthly statement - park	05/01/2026	224.99	224.99	05/14/2026
411	D & B Supply	APR-2026	Monthly Statement-Parks	05/01/2026	159.99	159.99	05/14/2026
Total 01-438-72-00 Tools & Supplies:					384.98	384.98	
01-438-85-00 Miscellaneous							
4100	Laser Artistry & Design	3778-11	engraved granite plaque	05/19/2026	75.00	.00	
Total 01-438-85-00 Miscellaneous:					75.00	.00	
01-438-99-00 Capital Outlay - Over \$5000							
11276	TKM Architecture	26 011-001	review/coordination of code requir	05/20/2026	5,000.00	.00	
Total 01-438-99-00 Capital Outlay - Over \$5000:					5,000.00	.00	
Total PARKS DEPARTMENT:					10,690.59	2,148.89	
Total GENERAL FUND:					880,012.18	5,765.34	
STREET DEPARTMENT							
STREET DEPARTMENT							
02-431-23-20 Street Patching							
8282	Suncore Construction & Materials,	004CINV00009	aspalt	05/11/2026	781.83	.00	
8282	Suncore Construction & Materials,	004CINV00009	aspalt	05/13/2026	765.45	.00	
Total 02-431-23-20 Street Patching:					1,547.28	.00	
02-431-24-10 Right of Way Improv-Sidewalks							
1659	Ytuarte Concrete	2024	repair 2 panels	05/19/2026	700.00	.00	
1659	Ytuarte Concrete	2025	install flashing crosswalk bases	05/19/2026	2,400.00	.00	
Total 02-431-24-10 Right of Way Improv-Sidewalks:					3,100.00	.00	
02-431-24-20 ADA Sidewalk Ramps							
1659	Ytuarte Concrete	2027	ada ramps @ E 17th N & E 19th	05/20/2026	19,400.00	.00	
Total 02-431-24-20 ADA Sidewalk Ramps:					19,400.00	.00	
02-431-32-00 Immunizations/Testing							
1018	Minert & Associates Inc	349894	DOT drug test, random	05/06/2026	57.00	.00	
Total 02-431-32-00 Immunizations/Testing:					57.00	.00	
02-431-34-00 Telephone/Internet							
12751	Azuga Inc	INV00297869	monthly statement - streets	04/01/2026	94.80	94.80	05/14/2026
12751	Azuga Inc	INV00304448	monthly statement - streets	05/01/2026	94.80	94.80	05/14/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 02-431-34-00 Telephone/Internet:					189.60	189.60	
02-431-35-00 Utilities							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Streets)	05/14/2026	59.66	.00	
Total 02-431-35-00 Utilities:					59.66	.00	
02-431-36-00 Repairs & Maint - Equipment							
1007	Metroquip Inc	P38098	ldr hose	05/19/2026	898.76	.00	
Total 02-431-36-00 Repairs & Maint - Equipment:					898.76	.00	
02-431-36-05 Copier & Printer Lease							
10304	US Bank Equipment Finance	581992302	Contract Payment	05/12/2026	44.04	.00	
Total 02-431-36-05 Copier & Printer Lease:					44.04	.00	
02-431-37-00 Repairs & Maint - Trucks							
1036	Mountain Home Auto Parts	APR-2026	Monthly Statement Streets	05/01/2026	94.20	.00	
Total 02-431-37-00 Repairs & Maint - Trucks:					94.20	.00	
02-431-40-00 Repairs&Maint-Building/Grounds							
411	D & B Supply	APR-2026	Monthly Statement-Streets	05/01/2026	241.94	241.94	05/14/2026
Total 02-431-40-00 Repairs&Maint-Building/Grounds:					241.94	241.94	
02-431-56-00 Meetings, Schools & Dues							
943	LHTAC	T243026FC-3	flagger certification - corbus	04/30/2026	60.00	.00	
Total 02-431-56-00 Meetings, Schools & Dues:					60.00	.00	
02-431-72-00 Tools & Supplies							
6	A to Z Lumber Co	126345	marking wand	05/01/2026	42.99	.00	
6	A to Z Lumber Co	126385	broom, shovels, pump sprayer, ta	05/11/2026	236.41	.00	
411	D & B Supply	APR-2026	Monthly Statement-Streets	05/01/2026	57.46	57.46	05/14/2026
1036	Mountain Home Auto Parts	APR-2026	Monthly Statement Streets	05/01/2026	17.54	.00	
1430	Standard Plumbing Supply Co	ALVZ63	cover, extension pole	05/12/2026	27.37	.00	
Total 02-431-72-00 Tools & Supplies:					381.77	57.46	
Total STREET DEPARTMENT					26,074.25	489.00	
Total STREET DEPARTMENT					26,074.25	489.00	
CEMETERY FUND							
CEMETERY							
04-442-35-00 Utilities							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Cemetery)	05/14/2026	24.25	.00	
Total 04-442-35-00 Utilities:					24.25	.00	
04-442-36-00 Repairs & Maint - Equipment							
1036	Mountain Home Auto Parts	APR-2026	Monthly Statement Cemetery	05/01/2026	28.35	.00	
Total 04-442-36-00 Repairs & Maint - Equipment:					28.35	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
04-442-38-00 Portable Service Contract							
8029	United Site Services	114-14232682	portable restroom service - cemet	05/13/2026	135.00	.00	
Total 04-442-38-00 Portable Service Contract:					135.00	.00	
04-442-40-00 Repairs & Maint - Bldgs & Grnd							
644	Cox Signs	32355	aluminum signs	05/11/2026	360.00	.00	
1010	Mid American Research Chemical	0877624-IN	wipe out, wasp/hornet spray, insect	05/01/2026	639.08	.00	
12030	Mountainland Supply Company	S107851729.0	sprinklers, elbows	05/13/2026	2,891.09	.00	
Total 04-442-40-00 Repairs & Maint - Bldgs & Grnd:					3,890.17	.00	
04-442-70-00 Weed Killer & Fertilizer							
1010	Mid American Research Chemical	0877624-IN	strip-it	05/01/2026	234.00	.00	
Total 04-442-70-00 Weed Killer & Fertilizer:					234.00	.00	
04-442-99-10 Equip Inventory-\$500 to \$5000							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Cemetery)	05/20/2026	562.40	.00	
Total 04-442-99-10 Equip Inventory-\$500 to \$5000:					562.40	.00	
Total CEMETERY:					4,874.17	.00	
Total CEMETERY FUND:					4,874.17	.00	
RECREATION FUND							
05-350-10-10 Sponsorships							
12426	Swenson, Curtis	MAY-2026	refund: coach pitch baseball spon	05/13/2026	95.00	.00	
Total 05-350-10-10 Sponsorships:					95.00	.00	
Total :					95.00	.00	
RECREATION DEPARTMENT							
05-439-32-00 Drug Testing							
1018	Minert & Associates Inc	349894	NDOT drug test, random	05/06/2026	53.00	.00	
Total 05-439-32-00 Drug Testing:					53.00	.00	
05-439-34-00 Telephone/Internet							
12751	Azuga Inc	INV00297869	monthly statement - recreation	04/01/2026	23.70	23.70	05/14/2026
12751	Azuga Inc	INV00304448	monthly statement - recreation	05/01/2026	23.70	23.70	05/14/2026
Total 05-439-34-00 Telephone/Internet:					47.40	47.40	
05-439-35-00 Utilities							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Rec)	05/14/2026	2,534.54	.00	
Total 05-439-35-00 Utilities:					2,534.54	.00	
05-439-38-00 Individual Program Expenses							
11399	Amazon Capital Services	APR-2026	monthly statement - recreation	05/01/2026	299.95	299.95	05/14/2026
644	Cox Signs	32359	banner	05/14/2026	375.00	.00	
12807	Espinoza, Zaiden	MAY-2026	lifeguard	05/15/2026	333.75	.00	
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Rec)	05/20/2026	967.73	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 05-439-38-00 Individual Program Expenses:					1,976.43	299.95	
05-439-39-50 Discovery Pre-School							
12476	Gordillo, Kiersten	MAY-2026	discovery preschool	05/08/2026	1,985.10	.00	
3156	Pippin, Chris	MAY-2026	Discovery Preschool	05/08/2026	2,977.65	.00	
Total 05-439-39-50 Discovery Pre-School:					4,962.75	.00	
05-439-40-00 Repairs & Maint - Bldgs & Grnd							
3265	Cintas Corporation	8408295705	organize medicine cabinet, refill pr	04/30/2026	200.58	.00	
Total 05-439-40-00 Repairs & Maint - Bldgs & Grnd:					200.58	.00	
05-439-42-00 Good Council Hall-Utilities							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Rec-Good Co	05/14/2026	191.92	.00	
Total 05-439-42-00 Good Council Hall-Utilities:					191.92	.00	
05-439-52-00 Supplies							
411	D & B Supply	APR-2026	Monthly Statement-Rec	05/01/2026	8.99	8.99	05/14/2026
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Rec)	05/20/2026	147.41	.00	
Total 05-439-52-00 Supplies:					156.40	8.99	
05-439-65-00 Repairs & Maint - Swim Pool							
11399	Amazon Capital Services	APR-2026	monthly statement - recreation	05/01/2026	441.27	441.27	05/14/2026
411	D & B Supply	APR-2026	Monthly Statement-Rec	05/01/2026	73.23	73.23	05/14/2026
12074	Dennis Pings - Petty Cash Rec D	MAY-2026	petty cash	05/11/2026	100.00	.00	
1036	Mountain Home Auto Parts	APR-2026	Monthly Statement Rec	05/01/2026	11.73	.00	
1123	Norco Inc	0046620073	carbo-carbon dioxide, delivery	04/30/2026	482.10	.00	
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Rec)	05/20/2026	74.85	.00	
Total 05-439-65-00 Repairs & Maint - Swim Pool:					1,183.18	514.50	
05-439-68-00 Equipment Purchases - Misc							
11399	Amazon Capital Services	APR-2026	monthly statement - recreation	05/01/2026	131.44	131.44	05/14/2026
Total 05-439-68-00 Equipment Purchases - Misc:					131.44	131.44	
05-439-85-50 Grants-Local awards							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Rec)	05/20/2026	726.58	.00	
Total 05-439-85-50 Grants-Local awards:					726.58	.00	
05-439-99-00 Capital Outlay - Over \$5000							
12444	JP Construction of Idaho, LLC	10	install pool shades & umbrellas, la	05/15/2026	15,841.96	.00	
Total 05-439-99-00 Capital Outlay - Over \$5000:					15,841.96	.00	
Total RECREATION DEPARTMENT:					28,006.18	1,002.28	
Total RECREATION FUND:					28,101.18	1,002.28	
LIBRARY FUND							
LIBRARY							
06-461-35-00 Utilities							
779	Idaho Power Co	APR-2026 LIB	Utilities	04/05/2026	780.95	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 06-461-35-00 Utilities:					780.95	.00	
06-461-36-00 Repairs & Maint - Equipment							
11399	Amazon Capital Services	APR-2026	monthly statement - library	05/01/2026	589.96	589.96	05/14/2026
Total 06-461-36-00 Repairs & Maint - Equipment:					589.96	589.96	
06-461-40-00 Repairs & Maint - Bldgs & Grnd							
11399	Amazon Capital Services	APR-2026	monthly statement - library	05/01/2026	18.98	18.98	05/14/2026
3265	Cintas Corporation	APR-2026 LIB	first aid supplies	04/05/2026	196.70	.00	
1430	Standard Plumbing Supply Co	ALLH32	coupling, union, nuts, bolts	05/08/2026	15.38	.00	
1430	Standard Plumbing Supply Co	ALLK65	insert, full union	05/08/2026	10.42	.00	
1430	Standard Plumbing Supply Co	ALM214	hex plugs, teflon tape	05/08/2026	10.48	.00	
Total 06-461-40-00 Repairs & Maint - Bldgs & Grnd:					251.96	18.98	
06-461-40-10 Rep & Maint Bldg /Janitor							
11399	Amazon Capital Services	APR-2026	monthly statement - library	05/01/2026	100.64	100.64	05/14/2026
445	Diamond Laundry	APR-2026 LIB	mat & rag service	04/05/2026	192.50	.00	
Total 06-461-40-10 Rep & Maint Bldg /Janitor:					293.14	100.64	
06-461-43-00 Computer Maintenance/Software							
11399	Amazon Capital Services	APR-2026	monthly statement - library	05/01/2026	59.50	59.50	05/14/2026
Total 06-461-43-00 Computer Maintenance/Software:					59.50	59.50	
06-461-52-25 Passport Supplies/Expenses							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Library)	05/20/2026	76.56	.00	
Total 06-461-52-25 Passport Supplies/Expenses:					76.56	.00	
06-461-53-00 Uniforms/Safety Clothing Items							
11399	Amazon Capital Services	APR-2026	monthly statement - library	05/01/2026	224.85	224.85	05/14/2026
Total 06-461-53-00 Uniforms/Safety Clothing Items:					224.85	224.85	
06-461-76-00 Programming							
11399	Amazon Capital Services	APR-2026	monthly statement - library	05/01/2026	1,204.15	1,204.15	05/14/2026
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Library)	05/20/2026	825.75	.00	
Total 06-461-76-00 Programming:					2,029.90	1,204.15	
06-461-78-00 Books, Magazines, AV, Software							
11399	Amazon Capital Services	APR-2026	monthly statement - library	05/01/2026	292.89	292.89	05/14/2026
813	Ingram Library Sales	APR-2026 LIB	new releases and requests & bac	04/05/2026	16.87	.00	
Total 06-461-78-00 Books, Magazines, AV, Software:					309.76	292.89	
06-461-85-10 Coffee Bar Express							
11399	Amazon Capital Services	APR-2026	monthly statement - library	05/01/2026	73.41	73.41	05/14/2026
Total 06-461-85-10 Coffee Bar Express:					73.41	73.41	
06-461-96-00 Grants							
12813	Adler, David Dr.	APR-2026 LIB	speakers stipend	04/05/2026	625.00	.00	
11737	Children's Plus DBA Libraria	APR-2026 LIB	collection development	04/05/2026	1,934.72	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
813	Ingram Library Sales	APR-2026 LIB	collection development	04/05/2026	807.56	.00	
12815	Living Voices, Inc	APR-2026 LIB	A250 presentation	04/05/2026	1,618.12	.00	
12814	The Hybrid, LLC	APR-2026 LIB	catering for A250 event	04/05/2026	750.00	.00	
1538	Treasure Valley Coffee Co	APR-2026 LIB	supplies for A250 events	04/05/2026	347.14	.00	
Total 06-461-96-00 Grants:					6,082.54	.00	
06-461-99-00 Capital Outlay - Over \$5000							
11399	Amazon Capital Services	APR-2026	monthly statement - library	05/01/2026	18.38	18.38	05/14/2026
12792	Custom Epoxy Kings	APR-2026 LIB	CIP commons - floor remodel	04/05/2026	4,000.00	.00	
411	D & B Supply	APR-2026	Monthly Statement-Library	05/01/2026	10.28	10.28	05/14/2026
Total 06-461-99-00 Capital Outlay - Over \$5000:					4,028.66	28.66	
Total LIBRARY:					14,801.19	2,593.04	
Total LIBRARY FUND:					14,801.19	2,593.04	
AIRPORT FUND							
AIRPORT							
07-437-40-00 Repairs & Maint - Bldgs & Grnd							
6	A to Z Lumber Co	126414	anchors	05/18/2026	95.94	.00	
11399	Amazon Capital Services	APR-2026	monthly statement - airport	05/01/2026	89.97	89.97	05/14/2026
Total 07-437-40-00 Repairs & Maint - Bldgs & Grnd:					185.91	89.97	
07-437-52-00 Supplies							
10304	US Bank Equipment Finance	581992302	Contract Payment	05/12/2026	44.04	.00	
Total 07-437-52-00 Supplies:					44.04	.00	
Total AIRPORT:					229.95	89.97	
Total AIRPORT FUND:					229.95	89.97	
GOLF COURSE FUND							
GOLF COURSE							
24-439-32-00 Drug Testing							
1018	Minert & Associates Inc	349894	NDOT drug test, pre-employment	05/06/2026	159.00	.00	
10016	St Luke's Health System	2655893	collection fee - eastman	05/10/2026	15.00	.00	
Total 24-439-32-00 Drug Testing:					174.00	.00	
24-439-33-00 Gas & Oil							
892	Hiler Bros. Co	368969	bulk non-ethanol, off road red dies	05/07/2026	1,526.92	.00	
Total 24-439-33-00 Gas & Oil:					1,526.92	.00	
24-439-35-00 Utilities							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Golf Course)	05/14/2026	243.67	.00	
Total 24-439-35-00 Utilities:					243.67	.00	
24-439-36-00 Repairs & Maint - Equipment							
11399	Amazon Capital Services	APR-2026	monthly statement - golf	05/01/2026	189.99	189.99	05/14/2026
1287	R & R Products Inc	CD3149450	overhaul kit rollers, grinding wheel	05/08/2026	250.87	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 24-439-36-00 Repairs & Maint - Equipment:					440.86	189.99	
24-439-38-10 Repairs & Maint - Clubhouse							
3265	Cintas Corporation	5336670301	organize medicine cabinet, refill pr	05/18/2026	112.89	.00	
Total 24-439-38-10 Repairs & Maint - Clubhouse:					112.89	.00	
24-439-40-00 Repairs & Maint - Bldgs & Grnd							
411	D & B Supply	APR-2026	Monthly Statement-Golf Course	05/01/2026	71.31	71.31	05/14/2026
12806	Lothrop, Mark	MAY-2026	benches	05/12/2026	575.00	.00	
8275	Turf Solutions	6628	aerate greens, deep tine	05/10/2026	4,714.72	.00	
Total 24-439-40-00 Repairs & Maint - Bldgs & Grnd:					5,361.03	71.31	
24-439-40-20 Irrigation Maintenance							
1430	Standard Plumbing Supply Co	AMDT93	elbows, slip fipt	05/14/2026	25.88	.00	
Total 24-439-40-20 Irrigation Maintenance:					25.88	.00	
24-439-52-00 Office Supplies							
1430	Standard Plumbing Supply Co	ALLT88	wash brush, iron brush, stapler & t	05/08/2026	114.53	.00	
5200	Staples Advantage	6061665178	paper	04/23/2026	39.49	.00	
Total 24-439-52-00 Office Supplies:					154.02	.00	
24-439-72-00 Tools & Supplies							
411	D & B Supply	APR-2026	Monthly Statement-Golf Course	05/01/2026	134.99	134.99	05/14/2026
Total 24-439-72-00 Tools & Supplies:					134.99	134.99	
Total GOLF COURSE:					8,174.26	396.29	
Total GOLF COURSE FUND:					8,174.26	396.29	
WATER MAINTENANCE FUND							
WATER DEPARTMENT							
25-434-31-10 Billing-Postage & Meter Expens							
179	Billing Document Specialists	105801	Monthly Statement - water	04/30/2026	2,029.04	.00	
Total 25-434-31-10 Billing-Postage & Meter Expens:					2,029.04	.00	
25-434-34-00 Telephone/Internet							
12751	Azuga Inc	INV00297869	monthly statement - water	04/01/2026	94.80	94.80	05/14/2026
12751	Azuga Inc	INV00304448	monthly statement - water	05/01/2026	94.80	94.80	05/14/2026
Total 25-434-34-00 Telephone/Internet:					189.60	189.60	
25-434-35-00 Utilities							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Water)	05/14/2026	163.54	.00	
Total 25-434-35-00 Utilities:					163.54	.00	
25-434-36-00 Repairs & Maint - Equipment							
4184	Commercial Tire	35-97594	repair flat tires, o-ring	05/12/2026	160.75	.00	
Total 25-434-36-00 Repairs & Maint - Equipment:					160.75	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
25-434-40-00 Repairs & Maint-Bldgs & Grnd							
411	D & B Supply	APR-2026	Monthly Statement-Water	05/01/2026	17.92	17.92	05/14/2026
987	Master Electric Inc	17514	provide power to door, parts, labor	05/04/2026	265.29	.00	
987	Master Electric Inc	17527	replace emergency lights	05/14/2026	724.00	.00	
10373	Topline, LLC	4776	insulated door, labor	05/08/2026	1,075.00	.00	
Total 25-434-40-00 Repairs & Maint-Bldgs & Grnd:					2,082.21	17.92	
25-434-41-00 Professional Services							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Water)	05/20/2026	3,324.78	.00	
Total 25-434-41-00 Professional Services:					3,324.78	.00	
25-434-43-10 Computer Software							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Water)	05/20/2026	144.00	.00	
Total 25-434-43-10 Computer Software:					144.00	.00	
25-434-43-20 Computer Support							
11399	Amazon Capital Services	APR-2026	monthly statement - water	05/01/2026	457.04	457.04	05/14/2026
Total 25-434-43-20 Computer Support:					457.04	457.04	
25-434-43-40 GIS-CAD Software Modem							
2460	DLT Solutions Inc	5420656A	architecture engineering & constru	05/05/2026	870.37	.00	
Total 25-434-43-40 GIS-CAD Software Modem:					870.37	.00	
25-434-52-00 Supplies							
599	Gem State Paper & Supply Co	3120545	toilet paper	05/11/2026	15.28	.00	
Total 25-434-52-00 Supplies:					15.28	.00	
25-434-53-00 Uniform/Safety Clothing Items							
411	D & B Supply	APR-2026	Monthly Statement-Water	05/01/2026	740.36	740.36	05/14/2026
Total 25-434-53-00 Uniform/Safety Clothing Items:					740.36	740.36	
25-434-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Water)	05/20/2026	92.26	.00	
Total 25-434-56-00 Meetings, Schools & Dues:					92.26	.00	
25-434-72-00 Tools & Supplies							
411	D & B Supply	APR-2026	Monthly Statement-Water	05/01/2026	19.99	19.99	05/14/2026
1430	Standard Plumbing Supply Co	ALF653	relief connector, disc magnets	05/06/2026	19.87	.00	
1430	Standard Plumbing Supply Co	ALZ557	pressure guage	05/13/2026	13.99	.00	
Total 25-434-72-00 Tools & Supplies:					53.85	19.99	
25-434-72-10 Tools - Maint Department							
411	D & B Supply	APR-2026	Monthly Statement-Water	05/01/2026	24.18	24.18	05/14/2026
Total 25-434-72-10 Tools - Maint Department:					24.18	24.18	
25-434-75-00 Line Repair-Meters & Hardware							
9643	Core & Main	V000036505	procorders, gaskets	05/01/2026	13,569.60	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 25-434-75-00 Line Repair-Meters & Hardware:					13,569.60	.00	
25-434-75-25 Meter deposit refund							
12809	Global Construction, LLC	MAY-2026	refund: hydrant meter deposit	05/12/2026	1,850.00	.00	
12810	HWW Construction, LLC	MAY-2026	refund: hydrant meter deposit	05/19/2026	1,350.00	.00	
Total 25-434-75-25 Meter deposit refund:					3,200.00	.00	
25-434-77-00 Water Tank Repair							
228	Branom Instrument Co	INV/2026/0442	submersible transmitter	05/11/2026	2,459.11	.00	
Total 25-434-77-00 Water Tank Repair:					2,459.11	.00	
25-434-84-00 Water Samples							
74	Analytical Laboratories Inc	2603381	Water samples	04/30/2026	281.25	.00	
Total 25-434-84-00 Water Samples:					281.25	.00	
25-434-85-00 Miscellaneous							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Water)	05/20/2026	.30	.00	
Total 25-434-85-00 Miscellaneous:					.30	.00	
25-434-85-10 Dig-Line Excavation							
449	Digline Inc	0079535-IN	MONTHLY FEE	04/30/2026	212.55	.00	
Total 25-434-85-10 Dig-Line Excavation:					212.55	.00	
Total WATER DEPARTMENT:					30,070.07	1,449.09	
Total WATER MAINTENANCE FUND:					30,070.07	1,449.09	
WASTEWATER MAINT. FUND							
WASTEWATER DEPARTMENT							
26-435-31-10 Postage and Processing							
179	Billing Document Specialists	105801	Monthly Statement - waste water	04/30/2026	2,029.05	.00	
Total 26-435-31-10 Postage and Processing:					2,029.05	.00	
26-435-32-00 Drug Testing							
1018	Minert & Associates Inc	349894	DOT drug test, post accident	05/06/2026	57.00	.00	
Total 26-435-32-00 Drug Testing:					57.00	.00	
26-435-34-00 Telephone/Internet							
12751	Azuga Inc	INV00297869	monthly statement - wastewater	04/01/2026	94.80	94.80	05/14/2026
12751	Azuga Inc	INV00304448	monthly statement - wastewater	05/01/2026	94.80	94.80	05/14/2026
Total 26-435-34-00 Telephone/Internet:					189.60	189.60	
26-435-35-00 Utilities							
819	Intermountain Gas Co	MAY-2026	Monthly Statement (Wastewater)	05/14/2026	65.58	.00	
Total 26-435-35-00 Utilities:					65.58	.00	
26-435-36-00 Repairs & Maint - Equipment							
4184	Commercial Tire	35-97594	repair flat tires, o-ring	05/12/2026	160.75	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 26-435-36-00 Repairs & Maint - Equipment					160.75	.00	
26-435-36-30 Maint Dept-Repairs, Maint-Equi							
1036	Mountain Home Auto Parts	APR-2026	Monthly Statement Waste Water	05/01/2026	298.59	.00	
Total 26-435-36-30 Maint Dept Repairs, Maint-Equi					298.59	.00	
26-435-38-00 Repairs & maint. Stormwater							
1430	Standard Plumbing Supply Co	ALZN11	couplers	05/13/2026	8.96	.00	
Total 26-435-38-00 Repairs & maint Stormwater					8.96	.00	
26-435-39-00 Repairs & Maint - Collection							
411	D & B Supply	APR-2026	Monthly Statement-Waste Water	05/01/2026	148.16	148.16	05/14/2026
Total 26-435-39-00 Repairs & Maint - Collection					148.16	148.16	
26-435-39-05 Repairs & Maint-Lagoons							
8439	USA BlueBook	INV00989730	pipet pump, disposable pipet	03/12/2026	153.55	.00	
Total 26-435-39-05 Repairs & Maint Lagoons					153.55	.00	
26-435-40-00 Repairs & Maint - Bldgs & Grnd							
411	D & B Supply	APR-2026	Monthly Statement-Waste Water	05/01/2026	272.06	272.06	05/14/2026
8755	Idaho Materials & Construction	6843215	washed rock	04/30/2026	293.53	.00	
8755	Idaho Materials & Construction	6846401	washed rock	05/04/2026	293.53	.00	
987	Master Electric Inc	17514	provide power to door, parts, labor	05/04/2026	265.29	.00	
987	Master Electric Inc	17527	replace emergency lights	05/14/2026	724.00	.00	
10373	Topline, LLC	4776	insulated door, labor	05/08/2026	1,075.00	.00	
Total 26-435-40-00 Repairs & Maint - Bldgs & Grnd					2,923.41	272.06	
26-435-43-10 Computer Software							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Waste Water)	05/20/2026	260.00	.00	
Total 26-435-43-10 Computer Software					260.00	.00	
26-435-43-20 Computer Support							
11399	Amazon Capital Services	APR-2026	monthly statement - waste water	05/01/2026	457.04	457.04	05/14/2026
Total 26-435-43-20 Computer Support					457.04	457.04	
26-435-43-40 GIS/CAD Software Modem							
2460	DLT Solutions Inc	5420656A	architecture engineering & constru	05/05/2026	870.38	.00	
Total 26-435-43-40 GIS/CAD Software Modem					870.38	.00	
26-435-52-00 Supplies							
11399	Amazon Capital Services	APR-2026	monthly statement - waste water	05/01/2026	148.55	148.55	05/14/2026
599	Gem State Paper & Supply Co	3120545	toilet paper	05/11/2026	15.28	.00	
Total 26-435-52-00 Supplies					163.83	148.55	
26-435-53-00 Uniform/Safety Clothing Item							
411	D & B Supply	APR-2026	Monthly Statement-Waste Water	05/01/2026	504.90	504.90	05/14/2026

