

project.

- 7) Award Bid to Bideganeta Construction, Inc. for the Irrigation Pump System and Wet Well at the Golf Course.
- 8) Authorize the Mayor to sign the construction documents for the Irrigation Pump Station and Wet Well.
- 9) Authorize the payment for the irrigation pump to begin manufacturing.
- 10) Approve the MOU with the Nampa Police Department for the Motorola InSight Server and authorize the Mayor to sign.

OLD BUSINESS

- 1) Non-Action Item: Discussion on draft land lease agreement for Mellen Water District.

NEW BUSINESS

- 1) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts for annexation with conditions.
- 2) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to zone R-4 with PUD entitled "Blue Yonder West," with conditions.
- 3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts preliminary plat "Blue Yonder West" with conditions.

FINAL COMMENTS

ADJOURN

STAFF MEMO

- 1) Fire Department staff report

NOTICE PUBLIC HEARING

The City Council of the City of Mountain Home, Idaho, at a regular meeting held on September 9, 2025, declared its intent and the intent of the City of Mountain Home to exchange the City-owned real property that is described in this notice for real property currently owned by CC Idaho LLC, to be acquired by AgEquity Holding LLC. The City Council has declared the value of the City-owned real property to be \$1,331,001.58.

The real property currently owned by the City of Mountain Home is:

A parcel of land lying in portions of the S 1/2 of Section 19, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows: Commencing at a Brass Cap marking the East 1/4 corner of said section 19; thence along the Latitudinal center line N.89°08'27"W. a distance of 2052.47 feet to a 5/8" iron pin, said iron pin also being the POINT OF BEGINNING; Thence continuing N.89°08'27"W. a distance of 565.79 feet to a 5/8" iron pin, said iron pin being the Center 1/4 corner of said section 19; Thence, along the Longitudinal center line S.0°37'20"E. a distance of 838.94 feet to a 1/2" iron pin; Thence, N.89°21'48"E. a distance of 500.19 feet to a 1/2" iron pin marking the SW of lot 5 block 2 of Mountain View Industrial Park #1; Thence, N.0°37'44"W. a distance of 188.33 feet to a 1/2" iron pin marking a point of curvature to the right; Thence along said curve to the right, a distance of 98.47 feet, said curve having a delta of 66°22'20", a radius of 85.00 feet, and a long chord that bears N.32°29'01"E. a distance of 93.05 feet to a point; Thence, N.0°52'41"E. a distance of 558.11 feet to a 5/8" iron pin, said iron pin being the POINT OF BEGINNING; Said parcel contains 10.32 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

The real property that will be conveyed to the City of Mountain Home in exchange for the described real property below currently owned by CC Idaho LLC, to be acquired by AgEquity Holding LLC. is described as follows:

Five parcels, described as follows:

Parcel 1 / Instrument #402026. Parcel RP03S06E219040

SE ¼ SE ¼, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Parcel 2 / Instrument #402027. Parcel RP03S06E218400.

SW ¼ SE ¼, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Parcel 3 / Instrument #402028. Parcel RP03S06E226000

SW ¼ SW ¼, SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

Parcel 4 / Instrument #402029. Parcel RP03S06E226950

SE ¼ SW ¼, SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

SAVE AND EXCEPT A THIRTY-FOOT WIDE ROAD RIGHT-OF-WAY AND UTILITY EASEMENT LOCATED AT THE NE CORNER OF THE SE ¼ SW ¼ OF SAID SECTION 22.

Parcel 5 / Instrument #402030. Parcel RP03S06E228400
SW ¼ SE ¼, SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 EAST, BOISE MERIDIAN,
ELMORE COUNTY, IDAHO

SAVE AND EXCEPT A THIRTY-FOOT-WIDE ROAD RIGHT-OF-WAY AND UTILITY EASEMENT RUNNING ALONG THE EAST AND THE NORTH BOUNDARY LINE OF SAID SW ¼ SE ¼ OF SAID SECTION 22.

Subject to all existing easements and right-of-way of record or implied.

A Public Hearing will be held on Tuesday, October 14, 2025, at 5:00 P.M. at the City Council Chambers, 160 South 3rd East, Mountain Home, Idaho, before the Mountain Home City Council to obtain citizen input on the proposed exchange of City-owned real property for real property currently owned by CC Idaho LLC to be acquired by AgEquity Holding LLC.

Anyone who wishes to comment but is unable to attend the hearing may submit written comments prior to the hearing. The City of Mountain Home will provide reasonable accommodations for persons with disabilities. Address comments or requests for accommodations to Mountain Home City Clerk, P.O. Box 10, Mountain Home, Idaho 83647.

Se insta 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
Mountain Home City Clerk

1st Publication: September 24, 2025
2nd Publication: October 1, 2025

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON SEPTEMBER 23rd, 2025, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

CALL MEETING TO ORDER/ESTABLISH A QUORUM

RECOGNIZING PERSONS IN THE AUDIENCE

CONFLICT OF INTEREST DECLARATION

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

CONSENT AGENDA – All matters listed within this Consent

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

- 1) Approval acceptance of minutes: Planning & Zoning Commission - August 19, 2025.
- 2) Approval acceptance of minutes: Regular City Council – September 9, 2025.
- 3) Approval acceptance of minutes: Special City Council – September 12, 2025.
- 4) Approve expenditures from 9/10/2025 to 9/23/2025 in the amount of \$1,340,599.32
- 5) Treasurer's Report for the period ending 8/31/2025.
- 6) Approved write-offs for 2024-2025 in the amount of \$6,874.06
- 7) Approve public notice for 2026 regular City Council meeting dates.
- 8) Authorize the Mayor and City Clerk to sign all required documents for the grant application 2025/26-004.
- 9) Approve Final Plat – Blue Yonder Subdivision 2
- 10) Approve Final Plat – Blue Yonder Subdivision 3
- 11) Approve Final Plat – Thunderbolt Landing 3
- 12) Approve insurance policy renewal with ICRMP Insurance for October 1, 2025, to September 30, 2026.
- 13) Approve worker's compensation and employer liability insurance policy renewal with State Insurance Fund for October 1, 2025, to September 30, 2026.
- 14) Approve agreement with Cottages Investors II, LLC to allow The Cottages of Mountain Home to use the Parks & Recreation building as a first location during an emergency and authorize the Mayor and City Clerk to sign.
- 15) Approve agreement with Cottages Investors II, LLC to allow The Cottages of Mountain Home to use the Discovery Building as a second location during an emergency and authorize the Mayor and City Clerk to sign.
- 16) Approve Resolution 20-2025R and authorize the Mayor to sign.
(Pulled from Consent Agenda)
- 17) Approve Resolution 21-2025R and authorize the Mayor to sign.

OLD BUSINESS

- 1) Non-Action Item: Discussion on adopting a City ordinance and policies regarding TNR.

NEW BUSINESS

- 1) Items removed from the Consent Agenda
- 2) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend the "Turner House Depot" preliminary plat with conditions.
- 3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to amend the entitled R-4 PUD "Turner House Depot" with conditions.
- 4) Approve the service agreement with Mountain Home Arts Council, Inc., and authorize the Mayor and City Clerk to sign.

#####

- 5) Approve the service agreement with Mountain Home Senior Citizens, Inc., and authorize the Mayor and City Clerk to sign.
- 6) Approve the service agreement with Mountain Home Historical Society, Inc., and authorize the Mayor and City Clerk to sign.
- 7) Approve the service agreement with Elmore County Domestic Violence Council, Inc., and authorize the Mayor and City Clerk to sign.
- 8) Approve the service agreement with Mountain Home Chamber of Commerce, Inc., for the Desert Mountain Visitor Center, and authorize the Mayor and City Clerk to sign.
- 9) Approve the service agreement with Treasure Valley Transit, Inc., and authorize the Mayor and City Clerk to sign.

#####

ORDINANCE

- 1) Ordinance 1808 – Amending Mountain Home Code Title 7, Chapter 3, Section 2.

#####

FINAL COMMENTS

#####

EXECUTIVE SESSION

- 1) Pursuant to Idaho Code Section 74-206(1)(f) –to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated.

#####

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON SEPTEMBER 23rd, 2025, AT 5:00 P.M.

The Council of the City of Mountain Home, Elmore County, Idaho, met at the Mountain Home City Hall Chambers, 160 South 3rd East, Mountain Home, Idaho on September 23rd, 2025. A quorum was established with Councilwoman Wirkkala, Councilman Brennan, Councilman Harjo, and Mayor Sykes being present. Councilwoman Garvey was absent.

RECOGNIZING PERSONS IN THE AUDIENCE

Stephen Nameth spoke on the TNR discussion on the agenda.

Crystal Moore from Lost Paws came forward to discuss TNR and their opinions on the matter.

Nikki Davis came forward with her experiences with Lost Paws and the TNR service they provide.

Ted Thompson said he spoke with an Airport Committee member about the air traffic control frequency and was told it would be on the agenda, but he expressed frustration that it was not and his concerns that it was not being considered.

Tisha Thornberg came forward to discuss her feelings on TNR and Lost Paws.

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.

Councilman Harjo, Councilman Brennan and Councilwoman Wirkkala all said that they had several emails and calls from citizens regarding TNR.

CONSENT AGENDA

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

- 1) Approval acceptance of minutes: Planning & Zoning Commission - August 19, 2025.
- 2) Approval acceptance of minutes: Regular City Council – September 9, 2025.
- 3) Approval acceptance of minutes: Special City Council – September 12, 2025.
- 4) Approve expenditures from 9/10/2025 to 9/23/2025 in the amount of \$1,340,599.32
- 5) Treasurer's Report for the period ending 8/31/2025.
- 6) Approved write-offs for 2024-2025 in the amount of \$6,874.06
- 7) Approve public notice for 2026 regular City Council meeting dates.
- 8) Authorize the Mayor and City Clerk to sign all required documents for the grant application 2025/26-004.
- 9) Approve Final Plat – Blue Yonder Subdivision 2
- 10) Approve Final Plat – Blue Yonder Subdivision 3
- 11) Approve Final Plat – Thunderbolt Landing 3
- 12) Approve insurance policy renewal with ICRMP Insurance for October 1, 2025, to September 30, 2026.
- 13) Approve worker's compensation and employer liability insurance policy renewal with State Insurance Fund for October 1, 2025, to September 30, 2026.
- 14) Approve agreement with Cottages Investors II, LLC to allow The Cottages of Mountain Home to use the Parks & Recreation building as a first location during an

####

- emergency and authorize the Mayor and City Clerk to sign.
- 15) Approve agreement with Cottages Investors II, LLC to allow The Cottages of Mountain Home to use the Discovery Building as a second location during an emergency and authorize the Mayor and City Clerk to sign.
 - 16) Approve Resolution 20-2025R and authorize the Mayor to sign.
 - 17) Approve Resolution 21-2025R and authorize the Mayor to sign.

Councilwoman Wirkkala said that she would like to pull Item 16 from the Consent Agenda. She also asked for confirmation and clarification on Items 9 and 10 from Chris Curtis, Public Works Director, that Keller and Associates provided a wastewater report on May 20, 2025 with some concerns listed, to ensure that they had been addressed. She also stated for the record that the Blue Yonder plat had been approved in 2022.

Councilman Harjo mentioned Items 9 and 10, he wanted to ensure that through our attorneys and land use that the conditions in the preliminary plat go forward to the findings of fact and approval of the final plat.

Legal confirmed this as correct.

Councilman Brennan made a motion to pass the Consent Agenda as printed, while pulling Item 16. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

OLD BUSINESS

1) Non-Action Item: Discussion on adopting a City ordinance and policies regarding TNR.

Mayor Sykes suspended Robert's Rules of Order for this item only so that a discussion could take place.

Councilman Harjo said that he and Geoff Schroder, City Attorney, had worked on a proposal over the last couple of months and have a shell of what could exist that might permit a TNR program to operate independently in the City of Mountain Home.

Geoff Schroder explained that he served as City Attorney and Prosecutor, handling neighbor disputes over animal control, and that most success had come through mediation. He said the goal was to protect volunteers from violating statutes and ensure animals were safe and treated properly. He emphasized that part of the framework was dictated by state law and partly by the City's authority to maintain public welfare. While Councilman Harjo would present slides, he provided legal context and answered questions. He added that he and Councilman Harjo had reviewed ordinances from other cities and planned to draft a framework that was enforceable without creating criminal or nuisance violations.

Councilman Harjo stated that their goal was to reduce feral cat colonies while protecting public health and safety, emphasizing partnerships with local nonprofits for TNR. He noted that existing state law and city codes already provide a legal framework for managing domestic animals. The framework aims to standardize TNR without being burdensome, and licensed veterinary care is non-negotiable in Idaho, as the Department of Occupational Professional Licensing requires veterinarians to be licensed. He added that this is why this item was just a discussion, as there is not yet enough completed to present a finished product.

Mayor Sykes acknowledged how much work Councilman Harjo and Geoff Schroder put into the presentation.

There was continued discussion between the Council, Mayor Sykes, and Geoff Schroder about the definitions of ownership and accepting responsibility, animals at large, and animal nuisance.

Mayor Sykes called forward Beverly King of Lost Paws to ask about a \$2.00 fee per cat. She explained that, as of three days ago, they had spayed and neutered 323 feral cats and emphasized that they were volunteering their time for a service the City should have provided, yet now faced a fee for their community work.

Geoff Schroder explained that the answer was no; the \$2.00 had only been a number mentioned in a proposal by Councilman Harjo, there was no ordinance or set fee, and it was still only the design phase.

There was a continued discussion between Council, Geoff Schroder, and Beverly King.

Councilwoman Wirkkala said they were open to hearing different scenarios, feedback, and proposals from the organizations providing these services and asked them to send emails. She also requested that the matter return to Council at the end of November for a vote and that the organizations provide updates at every council meeting so it would be on record.

There was continued discussion between Council, Geoff Schroder on humanity and open feeding of animals and how that could translate to responsibility and ownership.

Council Minutes – September 23, 2025

####

Councilman Harjo said that this was a long topic with much more to cover and that they would have everything put together and ready in two months.

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

NEW BUSINESS

1) Items removed from the Consent Agenda

Item 16) Approve Resolution 20-2025R and authorize the Mayor to sign.

Councilwoman Wirkkala asked if the three members of the Impact Fee Committee would be added to the Planning and Zoning Commission and stated she would not support the measure if they were not. She added that if the members' duties increased, a public hearing should be held to consider raising their pay from \$60 per meeting to a more appropriate amount set by the Council.

Councilman Brennan noted that Planning and Zoning Commission members were designated by ordinance to meet specific criteria, such as residency or profession, and said he had not yet reviewed which vacancies remained. He explained this was a key reason why members could not simply be transferred from one committee to another.

Councilwoman Wirkkala asked Legal if the three individuals currently on the Impact Fee Committee qualify to be able to fill the roles legally required.

Geoff Schroder explained that the Planning and Zoning Commission was not required to have specific work areas, as state code only required members to live within city limits, the area of impact, or the county. He noted that the Impact Advisory Committee, however, required two members involved in real estate or development and two who were not. He added that these roles overlapped well with the current makeup of the P&Z Commission, and that adding more members would be a policy decision.

Councilman Brennan made a motion to approve Resolution 20-2025R. Councilman Harjo seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; nay, Councilman Brennan; aye. The motion passed by a majority vote.

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

Mayor Sykes called forward Phil Wuest, owner of Turner House Depot LLC, and Van Elg with JUB Engineers.

There was a discussion between Councilman and Phil Wuest and Van Elg regarding the differences between their previous proposal and the current request, including all the specific changes that had been made.

Councilman Brennan said he wanted the development agreement to guarantee that certain elements would be completed by the middle of the project, such as Phase 3 or 4, rather than waiting until all the houses were built.

Phil Wuest said that seemed reasonable and asked if the motion could include a requirement that, before approval of the phase containing the 144th lot, the commercial pad be developed in accordance with city C1 zoning requirements for this type of parcel.

There was continued discussion between the Council, Phil Wuest, Van Elg, and City staff.

Councilwoman Wirkkala said that she did not support this suggested plan, as she would like to see something finalized before signing her name to it. She said that she wanted to see the development agreement in

Council Minutes – September 23, 2025

writing before approving.

Phil Wuest said that the preliminary plat already shows what Councilman Brennan was asking for. He clarified that the request for the development agreement would essentially require the building to be constructed on the specified lot as shown on the plat before issuing a building permit for the 140th or 144th house. He added that the Council would see the development agreement again before signing the order.

Mayor Sykes stepped out at 6:46 P.M. and returned at 6:47 P.M.

There was a discussion between the Councilmembers summarizing and clarifying what everyone has asked for and recommended.

Councilman Brennan and Paul Fitzer, City Attorney, had a discussion on how to appropriately word a motion based on all things that had been discussed.

Councilman Brennan made a motion to approve Planning and Zoning Commission recommendation and Finding of Facts to amend the "Turner House Depot" preliminary plat with conditions. Councilman Harjo seconded the motion. The vote goes as follows: Councilwoman Wirkkala; nay, Councilman Brennan; aye, Councilman Harjo; aye. The motion passed by majority vote.

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

Councilman Brennan made a motion to approve Planning and Zoning Commission recommendation and Finding of Facts to amend the entitled R-4 PUD "Turner House Depot" with conditions and change through interlineation that the commercial building of not less than 3,200 square feet must be built before the 144th residential building permit could be pulled. Councilman Harjo seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; nay, Councilman Brennan; aye. The motion passed by majority vote.

4) Approve the service agreement with Mountain Home Arts Council, Inc., and authorize the Mayor and City Clerk to sign.

Councilwoman Wirkkala thanked Tiffany Belt, City Clerk, for getting this back on the agenda. She said she wanted to add provisions to the contracts requiring each civic group to match their own fundraising efforts to receive funding, submit financial documents before the next budget meeting as part of the annual report, and report to Council biannually on the services they provided to the community.

Councilman Brennan addressed Councilwoman Wirkkala's request for civic groups to report to Council every 6 months stating that if the contract is approved at the beginning of the fiscal year and they ask for their money right at the beginning of the year, what is the penalty for not coming back? Is the penalty just simply the next year's request.

Mayor Sykes suspended Robert's Rules of Order to allow for dialogue on this topic between Council and City staff, and Legal.

Councilwoman Wirkkala made a motion to table New Business Items 4 through 9 to the next City Council meeting. Councilman Brennan seconded the motion. The vote goes as follows Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

5) Approve the service agreement with Mountain Home Senior Citizens, Inc., and authorize the Mayor and City Clerk to sign.

Councilwoman Wirkkala made a motion to table New Business Items 4 through 9 to the next City Council
Council Minutes – September 23, 2025

####

meeting. Councilman Brennan seconded the motion. The vote goes as follows Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

6) Approve the service agreement with Mountain Home Historical Society, Inc., and authorize the Mayor and City Clerk to sign.

Councilwoman Wirkkala made a motion to table New Business Items 4 through 9 to the next City Council meeting. Councilman Brennan seconded the motion. The vote goes as follows Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

7) Approve the service agreement with Elmore County Domestic Violence Council, Inc., and authorize the Mayor and City Clerk to sign.

Councilwoman Wirkkala made a motion to table New Business Items 4 through 9 to the next City Council meeting. Councilman Brennan seconded the motion. The vote goes as follows Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

8) Approve the service agreement with Mountain Home Chamber of Commerce, Inc., for the Desert Mountain Visitor Center, and authorize the Mayor and City Clerk to sign.

Councilwoman Wirkkala made a motion to table New Business Items 4 through 9 to the next City Council meeting. Councilman Brennan seconded the motion. The vote goes as follows Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

9) Approve the service agreement with Treasure Valley Transit, Inc., and authorize the Mayor and City Clerk to sign.

Councilwoman Wirkkala made a motion to table New Business Items 4 through 9 to the next City Council meeting. Councilman Brennan seconded the motion. The vote goes as follows Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

ORDINANCE

1) Ordinance 1808 – Amending Mountain Home Code Title 7, Chapter 3, Section 2.

Councilman Harjo made a motion to suspend the three-reading rule and read the ordinance in title only for its one and only reading. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman Brennan; aye. The motion passed by unanimous vote.

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

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

The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman Brennan; aye. The motion passed by unanimous vote.

FINAL COMMENTS

Councilwoman Wirkkala said she attended the Airport Advisory Committee special meeting, where they set today as the date to present frequency change issues, and asked Councilman Harjo, the committee liaison, if there was an update.

Councilman Harjo said the committee had received input on both sides of the topic, but the submitters had

Council Minutes – September 23, 2025

####

not provided anything formal. He noted that he did not believe the matter was ready due to time constraints for everyone involved.

Councilwoman Wirkkala asked if a date could be set to have this issue presented.

Councilman Harjo said that he would follow up with staff and the committee chairman to get a date established.

Councilwoman Wirkkala asked Tiffany Belt discussed if a public hearing was needed to increase the pay for P&Z, which it did not as it was already accounted for in the budget.

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-206(1)(f) –to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated.

Councilman Brennan made a motion to enter into Executive Session Pursuant to Idaho Code Section 74-206(1)(f). Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman Brennan; aye. The motion passed by unanimous vote.

The Council went into Executive Session at 7:20 p.m.

