



Tuesday, August 11, 2026 at 5:00 PM

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

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NEW BUSINESS

- 1) Items removed from the Consent Agenda
- 2) Action Item: Deliberation/Decision regarding 23-2026R Recreation and Swimming Pool fees.
- 3) Action Item: Deliberation/Decision regarding 24-2026R regarding Airport fees.

FINAL COMMENTS

EXECUTIVE SESSION

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

ADJOURN

STAFF MEMO

- 1) Public Works staff report

NOTICE OF PUBLIC HEARING

The Mountain Home City Council will hold a Public Hearing at its regular meeting on August 11, 2026, at 5:00 p.m., in the City Council Chambers, 160 South 3rd East, Mountain Home, Idaho. The purpose of the hearing is to obtain citizen input and public comment on an increase in Recreation and Swimming Pool Fees at Mountain Home Municipal Airport as follows:

Recreation Fee	Current Fee	Proposed Fee
Youth Sports Leagues (~~except basketball~~)	\$ 22.00	\$ 28.00
~~Basketball~~	~~\$ 35.00~~	
Adult Sports Leagues (individual)	\$ 25.00	
Team Sports (per team)	\$ 75.00	\$ 160.00
Recreation Leisure Programs - hosted by the City	\$ Cost + 25%	\$ Cost + 30%
Contract Instructor percentage paid to City	25%	30%
Late Registration Fee (after deadline)	\$ 10.00	

Swimming Pool Fee	Current Fee	Proposed Fee
Public Swimming	\$ 2.00	\$ 4.00
Group Swimming Lessons	\$ 20.00	\$ 35.00
One Day Pool Pass	\$ 2.00	\$ 4.00
Lap Swim	\$ 2.00	\$ 4.00
Private Pool Party 5:15-6:45 p.m.	\$ 125.00	\$ 225.00
Private Pool Party 9:15-11:00 p.m.	\$ 175.00	\$ 275.00
Themed Pool Parties by Recreation Dept.	\$ 4.00	\$ 6.00
Individual Season Pool Pass	\$ 65.00	
Family Pass for 4 people*	\$ 200.00	
* (Family must live in the same household)		
*Each additional family member added to the family pass	\$ 20.00	
Individual Swim Lessons (1 on1)(4 half hr. lessons)	\$ 125.00	\$ 175.00

Anyone who wishes to comment, but is unable to attend the hearing, may submit written comments prior to the meeting. Address comments to City of Mountain Home, City Hall, Attention City Clerk, P.O. Box 10, Mountain Home, ID 83647

The City of Mountain Home will provide for reasonable accommodations for persons with disabilities. Any person needing an interpreter or special accommodations are urged to contact the City of Mountain Home Title VI Coordinator at 208-580-2091.

Se les informan a las personas que necesitan servicios especiales o un intérprete para comunicarse con la ciudad de Mountain Home Coordinador del Título VI al 208-587-2104.

Tiffany Belt, City Clerk

First Publication: July 29th, 2026
Second Publication: August 5th, 2026

NOTICE OF PUBLIC HEARING

The Mountain Home City Council will hold a Public Hearing at its regular meeting on August 11, 2026, at 5:00 p.m., in the City Council Chambers, 160 South 3rd East, Mountain Home, Idaho. The purpose of the hearing is to obtain citizen input and public comment on an increase in Tie Down and Parking Fees at Mountain Home Municipal Airport as follows:

FEE	CURRENT FEE	PROPOSED
City Resident annual fee	\$ 100.00	\$ 300.00
Non-City Resident annual fee	\$ 150.00	\$ 350.00
City Resident monthly fee	\$ 15.00	\$ 35.00
Non-City Resident monthly fee	\$ 25.00	\$ 40.00
Daily non-turbine-powered fee	\$ 5.00	\$ 15.00
Daily turbine-powered fee	\$ 20.00	\$ 50.00
Daily Commercial Operator fee	\$ 0	\$ 200.00

“City Resident” shall mean anyone who maintains his or her primary domicile within the city limits of the City of Mountain Home.

“Monthly Fee” shall mean anyone who has an aircraft parked in a space for more than twenty-one (21) days in a given month.

Waivers:

- 1. Transient tie-down fees can be waived for one night with the purchase of at least ten (10) gallons of aircraft fuel at the Mountain Home Municipal Airport or upon proof of payment of at least ~~\$50.00~~ one hundred (\$100.00) dollars to hotels, motels, merchants, restaurants or cafes in the City of Mountain Home for the overnight stay.*

~~*Tie-down fees are waived for operable Civil Air Patrol aircraft.*~~

“Transient Parking Area” shall be any parking space not allocated to an annual or monthly user, not including the spaces allocated for aircraft maintenance.

Anyone who wishes to comment, but is unable to attend the hearing, may submit written comments prior to the meeting. Address comments to City of Mountain Home, City Hall, Attention City Clerk, P.O. Box 10, Mountain Home, ID 83647

The City of Mountain Home will provide for reasonable accommodations for persons with disabilities. Any person needing an interpreter or special accommodations are urged to contact the City of Mountain Home Title VI Coordinator at 208-580-2091.

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MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON JULY 28th, 2026, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

CALL MEETING TO ORDER/ESTABLISH A QUORUM

RECOGNIZING PERSONS IN THE AUDIENCE

CONFLICT OF INTEREST DECLARATION

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

PRESENTATION/GUEST

- 1) Presentation by Vincent Tramboli, the District 3 Communication Director for ITD.

SWEARING IN

- 1) Joel Watters, Fire Chief

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: Airport Advisory Committee Minutes — January 26, 2026
- 2) Approval acceptance of minutes: Airport Advisory Committee Minutes — May 18, 2026
- 3) Approval acceptance of minutes: Special City Council meeting Minutes — June 3, 2026
- 4) Approval acceptance of minutes: Regular Planning and Zoning Committee Minutes — June 16, 2026
- 5) Approval acceptance of minutes: Regular Planning and Zoning Committee Minutes — July 7, 2026
- 6) Approval acceptance of minutes: Regular City Council Minutes — July 14, 2026
- 7) Bills from 7/15/2026 to 7/23/2026 in the amount of \$1,945,349.30
- 8) Approve the Treasurer's report for the period ending June 30, 2026
- 9) Approve a public hearing date of August 25, 2026 for the Fiscal Year 2027 operating budget
- 10) Approve the Fire Department's request to expend impact fee funds for payment of the Wildland Urban Interface Fire Engine
(Item pulled and moved to New Business)
- 11) Approve the Fire Department's request to expend impact fee funds for payment of the (5) Self-Contained Breathing Apparatus (SCBA) for the Wildland Urban Interface Fire Engine
(Item pulled and moved to New Business)
- 12) Approve Idaho Power's request to exercise the lease extension for the Bennett Mountain Industrial Sub-Staging Yard Lease and authorize the execution of any required documents
(Item pulled and moved to New Business)
- 13) Approve the agreement to renew the waste collection services contract with Republic Services
(Item pulled and moved to New Business)
- 14) Approve the Finding of Facts to adopt the proposed amendment concerning the City Code.
(Item pulled and moved to New Business)
- 15) Approve the Police Department's request to reallocate FY26 approved funds for the purchase of six (6) Motorola APX 4500 Enhanced radios.

OLD BUSINESS

- 1) Action Item: Deliberation/Decision on Golf Course Pump House project and expending funds from FY26 contingency.

NEW BUSINESS

- 1) Items removed from the Consent Agenda
- 2) Action Item: Deliberation/Decision regarding the presentation by Alanzo Coby, representing the Shoshone Bannock tribe, on the proposed development.
(Item Removed)
- 3) Action Item: Deliberation/Decision regarding the payment processing fees.
- 4) Action Item: Deliberation/Decision regarding the proposed public hearing for the Bulk Water Fee.

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- 5) Action Item: Deliberation/Decision regarding the proposed versions of the cooperative agreement between Elmore County and the City for dispatch services and authorize the Mayor, City Clerk, and Chief of Police to sign.
- 6) Action Item: Deliberation/Decision regarding Resolution 22-2026R
- 7) Approve the request to contribute funds from the Opioid Settlement Fund to the Elmore County CHEMS program.
- 8) Action Item: Deliberation/Decision regarding the request for proposal (RFP) for operations and management of Desert Canyon Golf Course.

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ORDINANCE

- 1) Ordinance 1823 – Amending Subsection A of Section 9-6-2 of the City Code.

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FINAL COMMENTS

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ADJOURN

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MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON JULY 28TH, 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 July 28, 2026. A quorum was established with Councilmember Harjo, Councilmember McCarthy, Councilmember Sanders, and Mayor Sykes being present. Councilmember Wirkkala present via phone.

RECOGNIZING PERSONS IN THE AUDIENCE

Dara Corvus expressed concerns regarding the environmental impacts of data centers and privacy concerns related to Flock safety cameras. She encouraged the City not to support either initiative.

CONFLICT OF INTEREST DECLARATION

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

Councilmember Harjo received an email from Steven Fiel regarding Item 10 on Consent Agenda.

Councilmember Wirkkala said she received the same email, and Rod Dudley also emailed her regarding DEQ Bonds under water and wastewater on the bill run.

Councilmember McCarthy also received the same emails.

Mayor Sykes requested to swap the order of Presentation/Guest with the Swearing In if the presenter was okay with that.

SWEARING IN

1) Joel Watters, Fire Chief

Tiffany Belt, City Clerk, swore in Joel Watters as the City's new Fire Chief.

Joel Watters said some words of thanks for Chief Moore and to Mayor Sykes. He addressed the firefighters with words of thanks and encouragement and his priorities as chief.

Mayor Sykes thanked everyone that had a hand in getting Joel Watters interviewed, selected and appointed.

PRESENTATION/GUEST

1) Presentation by Vincent Tramboli, the District 3 Communication Director for ITD.

Vincent Tramboli, Idaho Transportation Department (ITD) District 3 Deputy Administrator, provided an overview of recent transportation funding changes, their impact on regional projects, and the status of planned improvements affecting the Mountain Home area. He answered questions from the Council regarding project priorities and future coordination with local agencies.

CONSENT AGENDA

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- Interface Fire Engine
- 11) Approve the Fire Department's request to expend impact fee funds for payment of the (5) Self-Contained Breathing Apparatus (SCBA) for the Wildland Urban Interface Fire Engine
 - 12) Approve Idaho Power's request to exercise the lease extension for the Bennett Mountain Industrial Sub-Staging Yard Lease and authorize the execution of any required documents
 - 13) Approve the agreement to renew the waste collection services contract with Republic Services
 - 14) Approve the Finding of Facts to adopt the proposed amendment concerning the City Code.
 - 15) Approve the Police Department's request to reallocate FY26 approved funds for the purchase of six (6) Motorola APX 4500 Enhanced radios.

Councilmember Wirkkala requested clarification regarding Item 7, the bond payments listed in the bill run for the Water and Wastewater Departments. She asked whether the payments were regular installments or related to the Council's previously approved plan to make additional bond payments in FY2027.

Mayor Sykes explained those were just installment payments.

Councilmember Wirkkala then requested clarification regarding a judicial confirmation expense included in the bill run. She asked whether the expense was related to Local Improvement District No. 2 and whether the Council had previously authorized proceeding with the judicial confirmation process.

Tiffany Belt explained the fee was not to go out for judicial confirmation, but the public hearing regarding a judicial confirmation. She continued to explain that the public hearing required a resolution and that required an attorney to help with the documents.

Councilmember Wirkkala requested clarification regarding a sign purchase included in the bill run.

Tiffany Belt explained that the signs were intended for the dog parks but would not be installed until the City Council considered proposed ordinance amendments.

Councilmember Wirkkala expressed concerns regarding restrictions on children in the dog parks.

Tiffany Belt clarified that the proposed ordinance would focus on requiring adult supervision of children rather than prohibiting children from entering the dog parks.

Councilmember Wirkkala then asked to have Item 12 for discussion. She then asked a question about Item 13; the contract with Republic Services was dated for June of 2026, and she wanted to know if it would be backdated.

Tiffany Belt said she believed it would be effective the date the agreement was signed.

Councilmember Harjo requested revisions to the proposed solid waste contract to reflect changes made to Idaho law in 2025 regarding temporary and project-specific solid waste collection. He recommended adding language to ensure the contract was consistent with state law and City Code.

Paul Fitzer, City Attorney, explained that the proposed contract already reflected the intent of the 2025 statutory changes but recommended adding a reference to the applicable Idaho Code section to ensure consistency and eliminate any ambiguity.

Councilmember Sanders stated that the contract he received did not have anything under Exhibit A and asked how he was making a decision without all the information.

The representative from Republic Services stated that it was not included as there were no proposed rate increases.

Tiffany Belt offered to get him a copy of the exhibit.

Councilmember McCarthy asked if they could pull Item 13 to keep things moving and to modify the language via interlineation. He also asked to pull Item 10. He then asked a question on Item 7, specifically the judicial confirmation. He asked why it was being pulled from the admin budget instead of the fiber budget.

Tiffany Belt explained that the legal expense was charged to the Administrative Department because attorney fees are typically paid from that budget.

Councilmember McCarthy stated that he believed the expense should instead be charged to the Fiber Department because it was related to the judicial confirmation process.

Councilmember Harjo explained that legal expenses associated with the Local Improvement District (LID) would ultimately be included in the total project costs if the LID proceeded, regardless of the department to which they were initially charged. He noted that the accounting allocation could be adjusted without affecting the project's overall costs.

Mayor Sykes summarized that Items 10, 11, 12, and 13 were being pulled for discussion.

Councilmember McCarthy made a motion to approve the Consent Agenda, pulling Items 10, 11, 12, and 13, and to include changing the bill run for the fiber professional fees. Councilmember Sanders seconded the motion.

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

OLD BUSINESS

Action Item: Deliberation/Decision on Golf Course Pump House project and expending funds from FY26 contingency.

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Councilmember Sanders made a motion to approve the expenditure of FY26 contingency for the golf course pump house project as presented.

Councilmember Harjo requested clarification from the motion maker regarding the two proposal options included in the agenda packet, noting that they differed in both cost and scope.

Councilmember Sanders amended his motion to approve expending funds from the FY26 contingency on the golf course pump house project and award to Bideganeta Construction in the amount of \$18,500 for the construction of that facility. Councilmember Harjo seconded the motion.

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

NEW BUSINESS

Councilmember Harjo asked if it would be possible to move the Elmore County agenda items to the beginning of New Business.

Mayor Sykes asked to move Items 6 and 7 to the top of New Business and then go back to Items Removed from Consent.

6) Action Item: Deliberation/Decision regarding Resolution 22-2026R

Commissioner Corbus and Commissioner Rodgers came forward to join the Mayor and Council to discuss.

Commissioner Corbus requested that the City Council adopt a resolution supporting the creation of a new ambulance district and placing the proposal before Elmore County voters. He explained that the current district is facing financial challenges and that the proposed district would create an independent governing board to oversee ambulance services. He also noted that incorporated cities have the option to establish their own ambulance district rather than participate in the county district.

Councilmember McCarthy asked about the impact of I-84 traffic and accident response on ambulance services.

Commissioner Corbus explained that ambulance and rescue call volumes have increased significantly, with the rescue group frequently responding to interstate incidents and providing services such as extrication and traffic control. He stated that the County had sought assistance from the Idaho Transportation Department for these costs but had not been successful.

Mayor Sykes suspended Robert's Rules of Order for Items 5, 6 and 7 to allow for open discussion.

Councilmember McCarthy requested additional data regarding ambulance call volumes and where services were being provided, particularly for incidents involving nonresidents and I-84. He expressed concern about placing additional costs on local taxpayers without understanding how much of the service was being used by those outside the community and whether those costs were being recovered.

Commissioner Corbus stated that the County was pursuing available collections, grants, impact fees, and other funding sources. He explained that a significant portion of federal Payment in Lieu of Taxes (PILT) funding was currently being used to subsidize the ambulance district and believed the cost of providing ambulance services should be more evenly shared across the county.

Councilmember Harjo asked whether the City of Glenns Ferry had raised any concerns regarding the proposed ambulance district.

Commissioner Corbus explained that concerns centered on the potential impact if the City of Mountain Home chose to opt out and form its own district, and he emphasized that the proposal was intended to provide an equitable countywide approach while allowing voters to make the final decision.

Councilmember Harjo made a motion to approve Resolution 22-2026R. Councilmember Wirkkala seconded the motion.

Councilmember Sanders requested the supporting petition referenced in the proposed resolution, noting that the exhibit included in the packet was blank.

City Clerk Tiffany Belt noted that the petition referenced in the resolution was not included in the packet and cited information from the City Attorney explaining that incorporated cities within the proposed district must first pass a resolution consenting to participate. She asked whether the petition had already been filed.

Commissioner Corbus explained that the County Attorney had prepared the necessary documents but was waiting for the cities to determine whether they would participate before filing the petition.

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Tiffany Belt clarified that the City's resolution, along with Glenns Ferry's, was needed for the petition to move forward and noted an August 28 deadline.

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

7) Approve the request to contribute funds from the Opioid Settlement Fund to the Elmore County CHEMS program.

Mayor Sykes explained that Allen Roberts, EMS Director, had asked the City to participate in funding a CHEMS vehicle.

Commissioner Corbus discussed the value of the CHEMS program, noting that its services help reduce repeat 911 and ambulance calls by assisting individuals with needs such as medication management, home safety, and other support services throughout the community.

Councilmember Wirkkala made a motion to approve the request to contribute funds from the Opioid Settlement Fund to the Elmore County CHEMS program. Councilmember McCarthy seconded the motion.

Councilmember Sanders referenced the approved opioid abatement strategies and requested clarification on whether the proposed CHEMS vehicle would be used to transport patients.

Commissioner Corbus stated that he did not believe the CHEMS vehicle would be used to transport patients and noted that County legal staff had reviewed the proposed purchase and determined it was an allowable use of the funds.

Mayor Sykes stated that he had asked Allen Roberts to confirm with legal staff whether opioid settlement funds could be used toward an ambulance purchase for transportation purposes and noted that the matter may come back to the Council at a later date.

Councilmember Sanders asked whether the CHEMS vehicle would be used for mobile intervention services and requested clarification regarding staff qualifications.

Commissioner Corbus stated that the vehicle could be used to respond to individuals needing assistance and explained that CHEMS staff have varying levels of medical qualifications, including EMT certification.

Tiffany Belt noted that Allen Roberts' request identified Sections A5 and A7 of the approved opioid abatement strategies as supporting the proposed use of the funds. She stated that both County and City legal staff had reviewed the request and agreed that the CHEMS program met the requirements because qualified professionals would provide the services.

Councilmember Wirkkala requested clarification regarding the City's opioid settlement funds and the difficulty of using them due to specific restrictions.

Tiffany Belt confirmed that the funds were limited to opioid-related purposes and explained that partnering with the County on the CHEMS program provided an eligible use for the funding.

Councilmember Sanders acknowledged the restrictions associated with the opioid settlement funds and stated that he would defer to legal counsel regarding whether the proposed use met the funding requirements.

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

5) Action Item: Deliberation/Decision regarding the proposed versions of the cooperative agreement between Elmore County and the City for dispatch services and authorize the Mayor, City Clerk, and Chief of Police to sign.

Councilmember Harjo reviewed the proposed dispatch agreement and explained that the updated terms included a first-year cost of \$100,000, consisting of \$90,000 for labor and other costs and \$10,000 for ILETS, with a 5% annual increase to labor and other costs. He proposed revising the payment terms to require the City to make its annual payment by November 30 rather than within 60 days of receiving an invoice, explaining that the change would simplify the process for both the City and County.