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 26-435-53-00 Uniform/Safety Clothing Item:					504.90	504.90	
26-435-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Waste Water)	05/20/2026	558.26	.00	
Total 26-435-56-00 Meetings, Schools & Dues:					558.26	.00	
26-435-72-00 Tools							
411	D & B Supply	APR-2026	Monthly Statement-Waste Water	05/01/2026	146.54	146.54	05/14/2026
Total 26-435-72-00 Tools:					146.54	146.54	
26-435-72-10 Tools-Maint Dept							
411	D & B Supply	APR-2026	Monthly Statement-Waste Water	05/01/2026	29.99	29.99	05/14/2026
Total 26-435-72-10 Tools-Maint Dept:					29.99	29.99	
26-435-84-00 Water Samples							
74	Analytical Laboratories Inc	2603382	wastewater monitoring	04/30/2026	5,503.00	.00	
Total 26-435-84-00 Water Samples:					5,503.00	.00	
26-435-85-00 Miscellaneous							
11399	Amazon Capital Services	APR-2026	monthly statement - waste water	05/01/2026	296.05	296.05	05/14/2026
Total 26-435-85-00 Miscellaneous:					296.05	296.05	
26-435-85-10 Dig-Line Excavation							
449	Digline Inc	0079535-IN	MONTHLY FEE	04/30/2026	212.55	.00	
Total 26-435-85-10 Dig-Line Excavation:					212.55	.00	
Total WASTEWATER DEPARTMENT:					15,037.19	2,192.89	
Total WASTEWATER MAINT. FUND:					15,037.19	2,192.89	
SANITATION FUND							
SANITATION DEPARTMENT							
27-433-31-10 Postage and Processing							
179	Billing Document Specialists	105801	Monthly Statement - sanitation	04/30/2026	2,029.04	.00	
Total 27-433-31-10 Postage and Processing:					2,029.04	.00	
27-433-41-00 Monthly Contract - Residential							
3511	Republic Services	0788-0004065	Monthly Statement	04/30/2026	108,745.16	108,745.16	05/14/2026
Total 27-433-41-00 Monthly Contract - Residential:					108,745.16	108,745.16	
27-433-41-20 Monthly Contract - City Waste							
3511	Republic Services	0788-0004065	Monthly Statement	04/30/2026	3,902.42	3,902.42	05/14/2026
Total 27-433-41-20 Monthly Contract - City Waste:					3,902.42	3,902.42	
Total SANITATION DEPARTMENT:					114,676.62	112,647.58	
Total SANITATION FUND:					114,676.62	112,647.58	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
TAP DEPOSIT FUND							
46-202-03-00 Tap Deposit Payable							
12811	Keefer, Kathy & Howard	MAY-2026	refund deposit credit on closed ac	05/13/2026	96.26	.00	
12812	Mountain Home Thrift, LLC	MAY-2026	refund deposit credit on closed ac	05/01/2026	9.95	.00	
Total 46-202-03-00 Tap Deposit Payable:					106.21	.00	
Total :					106.21	.00	
Total TAP DEPOSIT FUND:					106.21	.00	
Fiber Optic Fund							
Fiber Optic Fund Construction							
50-434-34-00 Telephone/Internet							
12751	Azuga Inc	INV00297869	monthly statement - fiber optics	04/01/2026	47.40	47.40	05/14/2026
12751	Azuga Inc	INV00304448	monthly statement - fiber optics	05/01/2026	47.40	47.40	05/14/2026
Total 50-434-34-00 Telephone/Internet:					94.80	94.80	
50-434-35-25 SaaS-Monthly subscription							
10132	Entry Point Networks	2102	SaaS & NOC	05/15/2025	2,369.65	.00	
11989	IRON	5389	April overage	05/01/2026	474.25	.00	
Total 50-434-35-25 SaaS-Monthly subscription:					2,843.90	.00	
50-434-43-00 Computer/Maint/Software							
11399	Amazon Capital Services	APR-2026	monthly statement - fiber	05/01/2026	31.34	31.34	05/14/2026
1610	Wells Fargo Remittance Center	MAY-2026B	Monthly Statement (Fiber)	05/20/2026	260.00	.00	
Total 50-434-43-00 Computer/Maint/Software:					291.34	31.34	
50-434-52-00 Supplies							
12523	Adams Cable Equipment, Inc.	2026-89388	fiber patches, shipping	05/15/2026	666.60	.00	
11399	Amazon Capital Services	APR-2026	monthly statement - fiber	05/01/2026	467.55	467.55	05/14/2026
411	D & B Supply	APR-2026	Monthly Statement-Fiber	05/01/2026	150.90	150.90	05/14/2026
10979	FS. Com Inc	FS2605187913	transceiver modules	05/18/2026	607.60	.00	
1430	Standard Plumbing Supply Co	AMP976	nuts, bolts	05/18/2026	4.18	.00	
Total 50-434-52-00 Supplies:					1,896.83	618.45	
50-434-53-00 Uniforms/Safety clothing items							
411	D & B Supply	APR-2026	Monthly Statement-Fiber	05/01/2026	300.88	300.88	05/14/2026
Total 50-434-53-00 Uniforms/Safety clothing items:					300.88	300.88	
50-434-56-00 Meetings, Schools & Dues							
12627	Gunther, Jared	MAY-2026	reimburse: CDL license	05/12/2026	362.00	.00	
12460	S & P CDL Training, LLC	1025	cdl training - gunther	05/07/2026	3,677.00	.00	
Total 50-434-56-00 Meetings, Schools & Dues:					4,039.00	.00	
Total Fiber Optic Fund Construction:					9,466.75	1,045.47	
Total Fiber Optic Fund:					9,466.75	1,045.47	
Grand Totals:					1,131,624.02	127,670.95	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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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, 2026**