The Council came out of Executive Session at 8:00 p.m.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:00 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	AUG-2025	HRA Funding Account - invoiced c	08/31/2025	15,999.32	.00	
4969	National Benefit Services, LLC	AUG-2025	Admin Fees Payable to NBS	08/31/2025	415.20	.00	
4969	National Benefit Services, LLC	SEP-2025	Admin Fees Payable to NBS	10/01/2025	415.20	.00	
Total 01-204-02-10 Payables - HRA:					16,829.72	.00	
01-204-13-00 Cafeteria Plan Medical							
4969	National Benefit Services, LLC	AUG-2025	FSA funding account - invoiced cl	08/31/2025	1,257.92	.00	
4969	National Benefit Services, LLC	SEP-2025	FSA funding account - invoiced cl	10/01/2025	3,064.50	.00	
Total 01-204-13-00 Cafeteria Plan Medical:					4,322.42	.00	
Total:					21,152.14	.00	
ADMINISTRATION							
01-415-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp- City Hall	10/01/2025	545.05	.00	
Total 01-415-20-00 Fringe - City Portion:					545.05	.00	
01-415-31-00 Billing-Postage-Meter Expense							
11497	Quadient Finance USA, Inc	SEP-2025	postage - city hall	09/24/2025	324.27	.00	
Total 01-415-31-00 Billing-Postage-Meter Expense:					324.27	.00	
01-415-33-10 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement: senior citizen	10/01/2025	128.29	.00	
Total 01-415-33-10 Gas & Oil:					128.29	.00	
01-415-34-00 Telephone/Internet							
11989	IRON	5158	monthly statement - City Hall	10/01/2025	25.00	.00	
8636	Level 3 Communications	752666875	monthly statement: city hall	09/14/2025	52.79	.00	
9609	Verizon	SEP-2025	monthly charges - city hall	10/01/2025	232.32	.00	
11836	Verizon Connect	368000075658	monthly statement - unused	10/01/2025	139.60	.00	
11836	Verizon Connect	368000075658	monthly statement - City Hall	10/01/2025	18.16	.00	
11836	Verizon Connect	624000063990	monthly statement - City Hall	09/02/2025	18.16	.00	
11836	Verizon Connect	624000063990	monthly statement - unused	09/02/2025	139.60	.00	
Total 01-415-34-00 Telephone/Internet:					625.63	.00	
01-415-35-00 Utilities-City Hall							
779	Idaho Power Co	SEP-2025	Monthly Statement-City Hall	09/27/2025	486.04	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (City Hall)	09/16/2025	30.90	30.90	09/30/2025
Total 01-415-35-00 Utilities-City Hall:					516.94	30.90	
01-415-35-02 Utilities-Visitor Center							
779	Idaho Power Co	SEP-2025	Monthly Statement-Visitor Center	09/27/2025	177.60	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-415-35-02 Utilities-Visitor Center:					177.60	.00	
01-415-35-10 Utilities-Museum							
779	Idaho Power Co	SEP-2025	Monthly Statement-Museum	09/27/2025	118.09	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Museum)	09/16/2025	24.60	24.60	09/30/2025
8636	Level 3 Communications	752668875	monthly statement: museum	09/14/2025	14.00	.00	
Total 01-415-35-10 Utilities-Museum:					156.69	24.60	
01-415-35-20 Utilities-Training Center							
779	Idaho Power Co	SEP-2025	Monthly Statement-Training Facilit	09/27/2025	168.55	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Training)	09/16/2025	15.45	15.45	09/30/2025
Total 01-415-35-20 Utilities-Training Center:					184.00	15.45	
01-415-36-00 Repairs & Maint - Equipment							
11399	Amazon Capital Services	SEP-2025	monthly statement - city hall	10/01/2025	717.39	.00	
203	Boise Office Equipment Inc	IN5026257	monthly contract base rate	09/29/2025	269.77	.00	
Total 01-415-36-00 Repairs & Maint - Equipment:					987.16	.00	
01-415-36-10 Copier Lease							
10610	CIT	47877947	copier lease - city hall	09/29/2025	495.97	.00	
Total 01-415-36-10 Copier Lease:					495.97	.00	
01-415-37-00 Repairs & Maint-Auto							
1037	Mountain Home Auto Ranch	323976	repair vehicle, parts, labor	09/25/2025	3,013.90	.00	
6353	O'Reilly Auto Parts	3014-489397	impact sensor	07/29/2025	175.72-	.00	
Total 01-415-37-00 Repairs & Maint-Auto:					2,838.18	.00	
01-415-40-00 Repair&Maint-Bldgs & Grnds							
11399	Amazon Capital Services	SEP-2025	monthly statement - city hall	10/01/2025	261.86	.00	
1615	Wells Painting 4, LLC	SEP-2025	power wash, painting	09/28/2025	4,957.49	.00	
Total 01-415-40-00 Repair&Maint-Bldgs & Grnds:					5,219.35	.00	
01-415-40-05 Repairs&Maint-Training Center							
10795	Delgado-Alcantar, Blanca Lidia	SEP-2025B	cleaning @ training facility	10/01/2025	300.00	.00	
Total 01-415-40-05 Repairs&Maint-Training Center:					300.00	.00	
01-415-40-18 Repairs&Maint-Visitor Center							
866	Jim's Lumber Co	SEP-2025	Monthly Statement City Hall	10/01/2025	52.04	.00	
1430	Standard Plumbing Supply Co	ZGVB26	h&c stem, tube brush	09/16/2025	76.27	.00	
Total 01-415-40-18 Repairs&Maint-Visitor Center:					128.31	.00	
01-415-40-30 Janitorial Service							
11016	Prestige Janitorial Co	OCT-2025	cleaning services: city hall	09/30/2025	1,225.00	.00	
Total 01-415-40-30 Janitorial Service:					1,225.00	.00	
01-415-40-39 Attorney Fees							
7022	Moore Smith Buxton & Turcke	86780	general professional services, trav	10/06/2025	13,964.70	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-415-40-39 Attorney Fees:					13,964.70	.00	
01-415-42-00 Insurance-ICRMP							
3582	ICRMP	02123-2026-1	policy year annual premium	09/03/2025	91,709.00	.00	
Total 01-415-42-00 Insurance-ICRMP:					91,709.00	.00	
01-415-43-00 Computer Software/Support							
11399	Amazon Capital Services	SEP-2025	monthly statement - city hall	10/01/2025	16.94	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	monthly Statement (City Hall)	09/26/2025	20.00	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	monthly Statement (City Hall)	09/28/2025	15.99	.00	
Total 01-415-43-00 Computer Software/Support:					52.93	.00	
01-415-43-05 IT Contract							
12157	Treasure Valley Technical Solution	2025-0090	365 copilot, exchange online, busi	09/26/2025	291.75	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	monthly Statement (City Hall)	09/26/2025	2,289.43	.00	
Total 01-415-43-05 IT Contract:					2,581.18	.00	
01-415-52-00 Supplies							
11399	Amazon Capital Services	SEP-2025	monthly statement - city hall	10/01/2025	1,010.22	.00	
1036	Mountain Home Auto Parts	SEP-2025	Monthly Statement City Hall	10/01/2025	21.48	.00	
1430	Standard Plumbing Supply Co	ZHFR46	ear plugs, spade bit, step bit, glas	09/19/2025	91.72	.00	
1430	Standard Plumbing Supply Co	ZHFR66	pvc box, oval thread body, rigid co	09/19/2025	38.33	.00	
5200	Staples Advantage	6042801534	post it notes, paper	09/18/2025	89.23	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (City Hall)	09/28/2025	44.99	.00	
Total 01-415-52-00 Supplies:					1,295.97	.00	
01-415-53-00 Uniforms/Safety Clothing Items							
11399	Amazon Capital Services	SEP-2025	monthly statement - city hall	10/01/2025	430.07	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	monthly Statement (City Hall)	09/28/2025	519.49	.00	
Total 01-415-53-00 Uniforms/Safety Clothing Items:					949.56	.00	
01-415-55-00 Printing/Publications							
1048	Mountain Home News	2093935	legals	09/30/2025	71.02	.00	
1543	Tuller, Gary	SEP-2025	post public hearing signs	09/24/2025	400.00	.00	
Total 01-415-55-00 Printing/Publications:					471.02	.00	
01-415-56-00 Meetings Schools & Dues							
12556	Alumbaugh, Randy	AUG-2025B	reimburse parking fee	08/28/2025	6.67	.00	
12556	Alumbaugh, Randy	SEP-2025	mileage september	09/22/2025	9.77	.00	
12663	King, Dale	AUG-2025C	mileage meeting on base	08/26/2025	5.14	.00	
12663	King, Dale	SEP-2025G	mileage meeting in boise	09/26/2025	20.58	.00	
4114	Sykes, Rich	SEP-2025	mileage for September	09/03/2025	209.30	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	monthly Statement (City Hall)	09/26/2025	15.76	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	monthly Statement (City Hall)	09/28/2025	357.41	.00	
Total 01-415-56-00 Meetings Schools & Dues:					624.63	.00	
01-415-61-05 Special Event(AFAD, Retr. etc)							
11399	Amazon Capital Services	SEP-2025	monthly statement - city hall	10/01/2025	39.99	.00	
9686	WinCo	SEP-2025	candy for spooktacular	09/22/2025	1,415.56	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-415-61-05 Special Event(AFAD, Retr. etc):					1,455.55	.00	
01-415-90-10 Civic Support							
2657	American Legion Post #26	SEP-2025	donation	09/08/2025	500.00	.00	
Total 01-415-90-10 Civic Support:					500.00	.00	
01-415-96-05 Tree, Plant replacement							
1610	Wells Fargo Remittance Center	SEP-2025B	monthly Statement (City Hall)	09/26/2025	5,000.00	.00	
Total 01-415-96-05 Tree, Plant replacement:					5,000.00	.00	
01-415-98-00 Sales Tax Payable							
1442	State Tax Commission	SEP-2025	Sales & Use Tax	10/01/2025	5,023.69	.00	
Total 01-415-98-00 Sales Tax Payable:					5,023.69	.00	
01-415-99-00 Capital Outlay - Over \$5000							
12658	CTI	P-INV035487	equipment implementation serv	09/30/2025	47,692.37	.00	
Total 01-415-99-00 Capital Outlay - Over \$5000:					47,692.37	.00	
Total ADMINISTRATION					185,173.04	70.95	
DEVELOPMENT SERVICES							
01-416-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp-ec dev	10/01/2025	357.13	.00	
2475	State Insurance Fund	29504436	Workman's Comp - Dev Serv	10/01/2025	1,314.66	.00	
Total 01-416-20-00 Fringe - City Portion:					1,671.79	.00	
01-416-31-00 Postage							
11497	Quadient Finance USA, Inc	SEP-2025	postage - dev serv	09/24/2025	250.38	.00	
Total 01-416-31-00 Postage:					250.38	.00	
01-416-33-00 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement dev serv	10/01/2025	546.52	.00	
Total 01-416-33-00 Gas & Oil:					546.52	.00	
01-416-34-00 Telephone/Internet							
8636	Level 3 Communications	752666875	monthly statement dev services	09/14/2025	70.00	.00	
9609	Verizon	SEP-2025	monthly charges - dev services	10/01/2025	233.61	.00	
11836	Verizon Connect	368000075658	monthly statement - dev serv	10/01/2025	35.61	.00	
11836	Verizon Connect	624000063990	monthly statement - dev serv	09/02/2025	35.61	.00	
Total 01-416-34-00 Telephone/Internet:					374.83	.00	
01-416-36-00 Repairs & Maint - Equipment							
203	Boise Office Equipment Inc	IN5026257	monthly contract base rate	09/29/2025	162.48	.00	
Total 01-416-36-00 Repairs & Maint - Equipment:					162.48	.00	
01-416-36-10 Copy Machine Lease							
10610	CIT	47877947	copier lease - building	09/29/2025	337.15	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-416-36-10 Copy Machine Lease:					337.15	.00	
01-416-41-00 Professional Services							
7022	Moore Smith Buxton & Turcke	86780	general professional services	10/06/2025	680.00	.00	
Total 01-416-41-00 Professional Services:					680.00	.00	
01-416-52-00 Supplies							
11399	Amazon Capital Services	SEP-2025	monthly statement - dev serv	10/01/2025	134.53	.00	
Total 01-416-52-00 Supplies:					134.53	.00	
01-416-53-00 Uniforms/Safety Clothing Items							
11399	Amazon Capital Services	SEP-2025	monthly statement - dev serv	10/01/2025	1,035.17	.00	
411	D & B Supply	SEP-2025B	Monthly Statement - Dev serv	10/01/2025	89.99	.00	
12663	King, Dale	SEP-2025	reimburse clothing	09/22/2025	63.48	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Dev Serv)	09/26/2025	329.08	.00	
Total 01-416-53-00 Uniforms/Safety Clothing Items:					1,517.72	.00	
01-416-55-01 Printing & Publications							
1048	Mountain Home News	2093935	legals	09/30/2025	348.84	.00	
Total 01-416-55-01 Printing & Publications:					348.84	.00	
01-416-56-00 Meetings, Schools & Dues							
12660	Idaho Manufacturing Alliance	5010	tradeshow exhibitor	09/17/2025	231.66	.00	
12663	King, Dale	AUG-2025	reimburse: MAC luncheon	08/27/2025	8.33	.00	
12663	King, Dale	AUG-2025B	reimburse: lunch w/marty anders	08/29/2025	16.67	.00	
12663	King, Dale	AUG-2025D	mileage: meeting on base	08/15/2025	6.06	.00	
12663	King, Dale	SEP-2025B	reimburse: lunch while at meeting	09/30/2025	9.39	.00	
12663	King, Dale	SEP-2025C	reimburse: lunch while at confere	09/02/2025	20.49	.00	
12663	King, Dale	SEP-2025D	mileage: conference in Boise	09/03/2025	20.48	.00	
12663	King, Dale	SEP-2025E	mileage: meeting in glenns ferry	09/16/2025	13.05	.00	
12663	King, Dale	SEP-2025F	mileage: meeting in boise	09/23/2025	24.36	.00	
12663	King, Dale	SEP-2025H	mileage: conference in Boise	09/02/2025	20.77	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Dev Serv)	09/26/2025	2,367.52	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Dev Serv)	09/28/2025	311.31	.00	
Total 01-416-56-00 Meetings, Schools & Dues:					3,050.09	.00	
01-416-85-00 Miscellaneous							
11399	Amazon Capital Services	SEP-2025	monthly statement - dev serv	10/01/2025	291.90	.00	
Total 01-416-85-00 Miscellaneous:					291.90	.00	
Total DEVELOPMENT SERVICES:					9,366.23	.00	
PROSECUTION							
01-420-41-00 Attorney Fees							
7022	Moore Smith Buxton & Turcke	86781	criminal prosecution	10/06/2025	16,000.00	.00	
Total 01-420-41-00 Attorney Fees:					16,000.00	.00	
Total PROSECUTION:					16,000.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
POLICE							
01-421-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Worman's Comp - PD	10/01/2025	36,242.61	.00	
Total 01-421-20-00 Fringe - City Portion					36,242.61	.00	
01-421-31-00 Postage							
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Police)	09/26/2025	109.43	.00	
Total 01-421-31-00 Postage					109.43	.00	
01-421-32-00 Immunizations/Testing							
1018	Minert & Associates Inc	344443	NDOT drug test, pre employment	10/06/2025	98.00	.00	
10016	St Luke's Health System	2649620	basic physical - ayala, forster	09/09/2025	136.00	.00	
Total 01-421-32-00 Immunizations/Testing					234.00	.00	
01-421-33-00 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement police	10/01/2025	4,784.65	.00	
Total 01-421-33-00 Gas & Oil					4,784.65	.00	
01-421-34-00 Telephone/Internet							
1284	Century Link	SEP-2025	Monthly Statement (PD)	09/24/2025	84.55	.00	
1284	Century Link	SEP-2025	Monthly Statement (Police Long D	09/24/2025	54	.00	
11989	IRON	5158	monthly statement - Police	10/01/2025	25.00	.00	
9609	Verizon	SEP-2025	monthly charges - police	10/01/2025	1,925.72	.00	
Total 01-421-34-00 Telephone/Internet					2,035.81	.00	
01-421-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Police Dep	09/27/2025	970.09	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Police Dept)	09/16/2025	26.32	26.32	09/30/2025
Total 01-421-35-00 Utilities					996.41	26.32	
01-421-36-00 Repairs & Maint - Office equip							
203	Boise Office Equipment Inc	IN5026257	monthly contract base rate	09/29/2025	49.53	.00	
10610	CIT	47877947	copier lease - police	09/29/2025	337.15	.00	
Total 01-421-36-00 Repairs & Maint - Office equip					386.68	.00	
01-421-36-20 Software Licensing							
12157	Treasure Valley Technical Solution	2025-0087	windows 10 ESU year 1	09/24/2025	420.00	.00	
Total 01-421-36-20 Software Licensing					420.00	.00	
01-421-37-00 Repairs & Maint - Auto							
11399	Amazon Capital Services	SEP-2025	monthly statement - police	10/01/2025	764.91	.00	
8936	AutoZone	04127841256	fuel cap	09/26/2025	11.83	.00	
11306	Capital One	SEP-2025	monthly statement - Police	09/19/2025	35.50	35.50	09/30/2025
4184	Commercial Tire	35-95592	tires, balance, disposal fee	09/29/2025	354.50	.00	
4184	Commercial Tire	35-95599	tires, balance	09/29/2025	1,672.00	.00	
1036	Mountain Home Auto Parts	SEP-2025	Monthly Statement Police	10/01/2025	55.26	.00	
1037	Mountain Home Auto Ranch	89926	latch	09/20/2025	279.30	.00	
6353	O'Reilly Auto Parts	3014-100230	wipers	09/29/2025	45.88	.00	
6353	O'Reilly Auto Parts	3014-499381	battery tender	09/24/2025	9.99	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-421-37-00 Repairs & Maint - Auto:					3,229.17	35.50	
01-421-40-00 Repairs & Maint - Building							
11399	Amazon Capital Services	SEP-2025	monthly statement - police	10/01/2025	313.66	.00	
11306	Capital One	SEP-2025	monthly statement - Police	09/19/2025	38.87	38.87	09/30/2025
11892	Carrot Top Industries, Inc.	INV144494	flags	09/24/2025	239.59	.00	
411	D & B Supply	SEP-2025B	Monthly Statement-Police	10/01/2025	159.99	.00	
7494	Integrated Security Resources, In	238842	service gate, materials	09/19/2025	250.00	.00	
9960	Lakeman, Robert	AUG-2025	reimburse: kitty litter	08/30/2025	11.90	.00	
1430	Standard Plumbing Supply Co	ZJC623	urinal rebuild kit, clam shell pack	09/29/2025	54.88	.00	
9234	Tribal Fire Systems	6049	install dry flow switch	09/25/2025	689.89	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Police)	09/26/2025	2,306.32	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Police)	09/28/2025	80.92	.00	
Total 01-421-40-00 Repairs & Maint - Building:					4,146.02	38.87	
01-421-43-00 Computer Maint/Software							
11399	Amazon Capital Services	SEP-2025	monthly statement - police	10/01/2025	1,855.04	.00	
Total 01-421-43-00 Computer Maint/Software:					1,855.04	.00	
01-421-52-00 Supplies							
11399	Amazon Capital Services	SEP-2025	monthly statement - police	10/01/2025	4,683.23	.00	
11306	Capital One	SEP-2025	monthly statement - Police	09/19/2025	57.56	57.56	09/30/2025
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Police)	09/26/2025	343.20	.00	
Total 01-421-52-00 Supplies					5,083.99	57.56	
01-421-53-00 Uniforms and accessories							
11399	Amazon Capital Services	SEP-2025	monthly statement - police	10/01/2025	1,021.90	.00	
411	D & B Supply	SEP-2025B	Monthly Statement-Police	10/01/2025	129.99	.00	
5371	Galls, LLC	032483245	shirts	09/09/2025	64.16	.00	
907	La Mode Cleaners	2064	alterations & patches	09/20/2025	155.50	.00	
961	LN Curtis & Sons	INV989228	jacket	09/16/2025	113.75	.00	
961	LN Curtis & Sons	INV989261	shirts, emblems, alterations	09/16/2025	202.92	.00	
10654	The Tiny Closet	D16275	embroidery	09/25/2025	300.00	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Police)	09/26/2025	671.36	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Police)	09/28/2025	365.31	.00	
Total 01-421-53-00 Uniforms and accessories					3,024.89	.00	
01-421-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	SEP-2025	monthly statement - police	10/01/2025	312.48	.00	
11306	Capital One	SEP-2025	monthly statement - Police	09/19/2025	60.49	60.49	09/30/2025
11306	Capital One	SEP-2025B	monthly statement - Police	09/21/2025	13.94	.00	
9017	FBI-LEEDA	200131981	ELI	08/18/2025	795.00	.00	
789	Idaho State Police	IN3656	ARCON instructor update - corley	09/29/2025	300.00	.00	
1051	Mountain Home Police Assoc	AUG-2025B	snacks for training classes	08/17/2025	60.39	.00	
1051	Mountain Home Police Assoc	SEP-2025	snacks for training classes	09/25/2025	274.82	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Police)	09/26/2025	70.93	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Police)	09/28/2025	15.73	.00	
Total 01-421-56-00 Meetings, Schools & Dues					1,903.78	60.49	
01-421-57-00 Weapons & Ammunition							
8052	Salt Lake Wholesale Sports	106651	ammo, freight	07/01/2025	777.00	.00	
8029	United Site Services	114-14129616	portable restroom service - shooti	09/19/2025	115.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-421-57-00 Weapons & Ammunition:					892.00	.00	
01-421-59-00 Repairs & Maint - Radio							
818	Intermountain Communications	AR13794	compact microphone	09/16/2025	38.50	.00	
Total 01-421-59-00 Repairs & Maint - Radio:					38.50	.00	
01-421-61-00 Com Policing/SRO Programs							
11306	Capital One	SEP-2025	monthly statement - Police	09/19/2025	59.61	59.61	09/30/2025
1051	Mountain Home Police Assoc	332025200B	challenge coins	09/29/2025	300.00	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Police)	09/26/2025	1,665.02	.00	
Total 01-421-61-00 Com Policing/SRO Programs:					2,024.63	59.61	
01-421-64-00 Investigative Expenses							
11399	Amazon Capital Services	SEP-2025	monthly statement - police	10/01/2025	1,767.96	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Police)	09/26/2025	272.07	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Police)	09/28/2025	1,584.72	.00	
Total 01-421-64-00 Investigative Expenses:					3,624.75	.00	
01-421-84-00 Special Events							
11399	Amazon Capital Services	SEP-2025	monthly statement - police	10/01/2025	129.63	.00	
11306	Capital One	SEP-2025	monthly statement - Police	09/19/2025	45.56	45.56	09/30/2025
Total 01-421-84-00 Special Events:					175.19	45.56	
01-421-99-10 Equip Inventory-\$500 to \$5000							
12598	Datec, Inc.	66282	vehicle docks, docking stations co	09/23/2025	4,209.10	.00	
12598	Datec, Inc.	66295	docking station	09/30/2025	601.30	.00	
Total 01-421-99-10 Equip Inventory-\$500 to \$5000:					4,810.40	.00	
Total POLICE:					76,017.95	323.91	
ANIMAL CONTROL							
01-422-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp-animal shelter	10/01/2025	1,057.46	.00	
Total 01-422-20-00 Fringe - City Portion:					1,057.46	.00	
01-422-31-00 Postage							
11497	Quadient Finance USA, Inc	SEP-2025	postage - animal shelter	09/24/2025	1.41	.00	
Total 01-422-31-00 Postage:					1.41	.00	
01-422-33-00 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement animal	10/01/2025	62.02	.00	
Total 01-422-33-00 Gas & Oil:					62.02	.00	
01-422-34-00 Telephone/Internet							
11989	IRON	5158	monthly statement - Animal Shelte	10/01/2025	25.00	.00	
8636	Level 3 Communications	752666875	monthly statement: animal shelter	09/14/2025	14.00	.00	
9609	Verizon	SEP-2025	monthly charges - animal shelter	10/01/2025	38.72	.00	
11836	Verizon Connect	368000075658	monthly statement - animal	10/01/2025	18.16	.00	
11836	Verizon Connect	624000063990	monthly statement - animal	09/02/2025	18.16	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-422-34-00 Telephone/Internet					114.04	.00	
01-422-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Animal Shelter	09/27/2025	507.44	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Animal Shelter)	09/16/2025	15.45	15.45	09/30/2025
Total 01-422-35-00 Utilities					522.89	15.45	
01-422-40-00 Repairs & Maint - Building							
11399	Amazon Capital Services	SEP-2025	monthly statement - animal shelter	10/01/2025	2,374.48	.00	
866	Jim's Lumber Co	SEP-2025	Monthly Statement Animal Shelter	10/01/2025	349.14	.00	
9595	Western Exterminator Company	82761295	pest control maintenance	09/30/2025	152.60	.00	
Total 01-422-40-00 Repairs & Maint - Building					2,876.22	.00	
01-422-52-00 Supplies							
11399	Amazon Capital Services	SEP-2025	monthly statement - animal shelter	10/01/2025	1,434.64	.00	
Total 01-422-52-00 Supplies					1,434.64	.00	
01-422-53-00 Uniforms/Safety Clothing Items							
11399	Amazon Capital Services	SEP-2025	monthly statement - animal shelter	10/01/2025	367.27	.00	
Total 01-422-53-00 Uniforms/Safety Clothing Items					367.27	.00	
Total ANIMAL CONTROL					6,435.95	15.45	
FIRE DEPARTMENT							
01-423-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp-Fire	10/01/2025	6,730.06	.00	
Total 01-423-20-00 Fringe - City Portion					6,730.06	.00	
01-423-32-00 Physicals/Stress Tests							
10016	St Luke's Health System	2649620	collection fee - arnold	09/09/2025	15.00	.00	
Total 01-423-32-00 Physicals/Stress Tests					15.00	.00	
01-423-33-00 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement: fire	10/01/2025	688.19	.00	
Total 01-423-33-00 Gas & Oil					688.19	.00	
01-423-34-00 Telephone/Internet							
11989	IRON	5158	monthly statement - Fire	10/01/2025	25.00	.00	
8636	Level 3 Communications	752666875	monthly statement: fire	09/14/2025	14.00	.00	
Total 01-423-34-00 Telephone/Internet					39.00	.00	
01-423-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Fire Dept	09/27/2025	450.99	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Fire Dept)	09/16/2025	40.05	40.05	09/30/2025
Total 01-423-35-00 Utilities					491.04	40.05	
01-423-36-00 Repairs & Maint - Equipment							
11399	Amazon Capital Services	SEP-2025	monthly statement - fire	10/01/2025	178.73	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
11306	Capital One	SEP-2025	monthly statement - Fire	09/19/2025	56.92	56.92	09/30/2025
466	DDS Enterprises LLC	7159	Logo decals	09/28/2025	121.09	.00	
Total 01-423-36-00 Repairs & Maint - Equipment:					356.74	56.92	
01-423-40-50 Janitorial Service							
11016	Prestige Janitorial Co	OCT-2025	cleaning services: fire	09/30/2025	100.00	.00	
Total 01-423-40-50 Janitorial Service:					100.00	.00	
01-423-52-00 Supplies							
11306	Capital One	SEP-2025	monthly statement - Fire	09/19/2025	64.52	64.52	09/30/2025
11497	Quadient Finance USA, Inc	SEP-2025	postage - fire	09/24/2025	74	.00	
5200	Staples Advantage	6042801534	paper	09/18/2025	39.49	.00	
Total 01-423-52-00 Supplies:					104.75	64.52	
01-423-53-00 Uniforms/Safety Clothing Items							
7599	SeaWestern	INV47100	gloves, freight	09/26/2025	315.20	.00	
Total 01-423-53-00 Uniforms/Safety Clothing Items:					315.20	.00	
01-423-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Fire)	09/28/2025	48.48	.00	
Total 01-423-56-00 Meetings, Schools & Dues:					48.48	.00	
01-423-59-00 Repairs & Maint - Radio							
818	Intermountain Communications	AR13807	battery	09/24/2025	140.00	.00	
Total 01-423-59-00 Repairs & Maint - Radio:					140.00	.00	
01-423-85-00 Special Events-Misc							
11399	Amazon Capital Services	SEP-2025	monthly statement - fire	10/01/2025	577.88	.00	
11306	Capital One	SEP-2025	monthly statement - Fire	09/19/2025	48.44	48.44	09/30/2025
9686	WinCo	SEP-2025	candy for spooktacular	09/22/2025	460.56	.00	
Total 01-423-85-00 Special Events-Misc:					1,086.88	48.44	
01-423-99-00 Capital Outlay - Over \$5000							
7599	SeaWestern	SO35317	misting ring, squirt truck mounts, h	07/09/2025	10,225.00	.00	
Total 01-423-99-00 Capital Outlay - Over \$5000:					10,225.00	.00	
Total FIRE DEPARTMENT:					20,340.34	209.93	
PARKS DEPARTMENT							
01-438-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp-parks	10/01/2025	5,714.95	.00	
Total 01-438-20-00 Fringe - City Portion:					5,714.95	.00	
01-438-32-00 Drug Testing							
1018	Minert & Associates Inc	344443	NDOT drug test, post accident	10/06/2025	53.00	.00	
Total 01-438-32-00 Drug Testing:					53.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-438-33-00 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement parks	10/01/2025	975.66	.00	
9302	Wex Bank	SEP-2025	monthly statement parks off road	10/01/2025	1,327.38	.00	
Total 01-438-33-00 Gas & Oil					2,303.04	.00	
01-438-34-00 Telephone/Internet							
11989	IRON	5158	monthly statement - Parks	10/01/2025	25.00	.00	
8636	Level 3 Communications	752666875	monthly statement Parks	09/14/2025	21.00	.00	
9609	Verizon	SEP-2025	monthly charges parks	10/01/2025	233.61	.00	
11836	Verizon Connect	368000075658	monthly statement - parks	10/01/2025	87.97	.00	
11836	Verizon Connect	624000063990	monthly statement - parks	09/02/2025	87.97	.00	
Total 01-438-34-00 Telephone/Internet					455.55	.00	
01-438-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Park Dept	09/27/2025	2,000.44	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Parks)	09/16/2025	44.04	44.04	09/30/2025
Total 01-438-35-00 Utilities					2,044.48	44.04	
01-438-36-00 Repairs & Maint - Equipment							
11399	Amazon Capital Services	SEP-2025	monthly statement - park	10/01/2025	18.89	.00	
8936	AutoZone	04127835850	oil	09/17/2025	57.40	.00	
121	B & C Welding Inc	36004	repair fork	08/12/2025	142.50	.00	
203	Boise Office Equipment Inc	IN5026257	monthly contract base rate	09/29/2025	29.08	.00	
11922	Happy Jack, LLC	POSR13155	ball	09/24/2025	4.63	.00	
6353	O'Reilly Auto Parts	3014-496958	push retainers	09/10/2025	9.98	.00	
6353	O'Reilly Auto Parts	3014-499329	clip nut	09/24/2025	4.99	.00	
Total 01-438-36-00 Repairs & Maint - Equipment					267.47	.00	
01-438-36-10 Copier Lease							
10610	CIT	47877947	copier lease - parks	09/29/2025	170.67	.00	
Total 01-438-36-10 Copier Lease					170.67	.00	
01-438-38-00 Portable Service Contract							
8029	United Site Services	114-14127060	portable restroom service - basqu	09/15/2025	115.00	.00	
8029	United Site Services	114-14127061	portable restroom service - carl m	09/15/2025	155.00	.00	
8029	United Site Services	114-14127062	portable restroom service - legac	09/15/2025	345.00	.00	
8029	United Site Services	114-14127063	portable restroom service - railroa	09/15/2025	165.00	.00	
8029	United Site Services	114-14127064	portable restroom service - railroa	09/15/2025	155.00	.00	
8029	United Site Services	114-14127065	portable restroom service - stonet	09/15/2025	115.00	.00	
8029	United Site Services	114-14127066	portable restroom service - legac	09/15/2025	135.00	.00	
8029	United Site Services	114-14127067	portable restroom service - legac	09/15/2025	115.00	.00	
8029	United Site Services	114-14127068	portable restroom service - rosew	09/15/2025	115.00	.00	
8029	United Site Services	114-14127069	portable restroom service - railroa	09/15/2025	155.00	.00	
8029	United Site Services	114-14136170	portable restroom service - dog p	09/30/2025	115.00	.00	
8029	United Site Services	114-14136171	portable restroom service - optimi	09/30/2025	185.00	.00	
8029	United Site Services	114-14136173	portable restroom service - dog p	09/30/2025	115.00	.00	
8029	United Site Services	114-14136174	portable restroom service - optimi	09/30/2025	155.00	.00	
8029	United Site Services	114-14136175	portable restroom service - richard	09/30/2025	115.00	.00	
8029	United Site Services	114-14136176	portable restroom service - ne cin	09/30/2025	115.00	.00	
8029	United Site Services	114-14136178	portable restroom service - frontie	09/30/2025	115.00	.00	
8029	United Site Services	114-14136179	portable restroom service - carl m	09/30/2025	185.00	.00	
8029	United Site Services	114-14136180	portable restroom service - legac	09/30/2025	115.00	.00	
8029	United Site Services	114-14136181	portable restroom service - legac	09/30/2025	135.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
8029	United Site Services	114-14136182	portable restroom service - legac	09/30/2025	185.00	.00	
8029	United Site Services	114-14136183	portable restroom service - railroa	09/30/2025	185.00	.00	
Total 01-438-38-00 Portable Service Contract:					3,290.00	.00	
01-438-40-00 Repairs & Maint - Bldgs & Grnd							
11399	Amazon Capital Services	SEP-2025	monthly statement - park	10/01/2025	1,807.50	.00	
11306	Capital One	SEP-2025	monthly statement - Park	09/19/2025	92.39	92.39	09/30/2025
3265	Cintas Corporation	4239300457	refill soap, toilet tissue, papertowe	08/06/2025	75.42	.00	
3265	Cintas Corporation	4240792209	refill soap, toilet tissue, papertowe	08/20/2025	75.42	.00	
3265	Cintas Corporation	4240792311	refill soap, toilet tissue, papertowe	08/20/2025	75.42	.00	
3265	Cintas Corporation	4240792322	refill soap, toilet tissue, papertowe	08/20/2025	75.42	.00	
3265	Cintas Corporation	4242324496	refill soap, toilet tissue, papertowe	09/04/2025	95.69	.00	
3265	Cintas Corporation	4242324508	refill soap, toilet tissue, papertowe	09/04/2025	95.69	.00	
3265	Cintas Corporation	4242324544	refill soap, toilet tissue, papertowe	09/04/2025	95.69	.00	
3265	Cintas Corporation	4243708793	refill soap, toilet tissue, papertowe	09/17/2025	95.69	.00	
3265	Cintas Corporation	4243708812	refill soap, toilet tissue, papertowe	09/17/2025	95.69	.00	
3265	Cintas Corporation	4243708824	refill soap, toilet tissue, papertowe	09/17/2025	95.69	.00	
411	D & B Supply	SEP-2025B	Monthly Statement-Parks	10/01/2025	13.48	.00	
11908	Fonroche Lighting America	86735	lights, poles, batteries, freight	09/25/2025	37,991.00	.00	
866	Jim's Lumber Co	SEP-2025	Monthly Statement Parks	10/01/2025	1,763.88	.00	
1430	Standard Plumbing Supply Co	ZHP292	valve cover	09/23/2025	5.79	.00	
1659	Ytuarte Concrete	1965	solar light bases	09/29/2025	10,000.00	.00	
Total 01-438-40-00 Repairs & Maint - Bldgs & Grnd:					52,549.86	92.39	
01-438-40-15 Tree replacement and Care							
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Parks)	09/26/2025	1,430.80	.00	
1653	Yard Creations	5707809	trees	09/24/2025	2,740.00	.00	
Total 01-438-40-15 Tree replacement and Care:					4,170.80	.00	
01-438-43-00 Computer Maint/Software							
5969	Dell Marketing L.P.	10835912060	laptop	09/12/2025	1,059.89	.00	
Total 01-438-43-00 Computer Maint/Software:					1,059.89	.00	
01-438-53-00 Uniform/Safety Clothing Items							
411	D & B Supply	SEP-2025B	Monthly Statement-Parks	10/01/2025	1,037.81	.00	
Total 01-438-53-00 Uniform/Safety Clothing Items:					1,037.81	.00	
01-438-56-00 Meetings, Schools & Dues							
11761	MHHS Girls Basketball	SEP-2025	AFAD clean up donation	09/30/2025	500.00	.00	
Total 01-438-56-00 Meetings, Schools & Dues:					500.00	.00	
01-438-70-00 Weed Killer & Fertilizer							
411	D & B Supply	SEP-2025B	Monthly Statement-Parks	10/01/2025	154.97	.00	
10027	Nutrien AG Solutions	58057497	fertilizer	09/19/2025	1,500.00	.00	
8083	STF Lawn Care	10153	weed control	09/26/2025	13,310.00	.00	
Total 01-438-70-00 Weed Killer & Fertilizer:					14,964.97	.00	
01-438-72-00 Tools & Supplies							
6	A to Z Lumber Co	125198	bulb, hole saw, gas can	08/20/2025	77.53	.00	
411	D & B Supply	SEP-2025B	Monthly Statement-Parks	10/01/2025	57.63	.00	
1430	Standard Plumbing Supply Co	ZGYW76	compressor kit, towels, trash bags	09/17/2025	453.02	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1430	Standard Plumbing Supply Co	ZHG420	wrench	09/19/2025	18.99	.00	
Total 01-438-72-00 Tools & Supplies:					607.17	.00	
01-438-99-00 Capital Outlay - Over \$5000							
1066	Mountain View Equipment Co	003670	commercial mower	09/17/2025	16,305.00	.00	
12497	Summit 17 Solutions, LLC	1065	outdoor cameras, license	09/26/2025	2,043.44	.00	
Total 01-438-99-00 Capital Outlay - Over \$5000:					18,348.44	.00	
01-438-99-10 Equip-Inventory \$500 to \$5000							
11399	Amazon Capital Services	SEP-2025	monthly statement - park	10/01/2025	1,615.00	.00	
Total 01-438-99-10 Equip-Inventory \$500 to \$5000:					1,615.00	.00	
Total PARKS DEPARTMENT:					109,153.10	136.43	
Total GENERAL FUND:					443,638.75	756.67	
STREET DEPARTMENT							
STREET DEPARTMENT							
02-431-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp-Streets	10/01/2025	11,617.43	.00	
Total 02-431-20-00 Fringe - City Portion:					11,617.43	.00	
02-431-23-10 Chip Sealing or Seal Coating							
1905	Pavement Specialties of ID Inc	24586	asphalt repairs	09/04/2025	8,913.20	.00	
1905	Pavement Specialties of ID Inc	24607	sealcoat, crack fill	09/23/2025	10,087.28	.00	
1905	Pavement Specialties of ID Inc	24608	sealcoat, crack fill	09/19/2025	8,268.78	.00	
1905	Pavement Specialties of ID Inc	24610	sealcoat, additional mobilization, c	09/29/2025	8,874.33	.00	
1905	Pavement Specialties of ID Inc	24611	sealcoat, crack fill	09/17/2025	15,251.61	.00	
Total 02-431-23-10 Chip Sealing or Seal Coating:					51,395.20	.00	
02-431-23-20 Street Patching							
8755	Idaho Materials & Construction	6703433	asphalt	09/11/2025	402.65	.00	
8282	Suncore Construction & Materials,	41443022	aspalt	09/15/2025	783.09	.00	
8282	Suncore Construction & Materials,	41443906	aspalt	09/17/2025	757.89	.00	
Total 02-431-23-20 Street Patching:					1,943.63	.00	
02-431-24-10 Right of Way Improv-Sidewalks							
1659	Ytuarte Concrete	1962	pour section or sidewalk & bollard	09/24/2025	500.00	.00	
1659	Ytuarte Concrete	1966	remove & replace sidewalk	09/29/2025	14,660.00	.00	
1659	Ytuarte Concrete	1967	sidewalk, ADA corner	09/29/2025	14,600.00	.00	
1659	Ytuarte Concrete	1969	drain box repair	09/29/2025	1,200.00	.00	
Total 02-431-24-10 Right of Way Improv-Sidewalks:					30,960.00	.00	
02-431-24-20 ADA Sidewalk Ramps							
1659	Ytuarte Concrete	1968	ADA ramps	09/29/2025	9,828.00	.00	
Total 02-431-24-20 ADA Sidewalk Ramps:					9,828.00	.00	
02-431-32-00 Immunizations/Testing							
1018	Minert & Associates Inc	344443	DOT drug test, random	10/06/2025	53.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 02-431-32-00 Immunizations/Testing:					53.00	.00	
02-431-33-00 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement: streets off roa	10/01/2025	705.64	.00	
9302	Wex Bank	SEP-2025	monthly statement: streets	10/01/2025	1,240.39	.00	
Total 02-431-33-00 Gas & Oil:					1,946.03	.00	
02-431-34-00 Telephone/Internet							
11989	IRON	5158	monthly statement - Streets	10/01/2025	25.00	.00	
8636	Level 3 Communications	752666875	monthly statement: Streets	09/14/2025	14.00	.00	
9609	Verizon	SEP-2025	monthly charges - streets	10/01/2025	309.76	.00	
11836	Verizon Connect	368000075658	monthly statement - streets	10/01/2025	377.07	.00	
11836	Verizon Connect	624000063990	monthly statement - streets	09/02/2025	377.07	.00	
Total 02-431-34-00 Telephone/Internet:					1,102.90	.00	
02-431-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Street Oiling	09/27/2025	136.09	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Streets)	09/16/2025	34.33	34.33	09/30/2025
Total 02-431-35-00 Utilities:					170.42	34.33	
02-431-36-00 Repairs & Maint - Equipment							
940	Les Schwab Tire Center	10201009722	tire, valve stem, dismount & moun	09/19/2025	478.97	.00	
1036	Mountain Home Auto Parts	SEP-2025	Monthly Statement Streets	10/01/2025	119.07	.00	
1378	Sherwin-Williams	9222-8	maintenance on paint machine	09/24/2025	3,713.53	.00	
Total 02-431-36-00 Repairs & Maint - Equipment:					4,311.57	.00	
02-431-37-00 Repairs & Maint - Trucks							
12659	Freightliner Northwest	SR411026027:	road call fees	08/20/2025	1,148.62	.00	
940	Les Schwab Tire Center	10201010119	tires, spin balance, disposal, valve	09/22/2025	1,496.88	.00	
9536	Machine West	3911	repair dump truck, materials, labor	09/29/2025	4,755.15	.00	
1036	Mountain Home Auto Parts	SEP-2025	Monthly Statement Streets	10/01/2025	334.45	.00	
6353	O'Reilly Auto Parts	3014-484309	air plug, blow gun, paint	06/30/2025	42.34	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Streets)	09/28/2025	234.35	.00	
Total 02-431-37-00 Repairs & Maint - Trucks:					8,011.79	.00	
02-431-40-30 Janitorial Service							
11016	Prestige Janitorial Co	OCT-2025	cleaning services: streets	09/30/2025	120.00	.00	
Total 02-431-40-30 Janitorial Service:					120.00	.00	
02-431-52-00 Supplies							
9686	WinCo	SEP-2025	candy for spooktacular	09/22/2025	110.10	.00	
Total 02-431-52-00 Supplies:					110.10	.00	
02-431-58-00 Paint							
1378	Sherwin-Williams	1306-9	shaker	09/24/2025	1,590.00	.00	
Total 02-431-58-00 Paint:					1,590.00	.00	
02-431-72-00 Tools & Supplies							
11306	Capital One	SEP-2025	monthly statement - Street	09/19/2025	27.35	27.35	09/30/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
411	D & B Supply	SEP-2025B	Monthly Statement-Streets	10/01/2025	3,094.20	.00	
866	Jim's Lumber Co	SEP-2025	Monthly Statement Streets	10/01/2025	133.62	.00	
1036	Mountain Home Auto Parts	SEP-2025	Monthly Statement Streets	10/01/2025	3.69	.00	
1430	Standard Plumbing Supply Co	ZHGF20	connector, leader hose, reel lead	09/19/2025	47.54	.00	