Councilmember Wirkkala supported the proposed November 30 payment date and the 5% annual increase.

There was discussion regarding revisions to clarify which party would be responsible for purchasing radio equipment under the agreement.

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Councilmember Harjo made a motion to approve the cooperative agreement between Elmore County and the City for dispatch services in version 3 with the interlineation changes and authorize the Mayor, City Clerk, and Chief of Police to sign. Councilmember Wirkkala seconded the motion.

Councilmember McCarthy requested clarification regarding the \$90,000 labor and other costs, the additional \$10,000 for ILETS, and how the 5% annual increase would be applied.

There was a discussion regarding ILETS costs and how they would be handled under the agreement.

Councilmember Harjo and Tiffany Belt clarified that the 5% annual increase would apply only to labor and other costs, while the \$10,000 ILETS amount would remain unchanged unless usage exceeded that amount.

Chief Larsen explained that officer use of mobile data terminals was separate from ILETS checks performed by County Dispatch, with the \$10,000 specifically covering ILETS services provided through County Dispatch.

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

1) Items removed from the Consent Agenda

Mayor Sykes reinstated Robert's Rules for the remainder of the meeting.

10) Approve the Fire Department's request to expend impact fee funds for payment of the Wildland Urban Interface Fire Engine.

Councilmember McCarthy asked about the decision to use approximately \$280,000 in fire impact fees toward the purchase of a fire engine rather than saving the funds for a future fire station.

Chief Moore explained that the impact fees have a limited timeframe for use and would not be sufficient to fund a new station within that period. He stated that the fire engine was an immediate need identified in the impact fee study and that the 60/40 cost-sharing arrangement with the Rural Fire District provided an opportunity to use the funds before they expired.

Councilmember McCarthy asked whether the fire engine was a higher priority than a future substation.

Chief Moore confirmed that, in his opinion, the engine was the more immediate need and noted that the incoming Fire Chief agreed with that direction.

Mayor Sykes added that discussions with the County regarding a future substation were ongoing, including the possibility of housing an ambulance at the facility.

Chief Moore explained that the WUI engine could support both structural and wildland firefighting and serve the City, Rural Fire District, and potentially the airport.

There was discussion regarding its cost compared with traditional fire engines.

Councilmember Harjo made a motion to approve the Fire Department's request to expend impact fee funds for payment of the Wildland Urban Interface Fire Engine. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember Sanders; aye; Councilmember McCarthy; aye; Councilmember Wirkkala; aye; Councilmember Harjo; aye. The motion passed unanimously.

11) Approve the Fire Department's request to expend impact fee funds for payment of the (5) Self-Contained Breathing Apparatus (SCBA) for the Wildland Urban Interface Fire Engine.

Councilmember Sanders made a motion to approve the Fire Department's request to expend impact fee funds for payment of the (5) Self-Contained Breathing Apparatus (SCBA) for the Wildland Urban Interface Fire Engine. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember McCarthy; aye, Councilmember Sanders; aye. The motion passed unanimously.

12) Approve Idaho Power's request to exercise the lease extension for the Bennett Mountain Industrial Sub-Staging Yard Lease and authorize the execution of any required documents.

There was discussion regarding the proposed five-year lease extension with Idaho Power, including whether to negotiate an annual increase in the lease rate and how payments would be structured.

Councilmember Wirkkala proposed a 5% annual increase, which Councilmember McCarthy supported.

Councilmember Sanders favored leaving the existing terms in place, while Councilmember Harjo noted that the current lease did not include a mechanism for an annual increase but was open to further discussion.

City Attorney Fitzer advised that changes to the existing lease terms could be addressed through an addendum.

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Tiffany Belt noted that the City was working to plat the property, leading to discussion of continuing the lease on one-year terms rather than committing to a five-year term.

Councilmember Harjo asked whether the lease could be structured as one-year terms rather than a five-year extension.

City Attorney Fitzer confirmed that the agreement could be structured as a one-year lease renewable annually, allowing the Council to reconsider the lease each year while retaining the ability to terminate the agreement.

Councilmember Wirkkala made a motion to deny Idaho Power's request to exercise the lease extension for the Bennett Mountain Industrial Sub-Staging Yard Lease and directed legal counsel to draft a new agreement for consideration at the next Council meeting for a one-year lease extension with a 5% increase. Councilmember Harjo seconded the motion.

There was further discussion regarding the terms of the existing lease and Idaho Power's option to extend it for up to five additional years.

City Attorney Fitzer clarified that the extension was at Idaho Power's discretion under the current agreement and that, if the Council wanted different terms, including a 5% annual increase, the City would need to deny the request, exercise the lease's termination provision, and offer a new agreement with the revised terms.

Councilmember Wirkkala withdrew her motion for the purpose of restating it.

Councilmember Wirkkala made a motion to deny Consent Agenda Item 12 and have the Mayor enact the 60-day termination clause to revisit a new contract that would state a 5% increase for one year. Councilmember Sanders seconded the motion.

Councilmember Sanders noted that the existing lease required 60 days' notice for termination and that the deadline had already passed for the current term ending August 31, 2026.

Councilmember Wirkkala noted that Idaho Power's request to exercise the lease extension had been received on July 8, after the 60-day deadline.

There was further discussion regarding the motion and the limitations of the existing lease terms. Legal counsel advised that the City was bound by the current agreement, and the Council proceeded with the vote on the pending motion.

The vote goes as follows: Councilmember Harjo; nay, Councilmember Wirkkala; nay, Councilmember McCarthy; nay, Councilmember Sanders; nay. The motion was denied unanimously.

Councilmember Harjo made a motion to approve Idaho Power's request to exercise the lease extension for the Bennett Mountain Industrial Sub-Staging Yard Lease and authorize the execution of any required documents. Councilmember Sanders seconded the motion. The vote goes as follows: Councilmember Sanders; aye, Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye. The motion passed unanimously.

13) Approve the agreement to renew the waste collection services contract with Republic Services.

Councilmember Sanders made a motion to approve the agreement to renew the waste collection services contract with Republic Services by interlineation to provide citations of Idaho Code. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Harjo; aye; Councilmember Wirkkala; aye; Councilmember McCarthy; aye; Councilmember Sanders; aye. The motion passed unanimously.

END OF ITEMS REMOVED FROM CONSENT AGENDA

2) **Action Item:** Deliberation/Decision regarding the presentation by Alanzo Coby, representing the Shoshone Bannock tribe, on the proposed development.

Item removed from discussion due to Alanzo Coby not being present.

3) **Action Item:** Deliberation/Decision regarding payment processing fees.

Mayor Sykes stepped out briefly, stating Councilmember Sanders's was in charge in order to keep the meeting going.

Councilmember Sanders suspended Robert's Rules in order to open discussion.

There was discussion regarding whether utility customers should pay the full convenience fee for electronic payments or whether the City should continue covering a portion of the cost.

Councilmember Wirkkala supported requiring customers to pay the full fee, noting that other payment options were available.

There was discussion regarding the financial impact of the payment processing options. Staff explained that the hybrid option would cost the City approximately \$40,000, while the upcoming budget did not include funding for these fees.

Council discussed balancing the cost to the City with the impact on customers, and staff noted that any fee changes would require a public hearing and resolution.

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Councilmember Wirkkala made a motion to move forward with Option One, the full submitter model, for the payment processing fee. Councilmember Harjo seconded the motion. The vote goes as follows: Councilmember Wirkkala; aye; Councilmember Harjo; aye; Councilmember Sanders; nay; Councilmember McCarthy; nay. There being a tie, Mayor Sykes votes aye. The motion passed by majority vote.

4) Action Item: Deliberation/Decision regarding the proposed public hearing for the Bulk Water Fee.

There was discussion regarding a proposed 5% increase to the bulk water fee structures.

Councilmember Wirkkala supported the increase, while Councilmembers McCarthy and Sanders preferred waiting for the water rate study before making changes.

Councilmember Sanders noted that the study would provide data to support any future adjustment and avoid going through the public hearing process multiple times.

Councilmember Harjo made a motion to deny Action Item 4 on New Business regarding the proposed public hearing for the Bulk Water Fee. 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.

8) Action Item: Deliberation/Decision regarding the request for proposal (RFP) for operations and management of Desert Canyon Golf Course.

There was discussion regarding the proposed golf course RFP and the different versions presented for Council review.

Councilmember Harjo questioned moving forward with the RFP after Council had recently approved a City-operated golf course model and adopted a budget based on that direction.

Councilmember Sanders explained that the City-operated model addressed the immediate needs of the golf course but may not necessarily represent the long-term operating model.

Councilmember Wirkkala agreed with Councilmember Harjo, noting that Council had already voted to move forward with a City-operated golf course and City-employed golf professional. She expressed concern that pursuing an RFP so soon after that decision created uncertainty and frustration and stated that the City-operated model should be given an opportunity to succeed.

There was continued discussion regarding the purpose of preparing an RFP while moving forward with the City-operated golf course model.

Councilmember Sanders explained that he viewed development of the RFP as preparation for an alternative should the City model not succeed, noting that preparing a thorough RFP would take significant time.

Councilmembers Harjo and Wirkkala expressed concern that pursuing the RFP conflicted with Council's recent decision to operate the golf course through the City. Councilmember Harjo questioned how failure of the City-operated model would be defined, while Councilmember Sanders stated that preparing an RFP as a backup would allow the City to respond more quickly if circumstances changed.

There was continued discussion regarding the proposed RFP, including potential compensation and revenue-sharing structures.

Councilmember Harjo recommended further discussion at a workshop with the Golf Advisory Committee, and Mayor Sykes agreed, noting that any outside operating agreement should provide revenue back to the golf course for future improvements.

Councilmember McCarthy made a motion to table Deliberation/Decision regarding the request for proposal (RFP) for operations and management of Desert Canyon Golf Course to work towards sending in the Council's edits to the City Clerk. Councilmember Sanders seconded the motion. The vote goes as follows: Councilmember McCarthy; aye, Councilmember Wirkkala; aye, Councilmember Harjo; aye, Councilmember Sanders; aye. The motion passed unanimously.

ORDINANCE

1) Ordinance 1823 – Amending Subsection A of Section 9-6-2 of the City Code.

Councilmember Harjo made a motion to suspend the three reading rule for Ordinance 1823 and allow the ordinance to be read in title only for its one and only reading. Councilmember Wirkkala seconded the motion. The vote goes as follows: Councilmember Harjo; aye, Councilmember Wirkkala; aye, Councilmember Sanders; aye, Councilmember McCarthy; aye. The motion passed unanimously.

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

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

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

FINAL COMMENTS

Mayor Sykes stated that the Planning and Zoning Commission was interested in holding a workshop with the Council regarding data centers. He clarified that the City does not currently have Flock cameras and reported that proposals for the 10th Street project had been received and would be provided to Council for consideration at the next meeting.

Councilmember Sanders asked whether the proposed golf course promotions would affect the approved fee structure or budget.

Tiffany Belt explained that the promotions were intended as a short-term trial during low-play periods and could be covered through existing funds, with any permanent changes returning to Council for approval.

Mayor Sykes stated that the trial was intended to determine whether the promotions could increase play during periods of extreme heat.

Councilmember McCarthy stated that he appreciated ITD's presentation and requested that the District 3 engineering team be invited for further discussion regarding the intersections previously identified. He also supported including Elmore County in those discussions to help coordinate potential projects and funding.

Councilmember Harjo suggested that Council attend the Board of County Commissioners meeting when the dispatch agreement is considered to allow for a joint discussion if needed.

The Council discussed coordinating attendance once the County schedules the item, with consideration given to Councilmembers' availability.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:30 p.m. by orders from Mayor Sykes.

Rich Sykes , Mayor

ATTEST: _____
Tiffany Belt, City Clerk

Report Criteria:

Invoices with totals above \$0 included

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
01-204-02-10 Payables - HRA							
4969	National Benefit Services, LLC	JULY-2026	HRA Funding Account - invoiced c	07/31/2026	6,279.41	.00	
4969	National Benefit Services, LLC	JULY-2026	Admin Fees Payable to NBS	07/31/2026	390.00	.00	
Total 01-204-02-10 Payables - HRA:					6,669.41	.00	
01-204-13-00 Cafeteria Plan Medical							
4969	National Benefit Services, LLC	JULY-2026	FSA funding account - invoiced cl	07/31/2026	2,355.69	.00	
Total 01-204-13-00 Cafeteria Plan Medical:					2,355.69	.00	
01-321-90-00 License - Solicitors							
12867	Smith, Deborah	AUG-2026	solicitors license refund	08/01/2026	100.00	.00	
Total 01-321-90-00 License - Solicitors:					100.00	.00	
01-372-10-00 Park Rental Fees							
7674	Parsons, Artha	AUG-2026	park rental fee	08/01/2026	185.00	.00	
Total 01-372-10-00 Park Rental Fees:					185.00	.00	
01-373-00-00 Refunds & Reimbursements							
12882	Diehl, Josh	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12883	Johnson, John	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
Total 01-373-00-00 Refunds & Reimbursements:					151.40	.00	
Total:					9,461.50	.00	
ADMINISTRATION							
01-415-31-00 Billing-Postage-Meter Expense							
11497	Quadient Finance USA, Inc	AUG-2026	finance charges - city hall	08/01/2026	28.51	.00	
Total 01-415-31-00 Billing-Postage Meter Expense:					28.51	.00	
01-415-33-10 Gas & Oil							
9302	Wex Bank	JULY-2026	monthly statement city hall	08/01/2026	117.98	.00	
9302	Wex Bank	JULY-2026	monthly statement city hall/senio	08/01/2026	287.40	.00	
9302	Wex Bank	JULY-2026	monthly statement fiber off road	08/01/2026	17.21	.00	
Total 01-415-33-10 Gas & Oil:					422.59	.00	
01-415-34-00 Telephone/Internet							
12751	Azuga Inc	INV00323586	monthly statement - unused	08/01/2026	177.75	.00	
12751	Azuga Inc	INV00323586	monthly statement - city hall	08/01/2026	11.85	.00	
8636	Level 3 Communications	792667156	monthly statement city hall	07/17/2026	61.99	.00	
9609	Verizon	JULY-2026	monthly charges - city hall	07/23/2026	259.53	.00	
Total 01-415-34-00 Telephone/Internet:					511.12	.00	
01-415-35-00 Utilities-City Hall							
779	Idaho Power Co	JULY-2026	Monthly Statement-City Hall	07/27/2026	547.97	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-415-35-00 Utilities-City Hall					547.97	.00	
01-415-35-02 Utilities-Visitor Center							
779	Idaho Power Co	JULY-2026	Monthly Statement-Visitor Center	07/27/2026	181.72	.00	
Total 01-415-35-02 Utilities-Visitor Center					181.72	.00	
01-415-35-10 Utilities-Museum							
779	Idaho Power Co	JULY-2026	Monthly Statement-Museum	07/27/2026	112.07	.00	
8636	Level 3 Communications	792667156	monthly statement: museum	07/17/2026	14.00	.00	
Total 01-415-35-10 Utilities-Museum					126.07	.00	
01-415-35-20 Utilities-Training Center							
779	Idaho Power Co	JULY-2026	Monthly Statement-Training Facilit	07/27/2026	140.48	.00	
Total 01-415-35-20 Utilities-Training Center					140.48	.00	
01-415-36-00 Repairs & Maint - Equipment							
203	Xerox Business Solutions	IN5469179	monthly contract base rate	07/23/2026	191.55	.00	
Total 01-415-36-00 Repairs & Maint - Equipment					191.55	.00	
01-415-36-10 Copier Lease							
10610	CIT	49561326	copier lease	07/30/2026	495.97	.00	
Total 01-415-36-10 Copier Lease					495.97	.00	
01-415-36-20 Postage Meter Lease							
10771	Quadient Leasing USA, Inc	Q2456128	lease payment	07/17/2026	1,013.16	.00	
Total 01-415-36-20 Postage Meter Lease					1,013.16	.00	
01-415-40-39 Attorney Fees							
7022	MSBT Law	90291	over 30 hour retainer	08/05/2026	2,227.50	.00	
7022	MSBT Law	90292	F2421-01 General, mileage	08/05/2026	5,657.44	.00	
Total 01-415-40-39 Attorney Fees					7,884.94	.00	
01-415-43-00 Computer Software/Support							
12157	Treasure Valley Technical Solution	R-2026-0102	mst-nce-tpc-c100, email,web and	08/01/2026	1,933.55	.00	
1610	Wells Fargo Remittance Center	AUG-2026	monthly Statement (City Hall)	08/01/2026	20.00	.00	
Total 01-415-43-00 Computer Software/Support					1,953.55	.00	
01-415-52-00 Supplies							
1610	Wells Fargo Remittance Center	AUG-2026	monthly Statement (City Hall)	08/01/2026	59.75	.00	
Total 01-415-52-00 Supplies					59.75	.00	
01-415-55-00 Printing/Publications							
942	Matthew Bender & Co, Inc	50047116	ID Code CRT Rules 2026 ed 2 vol	07/21/2026	82.75	.00	
Total 01-415-55-00 Printing/Publications					82.75	.00	
01-415-56-00 Meetings Travel & Dues							
8531	Vork, Alexandra	AUG2026	cdi training in boise	08/01/2026	354.52	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-415-56-00 Meetings Travel & Dues:					354.52	.00	
01-415-86-30 Grant-Opioid Remediation							
492	Elmore County	AUG-2026	community health emergency me	08/01/2026	40,000.00	.00	
Total 01-415-86-30 Grant-Opioid Remediation:					40,000.00	.00	
01-415-86-55 Railroad Park Funding-Co-Op							
334	Cloverdale Nursery & Turf Farm	342074	plants	07/27/2026	2,639.00	.00	
334	Cloverdale Nursery & Turf Farm	342077	tarp	07/27/2026	10.00	.00	
2625	Ferguson Waterworks #1701	0965153	gj swr pipe	07/24/2026	1,800.12	.00	
8755	Idaho Materials & Construction	6902968	commerical road base	07/16/2026	420.86	.00	
8755	Idaho Materials & Construction	6902969	commerical road base	07/16/2026	45.63	.00	
8755	Idaho Materials & Construction	6903439	pit run, crushed rock	07/17/2026	225.15	.00	
8755	Idaho Materials & Construction	6903440	commerical road base	07/17/2026	105.22	.00	
8755	Idaho Materials & Construction	6905049	commerical road base	07/20/2026	210.43	.00	
8755	Idaho Materials & Construction	6907385	commerical road base	07/22/2026	210.43	.00	
8755	Idaho Materials & Construction	6907387	commerical road base	07/22/2026	105.22	.00	
8755	Idaho Materials & Construction	6907450	crushed rock	07/23/2026	302.36	.00	
8755	Idaho Materials & Construction	6908530	washed concrete sand, washed ro	07/24/2026	567.82	.00	
8755	Idaho Materials & Construction	6910255	commerical road base	07/27/2026	315.65	.00	
12030	Mountainland Supply Company	S108063449.0	tubing, soleniod, fabric pins, barb t	07/31/2026	699.45	.00	
12030	Mountainland Supply Company	S108063449.0	b tbos dc latch soleniod	07/31/2026	281.65	.00	
Total 01-415-86-55 Railroad Park Funding-Co-Op:					7,938.99	.00	
01-415-98-00 Sales Tax Payable							
1442	State Tax Commission	JULY-2026	Sales & Use Tax Return for july	08/01/2026	3,632.74	.00	
Total 01-415-98-00 Sales Tax Payable:					3,632.74	.00	
Total ADMINISTRATION:					65,566.38	.00	
DEVELOPMENT SERVICES							
01-416-31-00 Postage							
11497	Quadient Finance USA, Inc	AUG-2026	finance charges - dev serv	08/01/2026	28.53	.00	
Total 01-416-31-00 Postage:					28.53	.00	
01-416-31-10 Postage-Developers Mailings							
11497	Quadient Finance USA, Inc	AUG-2026	finance charges - planning & zoni	08/01/2026	28.51	.00	
Total 01-416-31-10 Postage-Developers Mailings:					28.51	.00	
01-416-33-00 Gas & Oil							
9302	Wex Bank	JULY-2026	monthly statement: dev serv	08/01/2026	424.71	.00	
Total 01-416-33-00 Gas & Oil:					424.71	.00	
01-416-34-00 Telephone/Internet							
12751	Azuga Inc	INV00323586	monthly statement - dev services	08/01/2026	23.70	.00	
8636	Level 3 Communications	792667156	monthly statement: dev services	07/17/2026	70.00	.00	
9609	Verizon	JULY-2026	monthly charges - dev services	07/23/2026	221.60	.00	
Total 01-416-34-00 Telephone/Internet:					315.30	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-416-36-00 Repairs & Maint - Equipment							
203	Xerox Business Solutions	IN5469179	monthly contract base rate	07/23/2026	126.37	.00	
Total 01-416-36-00 Repairs & Maint - Equipment:					126.37	.00	
01-416-36-10 Copy Machine Lease							
10610	CIT	49561326	copier lease	07/30/2026	337.15	.00	
Total 01-416-36-10 Copy Machine Lease:					337.15	.00	
01-416-41-00 Professional Services							
7022	MSBT Law	90292	F2421-01 General	08/05/2026	1,420.00	.00	
Total 01-416-41-00 Professional Services:					1,420.00	.00	
01-416-52-00 Supplies							
1430	Standard Plumbing Supply Co	AYMR45	fatmax tape	07/31/2026	27.99	.00	
Total 01-416-52-00 Supplies:					27.99	.00	
01-416-53-00 Uniforms/Safety Clothing Items							
11648	Serendipity Design Co. LLC	2586	embroidery	07/24/2026	168.00	.00	
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Dev Serv)	08/01/2026	60.94	.00	
Total 01-416-53-00 Uniforms/Safety Clothing Items:					228.94	.00	
01-416-85-00 Miscellaneous							
1430	Standard Plumbing Supply Co	AYCH97	32pz drano liq opener	07/28/2026	7.49	.00	
Total 01-416-85-00 Miscellaneous:					7.49	.00	
Total DEVELOPMENT SERVICES:					2,944.99	.00	
PROSECUTION							
01-420-41-00 Attorney Fees							
7022	MSBT Law	90293	criminal prosecution	08/05/2026	16,000.00	.00	
Total 01-420-41-00 Attorney Fees:					16,000.00	.00	
Total PROSECUTION:					16,000.00	.00	
POLICE							
01-421-31-00 Postage							
11497	Quadient Finance USA, Inc	AUG-2026	finance charges - police	08/01/2026	28.53	.00	
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Police)	08/01/2026	49.60	.00	
Total 01-421-31-00 Postage:					78.13	.00	
01-421-33-00 Gas & Oil							
9302	Wex Bank	JULY-2026	monthly statement: police	08/01/2026	6,435.36	.00	
Total 01-421-33-00 Gas & Oil:					6,435.36	.00	
01-421-34-00 Telephone/Internet							
12751	Azuga Inc	INV00323586	monthly statement - police	08/01/2026	82.95	.00	
9509	Verizon	JULY-2026	monthly charges - police	07/23/2026	1,808.38	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-421-34-00 Telephone/Internet					1,891.33	.00	
01-421-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Police Dep	07/27/2026	924.98	.00	
Total 01-421-35-00 Utilities					924.98	.00	
01-421-36-00 Repairs & Maint - Office equip							
10610	CIT	49561326	copier lease	07/30/2026	337.15	.00	
203	Xerox Business Solutions	IN5469179	monthly contract base rate	07/23/2026	21.92	.00	
Total 01-421-36-00 Repairs & Maint - Office equip					359.07	.00	
01-421-37-00 Repairs & Maint - Auto							
4184	Commercial Tire	35-98322	wheel balance, truck disposal fee, t	07/29/2026	856.68	.00	
1037	Mountain Home Auto Ranch	295147	vehicle inspection	07/15/2026	2,509.50	.00	
6353	O'Reilly Auto Parts	3014-148817	oil filter, sir filter, cabin filter	07/27/2026	86.87	.00	
6353	O'Reilly Auto Parts	3014-150086	oil filter, 5 qt, 1 qt	08/03/2026	57.72	.00	
Total 01-421-37-00 Repairs & Maint - Auto					3,510.77	.00	
01-421-40-00 Repairs & Maint - Building							
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Police)	08/01/2026	1,064.90	.00	
Total 01-421-40-00 Repairs & Maint - Building					1,064.90	.00	
01-421-53-00 Uniforms and accessories							
961	LN Curtis & Sons	INV1091944	sz 2414-2416 navy 2.0 oregon cit	07/22/2026	324.00	.00	
Total 01-421-53-00 Uniforms and accessories:					324.00	.00	
01-421-55-00 Printing & Publications							
942	Matthew Bender & Co, Inc	49800329	ID Code 26 June shipment	06/17/2026	619.52	.00	
Total 01-421-55-00 Printing & Publications:					619.52	.00	
01-421-56-00 Meetings, Travel,Dues & Equip							
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Police)	08/01/2026	1,077.28	.00	
Total 01-421-56-00 Meetings, Travel,Dues & Equip:					1,077.28	.00	
01-421-57-00 Weapons & Ammunition							
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Police)	08/01/2026	413.05	.00	
Total 01-421-57-00 Weapons & Ammunition:					413.05	.00	
01-421-64-00 Investigative Expenses							
10213	Tri-Tech Forensics, Inc.	01378740	disposable fara multi-pak w/lables	07/30/2026	69.90	.00	
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Police)	08/01/2026	69.90	.00	
Total 01-421-64-00 Investigative Expenses:					139.80	.00	
Total POLICE					16,838.19	.00	
ANIMAL CONTROL							
01-422-31-00 Postage							
11497	Quadient Finance USA, Inc	AUG-2026	finance charges - animal shelter	08/01/2026	28.51	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-422-31-00 Postage:					28.51	.00	
01-422-33-00 Gas & Oil							
9302	Wex Bank	JULY-2026	monthly statement: animal	08/01/2026	175.92	.00	
Total 01-422-33-00 Gas & Oil:					175.92	.00	
01-422-34-00 Telephone/Internet							
12751	Azuga Inc	INV00323586	monthly statement - animal shelte	08/01/2026	35.55	.00	
8636	Level 3 Communications	792667156	monthly statement: animal shelter	07/17/2026	14.00	.00	
9609	Verizon	JULY-2026	monthy charges - animal shelter	07/23/2026	64.68	.00	
Total 01-422-34-00 Telephone/Internet:					114.23	.00	
01-422-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Animal Shelter	07/27/2026	496.80	.00	
Total 01-422-35-00 Utilities:					496.80	.00	
01-422-40-00 Repairs & Maint - Building							
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Animal)	08/01/2026	26.63	.00	
9595	Western Exterminator Company	99802474	pest control maintenance	07/21/2026	171.32	.00	
Total 01-422-40-00 Repairs & Maint - Building:					197.95	.00	
Total ANIMAL CONTROL:					1,013.41	.00	
FIRE DEPARTMENT							
01-423-33-00 Gas & Oil							
5210	Lawler, Alan	AUG-2026	Reimbursement for chainsaw gas	08/01/2026	20.12	.00	
9302	Wex Bank	JULY-2026	monthly statement: fire	08/01/2026	538.83	.00	
Total 01-423-33-00 Gas & Oil:					558.95	.00	
01-423-34-00 Telephone/Internet							
8636	Level 3 Communications	792667156	monthly statement: fire	07/17/2026	14.00	.00	
9609	Verizon	JULY-2026	monthly charges - fire	07/23/2026	65.75	.00	
Total 01-423-34-00 Telephone/Internet:					79.75	.00	
01-423-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Fire Dept	07/27/2026	402.87	.00	
Total 01-423-35-00 Utilities:					402.87	.00	
01-423-40-00 Repairs & Maint - Building							
5959	Ari's Carpet Cleaning	340	all carpets steam cleaned and deo	07/27/2026	319.20	.00	
866	Jim's Lumber Co	519912	Metal products, 4x4x8 fir	07/23/2026	30.65	.00	
Total 01-423-40-00 Repairs & Maint - Building:					349.85	.00	
01-423-43-00 Computer Maintenance/Software							
12870	Emergent	24-207	checklist basic, inspections,tactica	08/05/2026	400.00	.00	
Total 01-423-43-00 Computer Maintenance/Software:					400.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-423-52-00 Supplies							
11497	Quadient Finance USA, Inc	AUG-2026	finance charges - fire	08/01/2026	28.51	.00	
Total 01-423-52-00 Supplies:					28.51	.00	
01-423-85-00 Special Events-Misc							
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Fire)	08/01/2026	148.54	.00	
Total 01-423-85-00 Special Events-Misc:					148.54	.00	
Total FIRE DEPARTMENT:					1,968.47	.00	
PARKS DEPARTMENT							
01-438-20-00 Fringe - City Portion							
759	Idaho Dept of Labor	2ND QUARTE	Quarterly statement: Parks	08/01/2026	1,864.00	.00	
Total 01-438-20-00 Fringe - City Portion:					1,864.00	.00	
01-438-33-00 Gas & Oil							
9302	Wex Bank	JULY-2026	monthly statement: parks	08/01/2026	1,773.86	.00	
9302	Wex Bank	JULY-2026	monthly statement: parks off road	08/01/2026	1,456.31	.00	
Total 01-438-33-00 Gas & Oil:					3,230.17	.00	
01-438-34-00 Telephone/Internet							
12751	Azuga Inc	INV00323586	monthly statement - parks	08/01/2026	35.55	.00	
8636	Level 3 Communications	792667156	monthly statement: Parks	07/17/2026	21.00	.00	
9609	Verizon	JULY-2026	monthly charges - parks	07/23/2026	299.55	.00	
Total 01-438-34-00 Telephone/Internet:					356.10	.00	
01-438-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Park Dept	07/27/2026	2,084.76	.00	
Total 01-438-35-00 Utilities:					2,084.76	.00	
01-438-36-00 Repairs & Maint - Equipment							
706	Horizon Distributors, Inc.	3L273326	trim line, string trimmer, irrig shov	07/27/2026	832.12	.00	
203	Xerox Business Solutions	IN5469179	monthly contract base rate	07/23/2026	49.15	.00	
Total 01-438-36-00 Repairs & Maint - Equipment:					881.27	.00	
01-438-36-10 Copier Lease							
10610	CIT	49561326	copier lease	07/30/2026	170.67	.00	
Total 01-438-36-10 Copier Lease:					170.67	.00	
01-438-38-00 Portable Service Contract							
8029	United Site Services	114-14261570	portable restroom service - legac	07/20/2026	155.00	.00	
8029	United Site Services	114-14261571	portable restroom service - upper l	07/20/2026	185.00	.00	
8029	United Site Services	114-14261572	portable restroom service - legac	07/20/2026	155.00	.00	
8029	United Site Services	114-14261573	portable restroom service - railroa	07/20/2026	155.00	.00	
8029	United Site Services	114-14263199	portable restroom service - ridecre	07/23/2026	115.00	.00	
8029	United Site Services	114-14263503	portable restroom service - Stonet	07/24/2026	235.00	.00	
8029	United Site Services	114-14263507	portable restroom service - basqu	07/24/2026	115.00	.00	
8029	United Site Services	114-14263509	portable restroom service - legac	07/24/2026	465.00	.00	
8029	United Site Services	114-14263510	portable restroom service - carl m	07/24/2026	185.00	.00	
8029	United Site Services	114-14264875	portable restroom service - farme	07/28/2026	350.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
8029	United Site Services	114-14266617	portable restroom service - baseb	07/31/2026	115.00	.00	
Total 01-438-38-00 Portable Service Contract:					2,230.00	.00	
01-438-40-00 Repairs & Maint - Bldgs & Grnd							
2599	Agri-Lines Irrigation Inc	INV167581	poly hdpe 100	07/24/2026	224.80	.00	
1430	Standard Plumbing Supply Co	AWXY28	1pvc insert coupler 1429-010	07/17/2026	10.08	.00	
1430	Standard Plumbing Supply Co	AXDH71	1/2X100 125# POLY PIPE, 1/2 pv	07/20/2026	124.50	.00	
1430	Standard Plumbing Supply Co	AXK41	adap reducing, coupling, gate valv	07/22/2026	41.54	.00	
1430	Standard Plumbing Supply Co	AXKN52	water pump plier, purple primer, te	07/22/2026	61.02	.00	
1430	Standard Plumbing Supply Co	AXR694	rainbird flx swing pipe, sold perfoo	07/24/2026	35.93	.00	
1430	Standard Plumbing Supply Co	AXRH66	1/2 rainbird swing elbow, 1/2 mipt	07/24/2026	21.50	.00	
1430	Standard Plumbing Supply Co	AYG378	31gal stl trash can	07/29/2026	42.99	.00	
1430	Standard Plumbing Supply Co	AYHB79	1-1/2 pvc 90deg elbow ss 30715 s	07/29/2026	4.34	.00	
1430	Standard Plumbing Supply Co	AYHN36	clr hvy cement, pint red hot blue gl	07/29/2026	60.04	.00	
1430	Standard Plumbing Supply Co	AYJL20	1/2 pvc insert plug 1449-005, 1-1/	07/30/2026	28.61	.00	
1430	Standard Plumbing Supply Co	AYJY02	1x1/2spg redu bushing, 1 wht cap	07/30/2026	40.84	.00	
1430	Standard Plumbing Supply Co	AYJY30	Pvc pipe	07/30/2026	8.49	.00	
1430	Standard Plumbing Supply Co	AYKK35	1/2 pvc insert CPLR	07/30/2026	5.75	.00	
1430	Standard Plumbing Supply Co	AYMD73	POLY FPT ELBOW,PVC NIPPLE,	07/31/2026	37.65	.00	
1430	Standard Plumbing Supply Co	AYMM34	potted latching solenoid	07/31/2026	55.00	.00	
1430	Standard Plumbing Supply Co	AYMM82	1/2X100 125# POLY PIPE	07/31/2026	49.85	.00	
1430	Standard Plumbing Supply Co	AYTK38	1250pk 1/2 hd staple	08/03/2026	5.99	.00	
1430	Standard Plumbing Supply Co	AYZ388	2x20 sch40 sw pvc pipe 280 psi 2.	08/04/2026	1,035.00	.00	
Total 01-438-40-00 Repairs & Maint - Bldgs & Grnd:					1,893.92	.00	
01-438-53-00 Uniform/Safety Clothing Items							
3500	Pedroza, Miguel	AUG-2026	reimbursement: work boots	08/01/2026	159.99	.00	
Total 01-438-53-00 Uniform/Safety Clothing Items:					159.99	.00	
01-438-56-00 Meetings, Travel & Dues							
10519	Idaho Department of Agriculture	AUG-2026	nursery application late fee	08/01/2026	125.00	.00	
Total 01-438-56-00 Meetings, Travel & Dues:					125.00	.00	
01-438-72-00 Tools & Supplies							
1430	Standard Plumbing Supply Co	AXPX39	GT 30 lopper	07/23/2026	33.99	.00	
Total 01-438-72-00 Tools & Supplies:					33.99	.00	
Total PARKS DEPARTMENT:					13,029.87	.00	
Total GENERAL FUND:					126,822.81	.00	
STREET DEPARTMENT							
STREET DEPARTMENT							
02-431-33-00 Gas & Oil							
692	Hiler Bros. Co	0118989	DEF	08/04/2026	95.94	.00	
9302	Wex Bank	JULY-2026	monthly statement: streets	08/01/2026	1,390.39	.00	
9302	Wex Bank	JULY-2026	monthly statement: streets off roa	08/01/2026	1,675.88	.00	
Total 02-431-33-00 Gas & Oil:					3,162.21	.00	
02-431-34-00 Telephone/Internet							
12751	Azuga Inc	INV00323586	monthly statement - streets	08/01/2026	94.80	.00	
8636	Level 3 Communications	792667156	monthly statement: Streets	07/17/2026	14.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
9609	Verizon	JULY-2026	monthly charges - streets	07/23/2026	415.15	.00	
Total 02-431-34-00 Telephone/Internet:					523.95	.00	
02-431-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Street Oiling	07/27/2026	134.19	.00	
Total 02-431-35-00 Utilities:					134.19	.00	
02-431-52-00 Supplies							
599	Gem State Paper & Supply Co	3123965	us perforated roll towel	08/03/2026	113.33	.00	
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Streets)	08/01/2026	31.62	.00	
Total 02-431-52-00 Supplies:					144.95	.00	
Total STREET DEPARTMENT:					3,965.30	.00	
Total STREET DEPARTMENT:					3,965.30	.00	
STREET LIGHTING FUND							
STREET LIGHTING							
03-431-35-00 Street Light Fund - Power Cost							
779	Idaho Power Co	JULY-2026	Monthly Statement-Street Lighting	07/27/2026	13,501.30	.00	
Total 03-431-35-00 Street Light Fund - Power Cost:					13,501.30	.00	
03-431-36-00 Repair & Maintenance							
987	Master Electric Inc	17593	retro fit stret light, 300-watt equiva	07/21/2026	275.61	.00	
Total 03-431-36-00 Repair & Maintenance:					275.61	.00	
Total STREET LIGHTING:					13,776.91	.00	
Total STREET LIGHTING FUND:					13,776.91	.00	
CEMETERY FUND							
CEMETERY							
04-442-33-00 Gas & Oil							
9302	Wex Bank	JULY-2026	monthly statement cemetery	08/01/2026	676.12	.00	
9302	Wex Bank	JULY-2026	monthly statement cemetery off r	08/01/2026	191.41	.00	
Total 04-442-33-00 Gas & Oil:					867.53	.00	
04-442-34-00 Telephone/Internet							
9609	Verizon	JULY-2026	monthly charges - cemetery	07/23/2026	64.68	.00	
Total 04-442-34-00 Telephone/Internet:					64.68	.00	
04-442-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Cemetery	07/27/2026	118.81	.00	
Total 04-442-35-00 Utilities:					118.81	.00	
04-442-38-00 Portable Service Contract							
8029	United Site Services	114-14263508	portable restroom service - cemet	07/24/2026	115.00	.00	
Total 04-442-38-00 Portable Service Contract:					115.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
04-442-40-00 Repairs & Maint - Bldgs & Grnd							
12030	Mountainland Supply Company	S108046070.0	control valve, valve box, jumbo val	07/24/2026	1,570.64	.00	
Total 04-442-40-00 Repairs & Maint - Bldgs & Grnd					1,570.64	.00	
Total CEMETERY					2,736.66	.00	
Total CEMETERY FUND					2,736.66	.00	
RECREATION FUND							
05-350-10-00 Individual Program Classes							
12884	Eastman, Chris	AUG-2026B	2026 junior golf league program 1	08/01/2026	864.00	.00	
Total 05-350-10-00 Individual Program Classes					864.00	.00	
Total :					864.00	.00	
RECREATION DEPARTMENT							
05-439-31-00 Postage							
11497	Quadient Finance USA, Inc	AUG-2026	finance charges - recreation	08/01/2026	28.53	.00	
Total 05-439-31-00 Postage					28.53	.00	
05-439-33-00 Gas & Oil							
9302	Wex Bank	JULY-2026	monthly statement, rec	08/01/2026	955.86	.00	
Total 05-439-33-00 Gas & Oil					955.86	.00	
05-439-34-00 Telephone/Internet							
12751	Azuga Inc	INV00323586	monthly statement - recreation	08/01/2026	23.70	.00	
8636	Level 3 Communications	792667156	monthly statement: rec	07/17/2026	21.00	.00	
9609	Verizon	JULY-2026	monthly charges - recreation	07/23/2026	260.58	.00	
Total 05-439-34-00 Telephone/Internet					305.28	.00	
05-439-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Rec Dept	07/27/2026	575.08	.00	
Total 05-439-35-00 Utilities					575.08	.00	
05-439-36-00 Repairs & Maint - Equipment							
203	Xerox Business Solutions	IN5469179	monthly contract base rate	07/23/2026	49.15	.00	
Total 05-439-36-00 Repairs & Maint - Equipment					49.15	.00	
05-439-36-10 Copier Lease							
10610	CIT	49561326	copier lease	07/30/2026	170.68	.00	
Total 05-439-36-10 Copier Lease					170.68	.00	
05-439-38-00 Individual Program Expenses							
1430	Standard Plumbing Supply Co	AXNZ97	2x4-12 #2 & btr	07/23/2026	8.89	.00	
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Rec)	08/01/2026	325.86	.00	
Total 05-439-38-00 Individual Program Expenses					334.75	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
05-439-38-10 Adventure Camp Expenses							
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Rec)	08/01/2026	2,327.12	.00	
Total 05-439-38-10 Adventure Camp Expenses:					2,327.12	.00	
05-439-39-00 Officials-Instructors							
12604	Cox, Ron	AUG-2026	space camp instructor/ rocket scie	08/01/2026	305.77	.00	
12826	Riley, Tripp	AUG-2026	baseball/ baseball, softball 2026 1	08/01/2026	214.50	.00	
12866	SCHWEERS, GABBIE	AUG-2026	card making	08/01/2026	12.00	.00	
Total 05-439-39-00 Officials-Instructors:					532.27	.00	
05-439-42-00 Good Council Hall-Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Good Counsel	07/27/2026	306.59	.00	
Total 05-439-42-00 Good Council Hall-Utilities:					306.59	.00	
05-439-43-00 Computer Maint/Software							
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Rec)	08/01/2026	540.00	.00	
Total 05-439-43-00 Computer Maint/Software:					540.00	.00	
05-439-65-00 Repairs & Maint - Swim Pool							
1123	Norco Inc	0047037639B	carbo-carbon dioxide fill, delivery	06/12/2026	173.25	.00	
1430	Standard Plumbing Supply Co	AYK609	hm ind assort	07/30/2026	3.40	.00	
1430	Standard Plumbing Supply Co	AYTN25	hammer drill bit set, hm ind assort	08/03/2026	31.48	.00	
Total 05-439-65-00 Repairs & Maint - Swim Pool					208.13	.00	
05-439-97-00 Concessions/Special events							
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Rec)	08/01/2026	1,017.85	.00	
Total 05-439-97-00 Concessions/Special events:					1,017.85	.00	
Total RECREATION DEPARTMENT:					7,351.29	.00	
Total RECREATION FUND:					8,215.29	.00	
LIBRARY FUND							
LIBRARY							
06-461-34-00 Telephone/Internet							
10162	T-Mobile	JUN-2026LIB	mobile hotspot	08/01/2026	734.74	.00	
9609	Verizon	JULY-2026	monthly charges - library	07/23/2026	144.70	.00	
Total 06-461-34-00 Telephone/Internet:					879.44	.00	
06-461-36-00 Repairs & Maint - Equipment							
203	Xerox Business Solutions	IN5469179	monthly contract base rate	07/23/2026	171.31	.00	
203	Xerox Business Solutions	JUN-2026LIB	printing supplies	08/01/2026	55.00	.00	
Total 06-461-36-00 Repairs & Maint - Equipment					226.31	.00	
06-461-36-10 Equipment Lease							
10610	CIT	49561326	copier lease	07/30/2026	348.13	.00	
10771	Quadient Leasing USA, Inc	JUN-2026LIB	Postage machine lease	08/01/2026	382.53	.00	
Total 06-461-36-10 Equipment Lease:					730.66	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
06-461-52-00 Supplies							
437	DEMCO Inc	JUN-2026LIB	office supplies	08/01/2026	143.12	.00	
Total 06-461-52-00 Supplies:					143.12	.00	
06-461-52-25 Passport Supplies/Expenses							
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Library)	08/01/2026	95.70	.00	
Total 06-461-52-25 Passport Supplies/Expenses:					95.70	.00	
06-461-78-00 Books, Magazines, AV, Software							
12514	Cengage Learning Inc / Gale	JUNE-2026LIB	new releases, requests, backorde	08/01/2026	74.25	.00	
813	Ingram Library Sales	JUN-2026LIB	new releases and requests & bac	08/01/2026	405.95	.00	
942	Matthew Bender & Co, Inc	JUN-2026LIB	Idaho Code books	08/01/2026	82.75	.00	
Total 06-461-78-00 Books, Magazines, AV, Software:					562.95	.00	
06-461-90-00 Contributions - Private							
11703	Mann, Jessica	AUG-2026	mileage meals on wheels	08/01/2026	7.98	.00	
Total 06-461-90-00 Contributions - Private:					7.98	.00	
Total LIBRARY:					2,646.16	.00	
Total LIBRARY FUND					2,646.16	.00	
AIRPORT FUND							
AIRPORT							
07-437-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Airport	07/27/2026	590.64	.00	
Total 07-437-35-00 Utilities:					590.64	.00	
07-437-96-10 Grant-FAA							
3378	JUB Engineers, Inc	45-25-01400-1	mountain home hanger constructi	07/21/2026	16,260.90	.00	
3378	JUB Engineers, Inc	RP-25-00143-1	airport pavement rehabilitation	07/21/2026	4,680.90	.00	
Total 07-437-96-10 Grant-FAA:					20,941.80	.00	
Total AIRPORT:					21,532.44	.00	
Total AIRPORT FUND					21,532.44	.00	
FIRE DEVELOPMENT FUND							
FIRE DEVELOPMENT							
16-423-99-00 Construction/Equipment							
12611	Rosenbauer Minnesota, LLC	JULY-2026	WUI truck final payment	06/29/2026	281,137.40	281,137.40	07/30/2026
12734	TischlerBise, Inc	20260080028	capital improvement plan and imp	08/01/2026	4,072.00	.00	
Total 16-423-99-00 Construction/Equipment:					285,209.40	281,137.40	
Total FIRE DEVELOPMENT:					285,209.40	281,137.40	
Total FIRE DEVELOPMENT FUND:					285,209.40	281,137.40	
POLICE DEVELOPMENT FUND							
POLICE DEVELOPMENT							