FUND NUMBER AND TITLE	BEGINNING CASH		ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN		ENDING CASH BALANCE
	BALANCE	REVENUES				BALANCE SHEET	BALANCE SHEET	
01 GENERAL FUND	2,127,389.13	1,744,605.47	30.03	621,658.02	23.71	60,581.76	3,189,754.82	
02 STREET DEPARTMENT	2,137,427.66	230,607.82	15.00	121,089.31	14.18	1,454.76	2,245,491.41	
03 STREET LIGHTING FUND	14,818.79	520.16	41.04	13,371.03	54.42	88.96	1,878.96	
04 CEMETERY FUND	72,304.92	2,635.27	33.13	9,060.66	39.44	1,742.81	64,136.72	
05 RECREATION FUND	(161,232.30)	156,944.67	19.02	66,592.74	12.79	(3,237.58)	(67,642.79)	
06 LIBRARY FUND	110,844.75	9,092.47	51.71	66,231.00	52.20	9,011.69	44,694.53	
07 AIRPORT FUND	(505,357.56)	4,797.45	3.26	214,134.71	27.01	216,021.41	(930,716.23)	
16 FIRE DEVELOPMENT FUND	692,621.45	27,726.30	15.37	.00	.00	.00	720,347.75	
17 POLICE DEVELOPMENT FUND	426,459.42	9,445.42	12.33	.00	.00	.00	435,904.84	
20 PARK DEVELOPMENT FUND	418,099.00	20,793.35	14.59	.00	.00	.00	438,892.35	
24 GOLF COURSE FUND	393,469.80	66,995.70	32.36	251,211.46	44.47	(2,224.02)	211,478.06	
25 WATER MAINTENANCE FUND	7,405,304.87	349,861.67	13.92	166,162.72	13.29	6,069.71	7,582,934.11	
26 WASTEWATER MAINT. FUND	2,862,545.07	286,491.77	5.47	139,582.62	3.98	3,585.24	3,005,868.98	
27 SANITATION FUND	659,247.26	133,911.32	43.08	11,367.57	35.68	113,755.03	668,035.98	
29 STREET DEVELOPMENT FUND	824,890.82	17,783.80	8.28	.00	.00	.00	842,674.62	
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57	
46 TAP DEPOSIT FUND	161,597.06	.00	.00	.00	.00	(665.07)	162,262.13	
47 WATER AVAILABILITY FUND	1,559,880.94	46,449.50	14.42	.00	.00	.00	1,606,330.44	
48 WASTEWATER AVAILABILITY FUND	3,778,068.66	82,936.17	9.57	.00	.00	.00	3,861,004.83	
50 FIBER OPTIC FUND	762,958.05	65,014.57	5.31	30,661.36	5.10	(219.90)	797,541.16	
59 LID GUARANTEE FUND	419,422.36	18,398.79	5.79	.00	.00	.00	437,821.15	
TOTAL	24,162,257.72	3,275,011.67	373.68	1,711,113.20	326.27	405,964.80	25,320,191.39	

**CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING APRIL 30, 2026**

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							143,836.08
CASH - CHECKING WELLS FARGO							2,140,150.20
CASH - STATE TREASURER LGIP							22,919,852.51
CASH - OTHER INVESTMENTS							116,352.60
TOTAL BANKS AND INVESTMENTS							<u>25,320,191.39</u>



P.O. Box 10 • Mountain Home, ID 83647
www.mountain-home.us

May 21, 2026

Subject: Action Item: Appointment to Planning and Zoning Commission

Meeting Date: May 26, 2026

City Councilmembers,

After careful consideration and conversations with all applicants, I respectfully recommend the appointment of Markus Green and David Johnson to serve on the Planning and Zoning Commission.

Both individuals have expressed a willingness to serve the community and to bring valuable perspectives on land use, development, impact fees, and long-range planning within the City of Mountain Home. Their service will support the Commission's role in reviewing land-use applications, making recommendations to the City Council, and helping to guide orderly growth and development in accordance with City Code.

In accordance with applicable City Code provisions, these appointments are subject to confirmation by the City Council.

Requested Action:

Approve the Mayor's recommendation to appoint Marcus Green and David Johnson to the Planning and Zoning Commission for four-year terms for four (4) year terms set to expire in February 2030.

Respectfully,

Mayor Rich Sykes

**CONSULTANT AGREEMENT
BETWEEN TISCHLERBISEGALENA, INC. AND
THE CITY OF MOUNTAIN HOME**

THIS AGREEMENT, entered into this _____ day of _____, 2026, by and between the City of Mountain Home hereinafter called the “City”, and TischlerBiseGalena, Inc., hereinafter called the “Consultant”.

WHEREAS the City is in need of certain impact fee services; and

WHEREAS the Consultant has expertise in the preparation of impact fees and related infrastructure finance studies.

NOW, THEREFORE, IN CONSIDERATION OF THE COVENANTS HEREIN CONTAINED, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party to the other, it is hereby agreed as follows:

1. The Consultant shall provide those services to the City as more particularly identified in the attached Exhibit “A”.

2. In performing the services identified in the attached Exhibit “A”, the Consultant shall perform all steps necessary to the full and effective performance of the tasks specifically referenced in Exhibit “A”.

3. Consultant shall provide sufficient qualified personnel to perform all services as required herein, including but not limited to inspections and preparation of reports, as reasonably requested by representatives of the City.

4. The Consultant shall base the analysis on data and information available at the time of the study.

5. (A) The term of this agreement shall be from the date of execution of the Agreement, and shall terminate upon the completion of the appropriate tasks specified in Exhibit “A”.

(B) Notwithstanding the foregoing, this Agreement may be terminated by the City upon ten (10) days written notice, with or without cause. If this Agreement is terminated, the Consultant shall be paid for services performed to the date of Consultant’s receipt of such termination notice.

6. Any notices to be given by either party to the other must be in writing, and personally delivered or mailed by prepaid postage and certified mail, at the following address:

City: Rich Sykes, 160 S. 3rd East Mountain Home Idaho, 83647.

Consultant: Colin McAweeney, TischlerBiseGalena, 999 W Main St Suite 100, Boise, ID 83702.

7. This Agreement is non-assignable by the Consultant and its subcontractors.

8. The City shall pay to Consultant the amounts indicated in Exhibit "B" for those appropriate tasks identified in Exhibit "A". Invoices will be issued by the Consultant to the City on a percentage completion basis. Payment will be made by the City within 30 days of receipt of invoice.

9. This Agreement shall be construed under the laws of Idaho.

10. This Agreement and Exhibits "A" and "B" represent the entire and integrated Agreement between the City and the Consultant and supersede all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the City and the Consultant. Written and signed amendments shall automatically become part of the Agreement, and shall supersede any inconsistent provision therein; provided, however, that any apparent inconsistency shall be resolved, if possible, by construing the provisions as mutually complementary and supplementary.

11. In the event any provision of the Agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provisions, terms, conditions, or covenant shall not be construed by the other party as a subsequent breach of the same by the other party.

12. The Consultant shall secure and maintain during the life of this Agreement, insurance coverage which shall include comprehensive general and automobile liability in the amount of at least \$1,000,000.00 coverage with an insurer acceptable to the City. Consultant shall also maintain errors and omissions insurance in the amount of at least \$250,000.00 for the duration of the contract and a period of two years after completion of the contract. Consultant shall provide the City with proof of such insurance in a form acceptable to City upon request.

13. No oral orders, objection, claim, or notice by any party to the other shall affect or modify any of the terms or obligations contained in the Agreement, and none of the provisions of this Agreement shall be held to be waived or modified by reason of any act whatsoever, other than by a definitely agreed waiver or modification thereof in writing. No evidence of modification or waiver other than evidence of any such written notice, waiver, or modifications shall be introduced in any proceeding.

IN WITNESS WHEREOF, the parties have caused the Agreement to be signed by their duly authorized representatives as of the _____ day of _____, 2026.

CITY OF MOUNTAIN HOME

CONSULTANT

Rich Sykes
Mayor
City of Mountain Home

Colin McAweeney
Western Region Manager
TischlerBiseGalena, Inc.

EXHIBIT A

The following scope of work provides detailed steps to ensure this project is completed successfully and meets the legal requirements for impact fees, based on the State's enabling legislation, as well as national case law.

TASK 1: PROJECT INITIATION / DATA ACQUISITION

During this task, we will meet with City staff to establish lines of communication, review and discuss project goals and expectations related to the project, review (and revise if necessary) the project schedule, request data and documentation related to new proposed development, and discuss staff's role in the project. The objectives of this initial discussion are outlined below. Furthermore, our previous 2021 and 2026 impact fee efforts with the City of Mountain Home will expedite the data gathering phase.

- Obtain and review current demographics and other land use information for the city
- Review and refine work plan and schedule
- Assess additional information needs and required staff support
- Identify and collect data and documents relevant to the analysis

Meetings:

- One on-site visit to meet with Planning, Police, Fire, Parks, Streets project staff.
- One on-site presentation to City Council introducing the study and impact fee education.

Deliverables:

- Data request memorandum (prepared in advance of meeting).

TASK 2: PREPARE LAND USE ASSUMPTIONS AND DEVELOPMENT PROJECTIONS

The purpose of this task is to review and understand the current demographics of the City and determine the likely development future for the City in terms of new population, housing units, employment, and nonresidential building area over the next 10-20 years. Information from the City, as well as other regional/State sources, may serve as the basis for preparing projections for residential and nonresidential development for consideration by staff and the Impact Fee Advisory Committee. Our previous experience in Elmore County will provide further insight into development in Mountain Home. Our Team will prepare a plan that includes projections of changes in land uses, densities, intensities, and population.

Meetings:

- Discussions with staff will be held as part of Task 1, as well as conference calls as needed.

Deliverables:

- TischlerBiseGalena will prepare a draft Technical Memorandum discussing the recommended land use factors and projections. After review and sign-off by the City, a final memorandum will be issued, which will become part of the final Impact Fee Report and Capital Improvement Plans.

TASK 3: DETERMINE CAPITAL FACILITY NEEDS AND SERVICE LEVELS

This Task as well as Tasks 4-7 may vary somewhat depending on the methodology applied to the impact fee components.