1430	Standard Plumbing Supply Co	ZJH577	tape, tape measure, chalk reel, twi	09/30/2025	239.38	.00	
Total 02-431-72-00 Tools & Supplies:					3,545.78	27.35	
02-431-75-00 Street Signs & Barricades							
1533	Traffic Safety Supply Co	INV084745	signs, barricades, cones, freight	09/25/2025	5,743.98	.00	
Total 02-431-75-00 Street Signs & Barricades:					5,743.98	.00	
02-431-75-01 Subdivision Street Signs							
12072	Twin Falls Signs	29108	signs	09/18/2025	697.86	.00	
Total 02-431-75-01 Subdivision Street Signs:					697.86	.00	
02-431-85-00 Miscellaneous							
445	Diamond Laundry	84745	shop towels	09/30/2025	50.00	.00	
Total 02-431-85-00 Miscellaneous:					50.00	.00	
Total STREET DEPARTMENT:					133,197.69	61.68	
Total STREET DEPARTMENT:					133,197.69	61.68	
STREET LIGHTING FUND							
STREET LIGHTING							
03-431-35-00 Street Light Fund - Power Cost							
779	Idaho Power Co	SEP-2025	Monthly Statement-Street Lighting	09/27/2025	11,454.71	.00	
Total 03-431-35-00 Street Light Fund - Power Cost:					11,454.71	.00	
03-431-36-00 Repair & Maintenance							
987	Master Electric Inc	17289	repair light pole	09/27/2025	294.91	.00	
987	Master Electric Inc	17291	repair light poles	09/27/2025	815.69	.00	
Total 03-431-36-00 Repair & Maintenance:					1,110.60	.00	
Total STREET LIGHTING:					12,565.31	.00	
Total STREET LIGHTING FUND:					12,565.31	.00	
CEMETERY FUND							
CEMETERY							
04-442-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp - Cemetery	10/01/2025	2,384.09	.00	
Total 04-442-20-00 Fringe - City Portion:					2,384.09	.00	
04-442-33-00 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement cemetery	10/01/2025	731.20	.00	
9302	Wex Bank	SEP-2025	monthly statement cemetery off r	10/01/2025	253.94	.00	
Total 04-442-33-00 Gas & Oil:					985.14	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
04-442-34-00 Telephone/Internet							
9609	Verizon	SEP-2025	monthly charges - cemetery	10/01/2025	38.72	.00	
Total 04-442-34-00 Telephone/Internet:					38.72	.00	
04-442-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Cemetery	09/27/2025	102.63	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Cemetery)	09/16/2025	15.45	15.45	09/30/2025
Total 04-442-35-00 Utilities:					118.08	15.45	
04-442-36-00 Repairs & Maint - Equipment							
411	D & B Supply	SEP-2025B	Monthly Statement-Cemetery	10/01/2025	80.97	.00	
6353	O'Reilly Auto Parts	3014-487071	fuel treatment, oil	07/16/2025	111.93	.00	
6353	O'Reilly Auto Parts	3014-490999	ratchet, grease fitting, wd-40	08/07/2025	45.96	.00	
6353	O'Reilly Auto Parts	3014-498014	oil	09/16/2025	19.99	.00	
Total 04-442-36-00 Repairs & Maint - Equipment:					258.85	.00	
04-442-37-00 Repairs & Maint - Trucks							
1036	Mountain Home Auto Parts	SEP-2025	Monthly Statement Cemetery	10/01/2025	45.67	.00	
Total 04-442-37-00 Repairs & Maint - Trucks:					45.67	.00	
04-442-38-00 Portable Service Contract							
8029	United Site Services	114-14136177	portable restroom service - cemet	09/30/2025	135.00	.00	
Total 04-442-38-00 Portable Service Contract:					135.00	.00	
04-442-40-00 Repairs & Maint - Bldgs & Grnd							
411	D & B Supply	SEP-2025B	Monthly Statement-Cemetery	10/01/2025	150.41	.00	
1430	Standard Plumbing Supply Co	ZGGQ81	concrete mix	09/10/2025	31.16	.00	
1430	Standard Plumbing Supply Co	ZHNK00	masking paper, tape, paint, drop c	09/23/2025	60.90	.00	
1430	Standard Plumbing Supply Co	ZHGX96	spray paint	09/24/2025	20.38	.00	
1430	Standard Plumbing Supply Co	ZHVF15	paint	09/25/2025	50.96	.00	
1430	Standard Plumbing Supply Co	ZHW786	paint	09/25/2025	31.85	.00	
1430	Standard Plumbing Supply Co	ZHXB31	out post eye	09/26/2025	10.99	.00	
1659	Ytuarte Concrete	1965	solar light bases	09/29/2025	3,750.00	.00	
Total 04-442-40-00 Repairs & Maint - Bldgs & Grnd:					4,106.65	.00	
04-442-53-00 Uniform/Safety Clothing Items							
411	D & B Supply	SEP-2025B	Monthly Statement-Cemetery	10/01/2025	267.46	.00	
Total 04-442-53-00 Uniform/Safety Clothing Items:					267.46	.00	
04-442-70-00 Weed Killer & Fertilizer							
10027	Nutrien AG Solutions	58057497	fertilizer	09/19/2025	1,500.00	.00	
Total 04-442-70-00 Weed Killer & Fertilizer:					1,500.00	.00	
04-442-72-00 Tools & Supplies							
411	D & B Supply	SEP-2025B	Monthly Statement-Cemetery	10/01/2025	96.89	.00	
1430	Standard Plumbing Supply Co	ZHX570	volt tester	09/26/2025	25.99	.00	
Total 04-442-72-00 Tools & Supplies:					122.88	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
04-442-85-00 Miscellaneous							
11306	Capital One	SEP-2025	monthly statement - Cemetery	09/19/2025	11.94	11.94	09/30/2025
Total 04-442-85-00 Miscellaneous:					11.94	11.94	
04-442-99-00 Capital Outlay - Over \$5000							
11908	Fonroche Lighting America	86735	lights, poles, batteries, freight	09/25/2025	11,367.00	.00	
7955	Lawn Equipment Company	91612	lawn mower	09/29/2025	16,432.63	.00	
Total 04-442-99-00 Capital Outlay - Over \$5000:					27,799.63	.00	
Total CEMETERY:					37,774.11	27.39	
Total CEMETERY FUND:					37,774.11	27.39	
RECREATION FUND							
RECREATION DEPARTMENT							
05-439-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp-rec	10/01/2025	4,690.97	.00	
Total 05-439-20-00 Fringe - City Portion:					4,690.97	.00	
05-439-32-00 Drug Testing							
1018	Minert & Associates Inc	344443	collection fee - alvarez	10/06/2025	20.00	.00	
10016	St Luke's Health System	2649620	collection fee - liebegott	09/09/2025	15.00	.00	
Total 05-439-32-00 Drug Testing:					35.00	.00	
05-439-33-00 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement: rec	10/01/2025	184.77	.00	
Total 05-439-33-00 Gas & Oil:					184.77	.00	
05-439-34-00 Telephone/Internet							
11306	Capital One	SEP-2025	monthly statement - Rec	09/19/2025	19.88	19.88	09/30/2025
1284	Century Link	SEP-2025	Monthly Statement (Rec)	09/24/2025	35.54	.00	
11989	IRON	5158	monthly statement - Recreation	10/01/2025	25.00	.00	
8636	Level 3 Communications	752666875	monthly statement: rec	09/14/2025	21.00	.00	
9609	Verizon	SEP-2025	monthly charges - recreation	10/01/2025	232.39	.00	
11836	Verizon Connect	368000075658	monthly statement - rec	10/01/2025	95.52	.00	
11836	Verizon Connect	624000063990	monthly statement - rec	09/02/2025	95.52	.00	
Total 05-439-34-00 Telephone/Internet:					524.85	19.88	
05-439-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Rec Dept	09/27/2025	524.06	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Rec)	09/16/2025	2,571.86	2,571.86	09/30/2025
Total 05-439-35-00 Utilities:					3,095.92	2,571.86	
05-439-36-00 Repairs & Maint - Equipment							
203	Boise Office Equipment Inc	IN5026257	monthly contract base rate	09/29/2025	29.09	.00	
Total 05-439-36-00 Repairs & Maint - Equipment					29.09	.00	
05-439-36-10 Copier Lease							
10610	CIT	47877947	copier lease - rec	09/29/2025	170.68	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 05-439-36-10 Copier Lease:					170.68	.00	
05-439-37-00 Repairs & Maint - Auto							
11306	Capital One	SEP-2025	monthly statement - Rec	09/19/2025	33.15	33.15	09/30/2025
Total 05-439-37-00 Repairs & Maint - Auto:					33.15	33.15	
05-439-38-00 Individual Program Expenses							
11399	Amazon Capital Services	SEP-2025	monthly statement - recreation	10/01/2025	2,138.67	.00	
9024	Bott, Lori	SEP-2025B	pump jam class	09/22/2025	472.50	.00	
11306	Capital One	SEP-2025	monthly statement - Rec	09/19/2025	281.91	281.91	09/30/2025
11306	Capital One	SEP-2025B	monthly statement - Rec	09/21/2025	69.30	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Rec)	09/26/2025	153.45	.00	
9686	WinCo	SEP-2025	candy for spooktacular	09/22/2025	1,154.60	.00	
Total 05-439-38-00 Individual Program Expenses:					4,270.43	281.91	
05-439-38-05 Team Sports							
11399	Amazon Capital Services	SEP-2025	monthly statement - recreation	10/01/2025	411.55	.00	
411	D & B Supply	SEP-2025B	Monthly Statement-Rec	10/01/2025	28.98	.00	
Total 05-439-38-05 Team Sports:					440.53	.00	
05-439-38-10 Adventure Camp Expenses							
11399	Amazon Capital Services	SEP-2025	monthly statement - recreation	10/01/2025	864.17	.00	
Total 05-439-38-10 Adventure Camp Expenses:					864.17	.00	
05-439-39-00 Officials-Instructors							
7170	Buckley, Julie	SEP-2025B	freezer frenzie classes	09/22/2025	125.00	.00	
3156	Pippin, Chris	SEP-2025B	messy play	10/01/2025	100.00	.00	
10689	Schell-Potts, Aura	SEP-2025B	pound class	09/22/2025	150.00	.00	
12593	Van Den Broeke, Brian	SEP-2025	CCW class	10/06/2025	886.13	.00	
Total 05-439-39-00 Officials-Instructors:					1,261.13	.00	
05-439-40-00 Repairs & Maint - Bldgs & Grnd							
11306	Capital One	SEP-2025	monthly statement - Rec	09/19/2025	93.48	93.48	09/30/2025
3265	Cintas Corporation	4239300414	refill soap, toilet tissue, papertowe	08/06/2025	38.93	.00	
3265	Cintas Corporation	4239300448	refill soap, toilet tissue, papertowe	08/06/2025	65.19	.00	
3265	Cintas Corporation	4240604772	refill soap, toilet tissue, papertowe	08/19/2025	216.61	.00	
3265	Cintas Corporation	4240792303	refill soap, toilet tissue, papertowe	08/20/2025	38.93	.00	
3265	Cintas Corporation	4240792314	refill soap, toilet tissue, papertowe	08/20/2025	65.19	.00	
3265	Cintas Corporation	4242156648	refill soap, toilet tissue, papertowe	09/03/2025	95.55	.00	
3265	Cintas Corporation	4242324390	refill soap, toilet tissue, papertowe	09/04/2025	38.93	.00	
3265	Cintas Corporation	4242324506	refill soap, toilet tissue, papertowe	09/04/2025	81.83	.00	
3265	Cintas Corporation	4243560393	refill soap, toilet tissue, papertowe	09/16/2025	286.10	.00	
3265	Cintas Corporation	4243708733	refill soap, toilet tissue, papertowe	09/17/2025	38.93	.00	
3265	Cintas Corporation	4243708803	refill soap, toilet tissue, papertowe	09/17/2025	81.83	.00	
866	Jim's Lumber Co	SEP-2025	Monthly Statement Rec	10/01/2025	54.98	.00	
Total 05-439-40-00 Repairs & Maint - Bldgs & Grnd:					1,196.48	93.48	
05-439-40-10 Janitorial Service & Supplies							
10795	Delgado-Alcantar, Blanca Lidia	SEP-2025	cleaning @ parks & rec office, goo	10/01/2025	600.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 05-439-40-10 Janitorial Service & Supplies					600.00	.00	
05-439-42-00 Good Council Hall-Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Good Counsel	09/27/2025	178.96	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Rec-Good Co	09/16/2025	37.75	37.75	09/30/2025
Total 05-439-42-00 Good Council Hall-Utilities					216.71	37.75	
05-439-42-05 Good Council Hall-Bldgs&Grnds							
4037	Iridium Protection, LLC	12469688	Annual fire extinguisher inspection	06/20/2025	65.00	.00	
Total 05-439-42-05 Good Council Hall-Bldgs&Grnds					65.00	.00	
05-439-43-00 Computer Maint/Software							
11399	Amazon Capital Services	SEP-2025	monthly statement - recreation	10/01/2025	419.04	.00	
Total 05-439-43-00 Computer Maint/Software					419.04	.00	
05-439-52-00 Supplies							
11399	Amazon Capital Services	SEP-2025	monthly statement - recreation	10/01/2025	1,664.00	.00	
11306	Capital One	SEP-2025	monthly statement - Rec	09/19/2025	246.45	246.45	09/30/2025
11306	Capital One	SEP-2025B	monthly statement - Rec	09/21/2025	55.29	.00	
Total 05-439-52-00 Supplies					1,965.74	246.45	
05-439-53-00 Uniforms/Safety Clothing Items							
11399	Amazon Capital Services	SEP-2025	monthly statement - recreation	10/01/2025	1,400.16	.00	
Total 05-439-53-00 Uniforms/Safety Clothing Items					1,400.16	.00	
05-439-65-00 Repairs & Maint - Swim Pool							
11399	Amazon Capital Services	SEP-2025	monthly statement - recreation	10/01/2025	1,342.13	.00	
12640	Premier Pool Service	6623553	salt, dry chlorine	09/24/2025	6,262.32	.00	
Total 05-439-65-00 Repairs & Maint - Swim Pool					7,604.45	.00	
05-439-65-50 Swim Team							
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Rec)	09/26/2025	494.94	.00	
Total 05-439-65-50 Swim Team					494.94	.00	
05-439-68-00 Equipment Purchases - Misc							
11399	Amazon Capital Services	SEP-2025	monthly statement - recreation	10/01/2025	4,396.32	.00	
Total 05-439-68-00 Equipment Purchases - Misc					4,396.32	.00	
05-439-76-00 Youth Programs-Youth Center							
11399	Amazon Capital Services	SEP-2025	monthly statement - recreation	10/01/2025	2,599.50	.00	
Total 05-439-76-00 Youth Programs-Youth Center					2,599.50	.00	
05-439-85-50 Grants-Local awards							
11306	Capital One	SEP-2025	monthly statement - Rec	09/19/2025	137.32	137.32	09/30/2025
7918	Dickinson, Elizabeth	SEP-2025B	freezer frenzie classes	09/22/2025	125.00	.00	
7918	Dickinson, Elizabeth	SEP-2025C	freezer frenzie classes	09/22/2025	125.00	.00	
6548	Herrboldt, Amy	SEP-2025B	Zumba instructor	09/22/2025	250.00	.00	
9384	Madrigal, Alejandra	SEP-2025B	bailando fitness	09/22/2025	250.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Rec)	09/26/2025	1,275.99	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Rec)	09/28/2025	135.00	.00	
Total 05-439-85-50 Grants-Local awards:					2,298.31	137.32	
05-439-85-86 Grant Match-Land/Water							
10970	Cole Architects, PLLC	2700	aquatic facility construction admin,	07/07/2025	8,840.22	.00	
Total 05-439-85-86 Grant Match-Land/Water:					8,840.22	.00	
05-439-97-00 Concessions/Special events							
11306	Capital One	SEP-2025	monthly statement - Rec	09/19/2025	1,158.34	1,158.34	09/30/2025
11306	Capital One	SEP-2025B	monthly statement - Rec	09/21/2025	294.65	.00	
Total 05-439-97-00 Concessions/Special events:					1,452.99	1,158.34	
05-439-99-10 Equip Inventory-\$500 to \$5000							
11399	Amazon Capital Services	SEP-2025	monthly statement - recreation	10/01/2025	1,634.78	.00	
Total 05-439-99-10 Equip Inventory-\$500 to \$5000:					1,634.78	.00	
Total RECREATION DEPARTMENT:					50,785.33	4,580.14	
Total RECREATION FUND:					50,785.33	4,580.14	
LIBRARY FUND							
LIBRARY							
06-461-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp-Library	10/01/2025	279.62	.00	
Total 06-461-20-00 Fringe - City Portion:					279.62	.00	
06-461-34-00 Telephone/Internet							
11142	Fatbeam	SEP-2025 LIB	internet service	09/05/2025	201.00	.00	
10162	T-Mobile	SEP-2025 LIB	mobile hotspots	09/05/2025	724.94	.00	
9609	Verizon	SEP-2025	monthly charges - library	10/01/2025	158.75	.00	
Total 06-461-34-00 Telephone/Internet:					1,084.69	.00	
06-461-36-00 Repairs & Maint - Equipment							
10443	Allied Business Solutions Inc.	SEP-2025 LIB	datto backup subscription	09/05/2025	1,155.00	.00	
203	Boise Office Equipment Inc	IN5026257	monthly contract base rate	09/29/2025	115.76	.00	
Total 06-461-36-00 Repairs & Maint - Equipment:					1,270.76	.00	
06-461-36-10 Equipment Lease							
10610	CIT	47877947	copier lease - library	09/29/2025	348.13	.00	
Total 06-461-36-10 Equipment Lease:					348.13	.00	
06-461-40-00 Repairs & Maint - Bldgs & Grnd							
11399	Amazon Capital Services	SEP-2025	monthly statement - library	10/01/2025	195.31	.00	
1036	Mountain Home Auto Parts	SEP-2025 LIB	building supplies	09/05/2025	4.68	.00	
1430	Standard Plumbing Supply Co	SEP-2025 LIB	building supplies	09/05/2025	79.11	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Library)	09/26/2025	159.03	.00	
Total 06-461-40-00 Repairs & Maint - Bldgs & Grnd:					120.07	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
06-461-41-00 Professional Services							
3622	Secretary of State	AUG-2025 LIB	notary application fee - reedy	09/16/2025	30.00	.00	
3622	Secretary of State	AUG-2025 LIB	notary application fee - hochstrass	09/15/2025	30.00	.00	
Total 06-461-41-00 Professional Services:					60.00	.00	
06-461-52-00 Supplies							
11399	Amazon Capital Services	SEP-2025	monthly statement - library	10/01/2025	288.56	.00	
Total 06-461-52-00 Supplies:					288.56	.00	
06-461-52-25 Passport Supplies/Expenses							
11399	Amazon Capital Services	SEP-2025	monthly statement - library	10/01/2025	164.64	.00	
11497	Quadient Finance USA, Inc	SEP-2025 LIB	postage	09/05/2025	268.91	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Library)	09/28/2025	11.00	.00	
Total 06-461-52-25 Passport Supplies/Expenses:					444.55	.00	
06-461-56-00 Meetings, Schools & Dues							
11703	Mann, Jessica	SEP-2025B	mileage: meals on wheels	09/22/2025	9.59	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Library)	09/26/2025	70.00	.00	
Total 06-461-56-00 Meetings, Schools & Dues:					79.59	.00	
06-461-76-00 Programming							
11399	Amazon Capital Services	SEP-2025	monthly statement - library	10/01/2025	586.88	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Library)	09/26/2025	295.93	.00	
Total 06-461-76-00 Programming:					882.81	.00	
06-461-78-00 Books, Magazines, AV, Software							
12514	Cengage Learning Inc / Gale	SEP-2025 LIB	new releases, requests, backorde	09/05/2025	247.93	.00	
813	Ingram Library Sales	SEP-2025 LIB	new releases and requests & bac	09/05/2025	234.13	.00	
9767	Midwest Tape, LLC	SEP-2025 LIB	new releases, requests, backorde	09/05/2025	122.98	.00	
Total 06-461-78-00 Books, Magazines, AV, Software:					605.04	.00	
06-461-85-10 Coffee Bar Express							
11399	Amazon Capital Services	SEP-2025	monthly statement - library	10/01/2025	34.24	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Library)	09/26/2025	186.67	.00	
Total 06-461-85-10 Coffee Bar Express:					220.91	.00	
06-461-96-00 Grants							
11399	Amazon Capital Services	SEP-2025	monthly statement - library	10/01/2025	102.07	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Library)	09/26/2025	1,251.60	.00	
Total 06-461-96-00 Grants:					1,353.67	.00	
Total LIBRARY:					7,038.40	.00	
Total LIBRARY FUND:					7,038.40	.00	
AIRPORT FUND							
AIRPORT							
07-437-34-00 Telephone/Internet							
1284	Century Link	SEP-2025	Monthly Statement (AirportDSL lin	09/24/2025	108.01	.00	
11836	Verizon Connect	368000075658	monthly statement - airport	10/01/2025	18.17	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
11836	Verizon Connect	624000063990	monthly statement - airport	09/02/2025	18.17	.00	
Total 07-437-34-00 Telephone/Internet:					144.35	.00	
07-437-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Airport	09/27/2025	909.73	.00	
Total 07-437-35-00 Utilities:					909.73	.00	
07-437-40-00 Repairs & Maint - Bldgs & Grnd							
11016	Prestige Janitorial Co	OCT-2025	cleaning services: airport	09/30/2025	140.00	.00	
Total 07-437-40-00 Repairs & Maint - Bldgs & Grnd:					140.00	.00	
07-437-40-10 Airport Manager							
11421	Altitude Aviation Services, LLC	SEP-2025	airport FBO contract services	10/01/2025	4,000.00	.00	
Total 07-437-40-10 Airport Manager:					4,000.00	.00	
07-437-42-00 Insurance							
3582	ICRMP	02123-2026-1	policy year annual premium	09/03/2025	3,263.00	.00	
Total 07-437-42-00 Insurance:					3,263.00	.00	
Total AIRPORT:					8,457.08	.00	
Total AIRPORT FUND:					8,457.08	.00	
GOLF COURSE FUND							
GOLF COURSE							
24-439-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp-golf	10/01/2025	1,739.47	.00	
Total 24-439-20-00 Fringe - City Portion					1,739.47	.00	
24-439-33-00 Gas & Oil							
692	Hiler Bros. Co	360810	bulk non-ethanol, off road red dies	09/15/2025	1,208.84	.00	
692	Hiler Bros. Co	361155	bulk non-ethanol, off road red dies	09/26/2025	952.86	.00	
Total 24-439-33-00 Gas & Oil:					2,161.70	.00	
24-439-34-00 Telephone/Internet							
1284	Century Link	SEP-2025	Monthly Statement (Golf Course)	09/24/2025	30.54	.00	
11989	IRON	5158	monthly statement - Golf Course	10/01/2025	25.00	.00	
8636	Level 3 Communications	752666875	monthly statement: Golf	09/14/2025	14.00	.00	
9609	Verizon	SEP-2025	monthly charges - golf course	10/01/2025	116.16	.00	
Total 24-439-34-00 Telephone/Internet:					185.70	.00	
24-439-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Golf Course	09/27/2025	3,651.28	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Golf Course)	09/16/2025	266.34	266.34	09/30/2025
Total 24-439-35-00 Utilities:					3,917.62	266.34	
24-439-36-00 Repairs & Maint - Equipment							
1036	Mountain Home Auto Parts	SEP-2025	Monthly Statement Golf	10/01/2025	24.18	.00	
6353	O'Reilly Auto Parts	3014-487054	remote start, o-ring lube, carburet	07/16/2025	48.33	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6353	O'Reilly Auto Parts	3014-493480	solenoid, restore	08/21/2025	35.98	.00	
6353	O'Reilly Auto Parts	3014-494733	sealant	08/28/2025	27.99	.00	
6353	O'Reilly Auto Parts	3014-499211	carburetor cleaner, belt dressing	09/23/2025	23.26	.00	
8296	Superior Tech Products	7352-R	fan spacer, freight	09/26/2025	351.25	.00	
1545	Turf Equipment & Irrigation	768407-00	starter/generator asm	09/18/2025	704.73	.00	
1545	Turf Equipment & Irrigation	768418-00	pulley drive	09/18/2025	139.03	.00	
1545	Turf Equipment & Irrigation	768459-00	control arm asm	09/22/2025	129.52	.00	
Total 24-439-36-00 Repairs & Maint - Equipment:					1,484.27	.00	
24-439-38-05 Portable Service Contract							
8029	United Site Services	INV-5499927	portable restroom service - desert	07/31/2025	345.00	.00	
8029	United Site Services	INV-5632446	portable restroom service - desert	09/30/2025	345.00	.00	
Total 24-439-38-05 Portable Service Contract:					690.00	.00	
24-439-38-10 Repairs & Maint - Clubhouse							
3265	Cintas Corporation	4244464082	mat, soap refill, hand sanitizer, pa	09/24/2025	393.44	.00	
848	J & J Heating & Cooling	3601	replace filters	09/16/2025	110.00	.00	
866	Jim's Lumber Co	SEP-2025	Monthly Statement Golf	10/01/2025	77.98	.00	
987	Master Electric Inc	17285	cover exposed wires, cut in j-boxe	09/27/2025	161.99	.00	
Total 24-439-38-10 Repairs & Maint - Clubhouse:					743.41	.00	
24-439-53-00 Uniforms							
411	D & B Supply	SEP-2025B	Monthly Statement-Golf Course	10/01/2025	300.00	.00	
Total 24-439-53-00 Uniforms:					300.00	.00	
Total GOLF COURSE:					11,222.17	266.34	
Total GOLF COURSE FUND:					11,222.17	266.34	
WATER MAINTENANCE FUND							
25-346-10-00 Metered Sales							
6757	CDI Affiliated Services	SEP-2025	refund credit on closed acct 11.31	09/01/2025	15.89	.00	
Total 25-346-10-00 Metered Sales:					15.89	.00	
Total :					15.89	.00	
WATER DEPARTMENT							
25-434-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp-Water	10/01/2025	7,008.10	.00	
Total 25-434-20-00 Fringe - City Portion:					7,008.10	.00	
25-434-31-10 Billing-Postage & Meter Expens							
179	Billing Document Specialists	102650	Monthly Statement - water	09/30/2025	1,685.11	.00	
11497	Quadient Finance USA, Inc	SEP-2025	postage - water	09/24/2025	623.20	.00	
Total 25-434-31-10 Billing-Postage & Meter Expens:					2,308.31	.00	
25-434-32-00 Drug Testing							
1018	Minert & Associates Inc	344443	DOT drug test, random	10/06/2025	53.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 25-434-32-00 Drug Testing:					53.00	.00	
25-434-33-00 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement: water	10/01/2025	1,925.59	.00	
9302	Wex Bank	SEP-2025	monthly statement: water off road	10/01/2025	417.23	.00	
Total 25-434-33-00 Gas & Oil:					2,342.82	.00	
25-434-34-00 Telephone/Internet							
11989	IRON	5158	monthly statement - Water	10/01/2025	25.00	.00	
8636	Level 3 Communications	752666875	monthly statement: water	09/14/2025	21.00	.00	
9609	Verizon	SEP-2025	monthly charges - water	10/01/2025	291.06	.00	
11836	Verizon Connect	368000075658	monthly statement - water	10/01/2025	105.42	.00	
11836	Verizon Connect	624000063990	monthly statement - water	09/02/2025	105.42	.00	
Total 25-434-34-00 Telephone/Internet:					547.90	.00	
25-434-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Water	09/27/2025	66,421.83	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Water)	09/16/2025	30.90	30.90	09/30/2025
Total 25-434-35-00 Utilities:					66,452.73	30.90	
25-434-36-00 Repairs & Maint - Equipment							
203	Boise Office Equipment Inc	IN5026257	monthly contract base rate	09/29/2025	23.17	.00	
1036	Mountain Home Auto Parts	SEP-2025	Monthly Statement Water	10/01/2025	39.99	.00	
Total 25-434-36-00 Repairs & Maint - Equipment:					63.16	.00	
25-434-36-10 Copier & Printer Lease							
10610	CIT	47877947	copier lease - water	09/29/2025	168.57	.00	
Total 25-434-36-10 Copier & Printer Lease:					168.57	.00	
25-434-40-00 Repairs & Maint-Bldgs & Grnd							
6	A to Z Lumber Co	125331	ballast	09/19/2025	43.99	.00	
411	D & B Supply	SEP-2025B	Monthly Statement-Water	10/01/2025	39.96	.00	
1036	Mountain Home Auto Parts	SEP-2025	Monthly Statement Water	10/01/2025	18.00	.00	
1430	Standard Plumbing Supply Co	ZHFQ72	ballast	09/19/2025	23.99	.00	
1430	Standard Plumbing Supply Co	ZHG962	ballast	09/19/2025	23.99	.00	
1430	Standard Plumbing Supply Co	ZHND97	ballcock	09/23/2025	10.99	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Water)	09/26/2025	77.58	.00	
Total 25-434-40-00 Repairs & Maint-Bldgs & Grnd:					190.52	.00	
25-434-40-30 Janitorial Service							
11016	Prestige Janitorial Co	OCT-2025	cleaning services: water	09/30/2025	125.00	.00	
Total 25-434-40-30 Janitorial Service:					125.00	.00	
25-434-42-00 Insurance-ICRMP							
3582	ICRMP	02123-2026-1	policy year annual premium	09/03/2025	36,722.00	.00	
Total 25-434-42-00 Insurance-ICRMP:					36,722.00	.00	
25-434-43-30 SCADA Monthly Support							
5974	Advanced Control Systems, LLC	40974	troubleshoot well 17	09/21/2025	4,153.71	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5974	Advanced Control Systems, LLC	41042	Monthly Rapid Response program	09/20/2025	888.66	.00	
Total 25-434-43-30 SCADA Monthly Support					5,042.37	.00	
25-434-43-35 SCADA Maint & Software							
10162	T-Mobile	SEP-2025	mobile hotspots	09/15/2025	85.40	.00	
Total 25-434-43-35 SCADA Maint & Software:					85.40	.00	
25-434-52-00 Supplies							
11399	Amazon Capital Services	SEP-2025	monthly statement - water	10/01/2025	47.52	.00	
11306	Capital One	SEP-2025	monthly statement - Water	09/19/2025	43.00	43.00	09/30/2025
9686	WinCo	SEP-2025	candy for spooktacular	09/22/2025	110.10	.00	
Total 25-434-52-00 Supplies:					200.62	43.00	
25-434-53-00 Uniform/Safety Clothing Items							
411	D & B Supply	SEP-2025B	Monthly Statement-Water	10/01/2025	374.83	.00	
12663	King, Dale	SEP-2025	reimburse clothing	09/22/2025	63.48	.00	
Total 25-434-53-00 Uniform/Safety Clothing Items:					438.31	.00	
25-434-56-00 Meetings, Schools & Dues							
12556	Alumbaugh, Randy	AUG-2025B	reimburse parking fee	08/28/2025	6.67	.00	
12556	Alumbaugh, Randy	SEP-2025	mileage september	09/22/2025	9.78	.00	
12660	Idaho Manufacturing Alliance	5010	tradeshaw exhibitor	09/17/2025	231.67	.00	
12663	King, Dale	AUG-2025	reimburse MAC luncheon	08/27/2025	8.33	.00	
12663	King, Dale	AUG-2025B	reimburse lunch w/marty anders	08/29/2025	16.67	.00	
12663	King, Dale	AUG-2025C	mileage meeting on base	08/26/2025	5.13	.00	
12663	King, Dale	AUG-2025D	mileage meeting on base	08/15/2025	6.07	.00	
12663	King, Dale	SEP-2025B	reimburse lunch while at meeting	09/30/2025	9.38	.00	
12663	King, Dale	SEP-2025C	reimburse lunch while at confere	09/02/2025	20.49	.00	
12663	King, Dale	SEP-2025D	mileage conference in Boise	09/03/2025	20.49	.00	
12663	King, Dale	SEP-2025E	mileage meeting in glenns ferry	09/16/2025	13.04	.00	
12663	King, Dale	SEP-2025F	mileage meeting in boise	09/23/2025	24.36	.00	
12663	King, Dale	SEP-2025G	mileage meeting in boise	09/26/2025	20.58	.00	
12663	King, Dale	SEP-2025H	mileage conference in Boise	09/02/2025	20.77	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Water)	09/26/2025	499.63	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Water)	09/28/2025	257.05	.00	
Total 25-434-56-00 Meetings, Schools & Dues:					1,170.11	.00	
25-434-75-00 Line Repair-Meters & Hardware							
9643	Core & Main	X167645	meter pits	09/15/2025	213.94	.00	
9643	Core & Main	X510279	repair clamps	09/15/2025	1,460.12	.00	
9643	Core & Main	X701396	epxy coated strap, ballcorp stop	09/10/2025	467.71	.00	
9643	Core & Main	X733043	18 cmp 16ga end section	09/15/2025	480.56	.00	
1430	Standard Plumbing Supply Co	ZHR813	repair clamp	09/24/2025	19.57	.00	
Total 25-434-75-00 Line Repair-Meters & Hardware:					1,680.78	.00	
25-434-75-05 Meter Replacement Program							
9643	Core & Main	X136118	ethernet gateway, outdoor ups sys	09/15/2025	18,357.10	.00	
9643	Core & Main	X355998	gaskets, measuring chamber asse	09/15/2025	1,012.25	.00	
Total 25-434-75-05 Meter Replacement Program:					19,369.35	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
25-434-75-25 Meter deposit refund							
12125	Idaho Grading and Trucking	OCT-2025	hydrant meter refund	09/30/2025	1,117.15	.00	
12661	Kier Construction	OCT-2025	hydrant meter refund	10/01/2025	1,450.00	.00	
12662	Valor Construction	SEP-2025	hydrant meter refund	09/29/2025	922.25	.00	
Total 25-434-75-25 Meter deposit refund:					3,489.40	.00	
25-434-84-00 Water Samples							
74	Analytical Laboratories Inc	2507654	Water samples	09/30/2025	12,501.25	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Water)	09/28/2025	157.84	.00	
Total 25-434-84-00 Water Samples:					12,659.09	.00	
25-434-85-10 Dig-Line Excavation							
449	DigLine Inc	0077900-IN	MONTHLY FEE	09/30/2025	166.73	.00	
Total 25-434-85-10 Dig-Line Excavation:					166.73	.00	
25-434-91-00 Well Preventative Maintenance							
692	Hiler Bros. Co	360851	Bulk nevastane	09/19/2025	5,676.20	.00	
Total 25-434-91-00 Well Preventative Maintenance:					5,676.20	.00	
25-434-99-10 Equip Inventory-\$500 to \$5000							
11399	Amazon Capital Services	SEP-2025	monthly statement - water	10/01/2025	378.39	.00	
Total 25-434-99-10 Equip Inventory-\$500 to \$5000:					378.39	.00	
Total WATER DEPARTMENT:					166,338.86	73.90	
Total WATER MAINTENANCE FUND:					166,354.75	73.90	
WASTEWATER MAINT. FUND							
WASTEWATER DEPARTMENT							
26-435-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp-waste water	10/01/2025	4,596.18	.00	
Total 26-435-20-00 Fringe - City Portion:					4,596.18	.00	
26-435-31-10 Postage and Processing							
179	Billing Document Specialists	102650	Monthly Statement - waste water	09/30/2025	1,685.11	.00	
Total 26-435-31-10 Postage and Processing:					1,685.11	.00	
26-435-33-00 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement: waste water	10/01/2025	985.03	.00	
9302	Wex Bank	SEP-2025	monthly statement: waste water o	10/01/2025	120.53	.00	
Total 26-435-33-00 Gas & Oil:					1,105.56	.00	
26-435-34-00 Telephone/Internet							
1284	Century Link	SEP-2025	Monthly Statement (Sewer)	09/24/2025	32.11	.00	
11989	IRON	5158	monthly statement - Wastewater	10/01/2025	25.00	.00	
8636	Level 3 Communications	752666875	monthly statement: waste water	09/14/2025	21.00	.00	
9609	Verizon	SEP-2025	monthly charges - wastewater	10/01/2025	272.33	.00	
11836	Verizon Connect	368000075658	monthly statement - wastewater	10/01/2025	140.32	.00	
11836	Verizon Connect	624000063990	monthly statement - wastewater	09/02/2025	140.32	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 26-435-34-00 Telephone/Internet:					631.08	.00	
26-435-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Wastewater	09/27/2025	790.67	.00	
819	Intermountain Gas Co	SEP-2025	Monthly Statement (Sewer)	09/16/2025	15.45	15.45	09/30/2025
Total 26-435-35-00 Utilities:					806.12	15.45	
26-435-36-00 Repairs & Maint - Equipment							
203	Boise Office Equipment Inc	IN5026257	monthly contract base rate	09/29/2025	23.16	.00	
238	Buck's Lock & Key	092325-3	vehicle lock out	09/23/2025	75.00	.00	
9643	Core & Main	INV0021466	luminescent/optical dissolved oxy	09/19/2025	1,250.54	.00	
411	D & B Supply	SEP-2025B	Monthly Statement-Waste Water	10/01/2025	33.35	.00	
8467	Western Systems	46117	removable pigtail single conductor	09/30/2025	826.72	.00	
8467	Western Systems	46128	assembly controller, materials, frei	09/30/2025	1,634.18	.00	
Total 26-435-36-00 Repairs & Maint - Equipment:					3,842.95	.00	
26-435-36-10 Copier & Printer (Lease)							
10610	CIT	47877947	copier lease - wastewater	09/29/2025	168.58	.00	
Total 26-435-36-10 Copier & Printer (Lease):					168.58	.00	
26-435-40-30 Janitorial Service							
11016	Prestige Janitorial Co	OCT-2025	cleaning services: waste water	09/30/2025	125.00	.00	
Total 26-435-40-30 Janitorial Service:					125.00	.00	
26-435-42-00 Insurance-ICRMP							
3582	ICRMP	02123-2026-1	policy year annual premium	09/03/2025	72,742.00	.00	
Total 26-435-42-00 Insurance-ICRMP:					72,742.00	.00	
26-435-43-35 SCADA Maint & Software							
5974	Advanced Control Systems, LLC	41042	Monthly Rapid Response program	09/20/2025	444.34	.00	
10162	T-Mobile	SEP-2025	mobile hotspots	09/15/2025	85.40	.00	
Total 26-435-43-35 SCADA Maint & Software:					529.74	.00	
26-435-43-40 GIS/CAD Software Modem							
9583	ESRI	900105577	ArcGIS online viewer annual subs	09/30/2025	125.00	.00	
Total 26-435-43-40 GIS/CAD Software Modem:					125.00	.00	
26-435-47-00 Weed Control							
411	D & B Supply	SEP-2025B	Monthly Statement-Waste Water	10/01/2025	6.58	.00	
Total 26-435-47-00 Weed Control:					6.58	.00	
26-435-52-00 Supplies							
11306	Capital One	SEP-2025	monthly statement - Wastewater	09/19/2025	43.00	43.00	09/30/2025
411	D & B Supply	SEP-2025B	Monthly Statement-Waste Water	10/01/2025	22.99	.00	
866	Jim's Lumber Co	SEP-2025	Monthly Statement Waste Water	10/01/2025	35.97	.00	
9686	WinCo	SEP-2025	candy for spooktacular	09/22/2025	110.10	.00	
Total 26-435-52-00 Supplies:					212.06	43.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
26-435-53-00 Uniform/Safety Clothing Item							
411	D & B Supply	SEP-2025B	Monthly Statement-Waste Water	10/01/2025	408.90	.00	
12663	King, Dale	SEP-2025	reimburse: clothing	09/22/2025	63.48	.00	
Total 26-435-53-00 Uniform/Safety Clothing Item:					472.38	.00	
26-435-56-00 Meetings, Schools & Dues							
12556	Alumbaugh, Randy	AUG-2025B	reimburse: parking fee	08/28/2025	6.66	.00	
12556	Alumbaugh, Randy	SEP-2025	mileage: september	09/22/2025	9.78	.00	
12660	Idaho Manufacturing Alliance	5010	tradeshow exhibitor	09/17/2025	231.67	.00	
12663	King, Dale	AUG-2025	reimburse: MAC luncheon	08/27/2025	8.34	.00	
12663	King, Dale	AUG-2025B	reimburse: lunch w/marty anders	08/29/2025	16.66	.00	
12663	King, Dale	AUG-2025C	mileage: meeting on base	08/26/2025	5.13	.00	
12663	King, Dale	AUG-2025D	mileage: meeting on base	08/15/2025	6.07	.00	
12663	King, Dale	SEP-2025B	reimburse: lunch while at meeting	09/30/2025	9.39	.00	
12663	King, Dale	SEP-2025C	reimburse: lunch while at confere	09/02/2025	20.48	.00	
12663	King, Dale	SEP-2025D	mileage: conference in Boise	09/03/2025	20.49	.00	
12663	King, Dale	SEP-2025E	mileage: meeting in glenns ferry	09/16/2025	13.04	.00	
12663	King, Dale	SEP-2025F	mileage: meeting in boise	09/23/2025	24.36	.00	
12663	King, Dale	SEP-2025G	mileage: meeting in boise	09/26/2025	20.58	.00	
12663	King, Dale	SEP-2025H	mileage: conference in Boise	09/02/2025	20.76	.00	
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Waste Water)	09/26/2025	164.67	.00	
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Waste Water)	09/28/2025	257.08	.00	
Total 26-435-56-00 Meetings, Schools & Dues:					835.16	.00	
26-435-84-00 Water Samples							
74	Analytical Laboratories Inc	2507655	wastewater monitoring	09/30/2025	692.00	.00	
Total 26-435-84-00 Water Samples:					692.00	.00	
26-435-85-10 Dig-Line Excavation							
449	Digline Inc	0077900-IN	MONTHLY FEE	09/30/2025	166.72	.00	
Total 26-435-85-10 Dig-Line Excavation:					166.72	.00	
26-435-99-10 Equip Inventory-\$500 to \$5000							
11399	Amazon Capital Services	SEP-2025	monthly statement - waste water	10/01/2025	380.00	.00	
Total 26-435-99-10 Equip Inventory-\$500 to \$5000:					380.00	.00	
Total WASTEWATER DEPARTMENT:					89,122.22	58.45	
Total WASTEWATER MAINT. FUND:					89,122.22	58.45	
SANITATION FUND							
SANITATION DEPARTMENT							
27-433-20-00 Fringe - City Portion							
2475	State Insurance Fund	29504436	Workman's Comp-Sanitation	10/01/2025	44.60	.00	
Total 27-433-20-00 Fringe - City Portion:					44.60	.00	
27-433-31-10 Postage and Processing							
179	Billing Document Specialists	102650	Monthly Statement - sanitation	09/30/2025	1,685.12	.00	
Total 27-433-31-10 Postage and Processing:					1,685.12	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
27-433-38-00 Individual Program Expense							
11399	Amazon Capital Services	SEP-2025	monthly statement - sanitation	10/01/2025	640.46	.00	
11306	Capital One	SEP-2025	monthly statement - Sanitation	09/19/2025	42.51	42.51	09/30/2025
1610	Wells Fargo Remittance Center	SEP-2025B	Monthly Statement (Sanitation)	09/26/2025	1,000.78	.00	
Total 27-433-38-00 Individual Program Expense:					1,683.75	42.51	
Total SANITATION DEPARTMENT:					3,413.47	42.51	
Total SANITATION FUND:					3,413.47	42.51	
Fiber Optic Fund							
Fiber Optic Fund Construction							
50-434-20-00 Fringe							
2475	State Insurance Fund	29504436	Workman's Comp-Fiber	10/01/2025	3,547.62	.00	
Total 50-434-20-00 Fringe:					3,547.62	.00	
50-434-33-00 Gas & Oil							
9302	Wex Bank	SEP-2025	monthly statement fiber off road	10/01/2025	14.79	.00	
9302	Wex Bank	SEP-2025	monthly statement fiber	10/01/2025	689.08	.00	
Total 50-434-33-00 Gas & Oil:					703.87	.00	
50-434-34-00 Telephone/Internet							
9609	Verizon	SEP-2025	monthly charges - fiber	10/01/2025	154.88	.00	
11836	Verizon Connect	368000075658	monthly statement - Fiber	10/01/2025	18.16	.00	
11836	Verizon Connect	624000063990	monthly statement - Fiber	09/02/2025	18.16	.00	
Total 50-434-34-00 Telephone/Internet:					191.20	.00	
50-434-35-00 Utilities							
779	Idaho Power Co	SEP-2025	Monthly Statement-Fiber Building	09/27/2025	293.44	.00	
Total 50-434-35-00 Utilities:					293.44	.00	
50-434-35-25 SaaS-Monthly subscription							
10132	Entry Point Networks	2009	SaaS & NOC	09/15/2025	2,033.50	.00	
11989	IRON	5159	L2V/PN-000	10/01/2025	750.00	.00	
11989	IRON	5160	monthly overage	10/01/2025	422.64	.00	
Total 50-434-35-25 SaaS-Monthly subscription:					3,206.14	.00	
50-434-37-00 Repairs & Maint-Equipment							
6353	O'Reilly Auto Parts	3014-498515	battery	09/19/2025	166.28	.00	
Total 50-434-37-00 Repairs & Maint-Equipment:					166.28	.00	
50-434-52-00 Supplies							
11399	Amazon Capital Services	SEP-2025	monthly statement - fiber	10/01/2025	414.11	.00	
11306	Capital One	SEP-2025	monthly statement - Fiber	09/19/2025	43.00	43.00	09/30/2025
411	D & B Supply	SEP-2025B	Monthly Statement-Fiber	10/01/2025	93.42	.00	
1430	Standard Plumbing Supply Co	ZHRP88	insert bit set	09/24/2025	6.93	.00	
10942	Stuart C Irby Co.	S014386309.0	fiber	09/26/2025	369.75	.00	
Total 50-434-52-00 Supplies:					927.21	43.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
50-434-99-00 Capital Outlay-Over \$5000							
1610	Wells Fargo Remittance Center	SEP-2025C	Monthly Statement (Fiber)	09/28/2025	511.96	.00	
Total 50-434-99-00 Capital Outlay-Over \$5000:					511.96	.00	
Total Fiber Optic Fund Construction:					9,547.72	43.00	
Total Fiber Optic Fund					9,547.72	43.00	
Grand Totals					973,117.00	5,910.08	