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
17-438-99-00 Construction							
12734	TischlerBlise, Inc	20260080028	capital improvement plan and imp	08/01/2026	4,072.00	.00	
Total 17-438-99-00 Construction:					4,072.00	.00	
Total POLICE DEVELOPMENT:					4,072.00	.00	
Total POLICE DEVELOPMENT FUND:					4,072.00	.00	
PARK DEVELOPMENT FUND							
PARK DEVELOPMENT							
20-438-99-00 Construction							
12734	TischlerBlise, Inc	20260080028	capital improvement plan and imp	08/01/2026	4,072.00	.00	
Total 20-438-99-00 Construction:					4,072.00	.00	
Total PARK DEVELOPMENT:					4,072.00	.00	
Total PARK DEVELOPMENT FUND:					4,072.00	.00	
GOLF COURSE FUND							
GOLF COURSE							
24-439-33-00 Gas & Oil							
692	Hiler Bros. Co	371825	bulk non ethanol, fed superfund re	07/23/2026	882.62	.00	
692	Hiler Bros. Co	372072	Bulk Off road red diesel	07/29/2026	830.79	.00	
Total 24-439-33-00 Gas & Oil:					1,713.41	.00	
24-439-34-00 Telephone/Internet							
8636	Level 3 Communications	792667156	monthly statement: Golf	07/17/2026	14.00	.00	
9609	Verizon	JULY-2026	monthly charges - golf course	07/23/2026	393.98	.00	
Total 24-439-34-00 Telephone/Internet:					407.98	.00	
24-439-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Golf Course	07/27/2026	4,521.26	.00	
Total 24-439-35-00 Utilities:					4,521.26	.00	
24-439-36-00 Repairs & Maint - Equipment							
690	Highland Golf & Equipment	61255	yamaha steering assembly, knuckl	07/08/2026	508.72	.00	
12869	PlanetAir Turf Products, LLC	7671	roller frame, roller rear, tine shaft	07/21/2026	1,655.62	.00	
1545	Turf Equipment & Irrigation	770092-00	honda gx 200/ engine honda	07/21/2026	1,114.41	.00	
1545	Turf Equipment & Irrigation	770157-00	blade service pack	07/21/2026	310.46	.00	
1545	Turf Equipment & Irrigation	770239-00	mount-engine	07/27/2026	43.99	.00	
1545	Turf Equipment & Irrigation	770249-00	cup-scalp anti	07/27/2026	225.20	.00	
8275	Turf Solutions	6922B	fairway bedknife, heavy duty fairw	07/07/2026	3,944.31	.00	
Total 24-439-36-00 Repairs & Maint - Equipment:					7,802.71	.00	
24-439-38-05 Portable Service Contract							
8029	United Site Services	INV-6244808	standard restroom service	07/31/2026	345.00	.00	
Total 24-439-38-05 Portable Service Contract:					345.00	.00	
24-439-38-10 Repairs & Maint - Clubhouse							
11645	ADT Security Services	JULY-2026	security system	07/19/2026	60.25	.00	
37	Affordable Plumbing	0181702	golf course, backflow	07/24/2026	50.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3265	Cintas Corporation	4277400698	mat, soap refill, hand sanitizer, pa	07/29/2026	361.58	.00	
Total 24-439-38-10 Repairs & Maint - Clubhouse:					471.83	.00	
24-439-38-50 Restaurant Repairs							
5999	Paige Mechanical Group, Inc	43773	HVAC labor and materials provide	08/01/2026	177.00	.00	
5999	Paige Mechanical Group, Inc	44599	HVAC labor and materials provide	08/01/2026	668.31	.00	
Total 24-439-38-50 Restaurant Repairs:					845.31	.00	
24-439-40-00 Repairs & Maint - Bldgs & Grnd							
12443	Heights Industrial Supply	29525	led 4100k, led buld warranty	06/10/2026	1,269.15	.00	
Total 24-439-40-00 Repairs & Maint - Bldgs & Grnd:					1,269.15	.00	
24-439-40-20 Irrigation Maintenance							
12868	Heritage Landscape Supply	0028396917-0	slp020, s4pcp020	07/17/2026	658.28	.00	
Total 24-439-40-20 Irrigation Maintenance:					658.28	.00	
24-439-43-00 Computer Maintenance/Software							
11141	Ednetics	INV-143169	juniper ethernet switch, 5yr wired	07/27/2026	1,393.46	.00	
Total 24-439-43-00 Computer Maintenance/Software:					1,393.46	.00	
24-439-52-00 Office Supplies							
12884	Eastman, Chris	AUG-2026	reimbursment-poster board, lables	08/01/2026	106.11	.00	
11497	Quadient Finance USA, Inc	AUG-2026	finance charges - golf	08/01/2026	28.53	.00	
Total 24-439-52-00 Office Supplies:					134.64	.00	
24-439-70-00 Weed Killer & Fertilizer							
8296	Superior Tech Products	7715-R	sharda propiconazola	07/22/2026	578.00	.00	
Total 24-439-70-00 Weed Killer & Fertilizer:					578.00	.00	
24-439-99-20 Lease/Purchase Equipment							
4462	PNC Equipment Finance	2571625	rental payment	07/16/2026	18,136.00	18,136.00	07/30/2026
Total 24-439-99-20 Lease/Purchase Equipment:					18,136.00	18,136.00	
Total GOLF COURSE:					38,277.03	18,136.00	
Total GOLF COURSE FUND:					38,277.03	18,136.00	
WATER MAINTENANCE FUND							
25-346-10-00 Metered Sales							
12885	Mtn. Home SDA	AUG-2026	water bill overpayment	08/01/2026	2,783.59	.00	
Total 25-346-10-00 Metered Sales:					2,783.59	.00	
Total:					2,783.59	.00	
WATER DEPARTMENT							
25-434-31-10 Billing-Postage & Meter Expens							
11497	Quadient Finance USA, Inc	AUG-2026	finance charges - water	08/01/2026	28.51	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 25-434-31-10 Billing-Postage & Meter Expens:					28.51	.00	
25-434-33-00 Gas & Oil							
9302	Wex Bank	JULY-2026	monthly statement: water	08/01/2026	1,626.54	.00	
9302	Wex Bank	JULY-2026	monthly statement: water off road	08/01/2026	589.14	.00	
Total 25-434-33-00 Gas & Oil:					2,215.68	.00	
25-434-34-00 Telephone/Internet							
12751	Azuga Inc	INV00323586	monthly statement - water	08/01/2026	94.80	.00	
8636	Level 3 Communications	792667156	monthly statement: water	07/17/2026	21.00	.00	
9609	Verizon	JULY-2026	monthly charges - water	07/23/2026	318.53	.00	
Total 25-434-34-00 Telephone/Internet:					434.33	.00	
25-434-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Water	07/27/2026	74,621.73	.00	
Total 25-434-35-00 Utilities:					74,621.73	.00	
25-434-36-00 Repairs & Maint - Equipment							
203	Xerox Business Solutions	IN5469179	monthly contract base rate	07/23/2026	17.82	.00	
Total 25-434-36-00 Repairs & Maint - Equipment:					17.82	.00	
25-434-36-10 Copier & Printer Lease							
10610	CIT	49561326	copier lease	07/30/2026	168.57	.00	
Total 25-434-36-10 Copier & Printer Lease:					168.57	.00	
25-434-37-00 Repairs & Maint - Trucks							
6353	O'Reilly Auto Parts	3014-147110	mini bulb	07/17/2026	10.01	.00	
6353	O'Reilly Auto Parts	3014-147125	mini bulb	07/17/2026	10.01	.00	
Total 25-434-37-00 Repairs & Maint - Trucks:					20.02	.00	
25-434-40-00 Repairs & Maint-Bldgs & Grnd							
12844	Ubiquiti Store USA	US5891049	access G3 reader pro, access fail-	07/27/2026	875.51	.00	
Total 25-434-40-00 Repairs & Maint-Bldgs & Grnd:					875.51	.00	
25-434-43-00 Computer Maintenance							
10162	T-Mobile	JULY-2026	mobile hotspots	08/01/2026	88.90	.00	
Total 25-434-43-00 Computer Maintenance:					88.90	.00	
25-434-43-30 SCADA Monthly Support							
5974	Advanced Control Systems, LLC	42486	scada programming, annual agree	07/20/2026	888.66	.00	
Total 25-434-43-30 SCADA Monthly Support:					888.66	.00	
25-434-91-00 Well Preventative Maintenance							
9643	Core & Main	V000052468	electric actuator, machine drive bu	07/14/2026	9,395.50	.00	
1594	Grainger	9013776746	general purpose motor	07/21/2026	935.19	.00	
987	Master Electric Inc	17589	well 12 repairs	07/21/2026	218.20	.00	
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Water)	08/01/2026	25.43	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 25-434-91-00 Well Preventative Maintenance					10,574.32	.00	
Total WATER DEPARTMENT					89,934.05	.00	
Total WATER MAINTENANCE FUND					92,717.64	.00	
WASTEWATER MAINT. FUND							
26-347-10-00 Service Revenue							
12885	Mtn. Home SDA	AUG-2026	water bill overpayment	08/01/2026	942.41	.00	
Total 26-347-10-00 Service Revenue					942.41	.00	
Total					942.41	.00	
WASTEWATER DEPARTMENT							
26-435-33-00 Gas & Oil							
9302	Wex Bank	JULY-2026	monthly statement: waste water	08/01/2026	1,224.53	.00	
9302	Wex Bank	JULY-2026	monthly statement: waste water o	08/01/2026	749.35	.00	
Total 26-435-33-00 Gas & Oil					1,973.88	.00	
26-435-34-00 Telephone/Internet							
12751	Azuga Inc	INV00323586	monthly statement - wastewater	08/01/2026	94.80	.00	
8636	Level 3 Communications	792667156	monthly statement: waste water	07/17/2026	21.00	.00	
9609	Verizon	JULY-2026	monthly charges - wastewater	07/23/2026	299.55	.00	
Total 26-435-34-00 Telephone/Internet					415.35	.00	
26-435-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Sewer	07/27/2026	946.30	.00	
Total 26-435-35-00 Utilities					946.30	.00	
26-435-36-00 Repairs & Maint - Equipment							
203	Xerox Business Solutions	IN5469179	monthly contract base rate	07/23/2026	17.82	.00	
Total 26-435-36-00 Repairs & Maint - Equipment					17.82	.00	
26-435-36-10 Copier & Printer (Lease)							
10610	CIT	49561326	copier lease	07/30/2026	168.58	.00	
Total 26-435-36-10 Copier & Printer (Lease)					168.58	.00	
26-435-37-00 Repairs & Maint - Trucks							
8936	AutoZone	04127998263	wiper blades	07/15/2026	47.58	.00	
4184	Commercial Tire	35-98368	wheel balance, torque & wheel po	08/03/2026	905.72	.00	
Total 26-435-37-00 Repairs & Maint - Trucks					953.30	.00	
26-435-39-00 Repairs & Maint - Collection							
987	Master Electric Inc	17608	waste water treatment plant, repai	07/30/2026	200.00	.00	
Total 26-435-39-00 Repairs & Maint - Collection					200.00	.00	
26-435-40-00 Repairs & Maint - Bldgs & Grnd							
12844	Ubiquiti Store USA	US5891049	reader g3 pro, access door hub, a	07/27/2026	875.52	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 26-435-40-00 Repairs & Maint - Bldgs & Grnd:					875.52	.00	
26-435-43-00 Computer Maintenance							
10162	T-Mobile	JULY-2026	mobile hotspots	08/01/2026	88.90	.00	
Total 26-435-43-00 Computer Maintenance:					88.90	.00	
26-435-43-35 SCADA Maint & Software							
5974	Advanced Control Systems, LLC	42486	scada programming, annual agree	07/20/2026	444.34	.00	
Total 26-435-43-35 SCADA Maint & Software:					444.34	.00	
26-435-56-00 Meetings, Travel & Dues							
12673	Billings, Stacy	AUG-2026	collection review class	08/01/2026	125.00	.00	
Total 26-435-56-00 Meetings, Travel & Dues:					125.00	.00	
26-435-56-20 Apprenticeship program							
1610	Wells Fargo Remittance Center	AUG-2026	Monthly Statement (Waste Water)	08/01/2026	25.00	.00	
Total 26-435-56-20 Apprenticeship program:					25.00	.00	
26-435-84-00 Water Samples							
74	Analytical Laboratories Inc	2605690	wastewater monitoring, sampling	06/30/2026	411.00	.00	
Total 26-435-84-00 Water Samples:					411.00	.00	
26-435-99-00 Capital Outlay - Over \$5000							
987	Master Electric Inc	17597	replace raptor fine screen control	07/29/2026	26,480.00	.00	
Total 26-435-99-00 Capital Outlay - Over \$5000:					26,480.00	.00	
Total WASTEWATER DEPARTMENT:					33,124.99	.00	
Total WASTEWATER MAINT. FUND:					34,067.40	.00	
STREET DEVELOPMENT FUND							
STREET DEVELOPMENT							
29-434-99-00 Construction/Equipment							
12734	TischlerBise, Inc	20260080028	capital improvement plan and imp	08/01/2026	4,072.00	.00	
Total 29-434-99-00 Construction/Equipment:					4,072.00	.00	
Total STREET DEVELOPMENT:					4,072.00	.00	
Total STREET DEVELOPMENT FUND:					4,072.00	.00	
TAP DEPOSIT FUND							
46-202-03-00 Tap Deposit Payable							
6240	Idaho Housing & Finance Assoc	AUG-2026	tap deposit refund 9.0480 13	08/01/2026	75.00	.00	
7793	Knox, Michael	AUG-2026	refund credit on closed acct: 15.0	08/01/2026	7.85	.00	
Total 46-202-03-00 Tap Deposit Payable:					82.85	.00	
Total:					82.85	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total TAP DEPOSIT FUND:					82.85	.00	
Fiber Optic Fund							
Fiber Optic Fund Construction							
50-434-33-00 Gas & Oil							
9302	Wex Bank	JULY-2026	monthly statement: fiber	08/01/2026	627.88	.00	
Total 50-434-33-00 Gas & Oil:					627.88	.00	
50-434-34-00 Telephone/Internet							
12751	Azuga Inc	INV00323586	monthly statement - fiber optics	08/01/2026	47.40	.00	
9609	Verizon	JULY-2026	monthly charges - fiber	07/23/2026	181.59	.00	
Total 50-434-34-00 Telephone/Internet:					228.99	.00	
50-434-35-00 Utilities							
779	Idaho Power Co	JULY-2026	Monthly Statement-Fiber Building	07/27/2026	321.26	.00	
Total 50-434-35-00 Utilities:					321.26	.00	
50-434-35-25 SaaS-Monthly subscription							
11989	IRON	5465	L2VPN-000	08/01/2026	1,000.00	.00	
11989	IRON	5466	COM-L3	08/01/2026	450.00	.00	
Total 50-434-35-25 SaaS-Monthly subscription:					1,450.00	.00	
50-434-52-00 Supplies							
12523	Adams Cable Equipment, Inc.	2026-91893	fosc-acc-d-tray-rbn-24	07/17/2026	209.24	.00	
10979	FS. Com Inc	IN1026072103	transceiver modules	07/21/2026	607.60	.00	
1430	Standard Plumbing Supply Co	AWG564	1/8.045x50 fish tape	07/13/2026	34.99	.00	
1430	Standard Plumbing Supply Co	AWLY37	3/4 slv deming bit	07/14/2026	32.99	.00	
1430	Standard Plumbing Supply Co	AWV100	3/4x10 sch40 conduit	07/16/2026	44.95	.00	
Total 50-434-52-00 Supplies:					929.77	.00	
Total Fiber Optic Fund Construction:					3,557.90	.00	
Total Fiber Optic Fund:					3,557.90	.00	
LID GUARANTEE FUND							
59-350-10-00 LID#1 Assessment							
12872	Berube, John G.	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12881	Dejean, Ryan	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12877	Ills, Alan	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12873	Kennard, Seth	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12615	Lawhorn, Krys-Ann & Christian	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12878	McDonald, Phillip	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12875	Mceuen, Raymond	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12874	Morcott, Ian	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12871	Roman, Dalton	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12879	Roope, Norman	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12876	Searls, Adam	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
12880	Shults, Dallas	AUG-2026	overpayment of LID #1 payoff bala	08/01/2026	75.70	.00	
Total 59-350-10-00 LID#1 Assessment:					908.40	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total :					908.40	.00	
Total LID GUARANTEE FUND:					908.40	.00	
Grand Totals:					646,732.19	299,273.40	