Identify Facilities/Costs Eligible for Impact Fee Funding. As an essential part of the nexus analysis, TischlerBiseGalena will evaluate the impact of development on the need for additional facilities, by type, and identify costs eligible for impact fee funding. Elements of the analysis include:

- Review facility plans, fixed asset inventories, and other documents establishing the relationship between development and facility needs by type.
- Identify planned facilities, vehicles, equipment, and other capital components eligible for impact fee funding.
- Prepare forecast of relevant capital facility needs.
- Adjust costs as needed to reflect other funding sources.

As part of calculating the fee, the City may include the construction contract price; the cost of acquiring land, improvements, materials, and fixtures; the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction system improvement; and debt service charges, if the City might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the cost of system improvements. All of these components will be considered in developing an equitable allocation of costs.

Identify Appropriate Level of Service (LOS) Standards. We will review needs analyses and LOS for each facility type. Activities related to this Task include:

- Apply defined service standards to data on future development to identify the impacts of development on facility and other capital needs. This will include discussions with staff of the existing versus adopted LOS, as appropriate.
- Ascertain and evaluate the actual demand factors (measures of impact) that generate the need for each type of facility to be addressed in the study.
- Identify actual existing service levels for each facility type. This is typically expressed in the number of demand units served.
- Define service standards to be used in the impact fee analysis.

Meetings:

- One meeting with Police, Fire, Parks, and Streets staff to discuss capital facility needs and levels of service.

Deliverables:

- Memoranda as appropriate. Results integrated into Draft/Final Impact Fee Report.

TASK 4: EVALUATE DIFFERENT ALLOCATION METHODOLOGIES

There are three basic methodologies that can be applied in the calculation of impact fees are the plan-based, incremental expansion, and cost-recovery approaches. Selection of the particular methodology for each component of the impact fee will depend on which is most beneficial for the City. In a number of cases, we will prepare the impact fees using several methodologies and will discuss the trade-offs with the City. This allows the utilization of a combination of methodologies within one fee category. For instance, a plan-based approach may be appropriate for a new building while an incremental approach may be appropriate for apparatus. By testing all possible methodologies, the City is assured that the maximum supportable impact fee will be developed.

Meetings:

- One on-site meeting with the Advisory Committee and relevant City staff to discuss issues related to allocation methodologies and relevant policy issues.

Deliverables:

- “Storyboard” presentation on fee options.

TASK 5: PREPARE CAPITAL IMPROVEMENT PLAN (CIP)

This task will reflect an initial CIP. The CIP will incorporate anticipated new capital facilities due to growth. Also included, as appropriate, will be replacement/retrofit/rehabilitation needs due to existing development. The CIP will represent the best estimates of the consultant team and City staff on priority, timing, cost, and method of financing.

Deliverables:

- See Task 8.

Meetings:

- One meeting with Police, Fire, Parks, and Streets staff to review CIPs.

TASK 6: DETERMINE NEED FOR “CREDITS” TO BE APPLIED AGAINST CAPITAL COSTS

There are two types of “credits” that are included in the calculation of impact fees, each with specific, distinct characteristics. The first is a credit due to possible double payment situations. This could occur when a property owner will make future contributions toward the capital costs of a public facility covered by an impact fee. The second is a credit toward the payment of an impact fee for the required dedication of public sites and improvements provided by the developer and for which the impact fee is imposed. Both types of credits will be considered and addressed in the impact fee study.

Deliverables:

- Memoranda as appropriate. See Task 8.

TASK 7: CONDUCT FUNDING AND CASH FLOW ANALYSIS

In order to prepare a meaningful capital funding strategy, it is important to not only understand the gross revenues, but also the capital facility costs and any deficits. In this case, some consideration should be given to anticipated funding sources. This calculation will allow the City to better understand the various revenue sources possible and the amount that would be needed if the impact fees were discounted.

The initial cash flow analysis will indicate whether additional funds might be needed or if the funding strategy might need to be changed to have new growth pay its fair share of new capital facilities. This could also affect the total credits calculated in the previous Task. Therefore, it is likely that several iterations will be conducted to refine the cash flow analysis reflecting the capital improvement needs.

Deliverables:

- See Task 8.

TASK 8: PREPARE IMPACT FEE REPORT & PUBLIC PRESENTATIONS

TischlerBiseGalena will prepare a draft report for the City's review. The report will summarize the need for impact fees in the city and the relevant methodologies employed in the calculation. It will also document all assumptions and cost factors. The report will include at a minimum the following information:

- Executive summary
- A detailed description of the methodologies used during the study
- A detailed description of all LOS standards and cost factors used and accompanying rationale
- Capital improvement plans for the infrastructure categories
- A detailed schedule of all proposed fees listed by land use type and activity
- Other information which adequately explains and justifies the resulting recommended fee schedule
- Cash flow analysis
- Implementation and administration procedures

Following the City's review of the draft report, we will make mutually agreed upon changes to the impact fee report and issue a final version.

The report will be a stand-alone document clearly understood by all interested parties. Because of the firm's extensive experience in calculating impact fees and preparing such reports, we have developed a succinct written product that leaves a well-understood paper trail.

Meetings:

- One meeting to present the draft Impact Fee Study to City Staff.
- One meeting to present the draft Impact Fee Study to the DIFAC.
- One on-site meeting to present the final Impact Fee Study to the City Council.

Deliverables:

- Draft and Final Impact Fee Study.

TASK 9: PUBLIC OUTREACH

Impact Fee Advisory Committee. Meetings with the Development Impact Fee Advisory Committee (DIFAC) will allow interested parties, designated by the City, to understand assumptions and raise any questions about the technical data and approach being used in the fee update. The intent is for these discussions to be an opportunity for interested parties to understand the soundness and reasonableness of the technical methodologies, and to a certain extent, the political and/or philosophical use of fees. Based on our experience, we propose two meetings with this group. The first meeting would be an introduction to impact fees as well as the process going forward and the land use assumptions. Meeting 2 will focus on the presentation of the draft Impact Fee Report.

Meetings:

- Two on-site meetings with the DIFAC.

Deliverables:

- Presentation materials for meetings.

EXHIBIT B

The table below summarizes our estimated consultant costs for the tasks reflected in our proposed scope of work. This proposal is a fixed fee and includes all project expenses. We have estimated these expenses based on past project experience and do not expect the City to reimburse us for any costs we incur above these estimates. TischlerBiseGalena invoices on a monthly basis, based on the percentage complete for each task.

CITY OF MOUNTAIN HOME DEVELOPMENT IMPACT FEE STUDY - Police, Fire, Parks, Streets				
Project Team Member:	McAweeney	Wiggins	Total	
Job Title:	Project Manager	Project Analyst	Hours	Cost
Hourly Rate	\$200	\$180		
Task 1: Project Initiation/Data Acquisition	8	4	12	\$2,320
Task 2: Develop Land Use Assumptions and Development Projections	32	24	56	\$10,720
Task 3: Determine Capital Facility Needs and Service Levels	32	20	52	\$10,000
Task 4: Evaluate Different Allocation Methodologies	12	12	24	\$4,560
Task 5: Prepare Capital Improvement Plan (CIP)	24	20	44	\$8,400
Task 6: Determine Need for and Calculate Credits	8	4	12	\$2,320
Task 7: Conduct Funding Source and Cash Flow Analysis	10	4	14	\$2,720
Task 8: Prepare Draft/Final Impact Fee Report	36	24	60	\$11,520
Task 9: Meetings with Development Impact Fee Advisory Committee	18	10	28	\$5,400
TOTAL:	180	122	302	\$57,960

ELMORE COUNTY AND CITY OF MOUNTAIN HOME INTERGOVERNMENTAL AGREEMENT AND JOINT POWERS AGREEMENT FOR THE COLLECTION AND EXPENDITURE OF ELMORE COUNTY DEVELOPMENT IMPACT FEES

Idaho Code §§ 67-8204A; 67-2328

Parties to the Agreement:

County of Elmore (“County”), 150 S. 4th E. St., Mountain Home, ID 83647

City of Mountain Home (“City”), 160 S. 3rd E. St., Mountain Home, ID 83647

THIS AGREEMENT made effective the effective date of the Ordinance (Elmore County Ordinance 2026-0XXX, by and between Elmore County, a duly formed political subdivision of the state of Idaho as set forth in Idaho Code § 31-122, hereinafter referred to as “County,” and the City of Mountain Home, a duly formed and maintained Idaho municipal corporation per Title 50, Chapters 1 and 2, Idaho Code, hereinafter referred to as “City,” each a party and collectively referred to as the Parties to this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein set forth, and for other good and valuable consideration hereby acknowledged by the Parties to this Agreement as having been received, the Parties hereby mutually promise, covenant, and agree as follows:

SECTION 1 DEFINITIONS

For all purposes of this Agreement, the following terms have the definitions as herein provided in this Section unless the context of the term clearly requires otherwise:

1.1 Agreement: means and refers to this *Elmore County and City of Mountain Home Intergovernmental Agreement and Joint Powers Agreement for the Collection and Expenditure of County Development Impact Fees*, by and between the Parties pursuant to Idaho Code §§ 67-8204A, Chapter 3, Title 12, of the Elmore County Code, and Chapter 4, Title 9 of the Mountain Home City Code, which may be referred to and cited as the “Elmore County-City of Mountain Home Impact Fee Agreement” or “EC-MH-IFA.”

1.2 Capital Improvements Plan: means and refers to the most recent Impact Fee Study and Capital Improvements Plan, adopted by Elmore County and the City pursuant to the Idaho Development Impact Fee Act, Chapter 82, Title 67, Idaho Code.

1.3 Capital Projects Fund: Shall mean and refer to the County’s capital projects fund as established by its Board of County Commissioners by policy in compliance with the Ordinance and Idaho Code § 67-8210(1) which shall include any of one or more interest bearing accounts into which County Impact Fees shall be deposited and maintained by the County.

1.4 Costs: means and refers to the expense inclusive of attorney fees, publication costs, expert and/or consultant fees directly related to the performance of a covenant of this Agreement.

- 1.5 County:** means and refers to *Elmore County*, Idaho, party to this Agreement.
- 1.6 City:** means and refers to the *City of Mountain Home*, party to this Agreement.
- 1.7 City Development Impact Fee Code:** The City's adopted development impact fee ordinance, codified in Title 9, Chapter 4, of the Mountain Home City Code, as amended.
- 1.8 Advisory Committee:** means and refers to the *Joint Elmore County Development Impact Fee Advisory Committee* formed pursuant to Idaho Code § 67-8205 to prepare and recommend the Capital Improvements Plan and any amendments, revisions, or updates of the same.
- 1.9 Ordinance:** means and refers to the *Elmore County Development Impact Fee Ordinance*, Elmore County Code 12-1-01 *et seq.*, together with any amendments thereto approved subsequent to the date of this Agreement.
- 1.10 Party/Parties:** means and refers to the County and/or the City, as the Parties in this Agreement, depending upon the context of the term used in this Agreement.
- 1.11 Service Area:** means and refers to that certain area as defined in Idaho Code § 67-8203(26) being all that geographic area within the County in which the County provides ambulance/emergency medical services to development within the City limits on the basis of sound planning or engineering principles or both. For purposes of this Agreement, there shall be one Service Area encompassing all areas within Elmore County.
- 1.12 System Improvements:** Means and refers to capital improvements to public facilities identified in the Capital Improvements Plan designed to provide service to a service area as defined in the Act at Idaho Code § 67-8203(28).
- 1.13 All other definitions:** All other definitions of this Agreement are set forth in Section 12-4-2 of the Ordinance, Section 9-4-2 of the City's development impact fee code, and Section 67-8203, Idaho Code, and are herein included as separate definitions as if the same are set forth herein.