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 SEPTEMBER 30, 2025**

FUND NUMBER AND TITLE	BEGINNING CASH		REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN		ENDING CASH
	BALANCE						BALANCE SHEET	BALANCE	
01 GENERAL FUND	2,338,639.83		101,458.84	44.24	1,001,268.48	47.55	(	280,552.73)	1,719,382.92
02 STREET DEPARTMENT	2,444,681.49		10,320.01	38.80	252,783.04	31.54	(	103,951.57)	2,306,170.03
03 STREET LIGHTING FUND	41,704.37		309.05	80.99	12,565.31	85.30	(	1,309.64)	30,757.75
04 CEMETERY FUND	120,958.80		3,706.18	90.59	50,263.21	78.96	(	37,260.02)	111,661.79
05 RECREATION FUND	(189,996.53)		28,100.92	77.61	139,492.93	85.73	(	23,837.37)	277,551.17)
06 LIBRARY FUND	94,076.47		5,308.39	94.01	59,076.08	91.38	(	3,278.04)	43,586.82
07 AIRPORT FUND	(138,484.33)		1,378,244.84	85.80	8,457.08	53.90	(	955,039.26	276,264.17
16 FIRE DEVELOPMENT FUND	542,864.48		41,454.84	33.39	.00	.00		.00	584,319.32
17 POLICE DEVELOPMENT FUND	350,348.87		20,921.50	41.52	.00	.00		.00	371,270.37
20 PARK DEVELOPMENT FUND	326,379.30		7,755.09	27.01	.00	.00		.00	334,134.39
24 GOLF COURSE FUND	403,818.46		77,261.15	70.43	59,505.77	60.36	(	4,896.72)	426,470.56
25 WATER MAINTENANCE FUND	7,668,596.55		502,828.41	32.60	812,673.48	31.01	(	204,605.06)	7,563,356.54
26 WASTEWATER MAINT. FUND	2,673,736.25		287,716.26	22.20	588,842.76	18.17	(	66,462.50)	2,439,072.25
27 SANITATION FUND	622,953.13		124,268.82	78.99	123,681.84	69.93	(	818.16)	624,356.27
29 STREET DEVELOPMENT FUND	675,837.44		63,700.58	20.20	.00	1.40		.00	739,538.02
45 LIBRARY SUPPLEMENTAL FUND	1,497.57		.00	.00	.00	100.00		.00	1,497.57
46 TAP DEPOSIT FUND	170,379.71		.00	.00	.00	.00	(	4,205.81)	174,585.52
47 WATER AVAILABILITY FUND	1,306,841.82		21,112.74	35.49	.00	13.21		.00	1,327,954.56
48 WASTEWATER AVAILABILITY FUND	3,375,584.98		39,591.21	25.89	.00	.00		.00	3,415,176.19
50 FIBER OPTIC FUND	805,988.05		22,224.11	20.87	41,084.83	9.29		1,836.45	785,290.88
59 LID GUARANTEE FUND	411,723.04		10,294.91	104.66	.00	.00		.00	422,017.95
TOTAL	24,048,129.75		2,746,577.85	1,025.31	3,149,694.81	777.73		225,698.09	23,419,314.70

100 % OF THE FISCAL YEAR HAS ELAPSED

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

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
BANKS AND INVESTMENTS							
CASH - CHECKING US BANK							1,888,772.60
CASH - CHECKING WELLS FARGO							937,862.96
CASH - STATE TREASURER LGIP							20,428,841.11
CASH - OTHER INVESTMENTS							113,838.03
NSF CHECK CLEARING							.00
TOTAL BANKS AND INVESTMENTS							<u>23,369,314.70</u>

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION					VENDOR		TOTAL	
01. BUILDING							\$	625,741
03-0010	CONCRETE							
	4" Interior Concrete Slab- Subcontractor	Ytuarte	555	sf			6,020	
	4" Exterior Concrete Slab- Subcontractor	Ytuarte	1,563	sf			16,954	
03-3000	CAST-IN-PLACE CONCRETE							
	Concrete Foundations- Subcontractor	Ytuarte	1	ls			6,360	
	Concrete Foundations CMU Wall- Subcontractor	Ytuarte	1	ls			1,080	
03-3543	POLISHED CONCRETE							
	Polished Concrete Subcontractor	Roe Painting	532	sf			8,638	
04-2113	BRICK MASONRY							
	Brick Veneer- Subcontractor	TMC Masonry	1	ls			53,132	
04-2210	CMU MASONRY							
	CMU Screen Wall- Subcontractor	TMC Masonry	1	ls			8,549	
06-1053	MISC ROUGH CARPENTRY							
	Wood Framing- Subcontractor	BT Construction	1	ls			19,600	
	Lumber Package and Trusses	BT Construction	1	ls			43,900	
	Telehandler Rental + Delivery Pickup		1	month			5,000	
06-2013	EXTERIOR FINISH CARPENTRY							
	Siding and Trim	BT Construction	1	ls			79,550	
07-0015	ROOFING SUBCONTRACTOR							
	Roof Ice and Water Shield	Madison Roofing	1	ls			5,900	
	Metal Zee Lock Roofing	Madison Roofing	1	ls			44,840	
07-1200	WATERPROOFING							
	Liquid Applied Water Proofing	Allowance	1,300	sf			7,475	
07-2113	FOAM BOARD INSULATION							
	Foundation Insulation- Subcontractor	Ytuarte	1	ls			1,069	
07-2616	BELOW-SLAB VAPOR RETARDERS							
	Vapor Barrier for Concrete Slab GC Budget	Allowance	570	sf			1,311	
08-1000	Doors Frames & Hardware							
	Supply HM Door and Frames	ABS	3	ea			7,358	
	Install HM Door and Frames	ABS	3	ea			1,140	
08-4100	Entrances and Storefront							
	Aluminum Storefront Subcontractor	Fast Glass	186	sf			18,989	
09-2116	GYPSUM BOARD ASSEMBLIES							
	Drywall, AC Ceiling, Insulation	Northwest Interiors	1	ls			15,302	
09-3013	TILE							
	Ceramic Tile Restrooms Walls GC Budget	Great Floors	1	ls			12,208	
09-6000	FLOORING							
	4" Vinyl Base GC Budget	Great Floors	1	lf			334	
09-9000	PAINTING							
	Painting- Subcontractor	AA Action Painting	1	ls			15,625	
	Painting- Concrete Columns	AA Action Painting	1	ls			1,785	
10-1400	SIGNAGE							
	Signage Supply and Install	Advanced Sign	2	ea			9,160	
10-2800	Restroom Hardware							
	Restroom Hardware Install Labor	SBI	1	ls			1,340	
	Restroom Accessories Package	SBI	1	ls			4,995	
10-4116	EMERGENCY KEY CABINET							
	Knox Box	SBI	1	ea			1,264	

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION		VENDOR		TOTAL
10-4416	FIRE EXTINGUISHERS			
	Fire Extinguisher Cabinets 5# Semi Recessed	SBI	1 ea	255
	Fire Extinguishers 5# w/ Hook Supply & Install	SBI	1 ea	139
22-0010	PLUMBING SUBCONTRACTOR			
	PLUMBING SUBCONTRACTOR	Paige Mech	1 sf	65,541
	Yard Hydrants	Paige Mech	2 ea	4,079
23-0010	HVAC SUBCONTRACTOR			
	HVAC SUBCONTRACTOR	Drake Mech	1 sf	30,549
26-0010	ELECTRICAL SUBCONTRACTOR			
	Building Electrical Package	Power Plus	1 sf	115,000
	Irrigation Controller Power Supply	Power Plus	1 sf	11,300
31-2316	EXCAVATION			
	<i>Excavation and Backfill Building Footing</i>	<i>City of Mountain Home</i>	<i>114 lf</i>	
	<i>Over Excavation & Structural Fill</i>	<i>City of Mountain Home</i>	<i>cy</i>	
	<i>Excavate Column Footing 5x5x1.5</i>	<i>City of Mountain Home</i>	<i>6 ea</i>	
	<i>Building Pad Prep</i>	<i>City of Mountain Home</i>	<i>1,685 sf</i>	
02. SITEWORK				\$ 549,435
02-4113	DEMO-SITE			
	<i>Demo Hardscapes</i>	<i>City of Mountain Home</i>	<i>5,385 sf</i>	
	<i>Demo Landscape</i>	<i>City of Mountain Home</i>	<i>11,000 sf</i>	
	<i>Irrigation Patch/Repair</i>	<i>City of Mountain Home</i>	<i>1 allow</i>	
	Demo Asphalt at 3rd Street		7,286 sf	25,501
05-0010	METALS SUBCONTRACTOR			
	Metal Panels	Allowance	300 LF	45,000
	Foundation	Allowance	300 LF	15,000
	Foundation Excavation	Allowance	300 LF	4,500
05-5200	METAL RAILINGS			
	Railing	Allowance	4 ea	12,500
12-9300	SITE FURNISHINGS			
	Bollard Collapsible	MaxiForce	2 ea	2,406
	Bollard Decorative	Landscape Forms	3 ea	2,271
	Bollard Foundations and Install	ALLOWANCE	5 ea	3,750
	Bike Rack		4 ea	2,598
	Trash Receptacle		1 ea	1,953
26-0010	ELECTRICAL SUBCONTRACTOR			
	ST1- Seat Lights	Power Plus	1 ea	21,000
	PL 3 (Prep for GOBO)	Power Plus	6 ea	51,570
	BL 1 Path Light Single Head	Power Plus	2 ea	16,790
	BL 2 Path Light Double Head	Power Plus	1 ea	9,540
	BL 3 Path Light 12'	Power Plus	2 ea	20,040
31-2317	TRENCHING			
	Trenching	Allowance	450 lf	13,554
32-1100	BASE COURSE			
	<i>Stair Prep</i>	<i>City of Mountain Home</i>	<i>72 lf</i>	
	<i>Excavation to Subgrade</i>	<i>City of Mountain Home</i>	<i>sqft</i>	
	<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	<i>15,287 sqft</i>	
32-1623	SIDEWALKS			
	Standard Concrete	Ytuarte	3,930 sf	31,014
	Dec. Concrete Paving Type 1	Ytuarte	1,560 sf	9,173

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION					VENDOR		TOTAL	
	Dec. Concrete Paving Type 2	Ytuarte	183	sf			919	
	Dec. Concrete Paving Type 3	Ytuarte	2,138	sf			23,193	
	HD Concrete 6"	Ytuarte	3,198	sf			28,416	
	HD Dec Paving Type 1	Ytuarte	1,530	sf			19,098	
	HD Dec Paving Type 2	Ytuarte	2,095	sf			32,116	
32-1813	SYNETHIC GRASS							
	Artificial Turf	Syn Lawn	803	sf			20,785	
32-3200	RETAINING WALLS							
	Metal Panels @ Planters	Allowance	91	LF			27,300	
	Concrete Steps	Ytuarte	1	lf			6,300	
32-3343	SITE SEATING & TABLES							
	Picnic Table	Landscape Forms	11	ea			74,129	
	Bench	Landscape Forms	1	ea			1,972	
	Table and Chairs	Landscape Forms	7	ea			4,547	
32-9223	SODDING							
	Sod Areas	City of Mountain Home	2,825	sf				
32-9313	GROUND COVERS							
	Plantings	City of Mountain Home	1	ea				
	Compacted Gravel Base	City of Mountain Home	96	sf				
	Rock Ground Cover 3-6" Size	City of Mountain Home	2,555	sf				
	Rock Ground Cover 1"	City of Mountain Home	2,264	sf				
	Bark Ground Cover	City of Mountain Home	82	sf				
33-1000	WATER UTILITIES							
	1" Water Meter	City of Mountain Home	1	ea				
33-3000	SANITARY SEWER							
	4" Sewer Line	City of Mountain Home	227	lf				
	Sewer Main Holes 8'	City of Mountain Home	1	ea				
33-4000	STORMWATER DRAINAGE							
	1,000 gal Sand/Grease Trap	City of Mountain Home	2	ea				
	48" Catch Basin	City of Mountain Home	3	ea				
	12" Storm Drain Pipe	City of Mountain Home	319	lf				
	8" Storm Drain Pipe	City of Mountain Home	241	lf				
	6" Storm Drain Pipe	City of Mountain Home	51	lf				
	4" Storm Drain Pipe	City of Mountain Home	30	lf				
	4" Storm Drain Pipe Perf	City of Mountain Home	54	lf				
	Seepage Bed	City of Mountain Home	777	cy				
	Drop Inlet Catch Basins	Ytuarte	9	ea			22,500	
	Catch Basin Nero Plast	City of Mountain Home	3	ea				
	Catch Basin Nero Plast	City of Mountain Home	1	ea				
03. PLAY AREA							\$	390,942
11-6800	Play Field Equip Structures							
	Swing Set	Sonntag Rec	1	ea			12,600	
	Climber Slide	Sonntag Rec	1	ea			42,500	
	Climbing Structure	Sonntag Rec	1	ea			66,000	
	Foundations	Allowance	1	ea			15,000	
12-9300	SITE FURNISHINGS							
	Umbrella 12x12	Landscape Forms	3	ea			15,695	
	Umbrella 12x12 Install	Allowance	3	ea			7,500	
	Shade Sail Structure	Sonntag Rec	1	ea			20,500	

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION					VENDOR		TOTAL	
	Shade Sail Structure Install	Allowance	1	ea			21,000	
	Bollard Collapsible	MaxiForce	2	ea			2,406	
	Bollard Decorative	Landscape Forms	4	ea			3,027	
	Bollard Foundations and Install	Allowance	6	ea			4,500	
	Bike Rack	Landscape Forms	3	ea			1,949	
	Trash Receptacle	Landscape Forms	2	ea			3,906	
	Umbrella 12x12 Foundation	Allowance	3	ea			7,500	
26-0010	ELECTRICAL SUBCONTRACTOR							
	ST1- Step Lights	Power Plus	1	ea			23,000	
	BL 1 Path Light Single Head	Power Plus	5	ea			41,975	
32-1100	BASE COURSE							
	<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	<i>6,191</i>	<i>sqft</i>				
32-1613	CURB & GUTTER							
	Containment Curb	Ytuarte	33	lf			1,188	
32-1623	SIDEWALKS							
	Standard Concrete	Ytuarte	1,617	sf			12,761	
	Dec. Concrete Paving Type 1	Ytuarte	77	sf			453	
	HD Dec Paving Type 1	Ytuarte	144	sf			1,797	
	HD Dec Paving Type 2	Ytuarte	1,019	sf			15,621	
32-1813	SYNETHIC GRASS							
	Play mounds	Allowance	1	sf			22,241	
	Artificial Turf with Safety Pad	Syn Lawn	3,219	sf			30,000	
	Artificial Turf	Syn Lawn	365	sf			9,448	
32-3100	FENCES & GATES							
	Site Fencing	Allowance	32	lf			4,431	
32-3343	SITE SEATING & TABLES							
	Bench	Landscape Forms	2	ea			3,944	
32-9313	GROUND COVERS							
	<i>Bark Ground Cover</i>	<i>City of Mountain Home</i>	<i>344</i>	<i>sf</i>				
11. ITD WORK							\$	170,322
01-5529	TRAFFIC CONTROL							
	Traffic Control Allowacne	Allowance	1	allow			15,000	
02-4113	DEMO-SITE							
	Demo for ITD	Allowance	2,926	sf			14,630	
10-1400	SIGNAGE							
	ITD Signage	Allowance	1	allow			10,000	
12-9300	SITE FURNISHINGS							
	Trash Receptacle	Landscape Forms	2	ea			3,906	
31-2217	CURB PREP							
	Curb & Gutter Prep	Allowance	777	sf			7,770	
32-1100	BASE COURSE							
	<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	<i>2,875</i>	<i>sqft</i>				
32-1216	ASPHALT PAVING							
	Asphalt Paving 2-1/2"	Allowance	16,102	sf			24,153	
32-1613	CURB & GUTTER							
	Curb and Gutter	Ytuarte	232	lf			8,437	
	Vert Curb	Ytuarte	8	lf			288	
32-1623	SIDEWALKS							

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION					VENDOR		TOTAL	
	Standard Concrete	Ytuarte	950	sf			7,497	
	Dec. Concrete Paving Type 1	Ytuarte	120	sf			706	
	Dec. Concrete Paving Type 2	Ytuarte	964	sf			4,841	
	Dec. Concrete Paving Type 3	Ytuarte	284	sf			3,081	
	HD Concrete 6"	Ytuarte	205	sf			1,822	
32-1726	TACTILE WARNING SURFACES							
	Ped Ramp ITD	Ytuarte	4	ea			12,000	
32-9223	SODDING							
	Sod Areas	City of Mountain Home	67	sf				
32-9313	GROUND COVERS							
	Rock Ground Cover 3-6" Size	City of Mountain Home	480	sf				
	Rock Ground Cover 1"	City of Mountain Home	990	sf				
	Bark Ground Cover	City of Mountain Home	41	sf				
34-4000	TRANSPORTATION SIGNALING							
	Solar Ped Crossing Signs		3	ea			56,191	
04. WATER PLAY AREA							\$	419,068
12-9300	SITE FURNISHINGS							
	Shade Sail Structure	Sonntag Rec	1	ea			20,500	
	Shade Sail Structure Install	Allowance	1	ea			21,000	
	Bollard Decorative	Landscape Forms	2	ea			1,514	
	Bollard Foundations and Install		2	ea			1,500	
	Bike Rack		5	ea			3,248	
	Trash Receptacle		3	ea			5,859	
13-1200	Fountain							
	Stone Boulder	Sonntag Rec	1	ls			10,770	
	AquaLogs	Sonntag Rec	1	ls			24,105	
	Aquafall	Sonntag Rec	1	ls			41,350	
	Stone Cluster	Sonntag Rec	1	ls			27,000	
	Creativi- Trees I	Sonntag Rec	1	ls			35,000	
	Meander Water Feature	Sonntag Rec	1	ls			75,000	
	Controller	Sonntag Rec	1	ls			22,260	
	Pump House Enclosure	Sonntag Rec	1	ls			13,780	
	Installation	Sonntag Rec	1	ls			38,000	
	Trench Drian	Ytuarte	50	lf			1,613	
26-0010	ELECTRICAL SUBCONTRACTOR							
	BL 1 Path Light Single Head	Power Plus	1	ea			8,395	
32-1100	BASE COURSE							
	<i>Sidewalk Prep Section (6")</i>	City of Mountain Home	4,835	sqft				
32-1613	CURB & GUTTER							
	Containment Curb	Ytuarte	43	lf			1,548	
32-1623	SIDEWALKS							
	Standard Concrete	Ytuarte	1,535	sf			12,114	
	Dec. Concrete Paving Type 1	Ytuarte	2,890	sf			16,993	
	HD Dec Paving Type 1	Ytuarte	221	sf			2,759	
32-3100	FENCES & GATES							
	Site Fencing	Allowance	42	lf			5,816	
32-3200	RETAINING WALLS							
	Seat Wall	Ytuarte	1	lf			25,000	
32-3343	SITE SEATING & TABLES							

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION					VENDOR		TOTAL	
	Bench		Landscape Forms	2	ea		3,944	
32-9313	GROUND COVERS							
	<i>Rock Ground Cover 3-6" Size</i>		City of Mountain Home	623	sf			
33-1000	WATER UTILITIES							
	<i>1.5" Water Line</i>		City of Mountain Home	90	lf			
05. WATER FOUNTAIN							\$	463,906
13-1200	Fountain							
	Plaza Fountain Package		Sonntag Rec	1	ea		269,215	
	Pump House Electrical		Power Plus	1	ea		10,400	
	Trench Drian		Ytuarte	43	lf		1,387	
26-0010	ELECTRICAL SUBCONTRACTOR							
	PL 3 (Prep for GOBO)		Power Plus	2	ea		17,190	
	BL4- Path Light 4'		Power Plus	1	ea		14,520	
32-1100	BASE COURSE							
	<i>Sidewalk Prep Section (6")</i>		City of Mountain Home	3,324	sqft			
32-1623	SIDEWALKS							
	Standard Concrete		Ytuarte	938	sf		7,402	
	Dec. Concrete Paving Type 1		Ytuarte	94	sf		553	
	HD Concrete 6"		Ytuarte	1,253	sf		11,134	
	HD Dec Paving Type 1		Ytuarte	971	sf		12,120	
32-3343	SITE SEATING & TABLES							
	Swing Benches		LANDSCAPE FORMS	3	ea		119,985	
32-9100	LANDSCAPING							
	<i>Boulders</i>		City of Mountain Home	14	ea			
32-9313	GROUND COVERS							
	<i>Rock Ground Cover 3-6" Size</i>		City of Mountain Home	709	sf			
06. FESTOON LIGHTING AREA							\$	199,622
12-9300	SITE FURNISHINGS							
	Bollard Decorative		Landscape Forms	8	ea		6,055	
	Bollard Foundations and Install			8	ea		6,000	
	Trash Receptacle			2	ea		3,906	
26-0010	ELECTRICAL SUBCONTRACTOR							
	FL1- FESTOON LIGHTING		Power Plus	15	ea		96,500	
	BL 2 Path Light Double Head		Power Plus	1	ea		9,540	
32-1100	BASE COURSE							
	<i>Sidewalk Prep Section (6")</i>		City of Mountain Home	6,740	sqft			
32-1623	SIDEWALKS							
	Standard Concrete		Ytuarte	924	sf		7,292	
	Dec. Concrete Paving Type 1		Ytuarte	1,666	sf		9,796	
	HD Dec Paving Type 1		Ytuarte	824	sf		10,285	
32-3343	SITE SEATING & TABLES							
	Picnic Table		Landscape Forms	6	ea		40,434	
	Bench		Landscape Forms	3	ea		5,916	
	Table and Chairs		Landscape Forms	6	ea		3,898	
32-9100	LANDSCAPING							
	<i>Boulders</i>		City of Mountain Home	5	ea			
32-9313	GROUND COVERS							
	<i>Compacted Gravel Base</i>		City of Mountain Home	3,334	sf			
	<i>Rock Ground Cover 3-6" Size</i>		City of Mountain Home	904	sf			

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION		VENDOR		TOTAL
	<i>Bark Ground Cover</i>	<i>City of Mountain Home</i>	86 <i>sf</i>	
07. CMU SOUND WALL				\$ 249,988
02-4113	DEMO-SITE			
	<i>Demo Chain-link Fence</i>	<i>City of Mountain Home</i>	760 <i>lf</i>	
04-0010	MASONRY			
	CMU Wall	TMC Masonry	1 ls	168,708
	<i>Excavation and Backfill</i>	<i>City of Mountain Home</i>	<i>lf</i>	
	CMU Wall Foundation 12'	Ytuarte	1 lf	30,458
	CMU Wall Foundation 10'	Ytuarte	1 lf	36,572
05-0010	METALS SUBCONTRACTOR			
	Metal Panel	Allowance	75 lf	14,250
08. CABOOSE UPGRADES				\$ 14,575
12-9300	SITE FURNISHINGS			
	Trash Receptacle		1 ea	1,953
32-1100	BASE COURSE			
	<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	506 <i>sqft</i>	
32-1613	CURB & GUTTER			
	Containment Curb	Ytuarte	68 lf	2,448
32-1623	SIDEWALKS			
	Standard Concrete	Ytuarte	61 sf	481
32-3100	FENCES & GATES			
	Site Fencing	Allowance	70 lf	9,693
32-9313	GROUND COVERS			
	<i>Rock Ground Cover 1"</i>	<i>City of Mountain Home</i>	1,176 <i>sf</i>	
	<i>Bark Ground Cover</i>	<i>City of Mountain Home</i>	188 <i>sf</i>	
09. SOUTH PARKING LOT				\$ 280,148
02-4113	DEMO-SITE			
	Asphalt Paving 2-1/2"		6,010 sf	21,035
26-0010	ELECTRICAL SUBCONTRACTOR			
	PL 1	Power Plus	5 ea	67,366
	PL 2	Power Plus	3 ea	44,886
	BL 1 Path Light Single Head	Power Plus	4 ea	33,580
	ITD Streetlight Work	Power Plus	1 ea	4,800
31-2217	CURB PREP			
	Curb & Gutter Prep		2,820 sf	28,200
32-1100	BASE COURSE			
	<i>Sidewalk Prep Section (6")</i>	<i>City of Mountain Home</i>	1,977 <i>sqft</i>	
32-1216	ASPHALT PAVING			
	Asphalt Paving 2-1/2"		13,625 sf	20,438
32-1613	CURB & GUTTER			
	Curb and Gutter	Ytuarte	986 lf	35,856
	Vert Curb	Ytuarte	21 lf	756
32-1623	SIDEWALKS			
	Standard Concrete	Ytuarte	1,948 sf	15,373
32-1726	TACTILE WARNING SURFACES			
	Ped Ramp Type A	Ytuarte	2 ea	3,000
32-9223	Sodding			
	<i>Sod Areas</i>	<i>City of Mountain Home</i>	1,224 <i>sf</i>	
32-9313	GROUND COVERS			

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION					VENDOR		TOTAL	
		<i>Rock Ground Cover 3-6" Size</i>			City of Mountain Home	1,215	sf	
		<i>Bark Ground Cover</i>			City of Mountain Home	2,383	sf	
32-9413		Landscape Curbs						
		Ribbon Curb Prep				195	sf	1,950
		Ribbon Curb		Ytuarte		65	lf	2,908
10 NORTH PARKING LOT								\$ 202,687
26-0010		ELECTRICAL SUBCONTRACTOR						
		PL 1		Power Plus		4	ea	53,892
		PL 2		Power Plus		2	ea	29,924
		BL 1 Path Light Single Head		Power Plus		4	ea	33,580
31-2217		CURB PREP						
		Curb & Gutter Prep				2,331	sf	23,310
32-1100		BASE COURSE						
		<i>Sidewalk Prep Section (6")</i>		City of Mountain Home		1,234	sqft	
32-1216		ASPHALT PAVING						
		Asphalt Paving 2-1/2"				5,958	sf	8,937
32-1613		CURB & GUTTER						
		Curb and Gutter		Ytuarte		745	lf	27,092
		Vert Curb		Ytuarte		34	lf	1,224
32-1623		SIDEWALKS						
		Standard Concrete		Ytuarte		1,311	sf	10,346
32-1726		TACTILE WARNING SURFACES						
		Ped Ramp Type A		Ytuarte		1	ea	1,500
		Ped Ramp Type B		Ytuarte		1	ea	6,000
		Directional Tiles		Ytuarte		9	sf	1,800
32-9313		GROUND COVERS						
		<i>Rock Ground Cover 3-6" Size</i>		City of Mountain Home		480	sf	
		<i>Bark Ground Cover</i>		City of Mountain Home		1,184	sf	
32-9413		Landscape Curbs						
		Ribbon Curb Prep				204	sf	2,040
		Ribbon Curb		Ytuarte		68	lf	3,042
12. SITE FURNISHINGS								\$ 72,328
12-9300		SITE FURNISHINGS						
		Fire Pit Table		Allowance		1	ea	15,000
		Fire Pit Gas Line		Paige Mech		1	ea	3,758
		Fire Pit Electrical		Power Plus		1	ea	6,040
26-0010		ELECTRICAL SUBCONTRACTOR						
		Future EV Charger Rough IN		Power Plus		1	ea	14,937
		GOBO PROJECTORS Install Only		Power Plus		1	ea	18,900
32-3343		SITE SEATING & TABLES						
		Chairs		Landscape Forms		6	ea	13,693
00. GENERAL CONDITIONS								\$ 405,416
01-3109		CONSTRUCTION MANAGER						
		Construction Manager				300	HR	44,100
01-3110		PROJECT MANAGEMENT						
		Project Manager				300	hr	38,400
01-3111		PROJECT SUPERVISION						
		Superintendent				1,200	hr	133,200
01-3112		PROJECT ENGINEER						

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION		VENDOR	TOTAL	
01-3223	Project Engineer /Assistant Project Manager		500 hr	49,000
	SURVEY AND LAYOUT			
	Total Station/GPS + Data Collector		6 mths	35,000
	Construction Staking and Survey	The Land Group	1 ls	15,000
01-5200	CONSTRUCTION FACILITIES			
	Field Office Delivery/Pickup		2 ea	1,500
	Job Trailer		6 mth	6,600
	Temp Power Setup		1 ea	1,000
	Field Office Furniture and Technology Package		6 mth	3,000
	Temp Power for Building		6 ea	1,500
	Portable Toilet		12 mth	2,340
01-5400	CONSTRUCTION AIDS			
	General Labor		600 hr	31,776
	Forklift 5K		6 mth	18,000
01-5600	TEMP BARRIERS AND ENCLOSURES			
	Chain-link Temp Panels 450 lf	City of Mountain Home	2,200 lf	
01-7419	WASTE MANAGEMENT AND DISPOSAL			
	Trash Disposal	City of Mountain Home	8 mth	
01-2119	TESTING AND INSPECTIONS			
	3rd Party Testing and Inspection	Allowance		25,000
TOTAL COST			3,638,762	\$ 4,044,178
CONTINGENCY			10.0%	404,418 \$ 4,448,596
BOND			1.09%	48,490 \$ 4,497,085
CM/GC Fee			10.00%	449,709 \$ 4,946,794
TOTAL				\$ 4,946,794



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

October 7, 2025

RE: Recommendation – Request for Qualifications (RFQ) for the Railroad Extension/Relocation Project,
Mountain Home Municipal Airport

City Council Meeting: October 14, 2025

City Council members,

During the Request for Qualifications process for the Railroad Extension/Relocation Project at the Mountain Home Municipal Airport, the City received submittals from five qualified engineering firms.