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 JULY 31, 2026**

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	2,176,762.43	3,243,733.90	48.08	1,791,585.24	40.07	138,139.38	3,490,771.71
02 STREET DEPARTMENT	2,077,330.24	562,993.87	23.63	65,403.27	18.20	16,210.24	2,558,710.60
03 STREET LIGHTING FUND	(22,048.86)	43,454.18	70.26	.00	71.39	13,420.70	7,984.62
04 CEMETERY FUND	50,042.92	27,989.30	52.13	9,769.14	56.89	1,128.81	67,134.27
05 RECREATION FUND	(113,622.61)	354,865.56	32.98	121,403.07	21.54	19,707.44	100,132.44
06 LIBRARY FUND	(59,612.43)	338,311.67	90.30	55,171.20	72.28	7,656.81	215,871.23
07 AIRPORT FUND	(1,005,543.62)	1,097,976.88	64.27	1,058.01	45.64	59,905.02	31,470.23
16 FIRE DEVELOPMENT FUND	769,761.73	55,370.00	27.40	3,358.00	.39	.00	821,773.73
17 POLICE DEVELOPMENT FUND	480,869.20	19,668.00	21.01	3,358.00	.65	.00	477,179.20
20 PARK DEVELOPMENT FUND	479,544.49	24,264.00	23.73	3,358.00	.47	.00	500,450.49
24 GOLF COURSE FUND	227,019.02	95,022.54	45.93	63,714.50	55.05	9,023.61	249,303.45
25 WATER MAINTENANCE FUND	7,846,048.91	629,575.84	22.52	268,307.23	17.82	241,261.08	7,966,054.44
26 WASTEWATER MAINT. FUND	3,370,187.79	281,900.67	7.90	309,867.70	5.59	57,463.01	3,284,737.75
27 SANITATION FUND	674,894.81	132,684.28	61.98	119,080.82	53.64	1,672.03	686,826.24
29 STREET DEVELOPMENT FUND	878,846.21	32,430.00	13.93	3,358.00	.28	.00	907,918.21
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	166,619.33	.00	.00	.00	.00	(4,430.80)	171,050.13
47 WATER AVAILABILITY FUND	1,697,265.13	61,250.00	22.44	.00	.00	.00	1,758,515.13
48 WASTEWATER AVAILABILITY FUND	4,023,565.59	92,400.00	15.20	.00	.00	.00	4,115,965.59
50 FIBER OPTIC FUND	839,961.42	64,803.69	8.74	26,681.95	7.28	21,156.99	856,926.17
59 LID GUARANTEE FUND	450,993.14	3,465.24	7.18	.00	.00	.00	454,458.38
TOTAL	24,990,360.41	7,162,159.62	659.61	2,845,474.13	467.18	582,314.32	28,724,731.58

CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING JULY 31, 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							434,768.95
CASH - CHECKING WELLS FARGO							5,347,535.48
CASH - STATE TREASURER LGIP							22,818,153.72
CASH - OTHER INVESTMENTS							116,352.60
CASH CLEARING - UTILITIES							47,467.60
TOTAL BANKS AND INVESTMENTS							28,764,278.35

Staff Report



To: City Council

Presenter: Nicole Coffey, City Planner

Request: To **Blue Yonder Subdivision #4** Located off Smith Road. Consisting of approximately 12.65 acres more or less. Blue Yonder Subdivision #4 will be mixed housing of single-family homes, and multi-family homes.

Application: PZ-26-29

Applicant: Michelle Foley

City Council: 08/11/2026

Request Summary

Michelle Foley, on behalf of Blue Yonder #4 owned by Challenger Development Inc. is requesting the approval of Blue Yonder Subdivision #4 Final Plat. Blue Yonder Subdivision #4 is currently zoned as R-4 and consists of approximately 12.65 acres more or less (RPA3S06E358420). This development will consist of seventeen (17) single-family lots, and one (1) multi-family lot which contains twenty-one (21) 4 plex multi-family buildings eighty-four (84) units, and four (4) stormwater/ common lots. The multi-family lot has been approved Conditional Use Permit and is divided between Blue Yonder 3 and Blue Yonder 4. With both phases a total of thirty-five (35) 4-plex buildings that total one hundred and forty units (140).

History

The property is currently zoned Residential R-4.

The land prior to the development has been vacant.

Building

Has no additional comments.

Fire

Has no additional comments.

Public Woks

Has no additional comments.

Water

Has no additional comments.

Waste Water

Has no additional comments.

Fiber

Has no additional comments.

Streets

Has no additional comments.

Police

Has no additional comments.

Water Rights Fee

Water rights are charged at \$2000.00 per acre. This plat consists of 12.65 acres. Amount due before recording the final plat is \$25,300.00.

Impact Fees

Impact Fees will apply.

EDU's Jan. 2026-July. 2026

There have been one hundred six (106) residential building Permits, four (4) residential duplex, one (1) Commercial Building Permits. Total number of EDU's is one hundred thirty-nine (139).

Approval Process

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

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

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

Applicable Regulations or Codes

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

Comprehensive Plan Compliance

Chapter 2 Community Vision

- Housing is a top five (5) priority.

Chapter 3 Economic Development

- Assess available land for future development and housing opportunities to accommodate growth.

Chapter 5 Housing

- Availability of housing for all demographics is critically important to the economic vitality and livability of communities.
- Home inventory supports the local workforce to reduce commuting costs; shorter commutes allow workers to spend more time with their families.
- Low inventories have impacted the workforce; without housing there is no workforce.
- The Airforce is overburdened at 98% base housing occupancy; they are at least 100 airmen over occupancy.
- Lack of impact fees stretch municipal budgets. Impact fees which are used to maintain and plan for expansion of infrastructure.
- Single-family homes are the highest priority for all age groups.
- Housing will add valuable and much needed tax base which will allow for increased and improved services;

Land Use

- Promote and approve orderly, compatible development that aligns with the goal of the comprehensive plan.

Air Force Base

- Provide housing solutions to both the civilian community, as well as the base community.
- Identify strategies to meet the housing needs of military personnel and their families.

Staff Review

Staff have reviewed the documents provided, the City Code, and the Comprehensive Plan, and have found that Blue Yonder 4 has provided the documentation that meets the city code, and the comprehensive plan by providing single-family and multi-family housing that is available to purchase or rent. With this mix of housing, it will provide a range of housing options and promote socioeconomic balance.

Conclusion

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

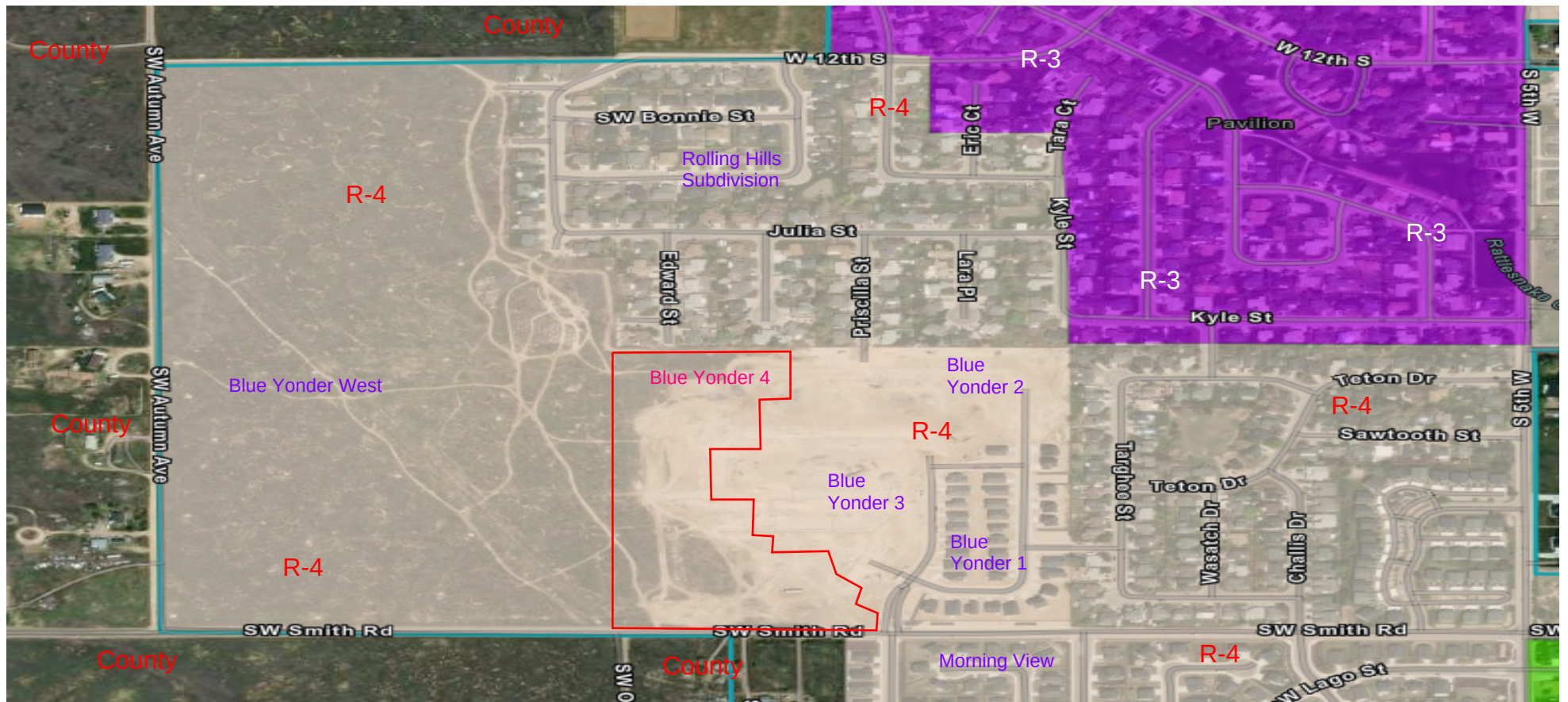
1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards and Preliminary plat finding of fact requirements.
2. Before the Final Plat is recorded, the applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District.
3. Per City Code 9-16-11(G), The Final Plat shall be filed and recorded with the Elmore County recorder within one year after approval by the Council; otherwise, such approval shall become

null and void unless thirty (30) days before said expiration date an extension of time is applied for by the developer. The Planning & Zoning Commission may recommend to the Council a one-time extension, which shall be subject to review before recording, for a period of one year, which the Council may approve as presented, approve with conditions, or deny.

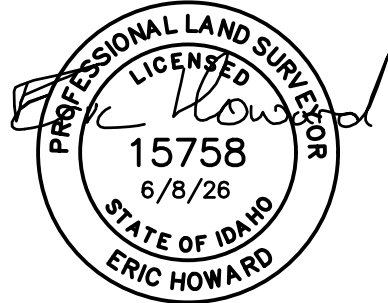
4. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

Attachments

1. Vicinity Map
2. Final Plat
3. Preliminary Plat
4. CC FOF Preliminary Plat



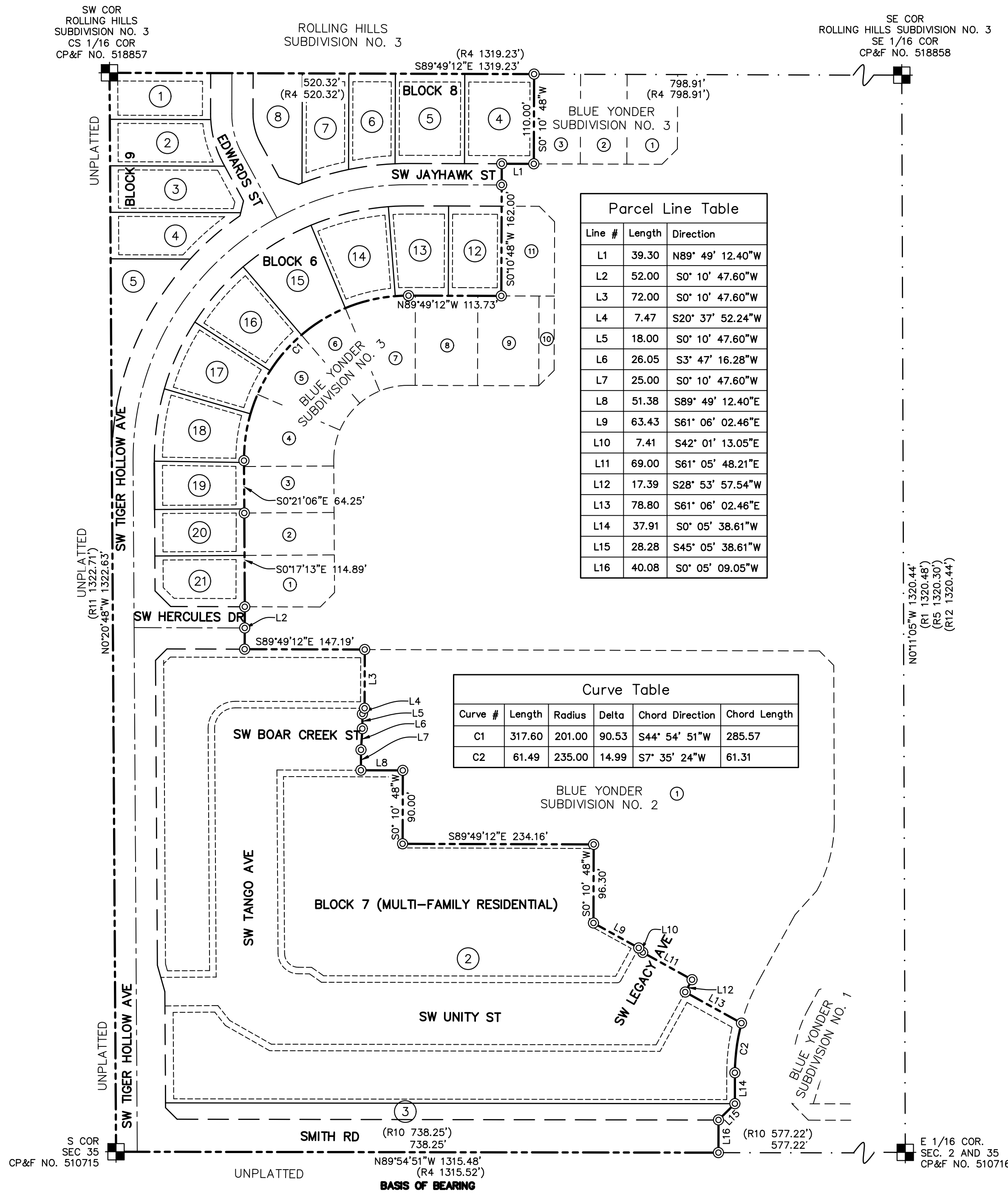
city of
Mountain Home



PLAT
of
BLUE YONDER SUBDIVISION NO.4

LOCATED IN THE SW 1/4 OF THE SE 1/4
SECTION 35, T.3S., R.6E., BOISE MERIDIAN,
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO
2026

Book _____ Page _____



NOTES:

1. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT LINES UNLESS OTHERWISE NOTED. A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN. AN EIGHT (8) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG THE INGRESS/EGRESS EASEMENT LINES AS SHOWN ON LOT 2, BLOCK 7. SEE SHEET 3 FOR DETAILS.
2. LOT 2, BLOCK 7 HAS AN INGRESS/EGRESS AND CITY OF MOUNTAIN HOME UTILITY EASEMENT AS SHOWN AND DIMENSIONED ON SHEET 3 OF THIS PLAT.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MOUNTAIN HOME.
4. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
5. BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT FOR THE CITY OF MOUNTAIN HOME.
6. LOT 15, BLOCK 6; LOT 3, BLOCK 7; LOT 8, BLOCK 8; AND LOT 5, BLOCK 9 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE BLUE YONDER HOMEOWNER'S ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT AND IRRIGATION EASEMENT.
7. IN ACCORDANCE WITH SECTION 31-3805(A) OF IDAHO CODE, NO PRESSURIZED IRRIGATION WILL BE PROVIDED TO BUILDING LOTS WITHIN THIS SUBDIVISION AS THE LAND IS NOT LOCATED WITHIN AN IRRIGATION DISTRICT AND DOES NOT HAVE ACCESS TO WATER RIGHTS.
8. PORTIONS OF LOT 2, BLOCK 7; ALL OF LOT 3, BLOCK 7; ALL OF LOT 8, BLOCK 8; AND ALL OF LOT 5, BLOCK 9 ARE COMMON LOTS WITH STORM DRAIN FACILITIES AND SHALL BE MAINTAINED BY BLUE YONDER HOMEOWNERS ASSOCIATION.
9. LOTS 12-14, 16-21 BLOCK 6; 4-7 BLOCK 8; AND 1-4 BLOCK 9 ARE SINGLE FAMILY HOMES, LOT 2 BLOCK 7 IS TO BE MULTIFAMILY RESIDENTIAL.

