



CITY COUNCIL REGULAR MEETING

City Council Chambers, 160 South 3rd East

Mountain Home, Idaho

Tuesday, January 13, 2026 at 5:00 PM

Join the Meeting live through Microsoft Teams Town Hall

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

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

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

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

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.

PRESENTATIONS

- 1) Award presentation by Mayor Sykes

RECOGNIZING PERSONS IN THE AUDIENCE

(Please limit comments to a maximum of 3 minutes) The purpose of this agenda item is to provide an opportunity for members of the public to address the City Council on matters that are not listed on the current agenda and are within the subject matter jurisdiction and municipal purview of the City. Comments may not involve personnel matters, legal disputes, or the private non-municipal affairs of the constituency. Comments regarding Zoning or Land Use issues may only be made during properly noticed public hearings.

CONFLICT OF INTEREST DECLARATION

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

CONSENT AGENDA

- 1) Approval acceptance of minutes: Planning & Zoning Commission-November 18, 2025
- 2) Approval acceptance of minutes: Regular City Council Minutes - December 9, 2025
- 3) Approval acceptance of minutes: Special City Council Minutes - December 16, 2025.
- 4) Approve expenditures from 12/10/2025 to 1/13/2026 in the amount of \$1,357,347.12
- 5) Approve payroll for the period of 11/22/2025 to 12/21/2025 in the amount of \$855,343.42.
- 6) Treasurer's report for the period ending 11/30/2025.
- 7) Accept the canvassed election results from the November 4, 2025, City Election.

- 8) Pass resolution #01-2026R allowing the destruction of city records and authorizing the Mayor and City Clerk to sign.
- 9) Authorize the Mayor and City Clerk to sign all required documents for the grant application 2025/2026-007.
- 10) Pass resolution #02-2026R committing matching funds for the installation of a High Intensity Activated Crosswalk (HAWK) and authorizing the Mayor and City Clerk to sign.
- 11) Set a Public Hearing for February 10, 2026, on the increase in Non-City resident Library Card fees.
- 12) Approve amendment 1 to the construction and development reimbursement agreement with the Mountain Home Urban Renewal Agency for the Railroad Park Plaza project, and authorize the Mayor and Clerk to sign.
- 13) Approve agreement for 2026 Pavement Rehabilitation (A.I.P. 3-16-0025-027-2026) at Mountain Home Airport and authorize the Mayor to sign all documents.
- 14) Approve the lease agreement with Quadient fka Neopost for a new postage meter and folding machine for City Hall, and authorize the Mayor to sign.
- 15) Approve Finding of Facts to zone C-3 PUD entitled "Albatross Greens" with conditions.
- 16) Approve Finding of Facts preliminary plat "Albatross Greens" with conditions.
- 17) Approve Finding of Facts for a conditional use permit to operate a drive-up window located at 1410 American Legion Boulevard with conditions.

OLD BUSINESS

- 1) Items removed from the Consent Agenda
- 2) Approve the agreement with Azuga and authorize the Mayor to sign.
- 3) Discussion regarding Councilman Brennan's motion pertaining to action item #4 of the Special meeting on December 16, 2025. (Councilwoman Wirkkala)

ORDINANCE

- 1) Ordinance 1813- to Zone C-3 Albatross Greens

PRESENTATIONS

- 1) Presentation Mayor Sykes

COUNCIL COMMENTS

- 1) Councilwoman Garvey's departing comments.
- 2) Councilman Brennan's departing comments.
- 3) City Council member comments

ADJOURN SINE DIE

OATH OF OFFICE TO ELECTED OFFICIALS

REMARKS

- 1) Mayor Sykes
- 2) Councilman McCarthy
- 3) Councilman Sanders

NEW BUSINESS

- 1) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions.
- 2) Action Item: Deliberation/Decision to amend City Code 8-1B-1-E Sidewalk, Curbs and Gutters, 8-4-5 Excavation Fee, and 8-4-6 Bonding Fees.
- 3) Action Item: Deliberation/Decision to set a Public Hearing for February 10, 2026, on the increase in Street Fees.
- 4) Action Item: Deliberation/Decision to allow City Staff to draft a formal agreement with Marathon Cheese to use the parking lot at Optimist Park during the facility expansion project.

FINAL COMMENTS

ADJOURN

STAFF MEMO

- 1) Staff report from the Wastewater Department.
- 2) Staff Report from the Public Works Department.
- 3) Staff report from Economic Development.



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

Live Stream Viewing:

<https://www.youtube.com/c/MountainHomeIdaho>

Tuesday, November 18th, 2025, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the November 18, 2025, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, William Roeder, Rob McCormick, and Kristopher Wallaert.