The evaluation process has taken several months and included a thorough review of written submittals followed by formal panel interviews. After careful consideration of each firm's technical approach, understanding of the project's concept, and alignment with the City's long-term vision, the selection panel believes that Keller Associates best represents the direction and future planning goals of the City of Mountain Home.

Staff respectfully recommends moving forward with Keller Associates for contract negotiations related to this project.

Respectfully,

Tiffany Belt
City Clerk

T (208) 587-2104
tbelt@mountain-home.us



REQUEST FOR BIDS
September 25, 2025 @ 3:00 p.m.
Location: 160 South 3rd East
Bids for Irrigation Pump Station and Wet Well

Deputy City Clerk Daniel Mercado, along with Mayor Sykes, Amber Henninger, and Jake Olsen, opened the following bid at 3:00 p.m. for the City of Mountain Home's Irrigation Pump Station and Wet Well.

COMPANY	Bid Amount	Addendum <i>None</i>	Signatures	Exhibit A & B	Public Works License
Bideganeta Construction, Inc.	\$297,399.00	NA	Yes	Yes	PWC-C-15558

There were no other submitted.

Tiffany Belt

Tiffany Belt
City Clerk

IDAHO PUBLIC SAFETY AND SECURITY INFORMATION SYSTEM

INTERAGENCY MANAGEMENT CONTROL AGREEMENT

Between

OPERATING AGENCY: CITY OF NAMPA

and

USER AGENCY: MOUNTAIN HOME POLICE DEPARTMENT

PURPOSE: This agreement is intended to establish the minimum requirements of the USER AGENCY and the OPERATING AGENCY which operates an interface with Motorola InSight server.

SCOPE: The use of all computers, electronic switches, and manual terminals interfaced directly or remotely with the InSight server must be under the oversight control of criminal justice agencies. This control includes, but is not limited to, the supervision of staff, equipment, systems design, programming, and the operation of the interface to the InSight server by the OPERATING AGENCY.

Pursuant to the above Purpose and Scope of requirements established by the FBI CJIS Security Policy the OPERATING AGENCY and the USER AGENCY agree to the following:

1. USER AGENCY shall have access to the interface of the InSight server, which is organizationally located within the OPERATING AGENCY, shall be at the USER AGENCY's sole expense.
2. USER AGENCY understands that they will be responsible for any costs that may occur for the connection between their agency and the OPERATING AGENCY.
3. OPERATING AGENCY and USER AGENCY agree to jointly operate the interface to the InSight server within the policies and procedures published by CJIS Security Policy and all current state and federal laws or regulations.
4. USER AGENCY understands there is no guarantee of uninterrupted availability of the interface to the InSight server.
5. USER AGENCY shall designate one individual as the Point Of Contact (POC) for any communication with the OPERATING AGENCY, regarding any connectivity or support issues the USER AGENCY is having with access to the InSight server. **Support by the OPERATING AGENCY shall be Monday-Friday 8am-5pm and the USER AGENCY POC shall call 208-468-5454 for any support.**
6. USER AGENCY understands they are connecting at their own risk and the OPERATING AGENCY is not responsible for any data shared with other USER AGENCIES that also have access to the InSight server.
7. OPERATING AGENCY agrees to notify USER AGENCY of any change in, or termination of, the services provided by or agencies serviced by the OPERATING AGENCY computer center and/or communication center from those intact at the time of the agreement.

WE, THE UNDERSIGNED PARTIES, AGREE TO THE ABOVE PURPOSE, PRINCIPLES, AND STANDARDS OF MANAGEMENT CONTROL AND RESPONSIBILITY.

Operating Agency Head

User Agency Head

(Signature / Date)

(Signature / Date)

(Title)

(Title)

(Typed/Printed Name)

(Typed/Printed Name)

LEASE AND AGREEMENT

LEASE AND AGREEMENT, made this _____ day of _____, 2025, between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation of the County of Elmore, state of Idaho, hereinafter designated as the "City", and the MELLE SUBDIVISION WATER DISTRICT, a water district organized pursuant to Idaho Code Title 42, Chapter 32 (Water and Sewer Districts), hereinafter designated as the "District", WITNESSETH:

WHEREAS, the City owns real property located In Section Twenty-seven, Township Three South, Range Six East, Boise Meridian, In Elmore County, Idaho, that 1s aultable for a well site, and,

WHEREAS, the District would like to lease a portion of said property from the City for use as a well aite pursuant to the terms and conditions contained in this lease and agreement, and,

WHEREAS, the above-described property 1s not now being used for any City purpose and will not be needed for any City purpose for at least the next thirty years, and,

WHEREAS, the Mayor and Council of the City of Mountain Home, Idaho, by resolution duly enacted on the _____ day of _____, 2025, a copy of which is attached hereto as "Exhibit B" and by this reference made a part hereof, have determined that the above-described real property is not now needed for any City purpose and will not be needed for any City purpose for at least the next **ten years**, that the terms of this lease are just and equitable, and have authorized the leasing of said property to the District, NOW, THEREFORE;

The City, for and in consideration of the covenants and agreements herein mentioned to be kept and performed by the District, has leased and by these presents does lease, let and demise unto the District, the real property particularly described in "Exhibit A" that is attached hereto and by this reference made a part hereof pursuant to the terma and conditions contained herein.

1. TERM OF LEASE.

- a. Initial Term. The initial term of this lease shall commence on the _____ day of _____, 2025, and shall end on the _____ of _____, 2025, unless sooner terminated as provided herein.
- b. Renewal of Lease. If at the end of the initial **ten (10) year lease** period It 1s determined by the governing body of the City that the leased property will not be needed for any municipal purpose, this Lease may be renewed

between the parties for such time and upon such terms and conditions as may be agreed upon between the parties.

2. RENT. The District shall pay to the City as rent for said premises \$500.00 per year payable in advance on or before the 1st day of February of each year of this lease.
3. USE AND OCCUPATION OF PREMISES. The premises shall be used to construct, maintain, and operate a well and well site, pump house, and water delivery system, and for uses necessary to these purposes. As a specific condition of this lease and the continuance of this lease, the District shall not produce more than 300 gallons of water per minute from the well located on the leased premises. Because of the proximity of the leased premises to the Mountain Home Airport, and pursuant to Elmore County's current City of Mountain Home Code and Elmore County Airport Overlay regulations, no structure of any kind shall be placed on the leased premises, other than during the actual drilling of the well, that is more than fifteen feet above ground level.
4. UNDERGROUND UTILITIES. All transmission lines for any utilities serving the leased premises shall be placed underground, at the sole expense of the District.
5. CONNECTION TO CITY WATER FOR EMERGENCIES ONLY. The City shall allow the District to connect its water delivery system to the City's water delivery system so the District will have an emergency supply of water should its well or pump fail, pursuant to the terms and conditions contained in this paragraph. The connection between the City's water delivery system shall be made with a backflow prevention device certified by an individual or company approved by the City with experience in the installation and inspection of backflow prevention devices, to ensure that it is operating properly, is water-tight, and can withstand the current operating pressure of the system. The certified backflow prevention device shall be connected to a resilient wedge gate valve as manufactured by Waterous Co. or an approved equivalent. The gate valve shall be installed on the City's side of the preventor to prevent water from the district's system from flowing into the City's system. The District shall, at its own expense, test and have certified by an individual or company approved by the City with experience in the installation and inspection of backflow prevention devices that it is operating properly, is water right, and can withstand the current operating pressure of the system, at least annually. A copy of the test and certification shall

be provided by the District to the City at least annually when received by the District. The District assumes all responsibility for preventing water from backflowing into the City's water system.

6. MAINTENANCE OF BACKFLOW PREVENTION DEVICE. The District shall repair and maintain the backflow prevention device at its own expense. If any repairs or maintenance to the backflow prevention device are necessary, the District shall first notify the City of the nature of the repair or maintenance and who the District Intends to have repair the device. Upon the completion of the repair or maintenance, the District shall have the backflow prevention. The device was recertified as provided above.

7. INSTALLATION OF A WATER METER DEVICE.

8. EMERGENCY USE. The District shall be allowed to use City water in emergency situations only. An emergency situation shall be a situation in which the District cannot deliver sufficient water to its patrons for household use, excluding any Irrigation of lawns, shrubs, gardens, or pastures. If the emergency is caused by a failure of any of the District's equipment, the equipment shall be repaired within thirty (30) days. If the emergency is caused by the failure of the District's well, the District shall have six months within which to drill a new well or rehabilitate the existing well. If, during the period of such emergency, the city has any type of well, pump, or power failure, or any other type of problem in its water system which would cause it to reduce or eliminate the delivery of water to the users within the City, the City may reduce the amount of City water being delivered to the District on a proportional basis.

9. CHARGE FOR USE OF CITY WATER BY DISTRICT. In the event of an emergency requiring the use of City water by the District, the District shall pay to the City current city water utility rates by the gallon, the then-current minimum monthly fee being charged by the City for residential use, multiplied by the number of users in the District for each month or part thereof that the District is using City water.

10. MAINTENANCE OF WATER SYSTEM. The District shall chlorinate and maintain its water system in accordance with the regulations set forth by the State of Idaho, Division of Environmental Quality. The District shall, upon request from the City, submit proof to the City that proper maintenance and inspections of the

District's systems are being performed. The City shall have no responsibility or liability for the inspection, maintenance, disinfection or equipment replacement of the District's water system.

11. CARE OF PROPERTY. The District shall keep said premises and appurtenances in a clean and presentable condition in so far as is possible under the circumstances, and at the time of the expiration of or sooner termination of this lease shall yield up possession of said premises and property to the City in as good a condition as the same were at the time of the commencement of this lease. The District specifically agrees that it will not use said premises or property for any unlawful purpose.
12. RIGHT OF FREE ACCESS. The City shall have the right of free access to said premises at all reasonable times for the purpose of examining the same to determine whether or not the terms and conditions of this lease are being fulfilled or for the purpose of making any needed improvements to said premises, which are the responsibility of the City under the provisions of this lease.
13. TAXES. The District shall pay and discharge all ad valorem taxes levied or assessed against the property hereby leased and any improvements placed on the property by the District.
14. TITLE TO IMPROVEMENTS. Title to and ownership of all buildings and other improvements on the leased premises, and all machinery, equipment and personal property located and/or installed on the leased premises by the District, shall remain the property of the District.
15. LIENS. The District shall keep the leased premises and all buildings thereon free and clear of and from any mechanic's, materialmen's or other similar liens arising out of or in connection with any work, labor, service or materials performed or furnished for or to the District, and to save and hold the City and the leased premises thereon free and harmless of and from any and all such liens and any and all claims of liens and suits or proceedings pertaining thereto, and all expenses and costs, including attorney fees, in connection therewith.
16. UTILITIES. The District shall pay all charges for utility services furnished to the leased premises.

17. LIABILITY INSURANCE.

- a. Improvements. If the District constructs improvements on the premises hereby leased, as additional rent for the leased premises, the District shall insure and keep insured all such improvements against loss or damage by fire or other casualty, at its own expense. Said insurance shall be in the amount of the replacement value of the old Improvements with an insurance company acceptable to the owner.
- b. Liability. The District shall indemnify and save the City harmless from all claims, judgments, and demands of any person or parties whatsoever, on account of Injuries or occurrences in, on, or about the leased premises, or on account of injuries in any way arising out of the use by the District of the City's water system, as a backup or otherwise. The District shall maintain in full force and effect during the term of this lease or any extension or renewal hereof, a policy or policies of comprehensive public liability and property damage insurance covering such injuries or occurrences, in the amount of not less than 41,000,000 combined single limit for bodily injury, property damage, and general liability. Such Insurance policy or policies shall name the City as additional insured thereon.
- c. Insurance Policy. The District shall furnish the City copies of all policies of insurance and certificates of insurance verifying the existence and amounts of insurance required in this lease. No policy shall be cancelable or subject to reduction of coverage or other modification except after thirty days' prior written notice to the City.

18. CONDEMNATION. In the event that the whole or any part of the leased premises or the whole or any part of the Improvements thereon shall be taken by any lawful authority under the power of eminent domain or shall be destroyed by the action of public authorities, then this lease shall terminate as of the date title to the leased premises vests in the condemning authority. For purposes hereof, such date of vesting in the condemnor terminating this lease shall operate as though it were the date originally intended by the parties for expiration of the tenancy created hereunder. Any rent paid in advance to the City by the District shall be refunded to the District on a pro rata basis.

In the event of such total or partial condemnation, the District shall have the right to remove all improvements placed by it on the leased premises, and in no event shall the District receive any portion of any award made to the City, but the District's sole rights shall be limited to a separate claim for the value of the improvements placed on the property by it, and the value of the unexpired portion of its lease.

19. **REMEDIES FOR DEFAULT.** If default be made in the payment of the rent hereby reserved or any part thereof, or in the performance of any of the other terms and conditions hereof, then the City shall first give the District thirty day notice in writing specifying wherein the District has failed to comply with this lease and which said notice may be delivered to the District personally or sent to it by registered or certified mail, addressed to the address as provided herein. A copy of said notice shall also be sent to the Farmers Home Administration or its successor, the USDA Agency, at its office serving Elmore County. If sent by mail, said notice shall be deemed served upon the District and Farmers' Home Administration upon the date it is deposited in the United States mails with postage prepaid, certified, or registered and addressed as above mentioned. If such default is not corrected within said thirty (30) day period then the City may take any legal action available to it under Idaho Law whether in equity or at law.

20. **NOTICES.** Any notice or other communication under the terms of this lease by one party to the other shall be sufficiently given if personally delivered or if deposited by registered or certified mail, postage prepaid, return receipt requested, and addressed as follows:

To the City: City of Mountain Home

P.O. Box 10

Mountain Home, Idaho 83647

To the District: Information Needed

21. **ATTORNEY'S FEES.** In the event it becomes necessary for either party to place this lease in the hands of an attorney for the enforcement of their rights hereunder after default of the other party or to institute legal proceedings for enforcement of their rights hereunder, then the defaulting party agrees in such case to pay a reasonable attorney's fee incurred by the non defaulting party, in addition to any other damages allowed by law.

21. **COVENANT.** The City hereby covenants that the District performing the terms and conditions hereof shall peacefully and quietly have, hold and enjoy the aald leased

premlaes and property during the term hereof. At the time of the termination of this lease the District shall aurrender the possession of said premises and property to the City in as good a condition as the same were at the time of the commencement of this lease or may hereafter be placed, normal wear and tear from the ordinary use thereof and acts of God excepted.

IN WITNESS WHEREOF, the said parties have hereunto set

their hands the day and year in this agreement first above written.

CITY OF MOUNTAIN HOME,

Mellen Water Dist. Land Lease Area



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

IN RE:	)	
	)	
Open Door Rentals/	)	DECISION AND
Endurance Holdings, LLC c/o	)	RECOMMENDATION
Bonnie Layton of	)	
NV5	)	
ANX PZ-25-11	)	
	)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on August 19, 2025, for a public hearing held pursuant to notice as required by law on a request (PZ-25-11) for annexation and zone to R-4 Residential within the boundaries of the City of Mountain Home, Idaho. Notice of the public hearing was given as required by law. Having heard from the Applicant in support of the application and having no members of the public express concerns, the Commission, being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings and recommendations as follows:

FINDINGS OF FACT

1. The applicant has applied for the annexation of the real property, one parcel totaling approximately 40 acres, that are legally described in Exhibit A, which is attached hereto and by this reference made a part hereof and the zoning of the property as R-4 Residential.
2. Notice of the public hearing has been given as required by law.
3. The owner of the real property for which annexation is sought has requested in writing that the property be annexed to and made a part of the City of Mountain Home.
4. Because the property owner has requested in writing that the property be annexed into the City of Mountain Home, the annexation is a Category A annexation as provided by Idaho Code § 50-222.
5. The requested zoning of the property as Residential R-4 is consistent with the City's duly adopted Comprehensive Plan and Future-Land Use Map.

6. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section 9-6-4 and Idaho Code § 50-222.

7. The annexation is consistent with the negotiated area of impact with Elmore County.

8. The annexation incorporates the City's sewer planning area.

9. With the construction of the improvements by the applicant, the annexation balances the costs of services with anticipated revenues.

10. The annexation promotes the City's goals of population balance, contiguous development, and the prevention of unnecessary costs due to leapfrog development.

11. The proposed annexation promotes the keeping of City limit boundaries that are squared off and not irregular in shape.

12. The approval of the annexation and the zoning of the properties as R-4 Residential based is consistent with the Future Land Use Map and the fact that other R-4 zoned properties abut the subject property.

13. No members of the public expressed concerns regarding the annexation during the public hearing, noting the following:

Based on the foregoing FINDINGS OF FACT, the City of Mountain Home Planning and Zoning Commission hereby makes the following

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.

2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.

3. The applicant has met the requirements of Mountain Home City Code Section 9-6-4 and Idaho Code § 50-222 concerning annexation.

4. The requested zoning is consistent with the City's Comprehensive Plan.

5. The Planning & Zoning Commission voted 4-0 in favor of recommending approval of the request.

Based on the forgoing CONCLUSIONS OF LAW, the City of Mountain Home Planning and Zoning Commission hereby enters the following

DECISION AND RECOMMENDATION

The Planning and Zoning Commission hereby recommends that the application (PZ-25-11) to annex the property described in Exhibit A, and shown in Exhibit B, to the City of Mountain Home, Idaho, and the zoning of said property as R-4 should be approved and granted by the City under the following conditions:

1. Subject to site plan amendments required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
 2. All future development will comply with the use, bulk, and coverage controls of the R-4 Residential Zoning District.
 3. A Water Rights Fee in the amount of \$2,000 per acres shall be paid at the time of annexation.
 4. Annexation is conditional depending on the approval of the following applications: PZ-25-10 PUD, and PZ-25-12 PPLAT.
 5. All developments regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.
- DATED this 16 day of September 2025.

CITY OF MOUNTAIN HOME
PLANNING AND ZONING
COMMISSION

By 
Kristopher Wallert, P&Z Chairman

ATTEST:


Brenda Ellis
City Planner

Attachment "A": Legal Description

**ANNEXATION DESCRIPTION
FOR
Blue Yonder West**

A parcel of land being the SE1/4 of the SW1/4 of Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the S 1/4 corner of said section 35, said rebar being the POINT OF BEGINNING;

Thence along the south line of Section 35 , N.89°53'52"W. a distance of 1325.81 feet to a 5/8-inch iron pin marking the W 1/16 corner;

Thence, N.0°19'59"W. a distance of 1324.62 feet to a 5/8-inch iron pin marking the SW 1/16 corner;

Thence, S.89°49'18"E. a distance of 1325.60 feet to an Aluminum cap with 5/8-inch iron pin marking the S 1/16 corner;

Thence, S.0°21'06"E. a distance of 1322.63 feet to a 1/2-inch iron pin marking the S 1/4 corner of section 35, also being the POINT OF BEGINNING;

Said parcel contains 40.28 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

Attachment "B": Proposed Property to be Annexed



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

IN RE:	)	
	)	
Blue Yonder West	)	DECISION AND
PUD, PZ-25-10	)	RECOMMENDATION
Applicant: NV5	)	
%Open Door Rentals	)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on August 19th, 2025, for a public hearing held pursuant to notice as required by law, on a request for rezoning to R-4 Planned Unit Development, "Blue Yonder West", of certain real property identified as parcel ID RPA3S06E354855 and parcel ID RP03S06E356610, Mountain Home, Idaho. This application (PZ-25-10) ran contemporaneously with preliminary plat for the Blue Yonder West (PZ-25-12) and an Annexation request (PZ-25-11) for parcel ID RP03S06E356610. The notice of public hearing was given as required by law. Having heard from the Applicant in support of the application and having heard two (2) members of the public appearing to testify regarding the development and one letter was received. The Commission being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings, and recommendations as follows:

FINDINGS OF FACT

1. The Applicant has applied for the rezone of real property that is legally described in Exhibit A that is attached hereto and by this reference made a part hereof with a requested rezoning to R-4 Planned Unit Development described as "Blue Yonder West".
 - a. R-4 zoning does allow for residential development.
2. Notice of public hearing has been given as required by law.
 - a. Site was posted and notices mailed to 300' radius to property owners, occupants, and to public entities.
3. The owner of the real property for which rezoning, is sought has requested in writing that the property be rezoned.

4. The proposed “Blue Yonder West” shown on the site plan (Exhibit B) will be approximately sixty-five (65) acres in size, consists of three hundred and ninety-eight (398) lots, providing three hundred and seventy-six (376) single family lots, and would include the following:

- a. Detached single family home lots.
- b. Pedestrian connectivity.
- c. Pocket parks.
- d. Playground.
- e. Tot lot.
- f. Sports court.
- g. Fiber Hub.
- h. Sewer Lift Station
- i. Common lots and amenities owned and maintained by the Blue Yonder West Homeowners Association.

5. Per City of Mountain Home City Code 9-6-3, the commission and City Council shall review the particular facts and circumstances of each proposal in terms of the following standards and shall find adequate evidence answering the following questions about the proposed rezone, including:

- a. Will the new zoning be harmonious with and in accordance with the comprehensive plan, and if not, has there been an application for a comprehensive plan amendment;
 - i. The zoning is harmonious with and in accordance with the comprehensive plan.
 - ii. Housing is a top five priority.
 - iii. A variety of housing provides for workforce and Airbase housing and is a priority for economic growth.
 - iv. Balancing housing needs and the ability to provides services.
Tying approvals to availability of infrastructure, both existing and proposed.
- b. Is the area included in the zoning amendment intended to be rezoned in the future;

- i. The current future land use map has this area designated as residential.
- c. Has there been a change in the area or adjacent areas which may dictate that the area should be rezoned;
 - i. Forty acres of this proposed development were annexed into the city and zoned R-4. This application ran contemporaneously with the Planned Unit Development application and the Preliminary Plat application. The requested rezone is to rezone from R-4 to R-4 PUD.
- d. Will the proposed uses be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
 - i. The general vicinity is residential. There are subdivisions to the east of the proposed development. Residential uses to the west. And vacant land to the south.
- e. Will the proposed uses not be hazardous or disturbing to existing or future neighboring uses;
 - i. Immediate uses in the area are residential.
- f. Will, the area, be served adequately by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water, and sewer, or that the person responsible for the establishment of the proposed zoning amendment shall be able to provide adequately any of such services;
 - i. This application has been reviewed by, building, fire, police, fiber, water, wastewater, streets, and Public Works.
 - 1. Fire - Required the two parcels at the end of Crestview be hammerhead turnaround and non-buildable until such a time that Crestview is extended to the North. And minor street naming issues. This has been corrected and approved.

2. Building also commented regarding street naming issues. Directional designation was required. These issues were resolved. Approval was received for E-911 regarding street naming.
 3. Police had no comment.
 4. City Fiber conduit is required. A 10x10 fiber hut location has been designated on the preliminary plat on lot 5, block 9.
 5. Water-currently there are available Water EDU's. Water services be accessed from the adjacent developments and new 16" service line in Smith Road.
 6. Wastewater-currently there are available wastewater EDU's. Many mitigation efforts have been undertaken by the Public Works Department to reduce infiltration into the wastewater facilities. A sewer lift station will be installed and dedicated to the City. The City has applied for a grant for Cell 10. Awaiting to see if it will be awarded to the City. If not awarded the City may build it. Keller will be addressing our wastewater facility plan to identify a transition plan from lagoon system to mechanical system.
- g. 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;
 - h. Will the proposed uses not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
 - i. The surrounding uses are residential. A TIS was completed. ITD requires the developer to install a southbound left turn lane at SH-51 & Smith Road with the following dimensions five hundred and five (505) foot deceleration area, one hundred (100) foot storage

area, two hundred and ten (210) foot gap length, fourteen (14) feet wide, nine hundred and ten (910) foot taper length. In the event an approved encroachment permit is not obtained within one year, the staff report will no longer be valid and ITD may request an updated TIS to reflect current traffic Conditions. The TIS proposed the following improvements: 1. Improve stop bar visibility on the Smith Road approaches. 2. Install advanced “stop ahead” warning signs and pavement markings on the Smith Road approaches. 3. Install advanced “intersection” warning signs on the SH-51 approaches. 4. SH 51 and Smith Road intersection warrants a Southbound left-turn lane based on the ITD turn land guidelines.

- i. Will the area have vehicular approaches to the property, which shall be designed as not to create an interference with traffic on surrounding public streets;
 - i. Access to Blue Yonder West will be from Smith Road onto SW Pebblebrook Way, Rolling Hills Avenue, SW Nathan Street, and Tiger Hollow from Blue Yonder Subdivision onto SW Evergreen and SW Timber Trail Street.
- j. Will not result in the destruction, loss, or damage of a natural or scenic feature of major importance; and
- k. Is the proposed zoning amendment in the best interest of the city?

6. Per City of Mountain Home City Code 9-18, a Planned Unit Development (PUD) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. The purpose of a PUD is to accomplish some, or all of the following:

- a. Foster and promote a variety of appropriate land use combinations in a preplanned development pattern;
- b. Encourage developers to use a creative approach in land development.
- c. Retain and conserve natural land and topographic features;
- d. Promote greater use of streetscape and pedestrian oriented aesthetics;

- e. Promote the creation and efficient use of open spaces;
- f. Create flexibility and variety in the location of improvements on lots;
- g. Provide flexibility in development standards to facilitate creative land development concepts.

7. One letter was received and two (2) members of the public appearing in person testified concerning:

- a. Low water pressure issue.
 - i. Looping dead end lines can help with water pressure issues.
 - ii. Pressure tests in the area are 50-80 psi on public lines.
 - iii. Lines from the meter to the home are not controlled by the city.
- b. Infrastructure concerns regarding fire, police, ambulance. People blocking access to the vacant field preventing access.
- c. Traffic concerns regarding this and other developments in the area, creating safety issues, and congestion at Hwy 51, Haskett, and Smith Road.
 - i. Hwy 51 and Smith Road is not within the boundaries of the City of Mountain Home and is not identified in the CIP.
 - ii. Smith Road that abuts Blue Yonder West will be improved as development happens.
 - iii. There are improvements scheduled for South 5th West.
- d. The letter regarding Autumn Avenue.
 - i. The entirety of Autumn Avenue is outside the City limits, and is a private right-of-way dedicated by the prior owner of the parcels to the benefit of the property owners, all outside city limits, that it serves. Neither the City nor the County have any ownership or control over the road and the subdivisions within the city limits adjacent to Autumn Avenue are not connecting any streets to it. The City of Mountain Home has no authority over a private drive outside city limits.

8. Mountain Home City Code 9-7-8 Bulk and Coverage R-4 zone zoning requirements. Minimum lot size in the R-4 zone is five thousand (5,000) square feet.

Minimum street frontage is fifty (50), The maximum lot coverage, minimum yard areas, and minimum floor areas are N/A. Front yard setbacks are twenty (20) with front loaded garages, and fifteen (15) for side or rear loaded garages. Rear yard setbacks are fifteen (15) feet and interior side setbacks are five (5) feet and twelve (12), Street side yard setbacks are twenty (20) feet, and there is a maximum building height of thirty (30) feet. The Planned Unit Development Agreement (Exhibit C) for Blue Yonder West proposes:

- a. Minimum lots size: thirty-four hundred square feet (3,400). Majority of lots will exceed this.
 - b. Minimum street frontage: thirty-four (34) feet.
 - c. Side yard setbacks: five (5) feet.
 - d. Street side yard setbacks: fifteen (15) feet from ROW edge.
 - e. Front yard setback: fifteen (15) feet minimum for alley-loaded homes; fifteen (15) feet to living space and covered front porches. Twenty (20) feet to garage face for front loaded garages.
 - f. Rear yard setback: fifteen (15) feet minimum. Meets existing R-4 standard.
 - g. Minimum floor area: no minimum. Meets existing R-4 standard.
9. Applicant is proposing block lengths that exceed nine hundred (900) feet. Blocks that exceed 900 ft. in length shall be broken up with traffic calming measures.
10. The proposed subdivision would have street widths of:
- i. Thirty-six (36) feet back of curb to back of curb and within a fifty-two (52) foot right of way.
 - ii. Alleys to be twenty-four (24) feet wide.
11. The proposed subdivision would have private driveways of eighteen (18) feet in width.
12. The City of Mountain Home has consulted with Keller and Associates regarding general conformance with the City's Capital Improvement Plans and existing infrastructure. Per a letter received from Keller and Associates:
- a. Water
 - i. Recommends the developer to construct the 16" line along their southern property line in Smith Road. (CIP 3.2)

- ii. Recommends the developer to construct the 16" line withing the development along the western most street (Pebblebrook Way and Crestview Avenue). Two stub outs off Crestview to Autumn Road as shown. Additionally, the developer provide an easement for future phases for the 16" waterline to the developments Northwest corner.
- iii. Recommends the development connect to the exiting waterline on SW Rolling Hills to improve system redundancy, looping, and efficiency.
- iv. CIP project 1.6 needs to be completed to avoid pressures under 40 PSI during seasonal peak hour demands. The City will address this issue.

b. Wastewater

- i. Recommends the developer to coordinate the invert into the lift station with the future 24" trunkline invert. The same comments regarding Autume Avenue under the water section apply to this sewer section.
 - 1. In a letter to the applicant public works has required that the developer pay up to \$7,500 for a detailed service study to coordinate the lift station's depth and diameter.
- ii. Recommends the City require the development to add a new manhole at the intersection of SW Paiute and S. 5th W. Street and divert flow from the existing 8" line to the existing 24" line.
 - 1. A meeting with Keller on the day of the hearing determined that further review was required by Keller Associates. It was recommended the applicant comply with the updated review relating to note 2 and to submit the changes required by Keller in the updated review in the development plans for approval.
- iii. With the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage,

chlorine contact chamber improvements and aeration. Completing the winter storage improvements will be needed to service the City's committed capacity.

13. The requested zoning of R-4 "Blue Yonder West" PUD was found by the Planning & Zoning Commission to be in accordance with the city's Planned Unit Development Ordinance (9-18) regarding the underlying zoning district.

- a. The proposed uses are not detrimental to any surrounding uses, nor shall they be detrimental to the public's health, safety, and general welfare.
- b. The requested variations from the underlying zoning district development requirements are warranted by the design and amenities incorporated in the conceptual development plan.
- c. The underlying zoning district and the conceptual development plan conform to the comprehensive plan.
- d. The existing and proposed streets, roadways, and utility services are suitable and adequate for the proposed development.

Based on the foregoing FINDINGS OF FACT, the City of Mountain Home Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6512 have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section 9-6-3, City Code Section 9-6-10, City Code 9-18, City Code 9-19, and the 2020 Comprehensive Plan, along with the Local Land Use Planning Act, Title 67, chapter 65.
4. The Planning & Zoning Commission voted 4-0 to recommend approval to zone to R-4 PUD Blue Yonder West with conditions.

Based on the forgoing CONCLUSIONS OF LAW, the City of Mountain Home Planning and Zoning Commission hereby enters the following:

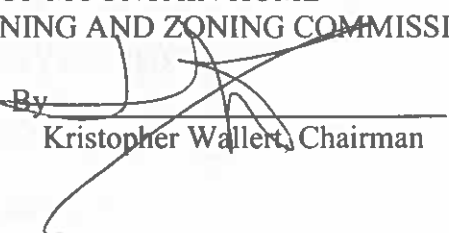
DECISION AND RECOMMENDATION

The Planning and Zoning Commission hereby recommends to the City Council that the application to zone R-4 with the PUD entitled "Blue Yonder West" PUD be approved by the City Council with the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. All future development will comply with the uses and bulk & coverage and landscaping controls as provided in the attached site masterplan, landscape plan and planned unit development agreement.
3. Prior to a Final Plats being recorded the applicant shall receive all necessary approvals from Idaho Transportation Department, as stated in their response letter, and the Mountain Home Highway District if required for any mitigation requirements stated in the Traffic Impact Study regarding State Highway 51 and Smith Road.
4. Per City Code 9-16-10(J), Failure to file and obtain the certification of the acceptance of the final plat application by the administrator within one year after action by the Commission shall cause all approvals of said preliminary plat to be null and void unless a one-year extension of time is applied for, thirty (30) days before the expiration, by the subdivider and granted by the Commission. A preliminary plat may be extended one time only, after which it shall be null and void.
5. Water Rights Fee shall be paid at final plat approval for parcel RPA3S06E354855. Parcel RP03S06E356610 shall pay water rights fee upon annexation unless otherwise agreed upon.
6. Applicant will comply with the updated review relating to note 2 in the Keller Associates Review. Those changes will be provided in the development plans for approval.
7. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

DATED this 16th day of September 2025.