SECTION 2 RECITALS

The Parties recite and declare:

- 2.1** The purpose of this Agreement is to facilitate the intent and purpose of the Capital Improvements Plan and the Ordinance, to promote and accommodate orderly growth and development, protect the public health, safety, and general welfare of the residents within the boundaries of the Service Area and within the City, and to further the best interest of the Parties; and
- 2.2** Idaho Code § 67-2328 authorizes public agencies in Idaho to exercise jointly any power, privilege, or authority authorized by the Idaho Constitution, statute, or charter. The Parties, each being a public agency, hereby agree to exercise jointly their respective powers, privileges, and authorities to accomplish the collection and expenditure of development impact fees in accordance

with Title 67, Chapter 82, Idaho Code; and

2.3 The County and City are each a governmental entity as defined at Idaho Code § 67-8203(14) and, as provided at Idaho Code § 67-8202(5), each has ordinance authority to adopt a development impact fee ordinance; and

2.4 Elmore County operates the Elmore Ambulance Service (EAS) which provides ambulance/emergency medical services in the City and portions of the County not otherwise served by a quick response unit or other agency or entity established and licensed by the Idaho Bureau of EMS and Preparedness. County Development Impact Fees for ambulance/emergency medical services collected by the County are managed and maintained by Elmore County and expended by the County consistent with the Elmore County Capital Improvements Plan as defined in Elmore County Code 12-4-2(E).

2.5 Idaho Code § 67-8204A, provides that the County, when affected by development, has the authority to enter into an intergovernmental agreement with the City for the purpose of agreeing to collect and expend or remit development impact fees for Sheriff, jail, and ambulance/emergency medical services System Improvements; and

2.6 The County's duty and responsibility is to provide ambulance/emergency medical services; and

2.7 The City's boundaries include areas within the County, and the County provides ambulance/emergency medical services within the jurisdictional boundary of the City as well as the unincorporated area of the County; and

2.8 The County is experiencing and is affected by considerable growth and development; and

2.9 The purposes of the Idaho Code § 67-8202 are as follows:

- Ensure that adequate public facilities are available to serve new growth and development;
- Promote orderly growth and development by establishing uniform standards by which local governments, such as the Parties, may require those who benefit from new growth and development pay [development impact fees] their proportionate share of the costs of new public facilities needed to serve that new growth and development; and
- Establish minimum standards for and authorize cities to adopt impact fee ordinances.

2.10 County has provided the City with a Capital Improvements Plan prepared in accordance with the requirements of Idaho Code § 67-8208 in consultation with the Advisory Committee; and

2.11 Adoption of the Elmore County EMS Capital Improvements Plan by the Elmore County

Board of County Commissioners and the City of Mountain Home was in accordance with Idaho Code §§ 67-8206(3) and 67-8208(1) as applicable; and

2.12 This Agreement facilitates the intent and purposes of the County's Capital Improvement Plan and Ordinance, is in the best interest of the Parties, promotes and accommodates orderly growth and development, and protects the public health, safety, and general welfare of the City residents; and

2.13 The Parties have determined it is necessary and desirable to enter into this Agreement.

SECTION 3 CAPITAL PROJECTS FUND

3.1 Capital Projects Fund Name: The Capital Projects Funds established by the County pursuant to sections 12-4-4 and 12-4-10 of the Ordinance and this Agreement shall be known as the *Elmore County Development Impact Fee Capital Projects Fund* (the "Capital Projects Fund").

3.2 Deposits to the Capital Projects Fund Accounts: County development impact fees collected by the County pursuant to this Agreement shall be deposited and maintained by County to the Capital Projects Fund Accounts.

3.3 Interest Bearing Capital Projects Fund Accounts: The County shall establish the Capital Projects Fund Accounts, each as an interest-bearing Account.

3.4 Capital Projects Fund Accounts Accounting: The County shall account for the County Development Impact Fees collected and remitted to the County as follows:

3.4.1 Establish a separate accounting for each Impact Fee collected and paid to the County by the designation of the year, month and date the Impact Fee was collected by the County, the name of the fee payer, and the identification of the real property which is the subject of the collection of the Impact Fee including the name of the subdivision, the lot # and the block # or the County Assessor parcel number (*i.e.* 21/5/1- Smith – _____, View Subdivision No. 1, Lot _____, Block _____ or Elmore County Parcel No. _____).

3.4.2 Each separate accounting shall be additionally designated; in the event it was paid under protest (*i.e.*, UP) or is the subject of a claim for refund or reimbursement (*i.e.*, CR).

3.4.3 All Impact Fees collected by the County on behalf of the City shall be maintained by the County in interest-bearing accounts. The interest earned on each Account pursuant to Idaho Code § 67-8210(1) shall not be governed by Idaho Code § 57-127, as amended, but shall be considered funds of the Account and shall be subject to the same restrictions on uses of collected Impact Fees on which the interest is generated.

3.4.4 *First-in/First-out.* All Impact Fees in each account shall be spent in the order collected, on a first-in/first-out basis.

3.4.5 *Financial Records.* Accurate financial records shall be maintained and kept by the

County for County Impact Fees collected and the County, for each account, shall show the source and disbursement of all revenues, shall account for all Impact Fees monies received, shall ensure that the disbursement of funds from each account shall be used solely and exclusively for the provisions of projects specified in the County's Capital Improvements Plan, and shall provide an annual accounting of the Capital Projects Fund account showing the source and amount of all Impact Fees collected and the projects that were funded.

3.5 Capital Projects Fund Accounts Audit: The County shall have performed, prepared and a copy provided to the City, an audit as an annual report: (a) describing the amount of all Impact Fees received, appropriated, or spent during the preceding year by category of Public Facility; and (b) describing the percentage of taxes and revenues from sources other than the Impact Fees collected, appropriated or spent for System Improvements during the preceding fiscal year by System Improvements category of public facility and the Service Area.

3.6 Capital Projects Fund Accounts Expenditures: Distribution from the Capital Projects Fund, except for a Fee Payer reimbursement or Fee Payer Refund made pursuant to the County Ordinance and this Agreement, shall be in accordance with Idaho Code § 67-8210.

SECTION 4 COVENANTS OF PERFORMANCE SPECIFIC TO THE COUNTY

The County shall at all times:

4.1 Abide by the terms and conditions required of the County as set forth in the Ordinance and any amendments to the same; and

4.2 Maintain and staff the position of County Treasurer to manage and perform the duties and responsibilities of the County as set forth in the Ordinance; and

4.3 Establish and maintain the Capital Projects Fund which is in accordance with the terms and conditions of the Ordinance and the provisions of Idaho Code § 67-8210 and any amendment or recodification of the same; and

4.4 Pay the following costs within thirty (30) days of receipt of City billing of administrative fees and costs associated with remittance of impact fees to County as allowed by this agreement, which shall be submitted by the County to the City address listed in Section 7.2.1:

4.4.1 Costs associated with the City's performance of this Agreement;

4.4.2 Cost associated with an appeal of a claim of exemption;

4.4.3 Legal costs and fees of any action brought by a Fee Payer or Developer involving a determination of the County under the provisions of the Ordinance;

4.5 Be solely responsible for the County's performance of the terms and conditions required of it by the Ordinance and by this Agreement.

SECTION 5 COVENANTS OF PERFORMANCE SPECIFIC TO THE CITY

The City shall:

- 5.1** Maintain and staff the position of the City Development Services Department to manage and perform the duties and responsibilities of the City as set forth in this Agreement; and
- 5.2** Abide by the terms and conditions required of the City per this Agreement, including the calculation and collection of County Impact Fees in accordance with the terms of the Ordinance; and
- 5.3** Require developers to remit fees as calculated by the City's Development Services Department, as established by the County's EMS Capital Improvements Plan directly to the County Building Department and to require proof of such payment prior to issuing a building permit or other development approval in accordance with the City's Development Impact Fee Code.
- 5.4** Calculate the applicable impact fee pursuant to the County EMS Capital Improvement Plan adopted fee schedule in accordance with the City Development Impact Fee Code.
- 5.5** Process requests for individualized assessments pursuant to the City's Code.
- 5.6** Provide a copy of the calculation and total fee due to the fee payer and provide a copy to the County's Building Services Department in advance of the payment.
- 5.7** Notify the County when a fee payer pays under protest pursuant to Idaho Code and the City's code, and the amount of the fee under protest.
- 5.8** Process appeals under City Code.
- 5.9** Be solely responsible for the City's performance of the terms and conditions required of it by this Agreement; and.
- 5.10** The City shall not be responsible or liable for any Fee Payer reimbursements or Fee Payer refunds. This shall be the responsibility and liability of County to work with the Fee Payer to complete and/or negotiate any and all Fee Payer reimbursements or Fee Payer refunds.

SECTION 6 JOINT DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE

6.1 There is hereby established a Joint Development Impact Advisory Committee, which shall consist of the County's appointed Development Impact Fee Advisory Committee, and the City's appointed Development Impact Fee Advisory Committee. All appointments to the Committee shall be by the respective governing bodies and shall conform to the requirements of Idaho Code 67-8205. The Committee shall select a chair of the Joint Committee, and shall notify the County and City the name of the selected chair.

6.2 For the first year of this agreement, the Joint Development Impact Fee Advisory Committee shall meet at least bi-monthly to monitor and evaluate implementation of the Capital Improvements Plan, report to the City and County any perceived inequities in implementing the Capital Improvement Plan or imposing the development impact fees, and to advise the City and County of the need to update or revise land use assumptions, the capital improvements plan, and development impact fees.

6.3 Pursuant to Idaho Code 67-8205(4), the County and City agree to provide the advisory committee, at least bi-monthly, reports of all financial and accounting information, professional reports in relation to other development and implementation of land use assumptions, and the capital improvements plan.

6.4 The County agrees, upon reasonable request of the Joint Development Impact Fee Advisory Committee, to make available its retained consultant for purposes of evaluating and advising on the County's Capital Improvement Plan and proposed amendments thereof. The County shall bear the costs of its retained consultant for such purposes.

6.5 The administration and performance by the City shall be under the direction of the City Development Services Department. The City agrees to make available monthly, and upon request, all new subdivision annexations, development applications, building permits, or other land use applications being processed which may affect the land use assumptions and associated Capital Improvements Plan.

SECTION 7 NOTICE AND DELIVERY OF DOCUMENTS

7.1 The contact information for purposes of notice to and/or the delivery of documents to the City is as follows by mail or hand delivery addressed to:

Mountain Home Development Services Department
Mountain Home City Hall
160 S. 3rd E. St.
Mountain Home, ID 83647

or by scanning, attaching, and e-mailing to [@mountain-home.us](mailto: @mountain-home.us).