LEGEND

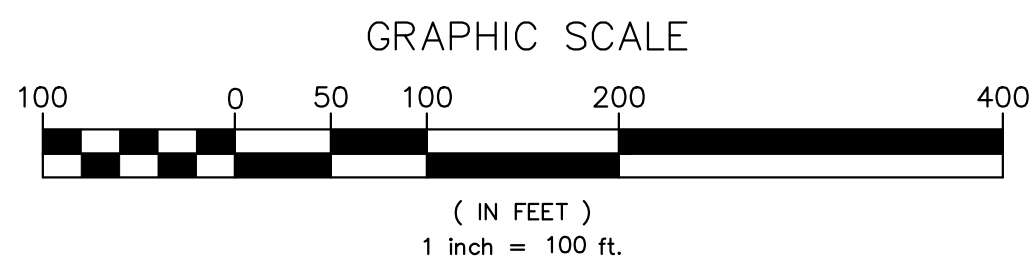
---	SUBDIVISION BOUNDARY LINE
---	SECTION LINE
---	LOT LINE
---	EXISTING LOT LINE
---	ROAD CENTERLINE
---	EASEMENT
---	RIGHT-OF-WAY
⊕	FOUND ALUMINUM CAP, AS NOTED
⊕	FOUND 5/8" IRON PIN W/ CAP
#	MARKED "PLS 15758", UNLESS OTHERWISE NOTED
①	LOT NUMBER
①	EXISTING LOT NUMBER

NARRATIVE

THE PURPOSE OF THE PLAT IS TO SUBDIVIDE THE LAND SHOWN HEREIN INTO A MULTI AND SINGLE FAMILY SUBDIVISION. THE SURVEY IS BASED ON THE RETRACEMENT OF PLATS, PRELIMINARY PLAT AND SURVEYS LISTED BELOW AND A FIELD SURVEY OF EXISTING MONUMENTS. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. THE BASIS OF BEARING IS BETWEEN SOUTH 1/4 CORNER AND EAST 1/16TH CORNER AS SHOWN.

REFERENCES

- (R1) RECORD OF SURVEY INST. NO. 287242
(R2) RECORD OF SURVEY INST. NO. 301188
(R3) RECORD OF SURVEY INST. NO. 373605
(R4) MORNING VIEW SUBDIVISION No. 4
(R5) MOUNTAIN RIDGE SUBDIVISION
(R6) IDAHO SURVEY GROUP BOUNDARY AND TOPOGRAPHIC SURVEY, UNRECORDED
(R7) ROLLING HILLS SUBDIVISION NO. 3
(R8) WARRANTY DEED, INST. NO. 489345
(R9) BLUE YONDER SUBDIVISION No. 1
(R10) BLUE YONDER SUBDIVISION No. 2
(R11) RECORD OF SURVEY INST. NO. 490937
(R12) BLUE YONDER SUBDIVISION NO. 3



SURVEYOR
JJ HOWARD, LLC.
5983 W. STATE ST., SUITE D
BOISE, ID 83703
PHONE: 208.846.8937

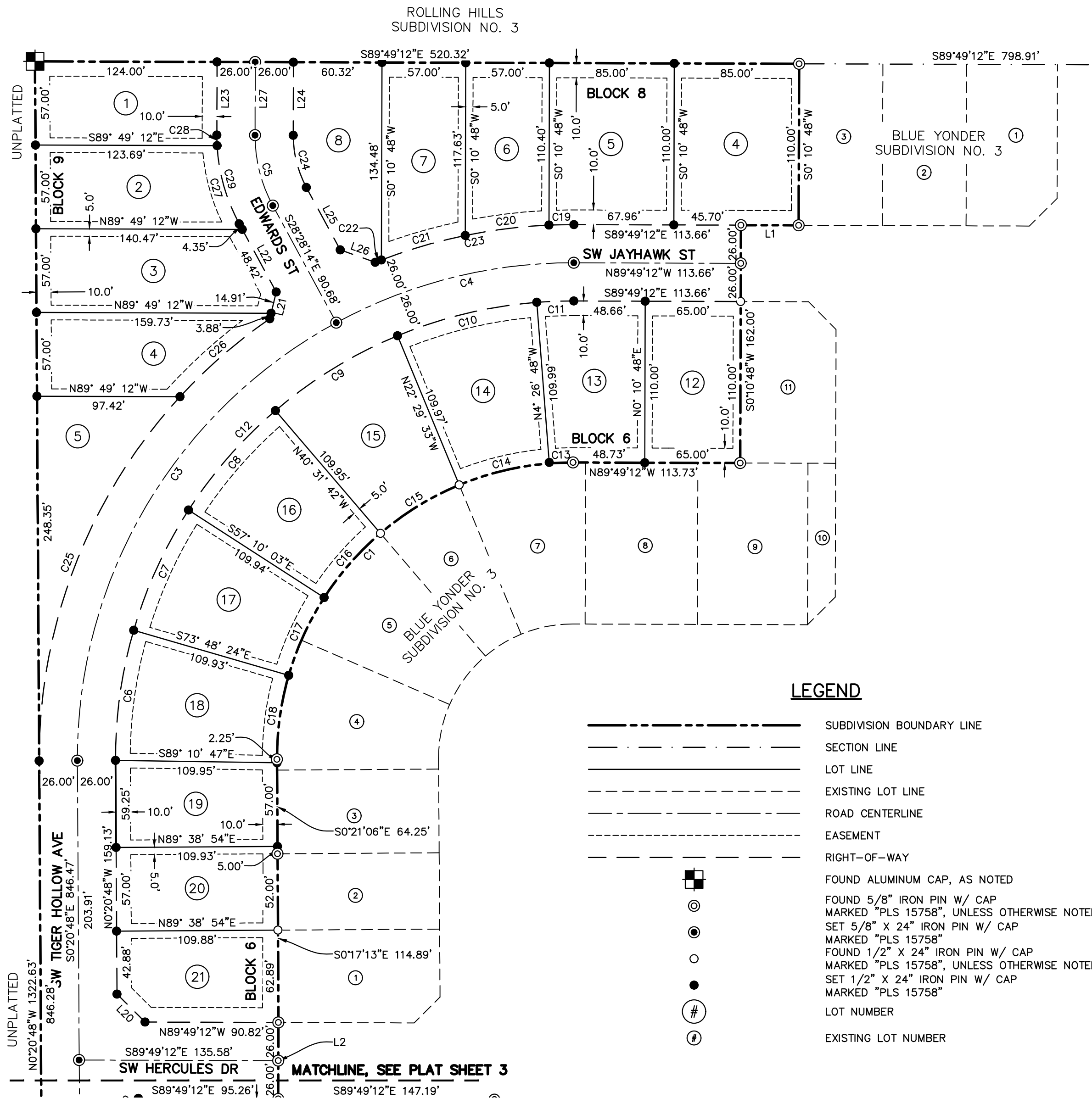
ENGINEER
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
PHONE: 208.938.0013

OWNER/DEVELOPER
CHALLENGER DEVELOPMENT, INC.
1977 OVERLAND RD.
MERIDIAN, ID 83642
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Sheet 1 of 5

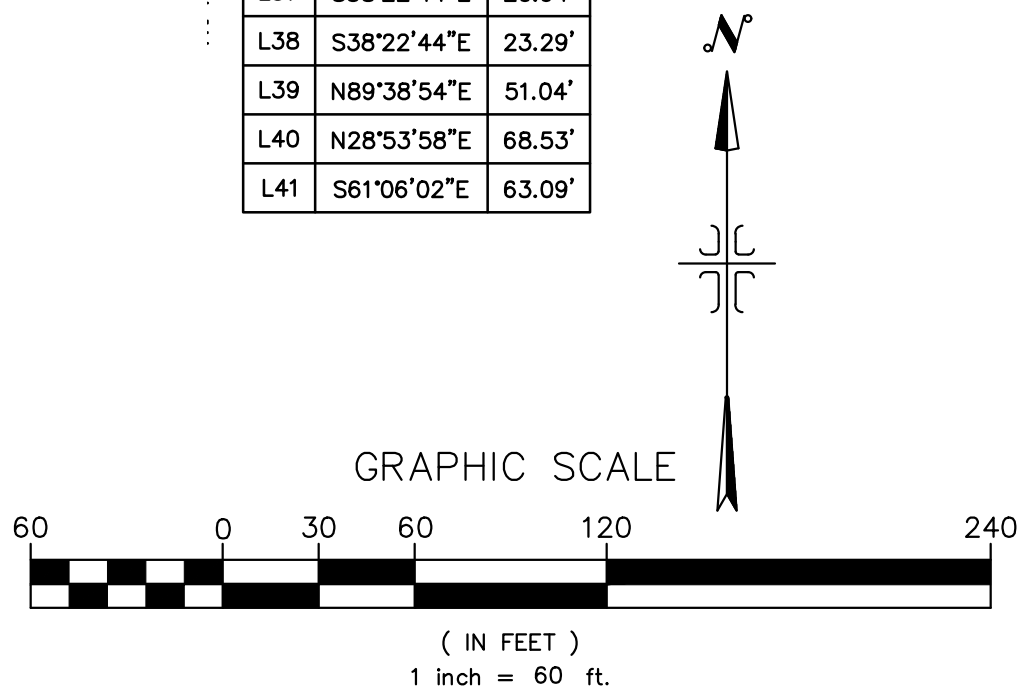
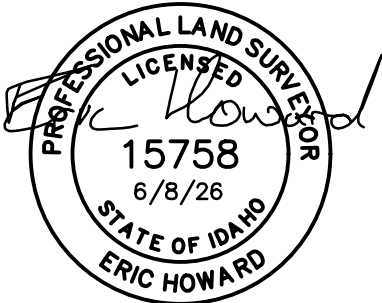
BLUE YONDER SUBDIVISION NO. 4

Book _____ Page _____



Line Table		
Line	Bearing	Length
L1	N89°49'12"W	39.30'
L2	S00°10'48"W	52.00'
L3	S00°10'48"W	72.00'
L4	S20°37'52"W	7.47'
L5	S00°10'48"W	18.00'
L6	S03°47'16"W	26.05'
L7	S00°10'48"W	25.00'
L8	S89°49'12"E	51.38'
L9	S61°06'02"E	63.43'
L10	S42°01'13"E	7.41'
L11	S61°05'48"E	69.00'
L12	S28°53'58"W	17.39'
L13	S61°06'02"E	78.80'
L14	S00°05'39"W	37.91'
L15	S45°05'39"W	28.28'
L16	S00°05'09"W	40.08'
L17	S45°07'44"E	19.97'
L18	S15°49'49"E	33.71'
L19	S44°54'51"W	19.82'
L20	N45°05'09"W	26.99'
L21	N13°29'03"E	18.78'
L22	N28°28'14"W	52.78'
L23	S00°10'48"W	49.77'
L24	S00°10'48"W	49.77'
L25	S28°28'14"E	48.41'
L26	S70°26'33"E	25.30'
L27	S00°10'48"W	49.77'
L28	S00°10'48"W	54.00'
L29	N44°54'51"E	11.55'
L30	S15°49'49"E	8.60'
L31	N89°38'54"E	51.69'
L32	N54°54'21"W	17.97'
L33	N89°54'21"W	13.56'
L34	N54°54'21"W	17.97'
L35	N89°54'21"W	16.08'
L36	S28°53'58"W	45.72'
L37	S38°22'44"E	20.94'
L38	S38°22'44"E	23.29'
L39	N89°38'54"E	51.04'
L40	N28°53'58"E	68.53'
L41	S61°06'02"E	63.09'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	317.60'	201.00'	90°31'54"	S44°54'51"W	285.57'
C2	61.49'	235.00'	14°59'31"	S07°35'24"W	61.31'
C3	363.88'	337.00'	61°51'54"	S30°35'09"W	346.45'
C4	168.58'	337.00'	28°39'42"	S75°50'57"W	166.83'
C5	50.00'	100.00'	28°39'01"	S14°08'43"E	49.48'
C6	89.79'	311.00'	16°32'29"	N07°55'08"E	89.48'
C7	90.30'	311.00'	16°38'08"	N24°30'26"E	89.98'
C8	90.30'	311.00'	16°38'10"	N41°08'35"E	89.98'
C9	97.89'	311.00'	18°02'01"	N58°28'41"E	97.48'
C10	97.95'	311.00'	18°02'41"	N76°31'02"E	97.54'
C11	25.19'	311.00'	4°38'25"	N87°51'35"E	25.18'
C12	491.40'	311.00'	90°31'54"	S44°54'50"W	441.86'
C13	16.23'	201.00'	4°37'35"	S87°52'00"W	16.23'
C14	63.31'	201.00'	18°02'45"	S76°31'50"W	63.05'
C15	63.27'	201.00'	18°02'09"	S58°29'23"W	63.01'
C16	58.37'	201.00'	16°38'21"	S41°08'08"W	58.17'
C17	58.37'	201.00'	16°38'21"	S24°30'47"W	58.17'
C18	58.04'	201.00'	16°32'42"	S07°55'15"W	57.84'
C19	17.05'	363.00'	2°41'28"	S88°50'04"W	17.05'
C20	57.52'	363.00'	9°04'42"	S82°56'58"W	57.46'
C21	59.50'	363.00'	9°23'32"	S73°42'51"W	59.44'
C22	4.49'	363.00'	0°42'33"	S68°39'49"W	4.49'
C23	138.56'	363.00'	21°52'15"	S79°14'40"W	137.72'
C24	37.00'	74.00'	28°39'01"	S14°08'43"E	36.62'
C25	272.27'	363.00'	42°58'31"	N21°08'28"E	265.93'
C26	81.05'	363.00'	12°47'35"	N49°01'31"E	80.88'
C27	55.77'	126.00'	25°21'34"	N15°47'27"W	55.31'
C28	7.24'	126.00'	3°17'28"	N01°27'56"W	7.24'
C29	63.01'	126.00'	28°39'01"	S14°08'43"E	62.35'
C30	52.14'	33.00'	90°31'54"	S44°54'51"W	46.89'
C31	39.50'	25.00'	90°31'54"	S44°54'51"W	35.52'
C32	39.08'	25.00'	89°33'15"	S45°07'44"E	35.22'
C33	26.57'	17.00'	89°33'15"	S45°07'44"E	23.95'
C34	5.34'	5.00'	61°11'41"	N59°29'48"E	5.09'
C35	56.23'	245.00'	13°09'04"	S06°40'11"W	56.11'



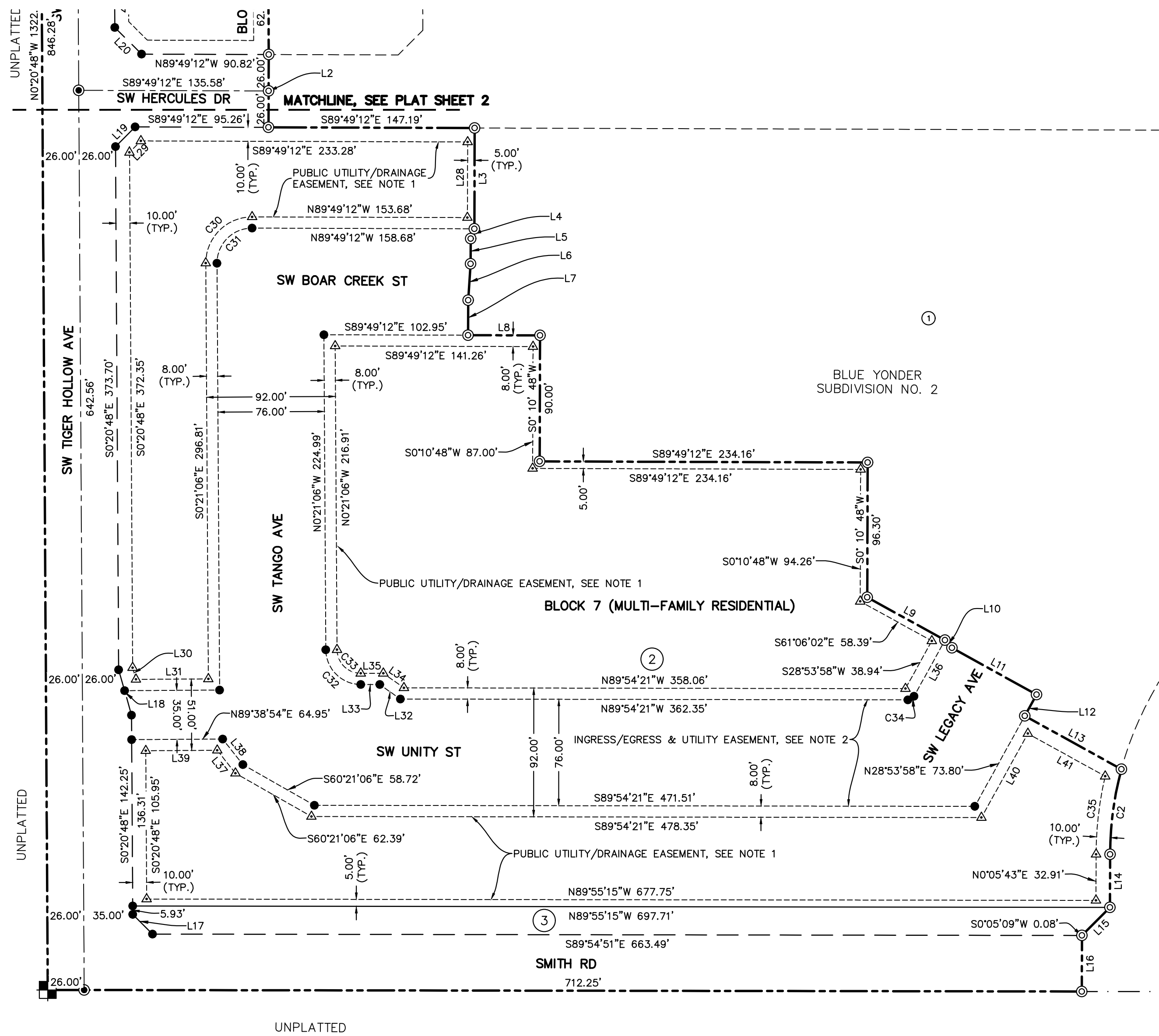
SURVEYOR
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5983 W. STATE ST., SUITE D
BOISE, ID 83703
PHONE: 208.846.8937

ENGINEER
BAILEY ENGINEERING, INC.
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1977 OVERLAND RD.
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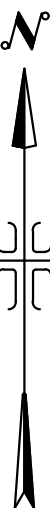
BLUE YONDER SUBDIVISION NO. 4