CITY OF MOUNTAIN HOME
PLANNING AND ZONING COMMISSION

By 

Kristopher Wallert, Chairman

ATTEST:



Brenda Ellis, Senior City Planner

Exhibit A: Legal Description

PROPERTY DESCRIPTION

FOR

Blue Yonder West

A parcel of land lying in the SW1/4 of Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the S 1/4 corner of said section 35, said iron pin being the point of beginning POINT OF BEGINNING;

Thence, along the south line of Section 35 N.89°53'52"W. a distance of 1325.81 feet to a 5/8-inch iron pin marking the W 1/16 corner;

Thence, N.0°19'59"W. a distance of 1324.62 feet to a 5/8-inch iron pin marking the SW 1/16 corner;

Thence, N.0°20'29"W. a distance of 902.46 feet to a point;

Thence, along the south boundary of the proposed Autom Park Subdivision S.89°44'00"E. a distance of 1023.25 feet to a point;

Thence, along Rolling Hills Sub. No. 5 for the next 4 calls, S.0°15'52"E. a distance of 446.02 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 100.00 feet to a 5/8-inch iron pin;

Thence, S.0°15'52"E. a distance of 44.33 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 202.78 feet to a 5/8-inch iron pin;

Thence, along the west line of Rolling Hills Sub. No. 3 S.0°20'47"E. a distance of 410.48 feet to an aluminum cap marking the CS 1/16 Corner;

Thence, S.0°21'06"E. a distance of 1322.85 feet to a 5/8-inch iron pin marking the S 1/4 corner of section 35, also being the POINT OF BEGINNING;

Said parcel contains 65.41 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

Exhibit B: Site Plan



Exhibit B: Site Plan



BLUE YONDER WEST SUBDIVISION

MOUNTAIN HOME, ID

PRELIMINARY PLAT LANDSCAPE PLAN

OWNER

OPEN DOOR REALTY LLC
DORIAN HOLDINGS LLC
11700 S. 200th St.
Burien, WA 98148
Phone (206) 834-3342

PLANNER/CONTACT

NOV 10
800 S. INDUSTRIAL AVE., STE 10
Burien, WA 98148
Phone (206) 241-5000

DEVELOPER

DAVID A. BAILEY, P.L.
BAILEY ENGINEERING, INC.
11700 S. 200th St.
Burien, WA 98148
Phone (206) 834-3342

DEVELOPER

TRILBY DEVELOPMENT, INC.
800 S. INDUSTRIAL AVE., STE 10
Burien, WA 98148
Phone (206) 241-5000



JUNE 13, 2023



Exhibit C – Planned Unit Development Agreement

Exhibit C: Planned Unit Development Agreement

Blue Yonder West Planned Unit Development Agreement

THIS AGREEMENT is made effective this ____ day of _____, 2025, by and between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation organized pursuant to the laws of the State of Idaho, of P. O. Box 10, Mountain Home, Idaho 83647, hereinafter referred to as the “City,” and OPEN DOOR RENTALS, LLC/ENDURANCE HOLDINGS, LLC, both Idaho limited liability companies, hereinafter referred to as the “Owner”.

WHEREAS, the owner owns and desires to develop certain real property located in the City of Mountain Home, Idaho, Elmore County Tax Assessor Parcel Numbers RP03S06E356610 and RPA3S06E354855, the “Property”, which is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

WHEREAS, the owner desires to develop the property consistent with the Blue Yonder West Planned Unit Development (the “Masterplan”), which is attached hereto as Exhibit B, attached hereto and incorporated herein by this reference.

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

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

WHEREAS, the Blue Yonder West Planned Unit Development is proposed to be an attractive community that provides the following:

- A range of lot sizes with a mix of home sizes and types including detached single-family homes.
- Exceptional pedestrian connectivity to community amenities with walking trails throughout.
- Pocket parks located throughout the project.
- Space for a city fiberoptic hub approximately 10’x10’ in size.
- Sewer lift station to be built in the first phase of the project and will be owned and maintained by the City of Mountain Home.

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

1. Construct to City Standards: Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards or to the standards of any applicable public agency providing service to the development, adhering to all City policies and procedures; including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood works, stormwater management, curbs, sidewalks, and roads UNLESS otherwise exempted in the proposed Planned Unit Development or this Agreement. Such policies include extending

the utility lines in a manner acceptable to the City to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost.

2. Applicable Standards: The Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet according to this Agreement or City codes shall be those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the lands subject to this Agreement, Owner consents to suspension of issuance of building permits or denial of certificates of occupancy until such compliance is attained.
3. Covenant to Run with the Land: The covenants herein to be performed by Owner shall be binding upon Owner and Owner's heirs, assigns, and successors in interest, and shall be deemed to be covenants running with the land.
4. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction; the remaining provisions shall continue in full force and effect and be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
5. Merger and Amendment: All promises and prior negotiations of the parties merge into this Agreement. The parties agree that this Agreement shall only be amended in writing and signed by both parties. The parties agree that this Agreement shall not be amended by a change in law. The parties agree that this Agreement is not intended to replace any other requirement of City Code and that its execution shall not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
6. Allowed Residential Land Uses: The development shall only consist of single-family detached homes. Duplexes, fourplexes, attached townhomes, and any other multi-family housing types are prohibited.
7. Development Schedule: It is the intent of the Applicant to commence site development as soon as possible after engineering approval, with the goal of completing all civil improvements and recording a plat within the timeframes permitted by code. Vertical construction, other than model homes, shall commence thereafter and continue at a pace driven by market absorption.
8. Subdivision Design Standards: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 16 – Section 13: Subdivision Design Standards for the area designated as “Blue Yonder West PUD”, or as amended, and all references to other sections therein except for the following:
 - a. Street Specifications:
 - i. Street Right of Way Widths:

1. All new streets will be public streets that are at least thirty-six feet (36') wide back-of-curb to back-of-curb and within a fifty-two foot (52') right of way;
 2. Private driveways to serve single family homes to be at least eighteen feet (18') wide;
 3. Alleys to be twenty-four feet (24') wide.
- b. Pedestrian Walkways:
1. Sidewalks will be contiguous with the public streets and will be concrete and 5' wide. Sidewalks will be located within the street right of way OR in a street-side buffer strip/common lot.
 2. Pathways will be concrete and at least 5' wide located in common lots/tracts.
 3. Sidewalk at Smith Road will be a 5' detached sidewalk with 10' landscape buffer between sidewalk and back of curb.
- c. Mailboxes:
- i. The development shall provide cluster mailboxes or individual drop box mailboxes as indicated on the site plan or as approved by the local postmaster and Public Works Director.
- d. Easements/Utility and Drainageway:
- i. Unobstructed utility easements shall be provided: along front lot lines, ten feet (10'); rear lot lines, ten feet (10'); and five feet (5') side lot line utility easements. Easements of greater width may be required along lines across lots or along boundaries where necessary for surface drainage or the extension of main sewers or other utilities.
- e. Lots/Blocks:
- i. Blocks: Block length shall not exceed nine hundred feet (900') unless broken up with traffic calming measures such as bulb outs at T intersections.
 - ii. Lots
 1. Corner lots shall NOT BE REQUIRED to be twenty percent (20%) greater in size than the minimum lot size for the zoning district.
 2. At the time of platting, corner lots ARE NOT required to be larger to accommodate setbacks for two (2) street frontages.
- f. Buffer Yards and Reserve Strips:
- i. Buffer Yards and Reserve Strips: Fifteen-foot (15') buffer areas shall be required to be placed next to features such as arterial roadways, collectors, highways, railroads, commercial or industrial uses to screen the view from residential properties and may include a part of the normal street right of way or utility easement, as approved through engineering plan review. Streetlights may be located in the buffer areas, provided that a maintenance easement is noted on the face of the plat. These fifteen-foot (15') buffer areas shall be developed according to the landscape standards of the Blue Yonder West PUD.
- g. Public Spaces and/or Open Spaces:

- i. The Owner shall construct and provide the following:
 1. Public internal neighborhood pathways as shown on the preliminary plat in addition to Item b. Pedestrian Walkways referenced above.
 2. Sport court and picnic structure as shown on the landscape plans and a tot lot in Lot 5, Block 9.
 - h. Homeowners' Agreement and/or Maintenance Agreement: to be recorded after recordation of the first final plat for Blue Yonder West PUD.
9. Bulk & Coverage Standards; Setbacks: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 7 – Section 6: Zoning Districts, (C) R-4 zone/residential zone for the area designated as “Blue Yonder West PUD”, or as amended, and all references to other sections therein except for the following:
 - a. Minimum Lot Size: 3,400 square feet. The majority of lots will exceed these minimums.
 - b. Lot Coverage: Up to 60% Excludes uncovered non-permeable surfaces (driveways, sidewalks non-covered patios etc.)
 - c. Minimum Street Frontage: 34 feet.
 - d. Side setback, interior: 5 feet (all stories)
 - e. Street side yard setback: 15 feet from ROW edge.
 - f. Front yard setback: 15 feet minimum for alley-loaded homes; 15 feet to living space and covered front porches, 20 feet to garage face for front loaded garages.
 - g. Rear yard setback: 15' minimum
 - h. Minimum floor area: No minimum.
 - i. Residential Planned Unit Development Design Standards: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 19 – Article B: Residential Planned Unit Development Design Standards for the area designated as “Blue Yonder West PUD”, or as amended, and all references to other sections therein except for the following:
 - j. Front Yards / Entrances: due to lack of irrigation water rights, traditional landscaping (grass/sod) will be minimal.
 - k. Landscaping: Landscaping will be as illustrated on the Blue Yonder West landscape plans, with detailed City of Mountain Home review and approval through the engineering review process. Homeowners will be encouraged to maintain/plant front yards with drought-tolerant plants. Native vegetation is encouraged when and where available and feasible.
 - l. Building Design:
 - i. Conceptual building designs are included as Exhibit C to this Agreement. Final building designs shall be materially and substantially consistent with the conceptual plans illustrated in Exhibit C.
 - ii. Lot coverage shall not exceed sixty percent (60%).

10. **Landscaping Requirements:** All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 11 – Sections 7: Residential Landscaping, and consistent with the Blue Yonder West landscape plans (Ex. B), or as amended, and all references to other sections therein except for the following:
- a. **Individual Residential Lots:** See Section 10(b) of this document.
 - b. **Subdivision Open Areas:** Shall be landscaped with mulch-like material (such as fine lava cinders mulch) that requires no water and little maintenance.
11. **Fiber Infrastructure Requirements:**
- a. The developer shall install fiber conduit, ducts, vaults, and handhold boxes as designed by the City and provided for by City standards for fiber installation at the time of construction. All such installations shall be subject to City inspection and require City approval before cable installation.
 - b. Developer and/or Property owner shall designate on the required final plat and building site plan the locations where the fiber drop duct ends shall terminate. All installation of fiber duct and related infrastructure shall be installed according to the standards adopted by the City of Mountain Home and subject to inspection and approval by the City of Mountain Home before issuance of a certificate of occupancy.
 - c. The developer shall pay all associated fiber development fees at the time building permits are pulled pursuant to the applicable city ordinance.
12. **Water & Wastewater Infrastructure Improvements:**
- a. The developer shall be responsible for the construction of a sewer lift station as part of Phase 1 of the development. This lift station will be owned and maintained by the City of Mountain Home.
 - b. The developer shall comply with all other requirements as outlined in the project review letter dated May 29, 2025 from Public Works with the exception of Sewer Item #2 whereby it was agreed upon with staff at a meeting held on August 19, 2025 that the developer will now comply with requirements upon an updated review by Keller and Associates.
13. **Impact Fees:**
- a. Development impact fees shall be calculated at the time of building permit application and imposed at time of building permit issuance according to applicable City of Mountain Home impact fee ordinance.
14. **Enforcement - Attorney's Fees:** Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and related costs of enforcement.

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

SIGNATURE PAGES FOLLOW

DRAFT

CITY OF MOUNTAIN HOME

By: _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

STATE OF IDAHO)

) ss.

County of Elmore)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Rich Sykes and Tiffany Belt, known to me to be the Mayor and City Clerk, respectively, of the City of Mountain Home and the persons who executed the foregoing instrument and acknowledged to me that they executed this Agreement on behalf of the City of Mountain Home in their official capacity.

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

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

STATE OF _____)
) ss.
County of _____)

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

Notary Public for _____
Residing at: _____
Commission Expires: _____



PROPERTY DESCRIPTION
FOR
Blue Yonder West

A parcel of land lying in the SW1/4 of Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the S 1/4 corner of said section 35, said rebar being the POINT OF BEGINNING;

Thence, along the south line of Section 35 N.89°53'52"W. a distance of 1325.81 feet to a 5/8-inch iron pin marking the W 1/16 corner;

Thence, N.0°19'59"W. a distance of 1324.62 feet to a 5/8-inch iron pin marking the SW 1/16 corner;

Thence, N.0°20'29"W. a distance of 902.46 feet to a point;

Thence, along the south boundary of the proposed Autom Park Subdivision S.89°44'00"E. a distance of 1023.25 feet to a point;

Thence, along Rolling Hills Sub. No 5 for the next 4 calls, S.0°15'52"E. a distance of 446.02 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 100.00 feet to a 5/8-inch iron pin;

Thence, S.0°15'52"E. a distance of 44.33 feet to a 5/8-inch iron pin;

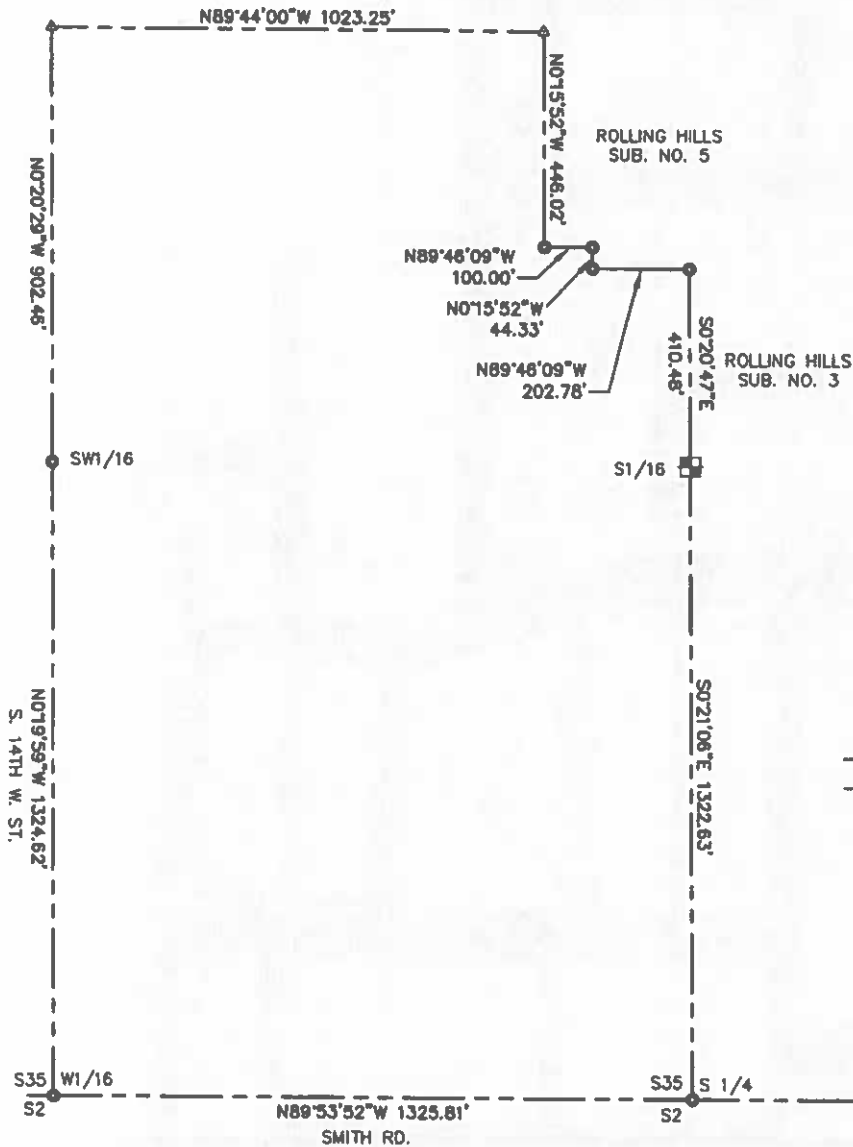
Thence, S.89°46'09"E. a distance of 202.78 feet to a 5/8-inch iron pin;

Thence, along the west line of Rolling Hills Sub. No. 3 S.0°20'47"E. a distance of 410.48 feet to an aluminum marking the CS 1/16 corner;

Thence, S.0°21'06"E. a distance of 1322.63 feet to a 1/2-inch iron pin marking the S 1/4 corner of section 35, also being the POINT OF BEGINNING;

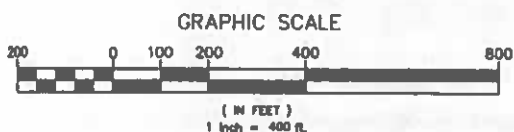
Said parcel contains 65.41 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

**ANNEXATION EXHIBIT
EXHIBIT DRAWING SHOWING LAND TO BE ANNEXED
INTO THE CITY OF MOUNTAIN HOME
LYING IN THE E 1/2 OF THE SW 1/4 OF
SECTION 35, T.3S., R.6E., B.M., ELMORE COUNTY,
IDAHO**



LEGEND

- PROJECT BOUNDARY LINE
- LOT LINE
- FOUND 5/8" IRON PIN
- FOUND ALUMINUM CAP
- △ CALCULATED POINT - NOT SET



J.J. HOWARD MAPPING / SURVEYING 2001 N. 14th St., Ste. 2 / Boise, Idaho 83702 (208) 333-0037	DATE: 7/16/24	DESIGN BY: CLS		SHEET: OF 1 1	BLUE YONDER WEST SUBDIVISION
	SCALE: 1" = 400'	DRAWN BY: CLS		DRAWING NO. -----	ANNEXATION EXHIBIT

EXHIBIT B: BLUE YONDER WEST CONCEPTUAL SITE PLAN



Exhibit C 34' Bungalow



Exhibit C

34' Bungalow



Exhibit C

36' - 42' Lots



36' - 42' Lots



52'- 67' Lots



Exhibit C

53'- 67' Lots



67'- 90' Lots



Exhibit C

67' - 90' Lots





May 29, 2025

Bonnie Layton
690 S. Industrial Way, Suite 10
Meridian, ID 83642

RE: Blue Yonder West Preliminary Plat Application

Mrs. Layton,

Keller Associates is providing engineering support to the City of Mountain Home for all proposed developments within the city. Below are the city's comments, organized by line item, regarding Keller Associates' feedback on your preliminary plat application for Blue Yonder West.

Water

1. CIP project 3.2 is attached. The city will require the developer to install the 16-inch waterline on the southern end of the development within the subdivision, along with a 5-foot utility easement.
2. CIP project 3.6 is attached. The city will require the developer to complete the portion of the 16-inch waterline as noted in the preliminary plat, within a 5-foot easement to the west side of Pebble Brook and Crestview, including stub-out as mentioned in Keller's report. Five-foot easements will be necessary for the 16-inch line to the northwest corner.
3. The city will require the preliminary plat and development plan to show the connection to the existing waterline as described in Keller's report.
4. The city will address the pressure issue noted in CIP project 1.6.

Sewer

1. The city will require the developer to coordinate the invert into the lift station with the future 24-inch trunkline invert, so that the lift station can be abandoned when the trunkline is constructed. Additionally, the city will require the developer to pay up to \$7,500 for a detailed service study, as discussed in the letter, to coordinate the lift station's depth and diameter. This survey will include a site survey, invert coordination, and assessment of the surrounding area to determine the upsize requirement.
 - a. The lift station shall be in place as part of phase 1 of the development.
 - b. As with water, a sewer stub-out to Autumn Road will be required.
2. The city will require the addition of a manhole at the intersection of SW Paite Street and S 5th West Street as detailed in Keller's report.

3. The city is aware of the need for upgrades to the wastewater treatment facility and is considering options for improvements, which include an additional winter storage pond, pond aeration, and upgrading to a mechanical treatment facility.

If you have any questions, please let me know.

A handwritten signature in black ink, appearing to read "Chris Curtis".

Chris Curtis
Director of Public Works

Attachments:

- 1 – CIP Project 3.2
- 2 – CIP Project 3.6

Mountain Home Capital Improvements

Distribution Project Title:
Well 18 - SW Mountain Home

Project Identifier:
3.2

Objective:
Increase the City's firm capacity to meet 2040 requirements, dependent on residential growth

Design Considerations:

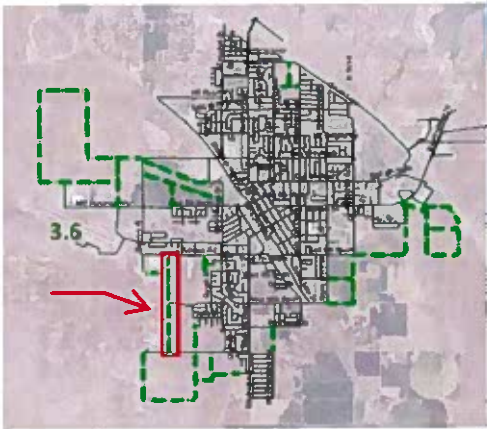
- Meet City's need for standby power
- Provide ability to meet demands of new developments and also provide large flows to supplement City supply

Location:
SW Smith Road

South Side of Blue Yonder West, 10" Easement

General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2019 Dollars)
Well Hole	1	LS	\$ 300,000	\$300,000	
Building (Roll-away capable)	1	LS	\$ 138,840	\$138,900	
Generator	1	LS	\$ 102,071	\$102,100	
Yard Piping	1	LS	\$ 64,801	\$64,900	
Site	1	LS	\$ 15,758	\$15,800	
Mechanical	1	LS	\$ 108,978	\$109,000	
HVAC	1	LS	\$ 25,928	\$26,000	
Electrical	1	LS	\$ 112,294	\$112,300	
Pump (500 HP)	1	LS	\$ 116,532	\$116,600	
Mobilization	1	LS	\$ 1,156	\$1,200	
Well Subtotal					\$986,800
12-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants, Fittings, Valves, Services, Hydrants	1,360	LF	\$ 110	\$149,600	
18-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants, Fittings, Valves, Services, Hydrants	2,637	LF	\$ 139	\$366,900	
Gravel Road Repair (Trench Width - 4')	3,997	LF	\$ 5	\$20,000	
Connect to Existing Water Main (10" & 12")	1	EA	\$ 6,500	\$6,500	
Rock Excavation	3,000	LF	\$ 55	\$165,000	
Traffic Control w/o Flaggers	3,997	LF	\$ 4	\$16,000	
Pipeline Subtotal					\$724,000
Well + Pipeline Subtotal					\$1,710,800
Mobilization, Bonding & Insurance - Percent of Item Cost Sum			10%	\$ 72,400	
Contingency			30%	\$ 217,200	
Total Construction Costs					\$2,000,400
Permitting				\$ 25,000	
Engineering and CMS - % of total construction costs			20%	\$ 400,080	
Total Project Costs (rounded)					\$2,426,000

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.

Distribution Project Title: City-wide Pipesize Upsizing	Location: City-wide																														
Project Identifier: 3.6 Objective: - Provide distribution for future growth. Design Considerations: - Maintaining services - Connections to existing system - Expansion of City limits and service areas																															
Autumn Road																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f2f2f2;"> <th style="text-align: left;">General Line Item</th> <th style="text-align: center;">Estimated Quantity</th> <th style="text-align: center;">Unit</th> <th style="text-align: center;">Unit Price</th> <th style="text-align: center;">Item Cost (Rounded)</th> <th style="text-align: center;">Total Cost (2019 Dollars)</th> </tr> </thead> <tbody> <tr> <td>10-inch Upsize Cost</td> <td style="text-align: center;">21,070</td> <td style="text-align: center;">LF</td> <td style="text-align: center;">\$ 15</td> <td style="text-align: right;">\$310,007</td> <td></td> </tr> <tr> <td>12-inch Upsize Cost</td> <td style="text-align: center;">35,160</td> <td style="text-align: center;">LF</td> <td style="text-align: center;">\$ 30</td> <td style="text-align: right;">\$1,044,716</td> <td></td> </tr> <tr> <td>16-inch Upsize Cost</td> <td style="text-align: center;">5,330</td> <td style="text-align: center;">LF</td> <td style="text-align: center;">\$ 59</td> <td style="text-align: right;">\$313,464</td> <td></td> </tr> <tr style="background-color: #0070c0; color: white;"> <td colspan="5" style="text-align: right;">Total Project Costs (rounded)</td> <td style="text-align: right;">\$1,669,000</td> </tr> </tbody> </table>	General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2019 Dollars)	10-inch Upsize Cost	21,070	LF	\$ 15	\$310,007		12-inch Upsize Cost	35,160	LF	\$ 30	\$1,044,716		16-inch Upsize Cost	5,330	LF	\$ 59	\$313,464		Total Project Costs (rounded)					\$1,669,000	
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2019 Dollars)																										
10-inch Upsize Cost	21,070	LF	\$ 15	\$310,007																											
12-inch Upsize Cost	35,160	LF	\$ 30	\$1,044,716																											
16-inch Upsize Cost	5,330	LF	\$ 59	\$313,464																											
Total Project Costs (rounded)					\$1,669,000																										

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.



May 20, 2025

Chris Curtis
Public Works Director
160 South 3rd East
Mountain Home, ID 83647

Re: Blue Yonder West Preliminary Plat Application

Dear Mr. Curtis,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Blue Yonder West dated May 25, 2024. We reviewed the applicant's package for general conformance with the City's Capital Improvement Plans (CIP) and existing infrastructure. We have the following comments.

Water

1. CIP project 3.2 includes a 16-inch waterline on Smith Road along the southern portion of the development. We recommend the City require the Developer to construct the 16-inch line along their southern property line in Smith Road.
2. CIP project 3.6 includes a 16-inch waterline on Autumn Avenue. We understand that Autumn Avenue is a private road that does not have public right-of-way. We recommend the City require the Developer to construct the 16-inch line within the development along their most western street (Pebblebrook Way and Crestview Avenue as noted in the Preliminary Plat). The Preliminary Plat shows two waterline stub-outs off Crestview Avenue west to Autumn Avenue. Keller Associates agrees with the stub-outs, and it is recommended the City require these in the event water services is wanted on Autumn Avenue in the future. Additionally, we recommend the City require the Developer to provide an easement for future phases for the 16-inch waterline to the development's northwest corner. In case the development doesn't complete all future phases, this would allow the City the option of constructing the 16-inch waterline within the easement.
3. The plans provided do not show the Development's water piping connecting to the existing waterline on SW Rolling Hills Avenue in the existing subdivision to the north. It is recommended that the City require the Development to connect to this existing waterline to improve system redundancy, looping, and efficiency.
4. With the addition of this development and other previous preliminary plats, pressures on N 14th E Street and E 18th N St drop below 40 psi. CIP project 1.6 will need to be completed to have this area in the middle pressure zone to avoid pressures under 40 psi during seasonal peak hour demand conditions.

Sewer

1. The Wastewater Master Plan accounted for this area being served long term by the new 24-inch trunkline to the west (CIP project 3.1). A temporary lift station near the southwest corner

of the development is proposed to temporarily service this development to the east. This temporary concept was also envisioned by the Wastewater Master Plan. It is required that the developer coordinate the invert into the proposed lift station with the future 24-inch trunkline invert so the lift station can be abandoned when the trunkline is constructed. The City should also consider doing a more detailed service study including the areas to the north to coordinate depth of the lift station invert, diameter of the sewer line running north through the development, and invert depth on the north property line. The same comments regarding Autumn Avenue under the water section apply to this sewer section.

2. If the development were allowed to be serviced to the east, either by gravity or with a force main from the temporary lift station, the model shows surcharging in the 8-inch line on S 5th W Street. It is recommended that the City require the development to add a new manhole at the intersection of SW Paiute Street and S 5th W Street and divert flow from the exiting 8-inch line to the existing 24-inch line.
3. Similar to other recent developments, with the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage, chlorine contact chamber improvements, and aeration. Completing the winter storage improvements will be needed to service the City's committed capacity.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.



Jordan Crane, P.E.
City Engineer

cc: File

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

IN RE:	)	
	)	
Blue Yonder West	)	DECISION AND
PPLAT PZ-25-12	)	RECOMMENDATION
Applicant: NV5	)	
%Open Door Rentals	)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on August 19, 2025 for a public hearing held pursuant to notice as required by law on a request for approval of a preliminary plat of certain real property that is within the corporate boundaries of the City of Mountain Home, Idaho. The notice of public hearing was given as required by law. Having heard from the Applicant in support of the application and no members of the public appearing to express concerns regarding the preliminary plat, the Commission, being fully advised in the matter, having adopted the staff report as part of its deliberation, issues findings and recommendations as follows:

FINDINGS OF FACT

1. The applicant has applied for the preliminary platting of the real property that is legally described in Exhibit A, which is attached hereto.
2. The owner of the real property for which preliminary platting is sought has requested in writing that the property be preliminary platted.
3. The proposed "Blue Yonder West" (Exhibit B) consists of approximately 65 acres and would include the following:
 - a. Three hundred and ninety-eight (398) total lots
 - b. Three hundred and seventy-six (376) residential lots
 - c. Twenty-two (22) Common lots
4. Notice of public hearing has been given as required by law.
 - a. A notification to ninety-six (96) property owners and twenty-nine (29) Public Entities on 7/11/2025
 - b. Notice of public hearing was in the Mountain Home News on 07/30/2025 and 08/06/2025.

- c. Notice of the public hearing was posted on the property 07/29/2025.
- 5. As required by Idaho and City Code, a public hearing was held regarding the request.
 - a. No members of the public appeared to provide testimony regarding the preliminary plat.
- 6. City Staff Confirmed that the proposed preliminary plat complies with City Code 9-16-10 Preliminary Plat requirements, and the proposed Blue Yonder West R-4 Planned Unit Development (PZ-25-10) Exhibit C.
- 7. Further, City Staff and the Commission have considered the following per 9-16-10 of the Mountain Home City Code concerning preliminary plats:
 - a. The availability of public services to accommodate the proposed development.
 - i. There are available EDU's at this time.
 - b. The continuity of the development with the capital improvement program.
 - i. Keller Associates has reviewed this development for conformance with the City's Capital Improvement Plan and identified CIP project for water; CIP Project 3.2, CIP Project 3.6, and CIP project 3.1 for wastewater.
 - c. The public financial capability of supporting services for the proposed development.
 - i. Keller Associates has reviewed this development for general conformance with the existing infrastructure and commented that similar to other recent developments, with the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage, chlorine contact chamber improvements, and aeration. Completing the winter storage improvements will be needed to service the City's committed capacity.

Based on the foregoing FINDINGS OF FACT, the City of Mountain Home Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. The applicant has met the requirements of Mountain Home City Code 9-6-10 Public Hearing Requirements and 9-16-10 Preliminary Plat.
4. The requested preliminary plat is consistent with the City's Comprehensive Plan.
5. The Planning & Zoning Commission voted 4-0 in favor of recommending approval of the request.

Based on the forgoing CONCLUSIONS OF LAW, the City of Mountain Home Planning and Zoning Commission hereby enters the following:

DECISION AND RECOMMENDATION

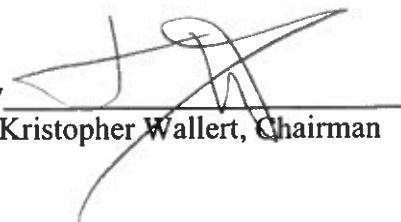
The Planning and Zoning Commission hereby recommends that the application (PZ-25-12) to approve the requested preliminary plat "Blue Yonder West," as described in Exhibit A, in the City of Mountain Home, Idaho, should be approved and granted by the City Council under the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. The Final Plat and all future development will comply with the uses and bulk & coverage controls as provided in attached "Proposed Planned Unit Agreement" and "Master Plan".
3. Prior to a Final Plats being recorded the applicant shall receive all necessary approvals from the Central Health District regarding water and sewer infrastructure.
4. Prior to a Final Plat being recorded the applicant shall receive all necessary approvals from Idaho Transportation Department and the Mountain Home Highway District for any mitigation requirements stated in the Traffic Impact Study regarding State Highway 51 and Smith Road.

5. 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.
6. Water Rights Fee shall be paid at final plat approval for parcel RPA3S06E354855. Parcel RP03S06E356610 shall pay water rights fee upon annexation unless otherwise agreed upon.
7. Note number nine (9) shall be updated to reflect the proper lot and block numbers on the final plat.
8. Sewer stub out to Autumn Road must be show on the development plans.
9. All development regarding this application will be subject to the City of Mountain Home's ability to provide municipal water and wastewater services.

DATED this 16th day of September 2025.