7.2 The contact information for purposes of notice to and/or the delivery of documents to the County is as follows by mail or hand delivery addressed to:

Elmore County Treasurer
150 S. 4th E. St., Suite 4
Mountain Home, ID 83647

or by scanning, attaching, and e-mailing to [@elmorecounty.org](mailto: @elmorecounty.org).

7.3 In the event either party has a change in the address and/or contact information provided for in this Section, notice of the same shall be provided to the other on the changing party's

letterhead and upon acknowledgment of receipt of said notice, this section of the Agreement shall henceforth be amended.

SECTION 8 INDEMNIFICATION

8.1 To the extent permitted by law, City shall defend, indemnify, and hold the County, its officers, agents, and employees harmless for all claims, losses, actions, damages, judgements, costs, expenses arising out of or in connection with any acts or omissions of City related to the Ordinance, this Agreement, the assessment, collection and/or expenditure of impact fees provided by the Ordinance, and/or any claim involving the administration of impact fees as provided by this Agreement. In the event of such claim City shall defend such allegations and City shall bear all costs, fees, and expenses of such defense, including, but not limited to, all attorney fees and expenses, court costs, and expert witness fees and expenses. Such indemnification and reimbursement for defense shall be limited to only those claims, and only to the extent that City itself could be liable under state and federal statutes, regulations, common law, and other law.

8.2 To the extent permitted by law, County shall defend, indemnify, and hold City, its officers, agents, subcontractors, and employees harmless for injuries to persons or property resulting from the wrongful acts of County, its officers, agents, or employees in performing the duties described in this Agreement, except for those acts or omissions requested or authorized by the City. Such indemnification and defense shall only be limited to those claims, and only to the extent that, County itself could be liable under state and federal statutes, regulations, common law, and other law. County's indemnification and defense of City herein is further limited by all defenses, burdens of proof, immunities, and limitations on damages to which County would be entitled if the claims were asserted against County.

SECTION 9 TERM/AMENDMENT/TERMINATION

9.1 Term: This Agreement shall continue in force and effect perpetually from the effective date of the Ordinance unless terminated as provided in this section.

9.2 Amendment: An amendment may be proposed by either Party or as the result of an update of the County's EMS Capital Improvements Plan.

9.2.1 A proposed amendment must be in writing and include this entire Agreement as then existing, and shall therein include a strike-through of any language to be deleted and underlining of any new language of the proposed Amendment.

9.2.3 A proposed Amendment shall contain a Statement of Purpose (which shall include a statement of how the Parties will be affected by the Amendment), the Party to contact for information and the Amended and Reformed Agreement text and be accompanied by any accompanying proposed amendment of the Ordinance.

9.2.4 The proposing Party shall also prepare and submit to the other Party the proposed Amendment as above stated together with an Amended and Reformed Agreement form in the event the proposed Amendment is approved.

9.2.5 An approved amended and restated Agreement shall be executed by the Elmore County Board of County Commissioners and the Mayor and City Council of the City of Mountain Home.

9.3 Termination: This Agreement may only be terminated in accordance with the following process:

9.3.1 Either party may propose a termination and the same may be terminated upon mutual agreement of the Parties or by one of the Parties, subject to six (6) months prior written notice, all in accordance with the provisions of this section.

9.3.2 A proposed termination shall contain a Statement of the Reasons (which shall include a statement of how the Parties will be affected by the termination.) Any proposal to terminate the Agreement must also include the proposal regarding the repeal of the Ordinance.

9.3.3 No termination of this Agreement or repeal of the Ordinance can be retroactive and the Agreement and Ordinance shall remain in effect regarding any active accounts in the Capital Projects Fund.

SECTION 10 EFFECTIVE DATE

10.1 This Agreement is effective simultaneously with the effective date of the Ordinance.

SECTION 11 GENERAL PROVISIONS

11.1 Third Party Beneficiaries: Each Party to this Agreement intends that this Agreement shall not benefit or create any right or cause of action in or on behalf of any person or legal entity other than the Parties hereto and/or a Developer or Fee Payer affected by the Ordinance or the Agreement.

11.2 Severability: Should any term or provision of this Agreement or the application thereof to any person, parties or circumstances, for any reason be declared illegal or invalid, such illegality or invalidity shall not affect any other provision of this Agreement, and this Agreement shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

11.3 Counterparts: This Agreement shall be executed by the Parties in two (2) counterparts, and each such counterpart shall be deemed an "original."

11.4 Captions: The subject headings of the paragraphs and subparagraphs of this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions.

11.5 Choice of Law: This Agreement shall be governed and interpreted by the laws of the state of Idaho.

11.6 Assignment: No Party may assign this Agreement or any interest therein.

IN WITNESS WHEREOF, the undersigned Parties have by action and/or authority of their Governing Bodies caused this Agreement to be executed and made it effective as hereinabove provided, this 8th day of May 2026.

ON BEHALF OF THE COUNTY OF ELMORE, DATED AND SIGNED on this 8th day of May 2026, by the Board of County Commissioners:



[Signature]
Al Hofer, Chairperson

[Signature]
Franklin L. Corbus, Commissioner

ABSENT
Crystal Rodgers, Commissioner

ATTEST:

Date: May 8, 2026

[Signature]
Shelley Essl, County Clerk

ON BEHALF OF THE CITY OF MOUNTAIN HOME, UPON APPROVAL BY THE CITY COUNCIL, DATED AND SIGNED this ____ day of _____, 2026:

Mayor Rich Sykes

ATTEST:

Date _____, 2026

Tiffany Belt, City Clerk
4860-0303-7818, v. 9



P.O. Box 10 • Mountain Home, ID 83647
www.mountain-home.us

May 21, 2026

Subject: Direction Requested – FY27 Civic Group Budget Presentations

Meeting Date: May 26, 2026

Mayor and Council,

During the FY26 budget process, several questions arose regarding how civic groups request funding and present to the City Council. Specifically, there was uncertainty as to whether these organizations should formally present during budget deliberations and how those presentations should be coordinated.

Current service agreements outline reporting requirements under the section titled Reporting Requirements. These provisions state:

Financial Reporting: Organizations shall submit a financial statement and fundraising summary no later than thirty (30) days prior to the City’s annual budget workshop. This report must detail revenues, expenditures, matching contributions, and the specific use of City-provided funds.

Service Reporting: Organizations shall provide a biannual service report to the City Council summarizing programs, activities, and services delivered to the community. Reports may be submitted in writing or presented in person and must include measurable data such as participation levels, services provided, volunteer hours, and events conducted.

Failure to submit the required financial or service reports may result in ineligibility for future City funding.

The organizations that held service agreements with the City during the FY26 budget year include:

- Mountain Home Historical Society
- Elmore County Domestic Violence Council
- Mountain Home Chamber of Commerce Visitor Center
- Mountain Home Arts Council
- Mountain Home Senior Center / Meals on Wheels

- Treasure Valley Transit

Each of these organizations has submitted updated financial and service reports periodically throughout the budget year in accordance with their agreements.

As staff prepare for the FY27 budget cycle, we are seeking clear direction from the Council regarding civic group funding requests and presentations.

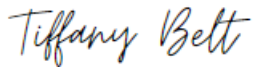
Staff requests guidance on the following:

1. Whether the Council would like civic groups to attend and present during the budget process; and
2. Whether staff should formally notify and schedule these organizations, including distributing invitation letters outlining expectations and timelines.

Establishing a consistent and clearly defined process will help ensure transparency, fairness, and efficiency during budget deliberations.

Please provide direction on how you would like staff to proceed.

Respectfully,



Tiffany Belt

City Clerk/HRO

The Importance of Engineering in Municipal Operations – Mountain Home, Idaho

Scott Harjo



Overview

- **1. Key Terminology**
- **2. Requirements**
 - Federal Law
 - Idaho Code, IDAPA & DEQ
 - City Ordinance
- **3. Understanding Amendment 9**
Engineering Touch Points in Mountain Home
 - Why this matters

- **4. Concerns**
- **5. Options to Proceed**
- **6. Potential Service Level Expectations**
- **7. Dev Review Fees Snapshot**
- **8. Future Goals**

Key Terminology

- **DEQ** — Department of Environmental Quality. An Idaho department established in Idaho Code § [39-102A](#)
- **IDAPA** - Idaho Administrative Procedure Act
- **QBS** — Qualification Based Selection
- **QLPE** - Qualified Licensed Professional Engineer (QLPE). A professional engineer licensed by the state of Idaho (IDAPA 58)



Federal Law

- The Brooks Act ([40 U.S.C. §§ 1101-1104](#))
- Policy:
 - “...negotiate contracts for architectural and engineering services **on the basis of demonstrated competence and qualification** for the type of professional services required and at fair and reasonable prices.”
- Applicable to any federally funded project
 - i.e. grants funded by ODLCC or similar funding mechanism
 - Well 17 (complete)
 - Potential Lagoon 10 or other WW project



Idaho Code - QBS

- **67-2320** PROFESSIONAL SERVICE CONTRACTS WITH DESIGN PROFESSIONALS, CONSTRUCTION MANAGERS, AND PROFESSIONAL LAND SURVEYORS. (1) Notwithstanding any other provision of law to the contrary, ***it shall be the policy of this state that all*** public agencies and ***political subdivisions*** of the state of Idaho and their agents ***shall make selections for professional engineering***, architectural, landscape architecture, construction management, and professional land surveying services, including services by persons licensed pursuant to chapters 3, 12, 30, and 45, title 54, Idaho Code, ***on the basis of qualifications and demonstrated competence*** and shall negotiate contracts or agreements for such services.
- Source: <https://legislature.idaho.gov/statutesrules/idstat/Title67/T67CH23/SECT67-2320/>



Idaho Code - QLPE

- 39-118(2)(b) HEALTH AND SAFETY – ENVIRONMENTAL QUALITY – HEALTH “*...Plans for sanitary sewer extensions, water main extensions, and storm drain extensions, when such facilities will be owned and operated by a city*, county, quasi-municipal corporation or regulated public utility where such city, county, quasi-municipal corporation or regulated public utility *provides for the review of such plans and specifications by a qualified licensed professional engineer to verify compliance with facility standards and approves construction plans* prior to initiation of construction.
- <https://legislature.idaho.gov/statutesrules/idstat/Title39/T39CH1/SECT39-118/>



Idaho Code - QLPE

- 54-1218. PUBLIC WORKS (1) *It shall be unlawful for this state, or for any county, city, school district, irrigation district, drainage district, highway district, or other subdivision of the state having power to levy taxes or assessments against property situated therein, to engage in the construction of any public works when the public health or safety is involved unless the plans and specifications and estimates have been prepared by, and the construction reviewed by, a professional engineer.*
- <https://legislature.idaho.gov/statutesrules/idstat/Title54/T54CH12/SECT54-1218/>



IDAPA – Department of Environmental Quality

- **58.01.08 Water Systems & 58.01.16 Wastewater Rules**
 - REVIEW OF PLANS AND SPECIFICATIONS (example)
 - 504(03) b. Plans and specifications for simple water main extensions do not require pre-construction approval by the Department ***when such extensions will be owned and operated by a city, county, quasi-municipal corporation or regulated public utility, provided that such plans and specifications are reviewed and approved by a QLPE who was not involved in the preparation of the plans and specifications being reviewed to verify compliance*** with the requirements of these rules prior to initiation of construction.
- Source: <https://adminrules.idaho.gov/current-rules/>