Book _____ Page _____

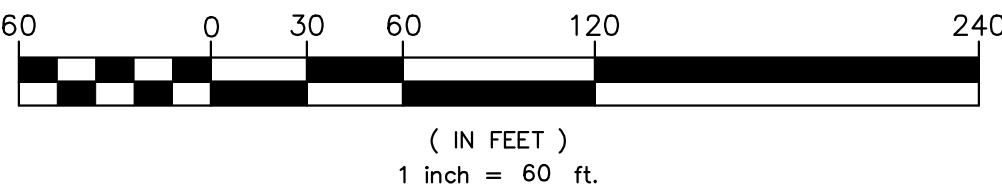


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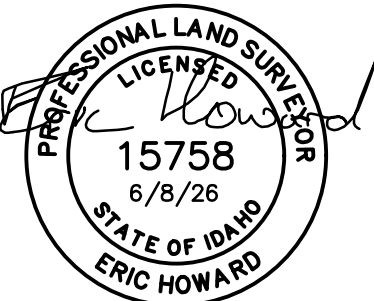
---	SUBDIVISION BOUNDARY LINE
- - - - -	SECTION LINE
---	LOT LINE
- - - - -	EXISTING LOT LINE
---	ROAD CENTERLINE
- - - - -	EASEMENT
---	RIGHT-OF-WAY
⊠	FOUND ALUMINUM CAP, AS NOTED
⊙	FOUND 5/8" IRON PIN W/ CAP
⊙	MARKED "PLS 15758", UNLESS OTHERWISE NOTED
⊙	SET 5/8" X 24" IRON PIN W/ CAP
⊙	MARKED "PLS 15758"
⊙	FOUND 1/2" X 24" IRON PIN W/ CAP
⊙	MARKED "PLS 15758", UNLESS OTHERWISE NOTED
⊙	SET 1/2" X 24" IRON PIN W/ CAP
⊙	MARKED "PLS 15758"
#	LOT NUMBER
Ⓢ	EXISTING LOT NUMBER
△	CALCULATED POINT - NOT SET



GRAPHIC SCALE



NOTE:
SEE SHEET 2 OF 5 FOR LINE & CURVE
TABLES



SURVEYOR
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Sheet 3 of 5

BLUE YONDER SUBDIVISION NO. 4

Book _____ Page _____

CERTIFICATE OF OWNERS

KNOW ALL INDIVIDUALS BY THESE PRESENTS:

THAT CHALLENGER DEVELOPMENT, INC., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW AND THAT IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNERS ALSO HEREBY STATE THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334. ALL LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MOUNTAIN HOME WHICH HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THE SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE E 1/16 CORNER COMMON TO SECTION 2 AND SECTION 35; THENCE ALONG THE SOUTH LINE OF SAID SECTION 35, N. 89°54'51"W. A DISTANCE OF 577.22 FEET TO A 5/8-INCH IRON PIN BEING THE REAL POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID SOUTH LINE, N.89°54'51"W. A DISTANCE OF 738.25 FEET TO AN ALUMINUM CAP MARKING THE S 1/4 CORNER OF SECTION 35;

THENCE ALONG THE WEST 1/16 LINE OF SECTION 35, N.00°20'48"W. A DISTANCE OF 1322.63 FEET TO AN ALUMINUM CAP MARKING THE CS 1/16 CORNER OF SECTION 35 AND THE SOUTHWEST CORNER OF ROLLING HILLS SUBDIVISION NO. 3;

THENCE ALONG THE SOUTH LINE OF SAID ROLLING HILLS SUBDIVISION NO. 3, S.89°49'12"E. A DISTANCE OF 520.32 FEET TO A 5/8-INCH IRON PIN LYING ON THE WEST LINE OF BLUE YONDER SUBDIVISION NO. 1;

THENCE ALONG BLUE YONDER SUBDIVISION NO. 3 FOR THE NEXT SIX CALLS, S.00°10'48"W. A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°49'12"W. A DISTANCE OF 39.30 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.00°10'48"W. A DISTANCE OF 162.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°49'12"W. A DISTANCE OF 113.73 FEET TO A 5/8-INCH IRON PIN MARKING A POINT OF TANGENT CURVATURE TO THE LEFT;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, A DISTANCE OF 317.60 FEET, SAID CURVE HAVING A RADIUS OF 201.00 FEET, A DELTA OF 90°31'54", AND A LONG CHORD THAT BEARS S.44°54'51"W. A DISTANCE OF 285.57 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.00°21'06"E. A DISTANCE OF 64.25 FEET TO A 5/8-INCH IRON PIN LYING ON THE SHARED CORNER BETWEEN BLUE YONDER SUBDIVISION NO. 3 AND BLUE YONDER SUBDIVISION NO. 2;

THENCE ALONG BLUE YONDER SUBDIVISION NO. 2 FOR THE NEXT SEVENTEEN CALLS, S.00°17'13"E. A DISTANCE OF 114.89 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.00°10'48"W. A DISTANCE OF 52.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°49'12"E. A DISTANCE OF 147.19 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.00°10'48"W. A DISTANCE OF 72.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.20°37'52"W. A DISTANCE OF 7.47 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.00°10'48"W. A DISTANCE OF 18.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.03°47'16"W. A DISTANCE OF 26.05 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.00°10'48"W. A DISTANCE OF 25.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.89°49'12"E. A DISTANCE OF 51.38 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.00°10'48"W. A DISTANCE OF 90.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, N.89°49'12"E. A DISTANCE OF 234.16 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.00°10'48"W. A DISTANCE OF 96.30 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.61°06'02"E. A DISTANCE OF 63.43 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.42°01'13"E. A DISTANCE OF 7.41 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.61°05'48"E. A DISTANCE OF 69.00 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.28°53'58"W. A DISTANCE OF 17.39 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.61°06'02"E. A DISTANCE OF 78.80 FEET TO A 5/8-INCH IRON PIN LYING ON THE SHARED CORNER BETWEEN BLUE YONDER SUBDIVISION NO. 2 AND BLUE YONDER SUBDIVISION NO. 1, ALSO MARKING A POINT OF NON-TANGENT CURVATURE TO THE LEFT;

THENCE ALONG BLUE YONDER SUBDIVISION NO. 1 FOR THE NEXT FOUR CALLS, ALONG SAID NON-TANGENT CURVE TO THE LEFT, A DISTANCE OF 61.49 FEET, SAID CURVE HAVING A RADIUS OF 235.00 FEET, A DELTA OF 14°59'31", AND A LONG CHORD THAT BEARS S.07°35'24"W. A DISTANCE OF 61.31 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.00°05'39"W. A DISTANCE OF 37.91 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.45°05'39"W. A DISTANCE OF 28.28 FEET TO A 5/8-INCH IRON PIN;

THENCE, S.00°05'09"W. A DISTANCE OF 40.08 FEET TO A 5/8-INCH IRON PIN LYING ON THE SOUTH LINE OF SAID SECTION 35, SAID PIN ALSO BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12.65 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR IMPLIED.

IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE PUBLIC STREETS AS SHOWN ON THIS PLAT OF BLUE YONDER SUBDIVISION NO. 4 ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR THOSE PURPOSES ARE TO BE ERRECT WITHIN THE LIMITS OF SAID EASEMENTS.

THE OWNER HEREBY CERTIFIES THAT SURFACE WATER FOR IRRIGATION IS NOT REASONABLY AVAILABLE, PER I.C. 67-6537, AND THE REQUIREMENTS OF I.C. 31-3805 ARE NOT APPLICABLE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THE ____ DAY OF _____, 20__

CHALLENGER DEVELOPMENT, INC.
BY: COREY D. BARTON, PRESIDENT

ACKNOWLEDGMENT BY CORPORATION

STATE OF IDAHO)

SS

COUNTY OF _____)

ON THIS ____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR SAID STATE, COREY D. BARTON, AUTHORIZED SIGNATORY, PERSONALLY
APPEARED, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE AN AUTHORIZED SIGNATORY
OF CHALLENGER DEVELOPMENT, INC. THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT
SUCH CORPORATION EXECUTED THE SAME.

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

NOTARY PUBLIC FOR IDAHO

RESIDING AT:

MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR

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

BLUE YONDER SUBDIVISION NO. 4

Book _____ Page _____

APPROVAL OF PUBLIC WORKS

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

DIRECTOR OF PUBLIC WORKS, MOUNTAIN HOME, IDAHO

DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ELMORE COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR, P.L.S. No.

DATE

CERTIFICATE OF COUNTY TREASURER

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

COUNTY TREASURER

BY

DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MOUNTAIN HOME, IDAHO

APPROVAL OF COUNTY ASSESSOR

I, THE UNDERSIGNED HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT FOLLOWING REVIEW AND APPROVAL BY THE ELMORE COUNTY ENGINEER/SURVEYOR. I FIND THAT IT COMPLIES WITH THE REQUIRED TOLERANCES FOR INDIVIDUAL LOT CLOSURES AS SPECIFIED BY CHAPTER 50-13 OF THE IDAHO STATE CODE.

ELMORE COUNTY ASSESSOR

DATE

PHASE MAP FOR
BLUE YONDER SUBDIVISION
LOCATED IN THE E 1/2 OF THE SW 1/4 AND THE SW 1/4 SE 1/4
OF SECTION 35 T.35S., R.6E., B.M.
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO
2022

LEGEND

- RIGHT-OF-WAY LINE
LOT LINE
PROPOSED SEWER LINE
PROPOSED WATER LINE
STORM DRAIN LINE
ROAD CENTERLINE
ROLLED CURB/GUTTER AND SIDEWALK
- LOT NUMBER
LOT AREA
BLOCK NUMBER
FLOW ARROW
STREET NAME
HANDICAP RAMP
HYDRANT
STREET LIGHT

SURVEY LEGEND

- SUBDIVISION BOUNDARY
SECTION LINE
EXISTING CONTOUR
EXISTING CURB & SIDEWALK
EXISTING EDGE OF PAVEMENT
EXISTING WATER LINE
EXISTING SEWER LINE
- FOUND ALUMINUM CAP MONUMENT, PLS 15758 UNLESS OTHERWISE NOTED
SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758
FOUND 5/8" IRON PIN W/ PLASTIC CAP, PLS 15758 UNLESS OTHERWISE NOTED
SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758
FOUND 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 15758 UNLESS OTHERWISE NOTED
CALCULATED POINT
EXISTING POWER POLE
BUS STOP
MAILBOX CLUSTER

OWNERS
ENDURANCE HOLDINGS LLC
1977 E OVERLAND RD
MERIDIAN ID 83642

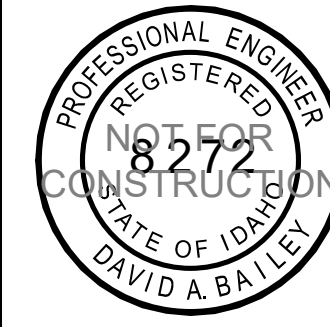
DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616

PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST
BOISE, ID 83709
208-895-8858

JANE SUGGS
GEMSTATE PLANNING, LLC
9840 W OVERLAND RD, STE 120
BOISE, ID 83616

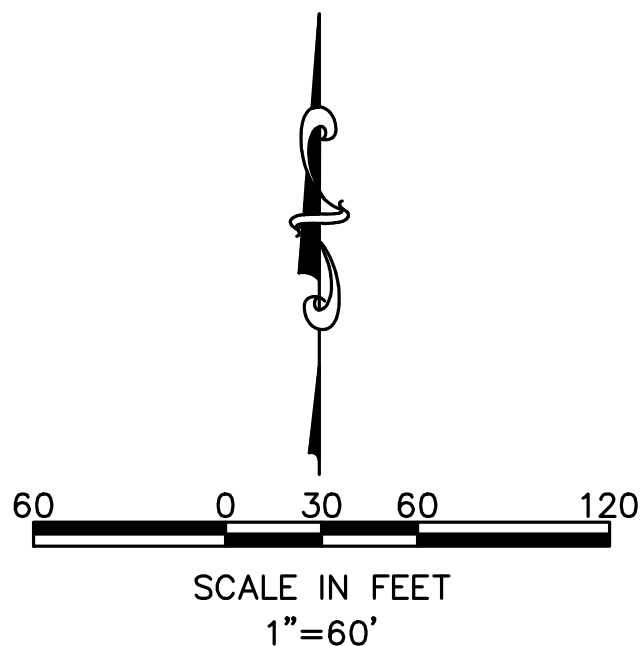
BAILEY ENGINEERING, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
TEL: 208-895-8858
WWW.BAILEYENGINEERING.COM



CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DAS/DJS

PHASE MAP
BLUE YONDER SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
08-09-2022
PROJECT:
C2020-028
SHEET
PM



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

IN RE:	)	
	)	
Trilogy Development c/o	)	
Jane Suggs	)	
9839 W. Cable Car Street,	)	
Suite 101	)	
Boise, ID 83709	)	
	)	DECISION
Blue Yonder Subdivision	)	
Preliminary Plat and	)	
Conditional Use Permit	)	
(Multifamily on a single lot)	)	
PZ-22-90 & 91	)	
	)	
Applicant.	)	

This matter initially came for deliberation and decision before the City Council of Mountain Home on November 14th, 2022, following a public hearing and recommendation rendered by the Planning and Zoning Commission of the City of Mountain Home, Idaho, on October 17th, 2022, held pursuant to notice as required by law on a request for rezoning to planned unit development and preliminary plat within the corporate boundaries of the City of Mountain Home, Idaho. The notice of public hearing was given as required by law. Having heard from the Applicant in support of the application, three (3) members of the public appearing to express concerns or disfavor regarding the development, the City Council being fully advised in the matter, having adopted the staff report as part of its deliberation, findings, and decision as follows:

FINDINGS OF FACT

1. The Applicant has applied for the preliminary platting of real property legally described in Attachment "A" attached hereto and, by this reference, described as "Blue Yonder Preliminary Plat.
2. Further, in conjunction with the preliminary plat application, the Applicant has submitted a Conditional Use Permit regarding the development of multifamily (multiple fourplexes) on a single lot within the proposed subdivision.

3. The Owner of the real property for which preliminary platting and a conditional use permit are sought has requested so in writing.
4. The proposed "Blue Yonder Preliminary Plat" is proposed to provide two-hundred-fifty-four total dwelling units on 39.97 acres, consisting of:
 - a. Ninety-Four (94) Single-family home lots.
 - b. Ten (10) duplex lots (twenty (20) total dwellings).
 - c. A designated park / green area (to be owned and maintained by the future Blue Yonder HOA), approximately .86 acres, consisting of:
 - i. A Children's Playground
 - ii. Picnic Shelter
 - iii. Pathway and a small grassy area for recreating
 - d. A single lot with thirty-five (35) fourplex buildings (one-hundred forty (140) total dwellings).
 - i. The fourplex lot will be built on ten (10) acres.
 - ii. The fourplex development will provide three hundred sixteen (316) total parking spaces. City Code requires a minimum of two-hundred eighty (280) parking spaces.
 - iii. The fourplex development will provide amenities specifically for the fourplex development, including:
 1. A Children's Playground
 2. Picnic Shelter
 3. ½ Basketball Court
5. Note that the fourplexes on a single lot require the approval of a conditional use permit.
 - a. Further, in the Applicant's Conditional Use Permit application, the Applicant has requested a deviation from the side building setback standards for blocks four, five, and eight of the proposed "Blue Yonder Preliminary Plat" be allowed a 5' & 7' side setback instead of the 5' and 12' side setback required by City Code.

- i. However, note the City Attorney has advised the City Staff and the Commission that the Applicant is unable to utilize the Conditional Use Permit to request the setback deviation based on the following:
 1. The approval of the single-family home lots associated with the preliminary plat application is not affiliated with the conditional use permit application. The conditional use permit is only regarding the fourplex use.
 2. The portion of the Conditional Use Permit Ordinance (9-17-1-D(i) which does allow a deviation of property development standards only allows so in accordance with variance procedures, which standards the Applicant does not meet.
6. Notice of public hearing has been given as required by law.
7. Three (3) members of the public spoke concerning the development regarding the following:
 - a. Water Concerns
 - i. Concerns regarding whether the City has the capacity to serve the proposed development.
 1. Further, concerns were expressed that being the City opposed the Mayfield Planned Community in Elmore County based on water concerns, then why would the City consider the development at hand?
 - a. Staff explained that the proposed development and Mayfield development utilize different water systems.
 - b. School Facilities
 - i. Concerns regarding whether the community has appropriate school facilities to serve the new development.
 1. Staff confirmed that the Mountain Home School District had been notified and had not provided a comment.
 - c. Development Design

- i. Concerns that the proposed development did not completely align with the existing neighborhoods in terms of lot dimensions/size.
 - 1. The Applicant confirmed that along the eastern boundary of the development, they have been able to match up the new lots to the existing ones with almost complete success.
 - 2. However, the Applicant also confirmed that the property boundaries to the north, consisting of existing cul-de-sacs, were more difficult to mirror.
 - a. City Council expressed concerns regarding community design by allowing a development design which would create up to four (4) new shared lot boundaries for existing residential properties.
 - ii. Further concerns about potential two-story homes were expressed, intruding upon the privacy of existing single-story homes.
 - iii. Finally, there were concerns and objections towards any building-side setback deviation.
 - 1. City Council also expressed concern about any side setback deviation proposed by the applicant.
 - d. Flood Collection / Drainage Area
 - i. Concerns regarding the crushed material being used in these areas.
 - e. Future Construction Harms
 - i. Concerns regarding dust, weed, and debris control during construction.
 - ii. City Staff confirmed that city ordinances require the cleanliness of construction sites and areas.
 - f. Potential Fire Vulnerabilities from Surrounding open spaces.
8. The Commission has reviewed the City of Mountain Home City Code 9-16-10 (Preliminary Plat Requirements) and 9-17-1 (Conditional Use Permit Requirements), including:
- a. Preliminary Plat Approval Requirements:

- i. The availability of public services to accommodate the proposed development;
 - 1. Staff verified that public services are sufficient to accommodate the proposed development.
 - ii. The continuity of the proposed development with the capital improvement program, if applicable;
 - iii. The public financial capability of supporting services for the proposed development; and
 - iv. The other health, safety, or environmental problems that may be brought to the Commission's attention.
- b. *Conditional Use Permit Approval Requirements*
- i. Will constitute an allowed conditional use in that zone, as determined by the use chart in chapter 7 of this title;
 - ii. Will be in accordance with the goals and objectives of the Mountain Home comprehensive plan and with all the applicable provisions of this zoning ordinance;
 - iii. Will be designed, constructed, operated, and maintained to be harmonious with the existing or the intended character of the general vicinity and that such use and/or expansion will not change the essential character of the same area;
 - iv. Will not be hazardous or disturbing to existing or future neighboring uses;
 - v. Will be served adequately by existing essential public facilities and services such as highways, streets, schools, police and fire protection, drainage structures, refuse disposal, water, and sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;
 - vi. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

- vii. Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of the environment or excessive production of traffic, noise, smoke, fumes, glare, or odors;
- viii. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets; and
- ix. It will not result in the destruction, loss, or damage of a natural or scenic feature of major importance.

9. The requested conditional use permit was found unanimously by the City Council to be in accordance with the City's Conditional Use Permit Ordinance (9-17), with the exception of the Applicant's request to deviate from side-yard building requirements.

10. Further, the City Council determined that the proposed preliminary plat should be approved with minor modifications of lots along the northern boundary of the plat.