CITY OF MOUNTAIN HOME
PLANNING AND ZONING
COMMISSION

By 
Kristopher Wallert, Chairman

ATTEST:


Brenda Ellis, Senior City Planner

Exhibit A: Legal Description

PROPERTY DESCRIPTION FOR Blue Yonder West

A parcel of land lying in the SW 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 a 5/8-inch iron pin marking the S 1/4 corner of said section 35, said iron pin being the point of beginning POINT OF BEGINNING;

Thence, along the south line of Section 35 N.89°53'52"W. a distance of 1325.81 feet to a 5/8-inch iron pin marking the W 1/16 corner;

Thence, N.0°19'59"W. a distance of 1324.62 feet to a 5/8-inch iron pin marking the SW 1/16 corner;

Thence, N.0°20'29"W. a distance of 902.46 feet to a point;

Thence, along the south boundary of the proposed Autom Park Subdivision S.89°44'00"E. a distance of 1023.25 feet to a point;

Thence, along Rolling Hills Sub. No. 5 for the next 4 calls, S.0°15'52"E. a distance of 446.02 feet to a 5/8-inch iron pin;

Thence, S.89°46'09"E. a distance of 100.00 feet to a 5/8-inch iron pin;

Thence, S.0°15'52"E. a distance of 44.33 feet to a 5/8-inch iron pin;

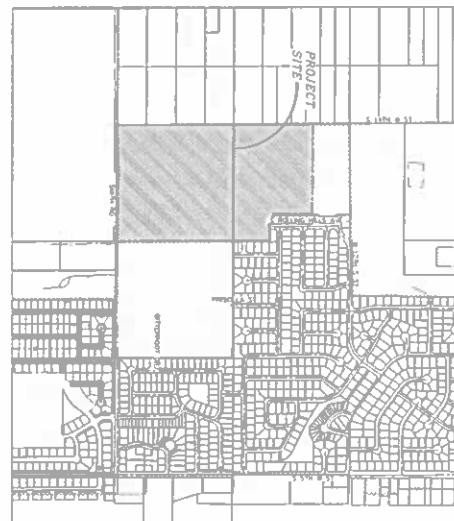
Thence, S.89°46'09"E. a distance of 202.78 feet to a 5/8-inch iron pin;

Thence, along the west line of Rolling Hills Sub. No. 3 S.0°20'47"E. a distance of 410.48 feet to an aluminum cap marking the CS 1/16 Corner;

Thence, S.0°21'06"E. a distance of 1322.85 feet to a 5/8-inch iron pin marking the S 1/4 corner of section 35, also being the POINT OF BEGINNING;

Said parcel contains 65.41 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

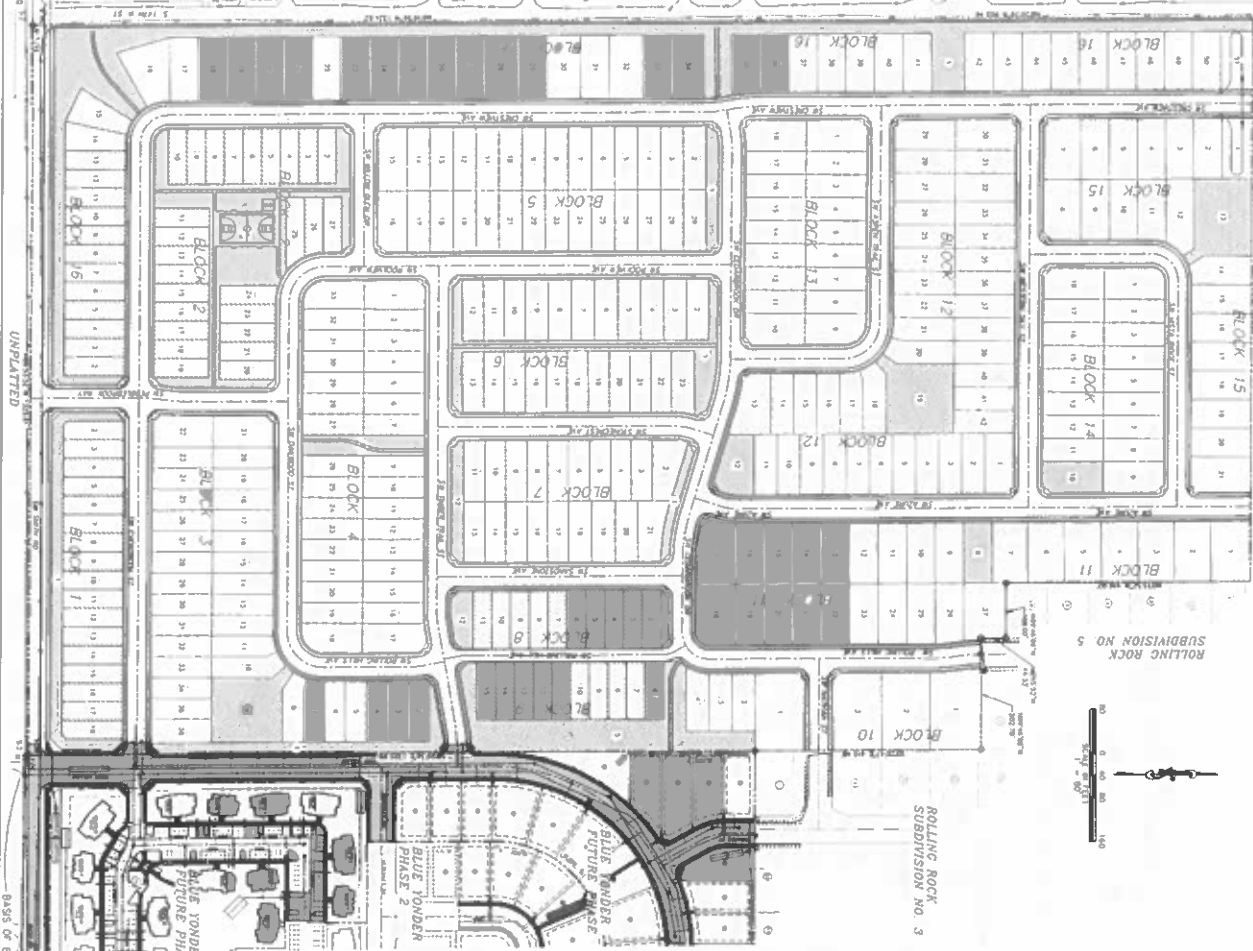
Exhibit B: Proposed Preliminary Plat



AUTUM PARK
 FUTURE SUBDIVISION

ROLLING ROCK
 SUBDIVISION NO. 5

ROLLING ROCK
 SUBDIVISION NO. 3



- NOTES**
1. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 2. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 3. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 4. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 5. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 6. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 7. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 8. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 9. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 10. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 11. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 12. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 13. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 14. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 15. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.
 16. The owner has been advised that the proposed subdivision is subject to the approval of the City of Moulton Bros., Banner County, Idaho.

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	PRELIMINARY MAP, NOTES
PP-2	PRELIMINARY LAYOUT
PP-3	EXISTING FEATURES
PP-4	ADJACENT PROPERTIES
PP-5	CONCEPTUAL ENGINEERING PLAN
PP-6	CONCEPTUAL SEWER PROFILES
PP-7	CONCEPTUAL WATER PROFILES
PP-8	CONCEPTUAL SEWER PROFILES
PP-9	CONCEPTUAL WATER PROFILES

ITEM	DESCRIPTION
1	PRELIMINARY MAP, NOTES
2	PRELIMINARY LAYOUT
3	EXISTING FEATURES
4	ADJACENT PROPERTIES
5	CONCEPTUAL ENGINEERING PLAN
6	CONCEPTUAL SEWER PROFILES
7	CONCEPTUAL WATER PROFILES
8	CONCEPTUAL SEWER PROFILES
9	CONCEPTUAL WATER PROFILES

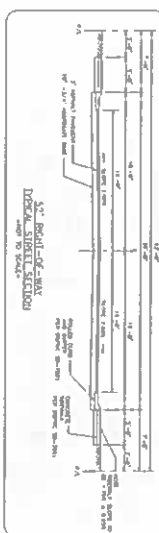
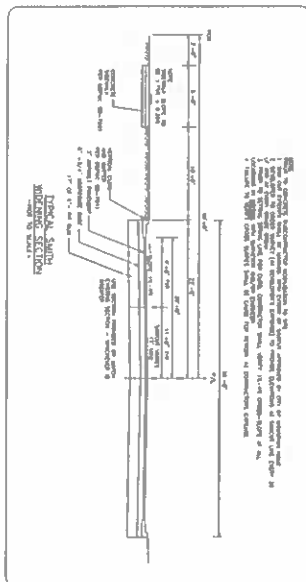
Est.		Spec. Period		Specimen	
Year	Month	Year	Month	Year	Month
1950	12	1950	12	1950	12
1951	1	1951	1	1951	1
1951	2	1951	2	1951	2
1951	3	1951	3	1951	3
1951	4	1951	4	1951	4
1951	5	1951	5	1951	5
1951	6	1951	6	1951	6
1951	7	1951	7	1951	7
1951	8	1951	8	1951	8
1951	9	1951	9	1951	9
1951	10	1951	10	1951	10
1951	11	1951	11	1951	11
1952	1	1952	1	1952	1
1952	2	1952	2	1952	2
1952	3	1952	3	1952	3
1952	4	1952	4	1952	4
1952	5	1952	5	1952	5
1952	6	1952	6	1952	6
1952	7	1952	7	1952	7
1952	8	1952	8	1952	8
1952	9	1952	9	1952	9
1952	10	1952	10	1952	10
1952	11	1952	11	1952	11
1953	1	1953	1	1953	1
1953	2	1953	2	1953	2
1953	3	1953	3	1953	3
1953	4	1953	4	1953	4
1953	5	1953	5	1953	5
1953	6	1953	6	1953	6
1953	7	1953	7	1953	7
1953	8	1953	8	1953	8
1953	9	1953	9	1953	9
1953	10	1953	10	1953	10
1953	11	1953	11	1953	11
1954	1	1954	1	1954	1
1954	2	1954	2	1954	2
1954	3	1954	3	1954	3
1954	4	1954	4	1954	4
1954	5	1954	5	1954	5
1954	6	1954	6	1954	6
1954	7	1954	7	1954	7
1954	8	1954	8	1954	8
1954	9	1954	9	1954	9
1954	10	1954	10	1954	10
1954	11	1954	11	1954	11
1955	1	1955	1	1955	1
1955	2	1955	2	1955	2
1955	3	1955	3	1955	3
1955	4	1955	4	1955	4
1955	5	1955	5	1955	5
1955	6	1955	6	1955	6
1955	7	1955	7	1955	7
1955	8	1955	8	1955	8
1955	9	1955	9	1955	9
1955	10	1955	10	1955	10
1955	11	1955	11	1955	11
1956	1	1956	1	1956	1
1956	2	1956	2	1956	2
1956	3	1956	3	1956	3
1956	4	1956	4	1956	4
1956	5	1956	5	1956	5
1956	6	1956	6	1956	6
1956	7	1956	7	1956	7
1956	8	1956	8	1956	8
1956	9	1956	9	1956	9
1956	10	1956	10	1956	10
1956	11	1956	11	1956	11
1957	1	1957	1	1957	1
1957	2	1957	2	1957	2
1957	3	1957	3	1957	3
1957	4	1957	4	1957	4
1957	5	1957	5	1957	5
1957	6	1957	6	1957	6
1957	7	1957	7	1957	7
1957	8	1957	8	1957	8
1957	9	1957	9	1957	9
1957	10	1957	10	1957	10
1957	11	1957	11	1957	11
1958	1	1958	1	1958	1
1958	2	1958	2	1958	2
1958	3	1958	3	1958	3
1958	4	1958	4	1958	4
1958	5	1958	5	1958	5
1958	6	1958	6	1958	6
1958	7	1958	7	1958	7
1958	8	1958	8	1958	8
1958	9	1958	9	1958	9
1958	10	1958	10	1958	10
1958	11	1958	11	1958	11
1959	1	1959	1	1959	1
1959	2	1959	2	1959	2
1959	3	1959	3	1959	3
1959	4	1959	4	1959	4
1959	5	1959	5	1959	5
1959	6	1959	6	1959	6
1959	7	1959	7	1959	7
1959	8	1959	8	1959	8
1959	9	1959	9	1959	9
1959	10	1959	10	1959	10
1959	11	1959	11	1959	11
1960	1	1960	1	1960	1
1960	2	1960	2	1960	2
1960	3	1960	3	1960	3
1960	4	1960	4	1960	4
1960	5	1960	5	1960	5
1960	6	1960	6	1960	6
1960	7	1960	7	1960	7
1960	8	1960	8	1960	8
1960	9	1960	9	1960	9
1960	10	1960	10	1960	10
1960	11	1960	11	1960	11
1961	1	1961	1	1961	1
1961	2	1961	2	1961	2
1961	3	1961	3	1961	3
1961	4	1961	4	1961	4
1961	5	1961	5	1961	5
1961	6	1961	6	1961	6
1961	7	1961	7	1961	7
1961	8	1961	8	1961	8
1961	9	1961	9	1961	9
1961	10	1961	10	1961	10
1961	11	1961	11	1961	11
1962	1	1962	1	1962	1
1962	2	1962	2	1962	2
1962	3	1962	3	1962	3
1962	4	1962	4	1962	4
1962	5	1962	5	1962	5
1962	6	1962	6	1962	6
1962	7	1962	7	1962	7
1962	8	1962	8	1962	8
1962	9	1962	9	1962	9
1962	10	1962	10	1962	10
1962	11	1962	11	1962	11
1963	1	1963	1	1963	1
1963	2	1963	2	1963	2
1963	3	1963	3	1963	3
1963	4	1963	4	1963	4
1963	5	1963	5	1963	5
1963	6	1963	6	1963	6
1963	7	1963	7	1963	7
1963	8	1963	8	1963	8
1963	9	1963	9	1963	9
1963	10	1963	10	1963	10
1963	11	1963	11	1963	11
1964	1	1964	1	1964	1
1964	2	1964	2	1964	2
1964	3	1964	3	1964	3
1964	4	1964	4	1964	4
1964	5	1964	5	1964	5
1964	6	1964	6	1964	6
1964	7	1964	7	1964	7
1964	8	1964	8	1964	8
1964	9	1964	9	1964	9
1964	10	1964	10	1964	10
1964	11	1964	11	1964	11
1965	1	1965	1	1965	1
1965	2	1965	2	1965	2
1965	3	1965	3	1965	3
1965	4	1965	4	1965	4
1965	5	1965	5	1965	5
1965	6	1965	6	1965	6
1965	7	1965	7	1965	7
1965	8	1965	8	1965	8
1965	9	1965	9	1965	9
1965	10	1965	10	1965	10
1965	11	1965	11	1965	11
1966	1	1966	1	1966	1
1966	2	1966	2	1966	2
1966	3	1966	3	1966	3
1966	4	1966	4	1966	4
1966	5	1966	5	1966	5
1966	6	1966	6	1966	6
1966	7	1966	7	1966	7
1966	8	1966	8	1966	8
1966	9	1966	9	1966	9
1966	10	1966	10	1966	10
1966	11	1966	11	1966	11
1967	1	1967	1	1967	1
1967	2	1967	2	1967	2
1967	3	1967	3	1967	3
1967	4	1967	4	1967	4
1967	5	1967	5	1967	5
1967	6	1967	6	1967	6
1967	7	1967	7	1967	7
1967	8	1967	8	1967	8
1967	9	1967	9	1967	9
1967	10	1967	10	1967	10
1967	11	1967	11	1967	11
1968	1	1968	1	1968	1
1968	2	1968	2	1968	2
1968	3	1968	3	1968	3
1968	4	1968	4	1968	4
1968	5	1968	5	1968	5
1968	6	1968	6	1968	6
1968	7	1968	7	1968	7
1968	8	1968	8	1968	8
1968	9	1968	9	1968	9
1968	10	1968	10	1968	10
1968	11	1968	11	1968	11
1969	1	1969	1	1969	1
1969	2	1969	2	1969	2
1969	3	1969	3	1969	3
1969	4	1969	4	1969	4
1969	5	1969	5	1969	5
1969	6	1969	6	1969	6
1969	7	1969	7	1969	7
1969	8	1969	8	1969	8
1969	9	1969	9	1969	9
1969	10	1969	10	1969	10
1969	11	1969	11	1969	11
1970	1	1970	1	1970	1
1970	2	1970	2	1970	2
1970	3	1970	3	1970	3
1970	4	1970	4	1970	4
1970	5	1970	5	1970	5
1970	6	1970	6	1970	6
1970	7	1970	7	1970	7
1970	8	1970	8	1970	8
1970	9	1970	9	1970	9
1970	10	1970	10	1970	10
1970	11	1970	11	1970	11
1971	1	1971	1	1971	1
1971	2	1971	2	1971	2
1971	3	1971	3	1971	3
1971	4	1971	4	1971	4
1971	5	1971	5	1971	5
1971	6	1971	6	1971	6
1971	7	1971	7	1971	7
1971	8	1971	8	1971	8
1971	9	1971	9	1971	9
1971	10	1971	10	1971	10
1971	11	1971	11	1971	11
1972	1	1972	1	1972	1
1972	2	1972	2	1972	2
1972	3	1972	3	1972	3
1972	4	1972	4	1972	4
1972	5	1972	5	1972	5
1972	6	1972	6	1972	6
1972	7	1972	7	1972	7
1972	8	1972	8	1972	8
1972	9	1972	9	1972	9
1972	10	1972	10	1972	10
1972	11	1972	11	1972	11
1973	1	1973	1	1973	1
1973	2	1973	2	1973	2
1973	3	1973	3	1973	3
1973	4	1973	4	1973	4
1973	5	1973	5	1973	5
1973	6	19			

[illegible][illegible]

Set	Page Number	Description
Set 1	18	per 1000000
Set 2	19	per 1000000
Set 3	20	per 1000000
Set 4	21	per 1000000
Set 5	22	per 1000000
Set 6	23	per 1000000
Set 7	24	per 1000000
Set 8	25	per 1000000
Set 9	26	per 1000000
Set 10	27	per 1000000
Set 11	28	per 1000000
Set 12	29	per 1000000
Set 13	30	per 1000000
Set 14	31	per 1000000
Set 15	32	per 1000000
Set 16	33	per 1000000
Set 17	34	per 1000000
Set 18	35	per 1000000
Set 19	36	per 1000000
Set 20	37	per 1000000
Set 21	38	per 1000000
Set 22	39	per 1000000
Set 23	40	per 1000000
Set 24	41	per 1000000
Set 25	42	per 1000000
Set 26	43	per 1000000
Set 27	44	per 1000000
Set 28	45	per 1000000
Set 29	46	per 1000000
Set 30	47	per 1000000
Set 31	48	per 1000000
Set 32	49	per 1000000
Set 33	50	per 1000000
Set 34	51	per 1000000
Set 35	52	per 1000000
Set 36	53	per 1000000
Set 37	54	per 1000000
Set 38	55	per 1000000
Set 39	56	per 1000000
Set 40	57	per 1000000
Set 41	58	per 1000000
Set 42	59	per 1000000
Set 43	60	per 1000000
Set 44	61	per 1000000
Set 45	62	per 1000000
Set 46	63	per 1000000
Set 47	64	per 1000000
Set 48	65	per 1000000
Set 49	66	per 1000000
Set 50	67	per 1000000
Set 51	68	per 1000000
Set 52	69	per 1000000
Set 53	70	per 1000000
Set 54	71	per 1000000
Set 55	72	per 1000000
Set 56	73	per 1000000
Set 57	74	per 1000000
Set 58	75	per 1000000
Set 59	76	per 1000000
Set 60	77	per 1000000
Set 61	78	per 1000000
Set 62	79	per 1000000
Set 63	80	per 1000000
Set 64	81	per 1000000
Set 65	82	per 1000000
Set 66	83	per 1000000
Set 67	84	per 1000000
Set 68	85	per 1000000
Set 69	86	per 1000000
Set 70	87	per 1000000
Set 71	88	per 1000000
Set 72	89	per 1000000
Set 73	90	per 1000000
Set 74	91	per 1000000
Set 75	92	per 1000000
Set 76	93	per 1000000
Set 77	94	per 1000000
Set 78	95	per 1000000
Set 79	96	per 1000000
Set 80	97	per 1000000
Set 81	98	per 1000000
Set 82	99	per 1000000
Set 83	100	per 1000000
Set 84	101	per 1000000
Set 85	102	per 1000000
Set 86	103	per 1000000
Set 87	104	per 1000000
Set 88	105	per 1000000
Set 89	106	per 1000000
Set 90	107	per 1000000
Set 91	108	per 1000000
Set 92	109	per 1000000
Set 93	110	per 1000000
Set 94	111	per 1000000
Set 95	112	per 1000000
Set 96	113	per 1000000
Set 97	114	per 1000000
Set 98	115	per 1000000
Set 99	116	per 1000000
Set 100	117	per 1000000
Set 101	118	per 1000000
Set 102	119	per 1000000
Set 103	120	per 1000000
Set 104	121	per 1000000
Set 105	122	per 1000000
Set 106	123	per 1000000
Set 107	124	per 1000000
Set 108	125	per 1000000
Set 109	126	per 1000000
Set 110	127	per 1000000
Set 111	128	per 1000000
Set 112	129	per 100

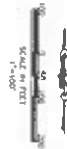
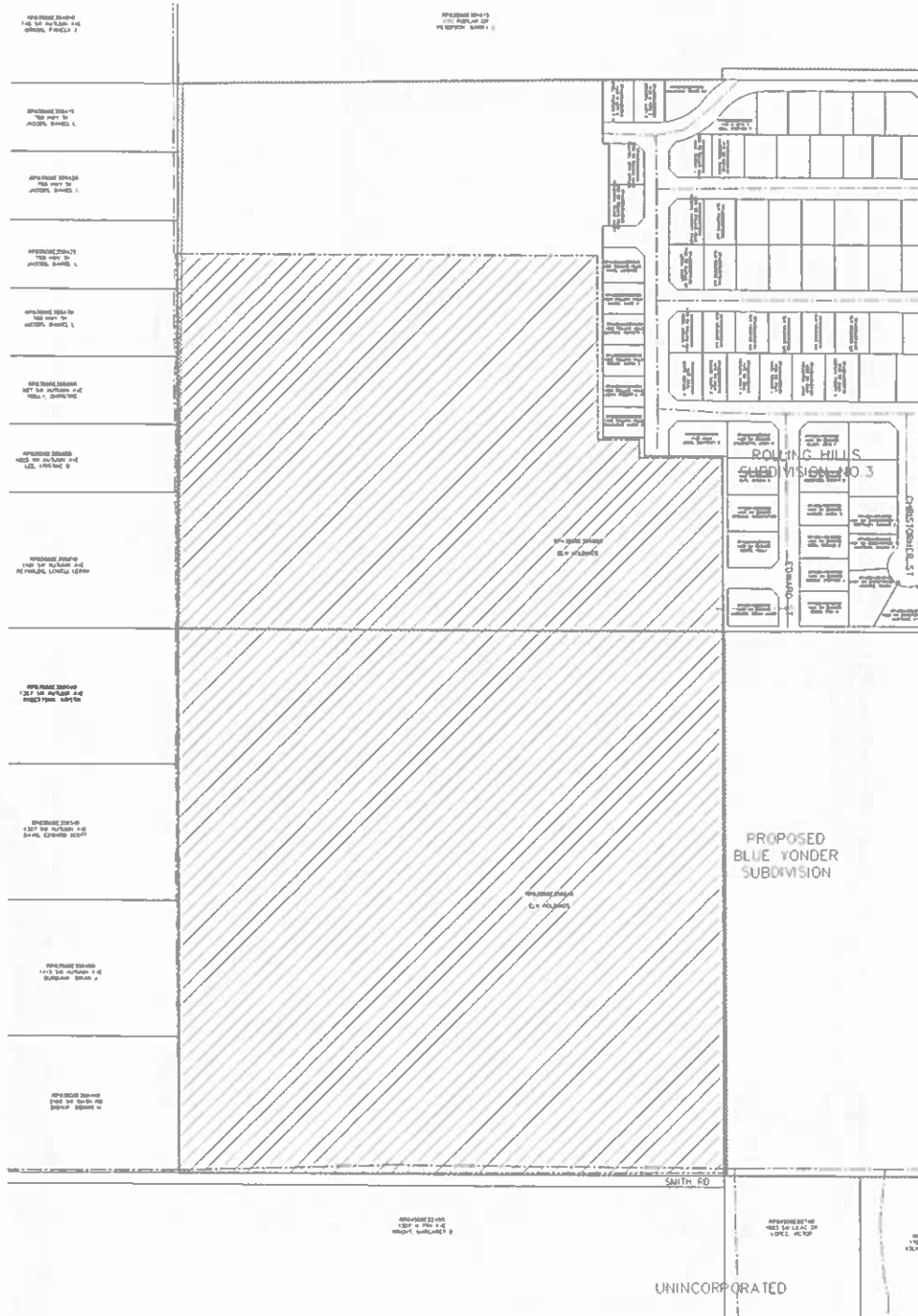
[illegible][illegible][illegible]

Year	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------



PRELIMINARY PLAN TABLES
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

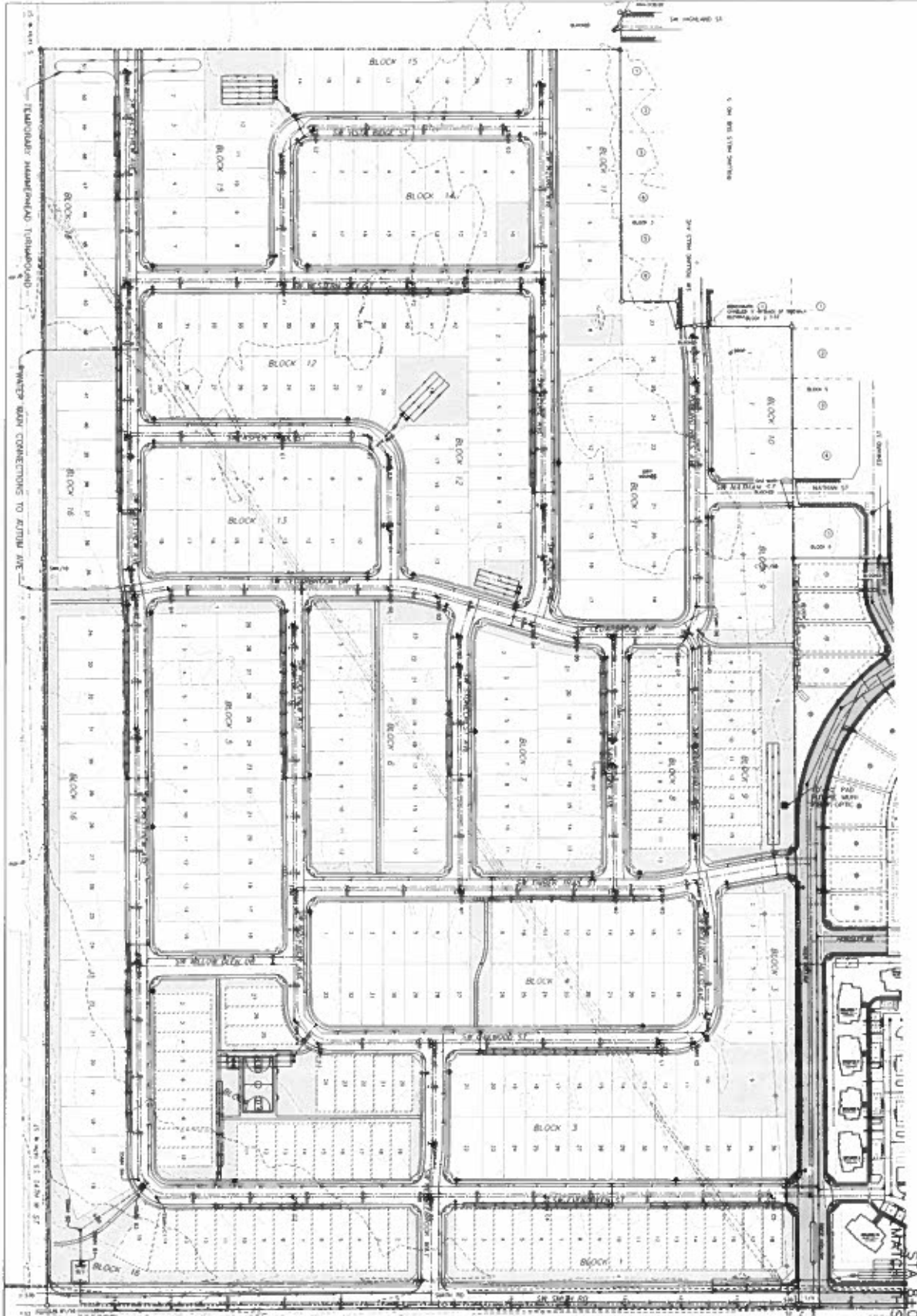




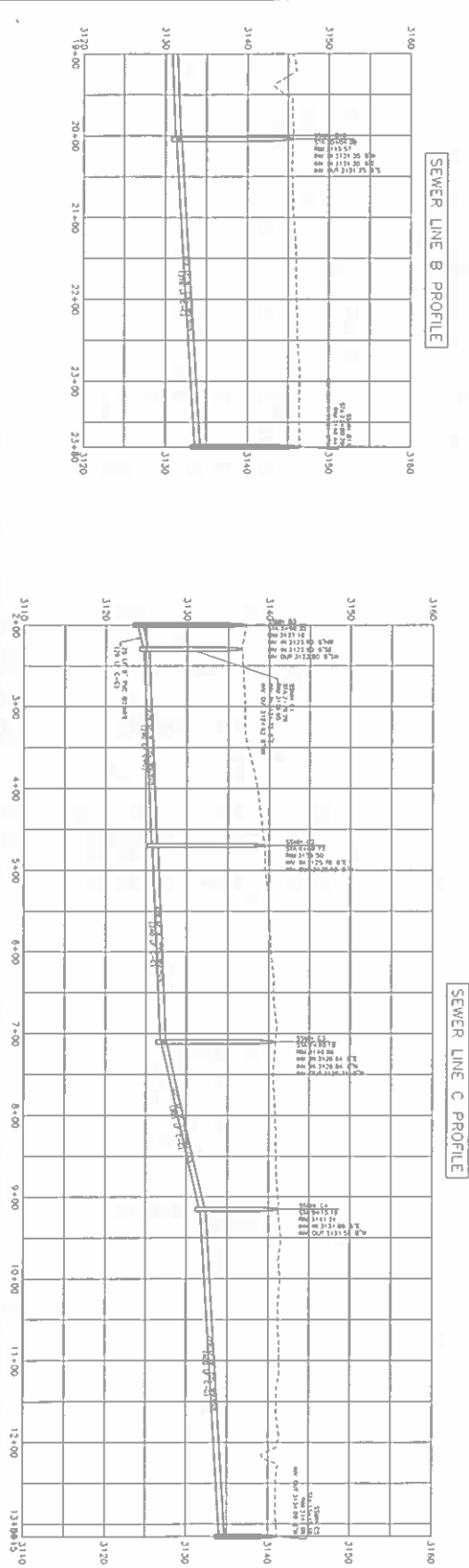
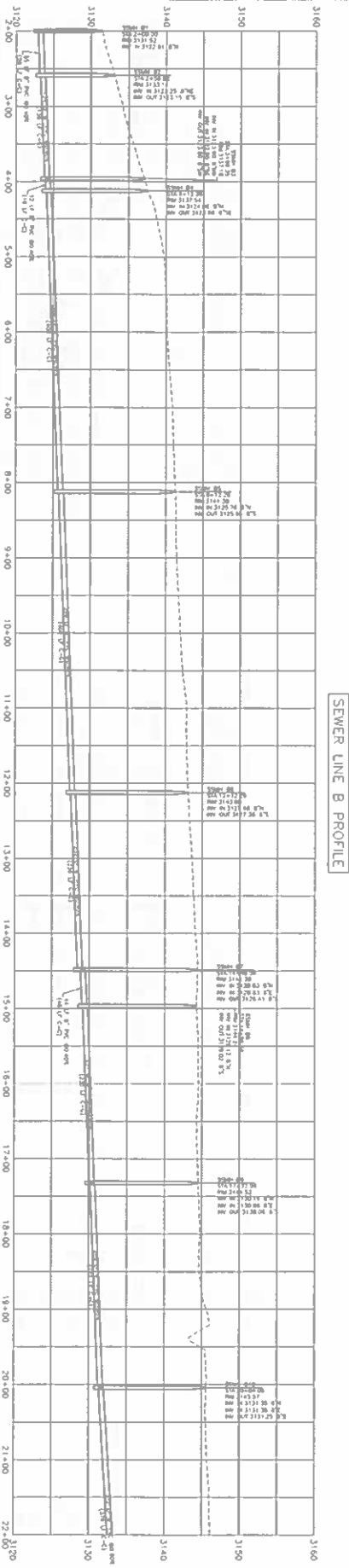
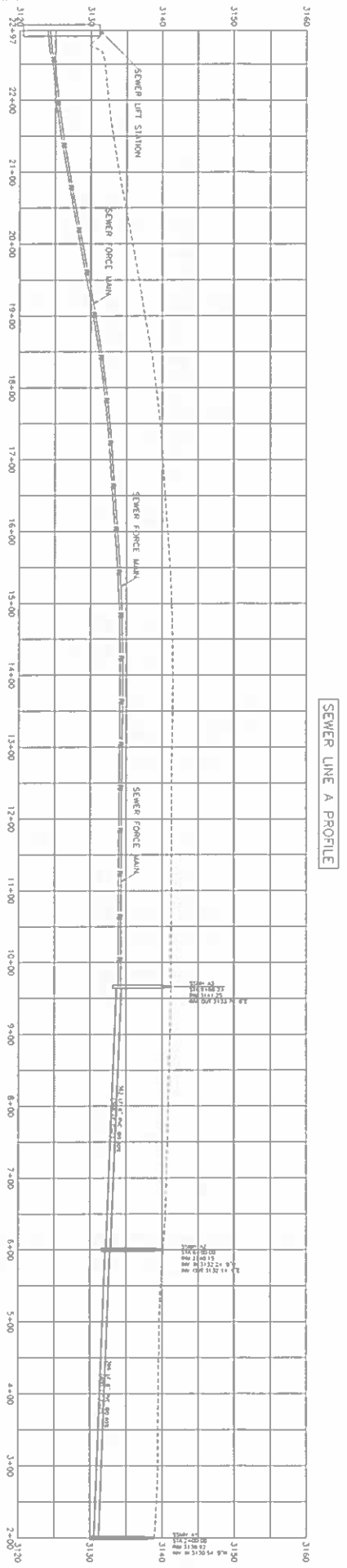
ADJACENT PROPERTIES FOR
 BLUE YONDER WEST SUBDIVISION
 LOCATED IN THE 1/4 SECTION 10, T.28N., R.48E., E.1/4
 CITY OF SOUTHWEST BOKER, BOKER COUNTY, OKLAHOMA

PR-5 PLAT 1/4	ADJACENT PROPERTIES	DESIGNED BY		BAILEY ENGINEERING, INC. CIVIL ENGINEERING PLANNING CADD 1000 N. LINCOLN BLVD., SUITE 100 OKLAHOMA CITY, OK 73102 (405) 241-1100
	BLUE YONDER SUBDIVISION	DATE		
	TRILOGY DEVELOPMENT, INC			

PRELIMINARY ENGINEERING FOR
BLUE YONDER WEST SUBDIVISION
LOCATED IN T12S R. 1/2 OF T12S AND T12S IN 1/4 OF 1/4
OF SECTION 16, T12S, R. 1/2, S. 1/2
CITY OF INDEPENDENT, CLAYTON COUNTY, IDAHO
2022