Mountain Home Municipal Code

- **9-16 – LAND USE AND DEVELOPMENT - SUBDIVISIONS**

- 9-16-6 ADMINISTRATION - *“The administration of this chapter shall be conducted by the city engineer in conjunction with the development services department”*
- 9-16-10 (C)(1) PRELIMINARY PLAT - Engineering Review
- 9-16-10 (D)(9) PRELIMINARY PLAT - Right of Way Acquisition
- 9-16-10 (D)(12) PRELIMINARY PLAT - Area of Impact - Wells & Septic - Soil & Groundwater
- 9-16-11 (B)(8) FINAL PLAT - City Engineer - Certification required by the Idaho Code
- 9-16-11 (H)(2) FINAL PLAT – Method of Recording – *“city engineer verifying that the subdivision meets the city requirements”*



Mountain Home Municipal Code

- **9-16 - DEVELOPMENT PLANS & DESIGN STANDARDS**

Engineering Assurance of City of Mountain Home Design Standards & Required Public Improvements:

- Utility Monuments in ROW
- Storm Drains
- Setbacks
- Street Intersections and Block Alignment
- Streets & Alleys
- Street Lighting
- All service connections for sanitary sewer, domestic water and natural gas
- Street Name Signs & Continuity
- Fire Hydrants & Mains
- Street Grading

Task Order Amendment 9

What this Series of Task Orders Supports:

On-call engineering services across water, wastewater, transportation, and development reviews

- Example support services have included: support for City staff requests and questions, warranty support on completed projects, participation in Council meetings and presentations as requested, preliminary plat reviews including modeling, and construction drawings QLPE reviews.

Ongoing support for regulatory compliance, infrastructure planning, and day-to-day technical needs

- Example support services have included: annual wastewater reports for DEQ, annual water rights reports and irrigated acreage analyses for IDWR, landfill related support, sampling support, and funding support, WWTP technical support, and non-development modeling support.



Why This Matters to the City

- **Improves efficiency:** Enables timely response to routine engineering needs without administrative delay.
- **Reduces staff burden:** Provides specialized technical support for reporting, system evaluation, and project coordination
- **Supports compliance:** Ensures required annual reports and regulatory obligations are completed accurately and on time
- **Protects the City's infrastructure investment:** Early technical oversight helps identify issues before they become costly problems
- **Keeps development moving:** Maintains timely review of private development while upholding City standards
- **Maximizes funding opportunities:** Supports grant/loan applications to bring external dollars into City projects



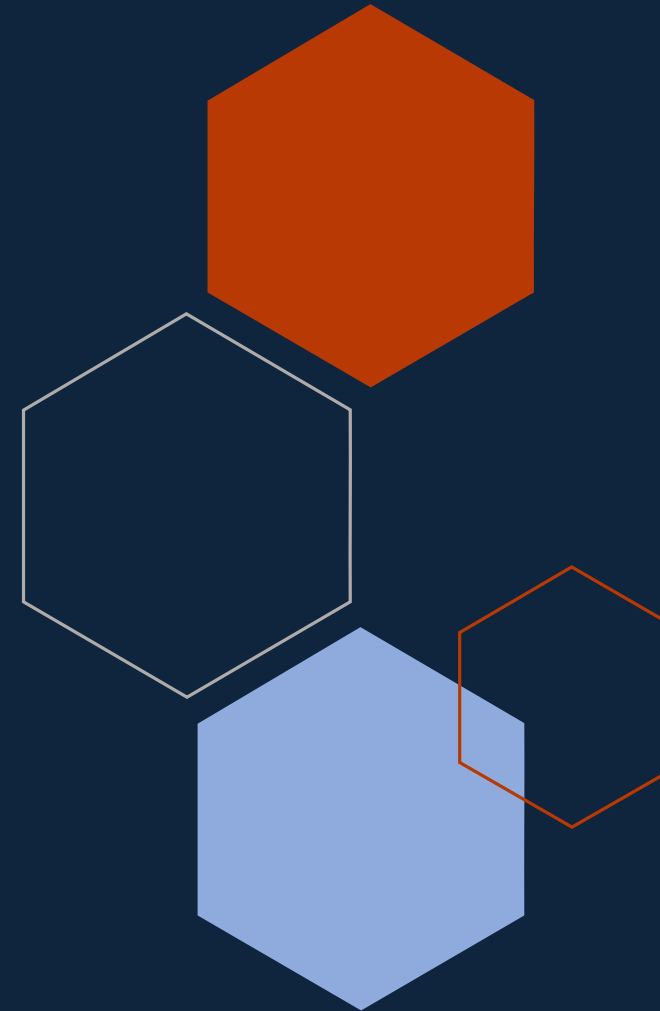
Concerns the Denial Raises

- Fragmented awareness to resource materials
- Missing context of the touchpoints of the City Engineer in day-to-day municipal operations
- Insufficient communication with professionals in-house and external. This requires improvement so Council may make proper public health and safety decisions for the people of our city
- The current General Engineering Support task order(s) remaining balance may only last approximately one month... then what? “a la carte” or a time and materials basis for each need?
 - This would be unacceptably slow
 - This could run afoul of I.C. § 59-1026 if considered as “breaking a project up to avoid the formal QBS process”
- If the City cannot deliver the required duties of the City Engineer in the Development workflow (MH Code 9-16), at what point does this introduce the risk of an erroneous deprivation of due process/landowner interest? (*Givens, Pursley - Land Use Handbook - 30. DUE PROCESS RIGHTS APPLICABLE TO LAND USE DECISIONS*)
- The definition of “reasonable amount of time” is arbitrary. Do we risk making the citizen taxpayer shoulder land use court case losses which ICRMP does not cover?
- When does the result of inaction constitute a false moratorium on development?
- Operational efficiency will be impacted, quite soon, if this issue is not addressed.

The conveyance of problems is not a gift to the taxpaying public.

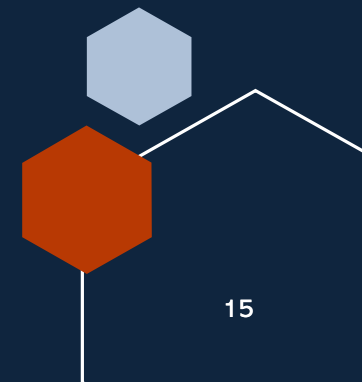
Options to Proceed

- 1. COURSE CORRECTION** - Reconsider Task Order Amendment 9 for water, wastewater, general engineering, and development review support
- 2. ANNUAL BUDGET EVALUATION** - Consider approving a reduced amount that would satisfy the City's needs for the balance of 2026 (i.e., \$30-40k). Budget and approve a task order amendment each year for the following FY's needs.
- 3. "À LA CARTE"** - Require each on-call engineering activity to be pre-approved via a separate task order.



Potential Expanded Service Expectations

- Qualification based selection process still leaves room to define the scope of needs
- These are some suggestions for “value adds”



Development Review Fees Snapshot

Albatross Landing			Thunderbolt Landing 4			Blue Yonder 4			Blue Yonder 4		
Date	Hours	Fees	Date	Hours	Fees	Date	Hours	Fees	Date	Hours	Fees
5/1/2025	1	\$62.50	7/30/2025	4.63	\$693.85	7/30/2025	4.12	\$552.40	7/30/2025	4.12	\$552.40
6/30/2025	4.25	\$62.50	8/30/2025	4.25	\$573.75	8/30/2025	3.5	\$511.25	8/30/2025	3.5	\$511.25
7/30/2025	4.5	\$597.50	9/30/2025	5.75	\$928.75	9/30/2025	4.25	\$742.50	9/30/2025	4.25	\$742.50
8/30/2025	1.5	\$120.00	10/30/2025	1.5	\$202.50	10/30/2025	1.25	\$205.00	10/30/2025	1.25	\$205.00
9/30/2025	1	\$158.75									
Total	12.25	\$1,001.25	Total	16.13	\$2,398.85	Total	13.12	\$2,011.15	Total	13.12	\$2,011.15

Fall Creek 2			Blue Yonder West			Aslin Ranch			Airbase Commons		
Date	Hours	Fees	Date	Hours	Fees	Date	Hours	Fees	Date	Hours	Fees
1/30/2026	1	165	8/30/2025	8.25	\$1,256.25	10/30/2025	4.25	601.25	11/30/2025	3.25	438.75
3/19/2026	21.25	3473.75	9/30/2025	24	\$3,705.00	11/30/2025	5.75	945	1/30/2026	0.5	140
4/30/2026	6	530	10/30/2025	11.75	\$1,838.75				4/30/2026	11.5	985
			11/30/2025	4	\$667.50						
			4/30/2026	1.5	\$157.50						
Total	28.25	\$4,168.75	Total	49.5	\$7,625.00	Total	10	\$1,546.25	Total	15.25	\$1,563.75



Future Goals & Initiatives

1. Consider updating Development Fees for Dev Plan & plat reviews. *Charge appropriately so growth pays for growth*
2. City repository for critical reference materials. Technology integration. *Get away from paper, move toward a framework for the above.*
3. Collaborative partnerships. Foster Council collaborations with the Department Heads & City Engineer. *We must develop stronger understanding of the actual operation, discontinue assumptive decision making.*



Thank you

Scott Harjo – City Councilman

sharjo@mountain-home.us

5/22/26 v1.0

FROM: Katie Stinnett, Program Director

SUBJECT: Spring Update (Mar-Apr)

Our participation levels include:

- Crisis/immediate support
 - For safety and stabilization
- Program structured participation
 - Safety and operational functioning
- Voluntary Engagement
 - Support and empowerment
- Active Case Management
 - Goal oriented support

Services provided to our clients during the Spring months include:

- Safe housing
- Emergency lodging
- 24/7 Crisis Hotline
- Transportation
- Client needs
 - Groceries
 - Under garments
 - Idaho Youth Ranch Gift Cards
 - Gas cards
 - Medications
- Case Management
- Individual Advocacy
- Court Advocacy
- Support Groups
 - Youth support group through Youth Rising
 - Survivor support group at the Doyle Ray Hope Center
- Referrals and Resources

What participation looked like for our organization-

New Clients from March-April: 24

Total Crisis Calls from March-April: 1,120



May 26, 2026

RE: Airport Advisory Committee – Frequency decision

Mayor and Council:

The Airport Advisory Committee held a special meeting on May 18, 2026, to discuss the ongoing matter of the airport radio frequency. Following the discussion, a motion was made and seconded that the committee not recommend any change to the current radio frequency at the Mountain Home Municipal Airport to the Mayor and City Council.

The motion was then put to a vote and passed. The final vote of the committee was as follows:

- Ayes: 4
- Nays: 2
- Abstentions: 1

As a result of this action, the Airport Advisory Committee formally voted against recommending a change to the airport's current radio frequency at this time.

The committee did note that the matter could be reconsidered in the future should the airport experience significant growth, including the introduction of commercial carrier operations or other substantial increases in air traffic activity.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Curtis", is written over a light blue horizontal line.

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