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

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Sections 9-6-4, 9-16-8, and 9-17-1.
4. Based upon the evidence presented by the Applicant and testimony on the record, the proposed Conditional Use Permit meets relevant standards and criteria except side-yard setback minima, while the Preliminary Plat with a deviated side-yard building setback does not meet the relevant standards and criteria for approval as presented.
5. The City Council voted 4-0 to recommend the approval of the Conditional Use Permit request without the requested side-yard building setback deviations.
6. The City Council voted 4-0 to recommend approval of the proposed Preliminary Plat, with the condition that the existing residential lots along the northern boundary of the proposed preliminary plat shall share their southern boundary with no more than two (2) single-family residential lots.

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

DECISION AND RECOMMENDATION

The City Council hereby approves the Conditional Use Permit to allow more than one fourplex on a single lot be approved without the requested side yard setback deviation and that the Preliminary Plat "Blue Yonder Subdivision" application with the following conditions:

In regard to the Preliminary Plat:

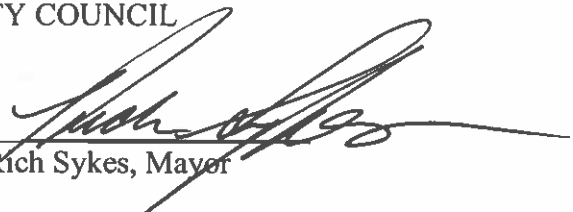
1. The existing residential lots along the northern boundary of the proposed preliminary plat shall share their southern boundary with no more than two (2) single-family residential lots.
2. The allowance of building permits regarding the proposed development will be based upon municipal water availability.
3. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
4. The Final Plat and all future development will comply with the proposed "Blue Yonder Subdivision Plat" as found in attachment "B," "Proposed Preliminary Plat," and "C," "Preliminary Plat Landscape Plan."
5. Before a Final Plat is recorded, the Applicant shall receive all necessary approvals regarding water and sewer infrastructure from the Central Health District.
6. Per City Code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be considered null and void.

In regard to the Conditional Use Permit:

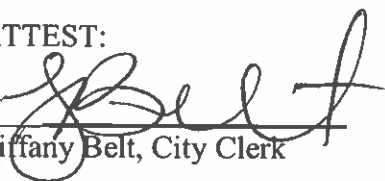
1. The approved conditional use permit be subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.

DATED this 28th day of November 2022.

CITY OF MOUNTAIN HOME
CITY COUNCIL

By 
Rich Sykes, Mayor

ATTEST:


Tiffany Belt, City Clerk



Attachment A: Legal Description

Description for
Blue Yonder Subdivision
June 23, 2022

A parcel of land located within the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 3 South, Range 6 East, Boise Meridian, Mountain Home, Elmore County, Idaho more particularly described as follows:

BEGINNING at the South 1/4 corner of said Sections 35 from which the Southeast corner of said Section 35 bears South 89°54'15" East, 2,631.03 feet;

thence North 00°21'06" West, 1,322.63 feet to the Center-South 1/16 corner of said Section 35, coinciding with the Southwest corner of Rolling Hills Subdivision No. 3 recorded on April 19, 2000 as Instrument No. 321561, records of Elmore County, Idaho;

thence on the south boundary line of said Rolling Hills Subdivision No. 3, South 89°49'12" East, 1,319.35 feet to the Southeast 1/16 corner of said Section 35, coinciding with the Northwest corner of Mountain Ridge Subdivision recorded on April 11, 1996 as Instrument No. 292699, records of Elmore County, Idaho;

thence on the west boundary line of said Mountain Ridge Subdivision, South 00°11'05" East, 1,320.44 feet to the East 1/16 corner of said Section 35;

thence North 89°54'51" West, 1,315.48 feet to the **REAL POINT OF BEGINNING**.

Containing 39.967 acres, more or less.

End of Description.

Attachment B: Proposed Preliminary Plat



Attachment C: Preliminary Plat Landscape Plan

BLUE YONDER SUBDIVISION
MOUNTAIN HOME, ID **PRELIMINARY PLAT LANDSCAPE PLAN**



2026/2027 CITY Alcohol LICENSES
(Renew October 1, 2026 to September 30, 2027)
Approved by City Council August ____, 2026

Name	Liquor (01-321-12 \$562.50)	Wine by Drink (01-321-13 \$175.00)	Wine by Retail (01-321-13 \$150.00)	Beer on Premises (01-321-11 \$175.00)	Beer off Premises (01-321-11 \$50.00)
A1 Autofix (Key Mart, Inc./formerly Hawleys Automotive)			X		X
Adrian's Club	X			X	X
Albertson's #165			X		X
American Legion Elmore Post #26	X			X	
American Legion Post #101		X		X	
Birdies Bar and Grill LLC/Desert Canyon Golf Course	X			X	
Blue Pit Brewing LLC		X		X	X
B's House	X	X		X	
El Herradero Mi Casa		X		X	
El Herradero Restaurant	X			X	x
Fatty'Z New York Style Pizza				X	
Gold Tap Craft Beer		X		X	
Grocery Outlet			X		X
Jackson BEVCO Inc. (Big Smoke #112)			X		X
Jackson Food Stores Inc. (Extra Mile #236 Chevron)			X		X
Jackson's Food #77			X		X
Jovial Jerry's Lounge	X			X	X
Kurly's Sportsbar & Grill	X			X	
Los Pinos Restaurant				X	X
Maverik Store #209			X		X
Mountain Home Elks Lodge #2276	X			X	
N&G Inc. (Foothills Chevron)			X		X
Ocean Sushi		X		X	
Pantera Market 6 LLC			X	X	X
Pilot Travel Center #350			X		X
Savory Lane LLC.	X		X	X	
Smoky Mountain Pizzeria Grill	X		X	X	X
Stoney's Restaurant LLC		X	X	X	
Sunset Sports Bar	X			X	
Sunset Super C			X		X
Tanc's Breakroom		X		X	
The Stockyard	X			X	X
The Stockyard #2	X			X	X
Tobacco Connection #26			X		X
Wal*Mart Supercenter #2782			X		X
Winger's Grill & Bar of Mtn. Home	X			X	X



August 11, 2026

RE: Recommendation to Award – N 10th East Rehabilitation Project

Mayor and City Council:

On July 24th, 2026, the City of Mountain Home received 3 bids for the reconstruction of North 10th East Street as summarized below. All bidders were responsive. The bidders and bid amounts are listed below.

COMPANY	Signatures	Proof of Insurance	State Contractor License	Bid Bons	Amount
Summit Construction LLC	X	X	X	X	\$650,400.76
Staker & Parson Companies dba Idaho Material & Construction	X	X	X	X	\$688,846.05
Suncore Construction and Materials Inc.	X	X	X	X	\$706,541.30

Summit Construction LLC is the low bidder with a total bid cost of \$650,400.76. Public Works has reviewed their bid forms and finds that their bid meets the requirements of the bid documents. Summit Construction LLC does hold a Public Works License.

Public Works recommends that the City Council award the Project to Summit Construction LLC in the amount of \$650,400.76. This project will be funded from the Street Department budget line-item 02-431-23-00 Street Reconstruction.

Respectfully,

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



REQUEST FOR BIDS

July 24, 2026 @ 2:00 p.m.

Bids for City of Mountain Home: N. 10th East Street Rehabilitation Project

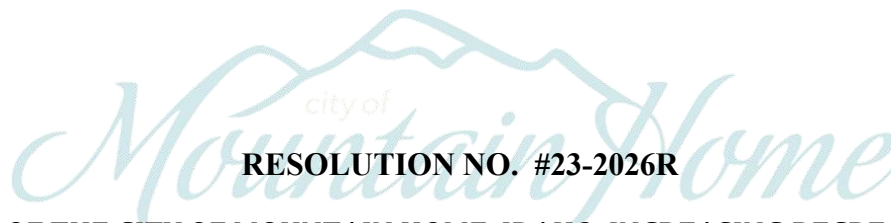
City Clerk- Tiffany Belt, Kane Scott (City Street Superintendent) opened the following bid at 2:00 p.m. for bids on the City of Mountain Home N. 10th East Street Rehabilitation Project.

COMPANY	Signatures	Proof Insurance	State Contractor License	Bid Bonds	Amount
Summit Construction LLC	X	X	X	X	\$650,400.76
Staker & Parson Companies dba Idaho Materials & Construction	X	X	X	X	\$688,846.05
Suncore Construction and Materials Inc.	X	X	X	X	\$706,541.30

There were no other submitted.

Tiffany Belt

Tiffany Belt
City Clerk



RESOLUTION NO. #23-2026R

A RESOLUTION OF THE CITY OF MOUNTAIN HOME, IDAHO, INCREASING RECREATION AND SWIMMING POOL FEES.

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

The fees as follows:

Recreation Fee	Current Fee	Proposed Fee
Youth Sports Leagues ~~(except basketball)~~	\$ 22.00	\$ 28.00
~~Basketball~~	~~\$ 35.00~~	
Adult Sports Leagues (individual)	\$ 25.00	
Team Sports (per team)	\$ 75.00	\$ 160.00
Recreation Leisure Programs - hosted by the City	\$ Cost + 25%	\$ Cost + 30%
Contract Instructor percentage paid to City	25%	30%
Late Registration Fee (after deadline)	\$ 10.00	

Swimming Pool Fee	Current Fee	Proposed Fee
Public Swimming	\$ 2.00	\$ 4.00
Group Swimming Lessons	\$ 20.00	\$ 35.00
One Day Pool Pass	\$ 2.00	\$ 4.00
Lap Swim	\$ 2.00	\$ 4.00
Private Pool Party 5:15-6:45 p.m.	\$ 125.00	\$ 225.00
Private Pool Party 9:15-11:00 p.m.	\$ 175.00	\$ 275.00
Themed Pool Parties by Recreation Dept.	\$ 4.00	\$ 6.00
Individual Season Pool Pass	\$ 65.00	
Family Pass for 4 people*	\$ 200.00	
* (Family must live in the same household)		
*Each additional family member added to the family pass	\$ 20.00	
Individual Swim Lessons (1 on1)(4 half hr. lessons)	\$ 125.00	\$ 175.00

PASSED by the City Council of the City of Mountain Home, Idaho, this ____ day of August 2026.

APPROVED by the Mayor of the City of Mountain Home, Idaho, this ____ day of August 2026.

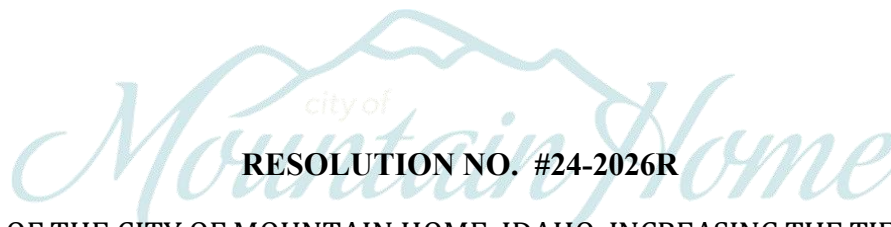
Rich Sykes, Mayor

ATTEST:

Resolution #23-2026R – Page 1

(SEAL)

Tiffany Belt, City Clerk



RESOLUTION NO. #24-2026R

A RESOLUTION OF THE CITY OF MOUNTAIN HOME, IDAHO, INCREASING THE TIE-DOWN AND PARKING FEE AT MOUNTAIN HOME MUNICIPAL AIRPORT.

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

The fees as follows:

FEE	CURRENT FEE	PROPOSED
City Resident annual fee	\$ 100.00	\$ 300.00
Non-City Resident annual fee	\$ 150.00	\$ 350.00
City Resident monthly fee	\$ 15.00	\$ 35.00
Non-City Resident monthly fee	\$ 25.00	\$ 40.00
Daily non-turbine-powered fee	\$ 5.00	\$ 15.00
Daily turbine-powered fee	\$ 20.00	\$ 50.00
Daily Commercial Operator fee	\$ 0	\$ 200.00

“City Resident” shall mean anyone who maintains his or her primary domicile within the city limits of the City of Mountain Home.

“Monthly Fee” shall mean anyone who has an aircraft parked in a space for more than twenty-one (21) days in a given month.

Waivers:

- 1. Transient tie-down fees can be waived for one night with the purchase of at least ten (10) gallons of aircraft fuel at the Mountain Home Municipal Airport or upon proof of payment of at least ~~\$50.00~~ one hundred (\$100.00) dollars to hotels, motels, merchants, restaurants or cafes in the City of Mountain Home for the overnight stay.*

~~*Tie-down fees are waived for operable Civil Air Patrol aircraft.*~~

“Transient Parking Area” shall be any parking space not allocated to an annual or monthly user, not including the spaces allocated for aircraft maintenance.

PASSED by the City Council of the City of Mountain Home, Idaho, this ____ day of August 2026.

APPROVED by the Mayor of the City of Mountain Home, Idaho, this ____ day of August 2026.

Rich Sykes, Mayor

ATTEST:

(SEAL)

Tiffany Belt, City Clerk



To: Mayor and City Council
From: Public Works Department
Date: August 4, 2026
Subject: Water and Wastewater Rate Study

The Public Works Department is providing this memorandum to update the Mayor and City Council on the status of the Water Rate Study previously directed by the Council.

In accordance with Council's direction, the Public Works Department has engaged the City's financial advisor, Clear Water Financial, to complete a comprehensive rate study. Rather than issuing a Request for Proposals (RFP), staff elected to utilize our existing financial advisor in order to meet the Council's desire to complete the project in an expedited manner while remaining fiscally conservative. This approach eliminates the time and costs associated with the competitive procurement process and allows the study to begin immediately.

While the original direction from the Council was to complete a Water Rate Study, staff determined that it is both more cost-effective and more beneficial to complete a combined Water and Wastewater Rate Study. Evaluating both utilities concurrently allows for a more comprehensive review of the City's utility enterprise funds, provides consistency in financial assumptions and forecasting, reduces overall consulting costs, and minimizes duplication of effort.

The purpose of the study is to evaluate the long-term financial sustainability of both utility systems, determine whether existing rates are sufficient to support ongoing operations, maintenance, capital improvements, regulatory compliance, and future infrastructure needs, and provide recommendations for any rate adjustments that may be necessary.

Staff anticipates the study will be completed by early 2027. Upon completion, the findings and recommendations will be presented to the Mayor and City Council for review and consideration prior to any proposed rate changes.

The Public Works Department appreciates the Council's direction in moving this project forward and believes this approach provides the best balance of timely project delivery, fiscal responsibility, and comprehensive financial planning for the City's utility systems.

Respectfully,

Chris Curtis



Director of Public Works
City of Mountain Home, Idaho



July 31, 2026

RE: Airport Light Repair project

Mayor:

The Airport Manager has identified 20 lights at the municipal airport that need an upgrade. Unfortunately, the runway lights are inoperable and, due to their age, are not available for repairs. We have received a quote from Quality Electric, Inc. to perform the necessary upgrades for \$20,496.00, which is attached for your reference.

In the FY 2025/2026 budget, the City Council allocated \$50,000 for equipment upgrades and replacement in the Capital Improvement Program (CIP), specifically from line item 07-437-99-00. Based on the quoted price and available funding, Public Works is requesting approval to move forward with this replacement project.

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

Sincerely,

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

Approved

Rich Sykes
Mayor

Attachment 1 – Quote



QUALITY ELECTRIC, INC.

5272 IRVING BOISE IDAHO 83706 (208) 375-1300 FAX (208) 377-1329
Electrical Contracting Commercial / Industrial OR CC B066107

PROPOSAL

Date: 7/23/2026

To: U76 Mountain Home Municipal

Attn: Tom Hoegg

Location: Mountain Home, Idaho

Job Name: Mountain Home Municipal Airport

Phone #: 208-599-0609

Fax #:

Email: altitudeu76@gmail.com

DESCRIPTION OF WORK:

To whom it concerns:

We are pleased to offer our price to perform the electrical services for the below bid items. Our price includes the current version of the contract specifications and electrical drawings only issued for quotation.

BID ITEM	DESCRIPTION	QTY	UNIT	\$ / UNIT	BID ITEM TOTAL
Insurance Claim					
A	Insurance Claim (QTY (1) Sign, QTY (1) Blue Light	1	LS	\$ 6,970.00	\$ 6,970.00
	Insurance Claim Total \$6,970.00				
Misc Parts and Install					
B	Misc Parts and Install	1	LS	\$ 20,496.00	\$ 20,496.00
	Parts Include:				
	QTY (10) White Lens with 10" stems complete Assembly				
	QTY (10) Blue Lens with 20" stems complete Assembly				
	QTY (20) Aluminium Locking Collar				
	Misc Parts and Install Total \$20,496.00				
Yearly Rates 2026					
C	Hourly Rates (Project Manager)	1	EA	\$ 125.00	\$ 125.00
	Hourly Rates (Journeyman)	1	EA	\$ 110.00	\$ 110.00
	Hourly Rates (Apprentice Electrician)	1	EA	\$ 90.00	\$ 90.00
	Material list provided after inspection	1	CA	\$ 10,000.00	\$ 10,000.00
	Excavator / Backhoe	1	EA	\$ 149.55	\$ 149.55
	Pickup / Van	1	EA	\$ 96.48	\$ 96.48
	Mobilization 40+ miles	1	EA	\$ 195.50	\$ 195.50
	Bid Item C is by the hour, each, and a contingency amount for city bu				
	C is for future work, and all material must be approved before order				
	is placed.				
Total Proposal Amount					\$ 38,232.53

Electrical Contractor License Number: **ELE-C-1086**

Public Works License Number: **10145-U(16000)**

We have received no Addendum for this project. Add 1-1/2% to Total Proposal Amount if bond is required.

Excludes: SWPPP, Traffic Control, Erosion Sediment Control Plan, Survey, Landscape Repair, Night Lighting, Cutting and Patching and Removal of Asphalt or Concrete and Foundations, Rock Excavation and Hidden Conditions, ROW Permits, Bonds, Idaho Power Company Charges, Temp Power, Use Tax, ACHD Permits or Testing Requirements.

Signature:

Derek Ball

Derek Ball | Estimator, 208-906-4918

PROPOSAL TERMS

This proposal may be withdrawn by us if not accepted within 30 days. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Upon completion of work, payment will be due in 30 days. This proposal is based upon entering into a contract with you that is no more exacting to us than the prime contract has with your company. Our quotation is also based upon full access to the prime contract for our review and this quotation will be included in the contract with your company with all these terms applicable. Due to the unprecedented situation(s) happening around the world with the COVID-19 virus and the potential for follow-on impacts arising from reactions to the outbreak, it is uncertain as to the impact this event will have on manufacturing and supply lead times, shipping, as well as vendor and contractor services and construction activities moving forward. Accordingly, please understand that our quotation today is conditioned upon an acknowledgement and your agreement that, in the event the COVID-19 virus directly or indirectly delays or impacts our ability to perform, including our ability to obtain requisite materials, equipment, or furnish sufficient labor or supervision, Quality Electric Inc. shall not be deemed in default and the parties shall agree to negotiate a modification of the contract scope, schedule, or method of performance to appropriately address the impacts of such event or any other event beyond that of our reasonable control or become subject to Force Majeure provisions or similar common law doctrines such as "frustration" or "impossibility". We will notify you promptly in the event of such impact and provide our best estimate as to the impact and will continue to update you as the circumstances evolve. This communication may contain privileged and/or confidential information. It is intended solely for the use of the addressee. If you are not the intended recipient, you are strictly prohibited from disclosing, copying, distributing or using any of this information. If you received this communication in error, please contact the sender immediately and destroy the material in its entirety, whether electronic or hard copy. This communication may contain non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or disclose such information for any purpose other than to provide the services for which you are receiving the information.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Authorized Signature: _____