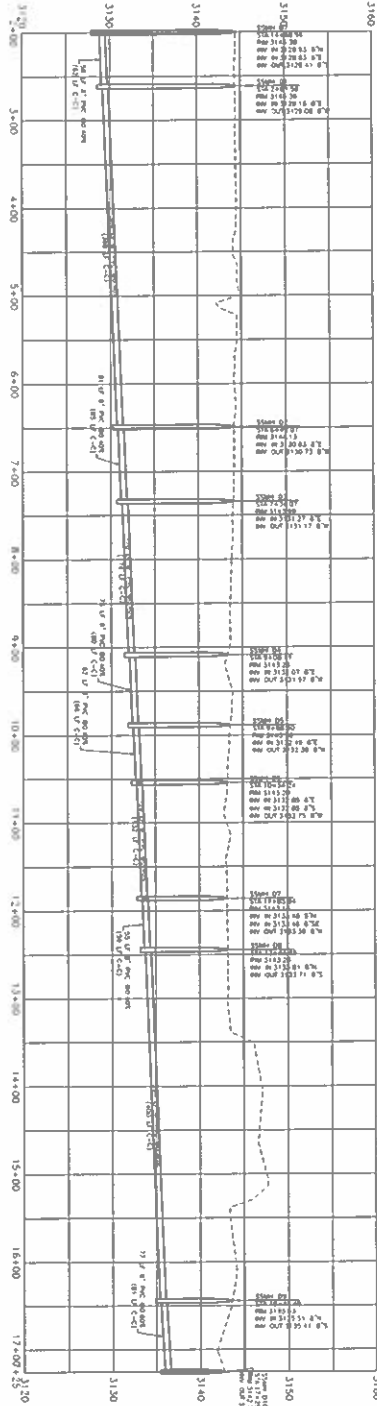


PP-6 PRELIMINARY ENGINEERING BLUE YONDER WEST SUBDIVISION TRILOGY DEVELOPMENT, INC	REVISION NO. DATE DESCRIPTION 1 10/15/11 10' BLUE YONDER GARDEN 10' x 10' 10' 2 10/15/11 10' BLUE YONDER GARDEN 10' x 10' 10'	 Bailey Engineering, Inc. Civil Engineering (PLANNING) (CADD) 1001 S. 10th St. Suite 100 San Jose, CA 95128
---	---	---

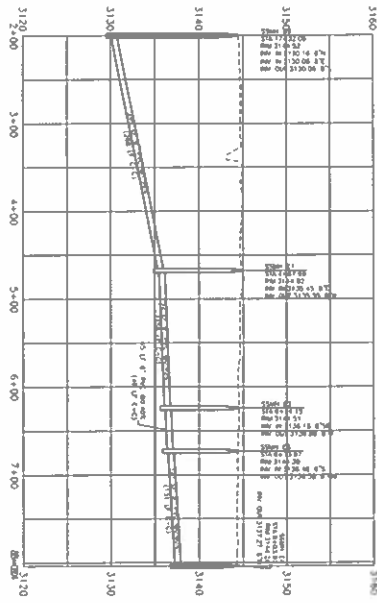


VERTICAL SCALE 1"=4'
HORIZONTAL SCALE 1"=40'
SCALE IN FEET

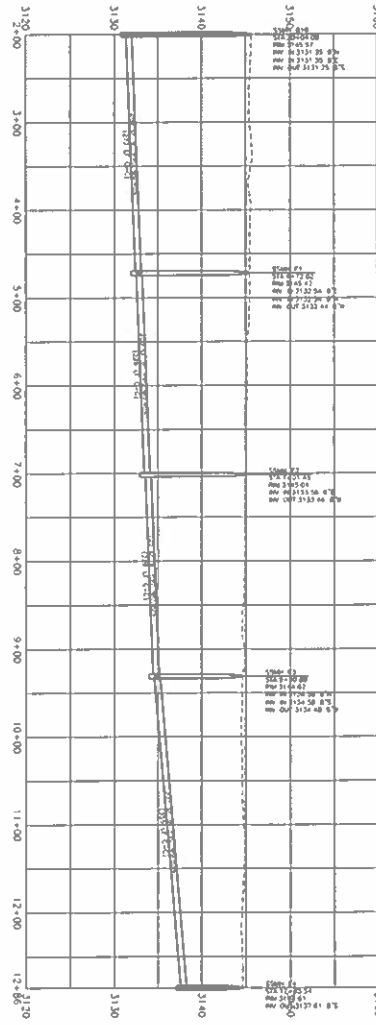
SEWER LINE D PROFILE



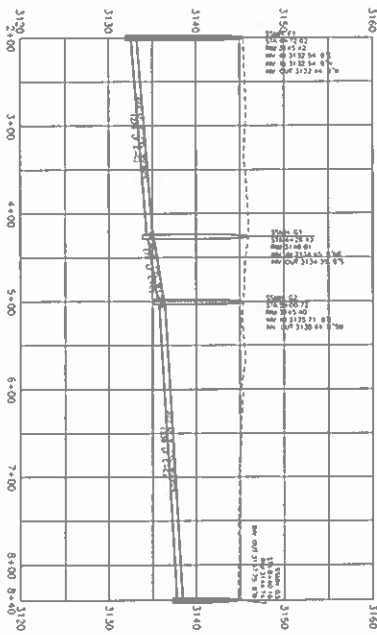
SEWER LINE E PROFILE



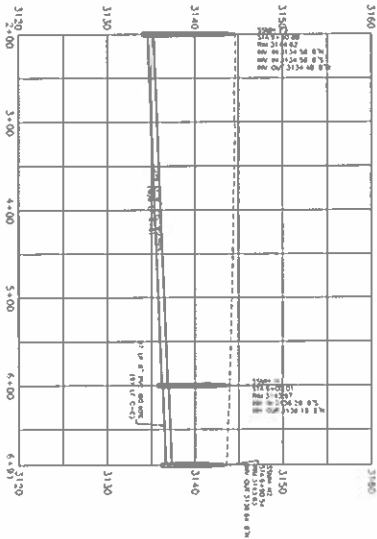
SEWER LINE F PROFILE



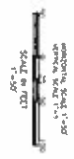
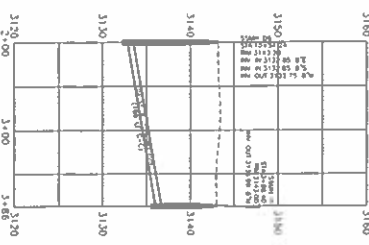
SEWER LINE G PROFILE



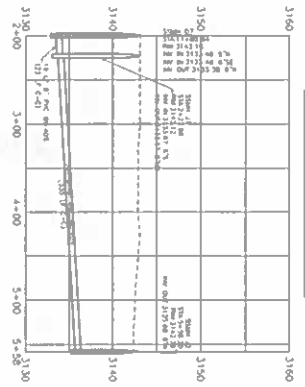
SEWER LINE H PROFILE



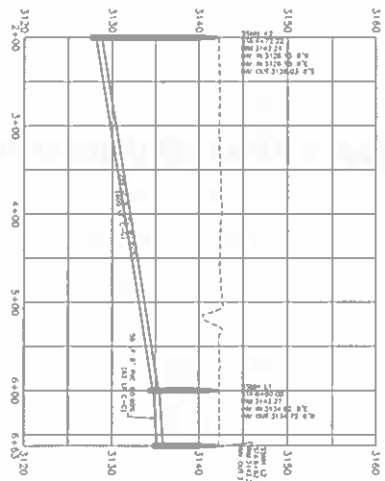
SEWER LINE I PROFILE



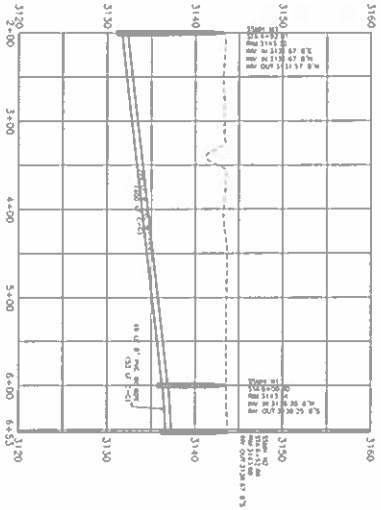
SEWER LINE J PROFILE



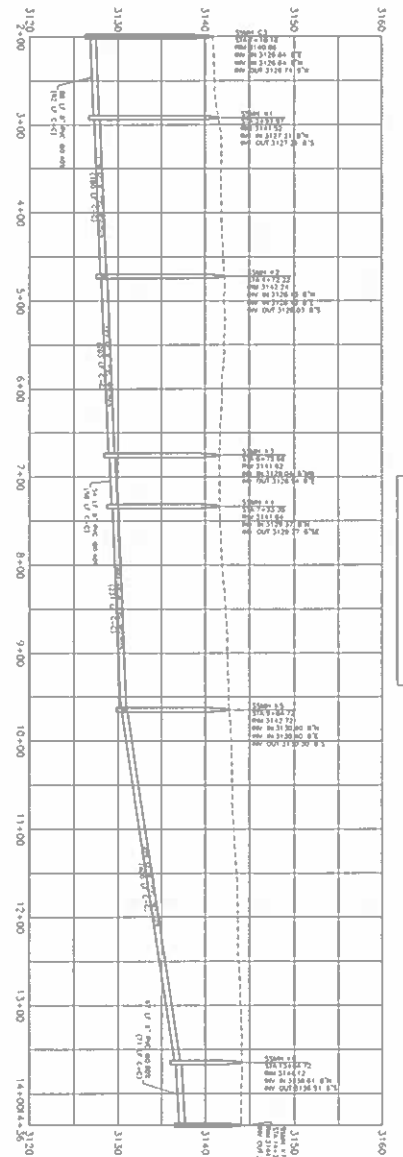
SEWER LINE L PROFILE



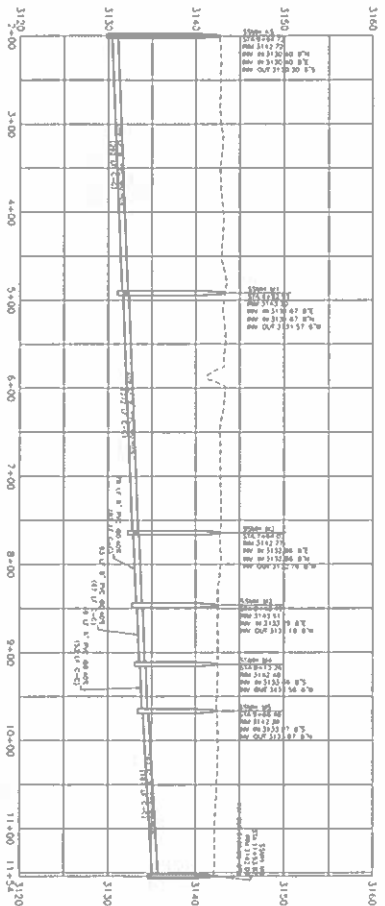
SEWER LINE N PROFILE



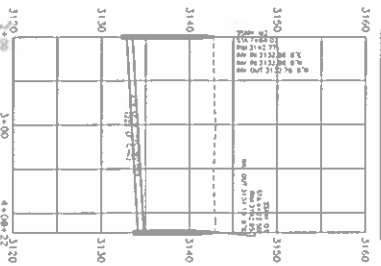
SEWER LINE K PROFILE



SEWER LINE M PROFILE



SEWER LINE O PROFILE



PRELIMINARY SEWER PROFILES
BLUE YONDER WEST SUBDIVISION
TRILOGY DEVELOPMENT, INC

REVISION
DATE
BY
CHECKED
DATE
BY

1. 11-11-2011
2. 11-11-2011
3. 11-11-2011
4. 11-11-2011
5. 11-11-2011
6. 11-11-2011
7. 11-11-2011
8. 11-11-2011
9. 11-11-2011
10. 11-11-2011
11. 11-11-2011
12. 11-11-2011
13. 11-11-2011
14. 11-11-2011
15. 11-11-2011
16. 11-11-2011
17. 11-11-2011
18. 11-11-2011
19. 11-11-2011
20. 11-11-2011
21. 11-11-2011
22. 11-11-2011
23. 11-11-2011
24. 11-11-2011
25. 11-11-2011
26. 11-11-2011
27. 11-11-2011
28. 11-11-2011
29. 11-11-2011
30. 11-11-2011
31. 11-11-2011
32. 11-11-2011
33. 11-11-2011
34. 11-11-2011
35. 11-11-2011
36. 11-11-2011
37. 11-11-2011
38. 11-11-2011
39. 11-11-2011
40. 11-11-2011
41. 11-11-2011
42. 11-11-2011
43. 11-11-2011
44. 11-11-2011
45. 11-11-2011
46. 11-11-2011
47. 11-11-2011
48. 11-11-2011
49. 11-11-2011
50. 11-11-2011
51. 11-11-2011
52. 11-11-2011
53. 11-11-2011
54. 11-11-2011
55. 11-11-2011
56. 11-11-2011
57. 11-11-2011
58. 11-11-2011
59. 11-11-2011
60. 11-11-2011
61. 11-11-2011
62. 11-11-2011
63. 11-11-2011
64. 11-11-2011
65. 11-11-2011
66. 11-11-2011
67. 11-11-2011
68. 11-11-2011
69. 11-11-2011
70. 11-11-2011
71. 11-11-2011
72. 11-11-2011
73. 11-11-2011
74. 11-11-2011
75. 11-11-2011
76. 11-11-2011
77. 11-11-2011
78. 11-11-2011
79. 11-11-2011
80. 11-11-2011
81. 11-11-2011
82. 11-11-2011
83. 11-11-2011
84. 11-11-2011
85. 11-11-2011
86. 11-11-2011
87. 11-11-2011
88. 11-11-2011
89. 11-11-2011
90. 11-11-2011
91. 11-11-2011
92. 11-11-2011
93. 11-11-2011
94. 11-11-2011
95. 11-11-2011
96. 11-11-2011
97. 11-11-2011
98. 11-11-2011
99. 11-11-2011
100. 11-11-2011

PP-9
Bailey Engineering, Inc.
Civil Engineering | Planning | CAD
11111 11th St. Suite 100
St. Louis, MO 63143
314.433.1111
www.baileyeng.com

Exhibit C: Proposed Planned Unit Development Agreement

Exhibit C: Planned Unit Development Agreement

Blue Yonder West Planned Unit Development Agreement

THIS AGREEMENT is made effective this ____ day of _____, 2025, by and between the CITY OF MOUNTAIN HOME, IDAHO, a municipal corporation organized pursuant to the laws of the State of Idaho, of P. O. Box 10, Mountain Home, Idaho 83647, hereinafter referred to as the "City," and OPEN DOOR RENTALS, LLC/ENDURANCE HOLDINGS, LLC, both Idaho limited liability companies, hereinafter referred to as the "Owner".

WHEREAS, the owner owns and desires to develop certain real property located in the City of Mountain Home, Idaho, Elmore County Tax Assessor Parcel Numbers RP03S06E356610 and RPA3S06E354855, the "Property", which is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

WHEREAS, the owner desires to develop the property consistent with the Blue Yonder West Planned Unit Development (the "Masterplan"), which is attached hereto as Exhibit B, attached hereto and incorporated herein by this reference.

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

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

WHEREAS, the Blue Yonder West Planned Unit Development is proposed to be an attractive community that provides the following:

- A range of lot sizes with a mix of home sizes and types including detached single-family homes.
- Exceptional pedestrian connectivity to community amenities with walking trails throughout.
- Pocket parks located throughout the project.
- Space for a city fiberoptic hub approximately 10'x10' in size.
- Sewer lift station to be built in the first phase of the project and will be owned and maintained by the City of Mountain Home.

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

1. Construct to City Standards: Owner agrees that all improvements required by this Agreement or by City codes shall be built to City standards or to the standards of any applicable public agency providing service to the development, adhering to all City policies and procedures; including, but not limited to the sanitary sewer improvements, water lines, fire hydrants, flood works, stormwater management, curbs, sidewalks, and roads UNLESS otherwise exempted in the proposed Planned Unit Development or this Agreement. Such policies include extending

the utility lines in a manner acceptable to the City to make service available to adjoining lands and to maintain continuity of municipal systems at minimal public cost.

2. *Applicable Standards:* The Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet according to this Agreement or City codes shall be those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the lands subject to this Agreement, Owner consents to suspension of issuance of building permits or denial of certificates of occupancy until such compliance is attained.
3. *Covenant to Run with the Land:* The covenants herein to be performed by Owner shall be binding upon Owner and Owner's heirs, assigns, and successors in interest, and shall be deemed to be covenants running with the land.
4. *Severability:* Should any provision of this Agreement be declared invalid by a court of competent jurisdiction; the remaining provisions shall continue in full force and effect and be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
5. *Merger and Amendment:* All promises and prior negotiations of the parties merge into this Agreement. The parties agree that this Agreement shall only be amended in writing and signed by both parties. The parties agree that this Agreement shall not be amended by a change in law. The parties agree that this Agreement is not intended to replace any other requirement of City Code and that its execution shall not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
6. *Allowed Residential Land Uses:* The development shall only consist of single-family detached homes. Duplexes, fourplexes, attached townhomes, and any other multi-family housing types are prohibited.
7. *Development Schedule:* It is the intent of the Applicant to commence site development as soon as possible after engineering approval, with the goal of completing all civil improvements and recording a plat within the timeframes permitted by code. Vertical construction, other than model homes, shall commence thereafter and continue at a pace driven by market absorption.
8. *Subdivision Design Standards:* All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 16 – Section 13: Subdivision Design Standards for the area designated as “Blue Yonder West PUD”, or as amended, and all references to other sections therein except for the following:
 - a. Street Specifications:
 - i. Street Right of Way Widths:

1. All new streets will be public streets that are at least thirty-six feet (36') wide back-of-curb to back-of-curb and within a fifty-two foot (52') right of way;
 2. Private driveways to serve single family homes to be at least eighteen feet (18') wide;
 3. Alleys to be twenty-four feet (24') wide.
- b. Pedestrian Walkways:
1. Sidewalks will be contiguous with the public streets and will be concrete and 5' wide. Sidewalks will be located within the street right of way OR in a street-side buffer strip/common lot.
 2. Pathways will be concrete and at least 5' wide located in common lots/tracts.
 3. Sidewalk at Smith Road wo be a 5' detached sidewalk with 10' landscape buffer between sidewalk and back of curb.
- c. Mailboxes:
- i. The development shall provide cluster mailboxes or individual drop box mailboxes as indicated on the site plan or as approved by the local postmaster and Public Works Director.
- d. Easements/Utility and Drainageway:
- i. Unobstructed utility easements shall be provided: along front lot lines, ten feet (10'); rear lot lines, ten feet (10'); and five feet (5') side lot line utility easements. Easements of greater width may be required along lines across lots or along boundaries where necessary for surface drainage or the extension of main sewers or other utilities.
- e. Lots/Blocks:
- i. Blocks: Block length shall not exceed nine hundred feet (900') unless broken up with traffic calming measures such as bulb outs at T intersections.
 - ii. Lots
 1. Corner lots shall NOT BE REQUIRED to be twenty percent (20%) greater in size than the minimum lot size for the zoning district.
 2. At the time of platting, corner lots ARE NOT required to be larger to accommodate setbacks for two (2) street frontages.
- f. Buffer Yards and Reserve Strips:
- i. Buffer Yards and Reserve Strips: Fifteen-foot (15') buffer areas shall be required to be placed next to features such as arterial roadways, collectors, highways, railroads, commercial or industrial uses to screen the view from residential properties and may include a part of the normal street right of way or utility easement, as approved through engineering plan review. Streetlights may be located in the buffer areas, provided that a maintenance easement is noted on the face of the plat. These fifteen-foot (15') buffer areas shall be developed according to the landscape standards of the Blue Yonder West PUD.
- g. Public Spaces and/or Open Spaces:

- i. The Owner shall construct and provide the following:
 - 1. Public internal neighborhood pathways as shown on the preliminary plat in addition to Item b. Pedestrian Walkways referenced above.
 - 2. Sport court and picnic structure as shown on the landscape plans and a tot lot in Lot 5, Block 9.
 - h. Homeowners' Agreement and/or Maintenance Agreement: to be recorded after recordation of the first final plat for Blue Yonder West PUD.
- 9. **Bulk & Coverage Standards; Setbacks:** All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 7 – Section 6: Zoning Districts, (C) R-4 zone/residential zone for the area designated as “Blue Yonder West PUD”, or as amended, and all references to other sections therein except for the following:
 - a. Minimum Lot Size: 3,400 square feet. The majority of lots will exceed these minimums.
 - b. Lot Coverage: Up to 60% Excludes uncovered non-permeable surfaces (driveways, sidewalks non-covered patios etc.)
 - c. Minimum Street Frontage: 34 feet.
 - d. Side setback, interior: 5 feet (all stories)
 - e. Street side yard setback: 15 feet from ROW edge.
 - f. Front yard setback: 15 feet minimum for alley-loaded homes; 15 feet to living space and covered front porches, 20 feet to garage face for front loaded garages.
 - g. Rear yard setback: 15' minimum
 - h. Minimum floor area: No minimum.
 - i. **Residential Planned Unit Development Design Standards:** All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 19 – Article B: Residential Planned Unit Development Design Standards for the area designated as “Blue Yonder West PUD”, or as amended, and all references to other sections therein except for the following:
 - j. Front Yards / Entrances: due to lack of irrigation water rights, traditional landscaping (grass/sod) will be minimal.
 - k. Landscaping: Landscaping will be as illustrated on the Blue Yonder West landscape plans, with detailed City of Mountain Home review and approval through the engineering review process. Homeowners will be encouraged to maintain/plant front yards with drought-tolerant plants. Native vegetation is encouraged when and where available and feasible.
 - l. Building Design:
 - i. Conceptual building designs are included as Exhibit C to this Agreement. Final building designs shall be materially and substantially consistent with the conceptual plans illustrated in Exhibit C.
 - ii. Lot coverage shall not exceed sixty percent (60%).

10. Landscaping Requirements: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 11 – Sections 7: Residential Landscaping, and consistent with the Blue Yonder West landscape plans (Ex. B), or as amended, and all references to other sections therein except for the following:
- Individual Residential Lots: See Section 10(b) of this document.
 - Subdivision Open Areas: Shall be landscaped with mulch-like material (such as fine lava cinders mulch) that requires no water and little maintenance.
11. Fiber Infrastructure Requirements:
- The developer shall install fiber conduit, ducts, vaults, and handhold boxes as designed by the City and provided for by City standards for fiber installation at the time of construction. All such installations shall be subject to City inspection and require City approval before cable installation.
 - Developer and/or Property owner shall designate on the required final plat and building site plan the locations where the fiber drop duct ends shall terminate. All installation of fiber duct and related infrastructure shall be installed according to the standards adopted by the City of Mountain Home and subject to inspection and approval by the City of Mountain Home before issuance of a certificate of occupancy.
 - The developer shall pay all associated fiber development fees at the time building permits are pulled pursuant to the applicable city ordinance.
12. Water & Wastewater Infrastructure Improvements:
- The developer shall be responsible for the construction of a sewer lift station as part of Phase 1 of the development. This lift station will be owned and maintained by the City of Mountain Home.
 - The developer shall comply with all other requirements as outlined in the project review letter dated May 29, 2025 from Public Works with the exception of Sewer Item #2 whereby it was agreed upon with staff at a meeting held on August 19, 2025 that the developer will now comply with requirements upon an updated review by Keller and Associates.
13. Impact Fees:
- Development impact fees shall be calculated at the time of building permit application and imposed at time of building permit issuance according to applicable City of Mountain Home impact fee ordinance.
14. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and related costs of enforcement.

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

SIGNATURE PAGES FOLLOW

DRAFT

CITY OF MOUNTAIN HOME

By: _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

STATE OF IDAHO)

) ss.

County of Elmore)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Rich Sykes and Tiffany Belt, known to me to be the Mayor and City Clerk, respectively, of the City of Mountain Home and the persons who executed the foregoing instrument and acknowledged to me that they executed this Agreement on behalf of the City of Mountain Home in their official capacity.

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

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

STATE OF _____)
) ss.
 County of _____)

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

Notary Public for _____
Residing at: _____
Commission Expires: _____

EXHIBIT A: PROPERTY LEGAL DESCRIPTION

ANNEXATION DESCRIPTION FOR Blue Yonder West

A parcel of land being the SE1/4 of the SW1/4 of Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the S 1/4 corner of said section 35, said rebar being the POINT OF BEGINNING;

Thence along the south line of Section 35 , N.89°53'52"W. a distance of 1325.81 feet to a 5/8-inch iron pin marking the W 1/16 corner;

Thence, N.0°19'59"W. a distance of 1324.62 feet to a 5/8-inch iron pin marking the SW 1/16 corner;

Thence, S.89°49'18"E. a distance of 1325.60 feet to an Aluminum cap with 5/8-inch iron pin marking the S 1/16 corner;

Thence, S.0°21'06"E. a distance of 1322.63 feet to a 1/2-inch iron pin marking the S 1/4 corner of section 35, also being the POINT OF BEGINNING;

Said parcel contains 40.28 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

EXHIBIT B: BLUE YONDER WEST CONCEPTUAL SITE PLAN



Exhibit C 34' Bungalow



Exhibit C

34' Bungalow



Exhibit C

36' - 42' Lots



36' - 42' Lots



52'- 67' Lots



Exhibit C

53'- 67' Lots



67'- 90' Lots



Exhibit C

67' - 90' Lots





May 29, 2025

Bonnie Layton
690 S. Industrial Way, Suite 10
Meridian, ID 83642

RE: Blue Yonder West Preliminary Plat Application

Mrs. Layton,

Keller Associates is providing engineering support to the City of Mountain Home for all proposed developments within the city. Below are the city's comments, organized by line item, regarding Keller Associates' feedback on your preliminary plat application for Blue Yonder West.

Water

1. CIP project 3.2 is attached. The city will require the developer to install the 16-inch waterline on the southern end of the development within the subdivision, along with a 5-foot utility easement.
2. CIP project 3.6 is attached. The city will require the developer to complete the portion of the 16-inch waterline as noted in the preliminary plat, within a 5-foot easement to the west side of Pebble Brook and Crestview, including stub-out as mentioned in Keller's report. Five-foot easements will be necessary for the 16-inch line to the northwest corner.
3. The city will require the preliminary plat and development plan to show the connection to the existing waterline as described in Keller's report.
4. The city will address the pressure issue noted in CIP project 1.6.

Sewer

1. The city will require the developer to coordinate the invert into the lift station with the future 24-inch trunkline invert, so that the lift station can be abandoned when the trunkline is constructed. Additionally, the city will require the developer to pay up to \$7,500 for a detailed service study, as discussed in the letter, to coordinate the lift station's depth and diameter. This survey will include a site survey, invert coordination, and assessment of the surrounding area to determine the upsize requirement.
 - a. The lift station shall be in place as part of phase 1 of the development.
 - b. As with water, a sewer stub-out to Autumn Road will be required.
2. The city will require the addition of a manhole at the intersection of SW Paite Street and S 5th West Street as detailed in Keller's report.

3. The city is aware of the need for upgrades to the wastewater treatment facility and is considering options for improvements, which include an additional winter storage pond, pond aeration, and upgrading to a mechanical treatment facility.

If you have any questions, please let me know.

A handwritten signature in dark ink, appearing to read "Chris Curtis", is positioned above the printed name.

Chris Curtis
Director of Public Works

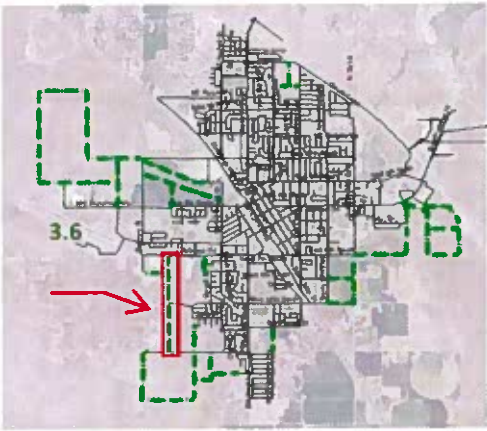
Attachments:

- 1 – CIP Project 3.2
- 2 – CIP Project 3.6

Mountain Home Capital Improvements

Distribution Project Title: Well 18 - SW Mountain Home		Location: SW Smith Road			
Project Identifier: 3.2					
Objective: Increase the City's firm capacity to meet 2040 requirements, dependent on residential growth					
Design Considerations:					
- Meet City's need for standby power - Provide ability to meet demands of new developments and also provide large flows to supplement City supply					
South Side of Blue Yonder West, 10" Easement					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2019 Dollars)
Well Hole	1	LS	\$ 300,000	\$300,000	
Building (Roll-away capable)	1	LS	\$ 138,840	\$138,900	
Generator	1	LS	\$ 102,071	\$102,100	
Yard Piping	1	LS	\$ 64,801	\$64,900	
Site	1	LS	\$ 15,758	\$15,800	
Mechanical	1	LS	\$ 108,978	\$109,000	
HVAC	1	LS	\$ 25,928	\$26,000	
Electrical	1	LS	\$ 112,294	\$112,300	
Pump (500 HP)	1	LS	\$ 116,532	\$116,600	
Mobilization	1	LS	\$ 1,156	\$1,200	
<i>Well Subtotal</i>					\$986,800
12-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants, Fittings, Valves, Services, Hydrants	1,360	LF	\$ 110	\$149,600	
16-inch PVC Pipe - Excavation, Backfill, Valves, Hydrants, Fittings, Valves, Services, Hydrants	2,637	LF	\$ 139	\$366,900	
Gravel Road Repair (Trench Width - 4')	3,997	LF	\$ 5	\$20,000	
Connect to Existing Water Main (10" & 12")	1	EA	\$ 6,500	\$6,500	
Rock Excavation	3,000	LF	\$ 55	\$165,000	
Traffic Control w/o Flaggers	3,997	LF	\$ 4	\$16,000	
<i>Pipeline Subtotal</i>					\$724,000
<i>Well + Pipeline Subtotal</i>					\$1,710,800
Mobilization, Bonding & Insurance - Percent of Item Cost Sum			10%	\$ 72,400	
Contingency			30%	\$ 217,200	
<i>Total Construction Costs</i>					\$2,000,400
Permitting				\$ 25,000	
Engineering and CMS - % of total construction costs			20%	\$ 400,080	
Total Project Costs (rounded)					\$2,426,000

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.

Distribution Project Title: City-wide Pipesize Upsizing	Location: City-wide				
Project Identifier: 3.6 Objective: • Provide distribution for future growth. Design Considerations: • Maintaining services • Connections to existing system • Expansion of City limits and service areas Autumn Road					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2019 Dollars)
10-inch Upsize Cost	21,070	LF	\$ 15	\$310,007	
12-inch Upsize Cost	35,160	LF	\$ 30	\$1,044,716	
16-inch Upsize Cost	5,330	LF	\$ 59	\$313,464	
Total Project Costs (rounded)					\$1,669,000

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.



May 20, 2025

Chris Curtis
Public Works Director
160 South 3rd East
Mountain Home, ID 83647

Re: Blue Yonder West Preliminary Plat Application

Dear Mr. Curtis,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Blue Yonder West dated May 25, 2024. We reviewed the applicant's package for general conformance with the City's Capital Improvement Plans (CIP) and existing infrastructure. We have the following comments.

Water

1. CIP project 3.2 includes a 16-inch waterline on Smith Road along the southern portion of the development. We recommend the City require the Developer to construct the 16-inch line along their southern property line in Smith Road.
2. CIP project 3.6 includes a 16-inch waterline on Autumn Avenue. We understand that Autumn Avenue is a private road that does not have public right-of-way. We recommend the City require the Developer to construct the 16-inch line within the development along their most western street (Pebblebrook Way and Crestview Avenue as noted in the Preliminary Plat). The Preliminary Plat shows two waterline stub-outs off Crestview Avenue west to Autumn Avenue. Keller Associates agrees with the stub-outs, and it is recommended the City require these in the event water services is wanted on Autumn Avenue in the future. Additionally, we recommend the City require the Developer to provide an easement for future phases for the 16-inch waterline to the development's northwest corner. In case the development doesn't complete all future phases, this would allow the City the option of constructing the 16-inch waterline within the easement.
3. The plans provided do not show the Development's water piping connecting to the existing waterline on SW Rolling Hills Avenue in the existing subdivision to the north. It is recommended that the City require the Development to connect to this existing waterline to improve system redundancy, looping, and efficiency.
4. With the addition of this development and other previous preliminary plats, pressures on N 14th E Street and E 18th N St drop below 40 psi. CIP project 1.6 will need to be completed to have this area in the middle pressure zone to avoid pressures under 40 psi during seasonal peak hour demand conditions.

Sewer

1. The Wastewater Master Plan accounted for this area being served long term by the new 24-inch trunkline to the west (CIP project 3.1). A temporary lift station near the southwest corner

of the development is proposed to temporarily service this development to the east. This temporary concept was also envisioned by the Wastewater Master Plan. It is required that the developer coordinate the invert into the proposed lift station with the future 24-inch trunkline invert so the lift station can be abandoned when the trunkline is constructed. The City should also consider doing a more detailed service study including the areas to the north to coordinate depth of the lift station invert, diameter of the sewer line running north through the development, and invert depth on the north property line. The same comments regarding Autumn Avenue under the water section apply to this sewer section.

2. If the development were allowed to be serviced to the east, either by gravity or with a force main from the temporary lift station, the model shows surcharging in the 8-inch line on S 5th W Street. It is recommended that the City require the development to add a new manhole at the intersection of SW Paiute Street and S 5th W Street and divert flow from the exiting 8-inch line to the existing 24-inch line.
3. Similar to other recent developments, with the addition of this development, this will accelerate the need for wastewater treatment facility upgrades such as winter storage, chlorine contact chamber improvements, and aeration. Completing the winter storage improvements will be needed to service the City's committed capacity.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.



Jordan Crane, P.E.
City Engineer

cc: File



Mayor & Council,

With an increase in costs from our original quotes, and higher-than-expected shipping charges, we have overdrawn our Capital Outlay, 01.423.99.00 line by \$690.00. Our 01.423.99.10 line has more than enough left in it to cover the difference without significantly impacting our overall budget.

We do our best to account for regular increases in the cost of products but slightly missed the mark on the items that were in these lines. Our overall budget will come in safely under our original request.

If you have any questions, please reach out.

Respectfully,

A handwritten signature in black ink that reads 'Mark D. Moore'.

Mark D. Moore, Fire Chief