Commission Members Erika Pedroza and Cristina Drake were not in attendance.

Staff members attending were Senior City Planner Brenda Ellis.

MINUTES

*October 21, 2025

Commission Member Rob McCormick made a motion to approve October 21st, 2025, minutes. Commission Member William Roeder seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

*None

CONFLICT OF INTEREST DECLARATION

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

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

PUBLIC HEARING AND ACTION

***Action Item – Annex and Zone to C-4 Heavy Commercial – 1125 Airbase Road – Gisela Light.**

A request by Gisela Light to Annex and to Zone to C-4 (Heavy Commercial) a parcel of land totaling approximately 1.095 acres. The applicant is seeking annexation to connect to City services of water. The parcel contains a single-family dwelling and multiple accessory structures. The parcel of land is located at 1125 Airbase Road, Mountain Home, ID, 83647. (RP03S06E352540) (PZ-25-35)

Public Hearing Open

Public Hearing Closed

Commission Member William Roeder motioned to approve PZ-25-35 the request to approve Annex and Zone. Commission Member Rob McCormick seconded the motion. The vote goes as follows; Commission Member McCormick; aye, Commission Member Roeder; aye, and Chairman Wallaert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

***None**

OLD BUSINESS

Action Item – Findings of Fact - Conditional Use Permit – Drive up Window - Julie Buckley – 1410 American Legion Boulevard

A request for a Conditional Use Permit, by Julie Buckley the owner of the property 1410 American Legion located in the C-3 General Business Zone. Julie Buckley is requesting for approval of a Conditional Use Permit for a Drive-up Window. (RPA3S06E252160) (PZ-25-31)

Commission Member William Roeder motioned to approve PZ-25-31 the request to approve the Finding of Facts for a conditional use permit. Commission Member Rob McCormick seconded the motion. All in favor; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

- * Monthly Building Permit Report – October 2025
- *Monthly Code Enforcement Report – October 2025
- *Monthly GIS Report – October 2025

ITEMS REQUESTED BY COMMISSIONERS/STAFF

***None**

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 5:37 p.m.



Chair

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MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON DECEMBER 9TH, 2025, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

CALL MEETING TO ORDER/ESTABLISH A QUORUM

PUBLIC HEARING
1) Public Hearing on Fiber Optic Fees

PRESENTATION/GUEST
1) Rachel Klein to speak on behalf of Republic Service regarding the annual rate adjustment for garbage and recycling services.

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: Special City Council– November 21, 2025
- 2) Approval acceptance of minutes: Regular City Council – November 25, 2025
- 3) Approve expenditures from 11/26/2025 to 12/09/2025 in the amount of \$773,027.05.
- 4) Authorize pre-approval of monthly expenditures from 12/10/2025 to 1/13/2026.
- 5) Approve payroll for the period of 10/22/2025 to 11/21/2025 in the amount of \$866,247.12.
- 6) Approve the annual road and street financial report for the State of Idaho and authorize the Mayor and City Clerk to sign.
- 7) Authorize the Mayor and City Clerk to sign all required documents for the grant application 2025/26-006
- 8) Approve Resolution 29-2025R, establishing new monthly residential and commercial garbage and recycling rates for 2026.
- 9) Approve the agreement for Azuga and authorize the Mayor to sign.
(Pulled from Consent Agenda and moved to New Business)
- 10) Approve the request to lease-purchase Self-Contained Breathing Apparatus (SCBA) for the Fire Department with the Lease paperwork through Community Leasing Partners, with the first payment due in fiscal year 2026-2027, authorizing the Mayor to sign all related documents.
- 11) Approve the Fire Department's request to reallocate the FY26 budgeted SCBA lease funds to the WUI truck purchase.
- 12) Pass Resolution #27-2025R – Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached thereto with Community Leasing Partners for SCBA (Self-Contained Breathing Apparatus) for the Fire Department, and Authorize the Mayor and City Clerk to sign.
- 13) Approve Finding of Facts for annexation with conditions by Endurance Holdings, LLC.
- 14) Approve Finding of Facts to zone R-4 with PUD entitled "Blue Yonder West" with conditions.
- 15) Approve Finding of Facts preliminary plat "Blue Yonder West" with conditions.
- 16) Approve the Finding of Facts to amend the entitled R-4 PUD "Turner House Depot" with conditions.
(Pulled from Consent Agenda and moved to New Business)
- 17) Approve the Finding of Facts to amend the "Turner House Depot" preliminary plat with conditions.
(Pulled from Consent Agenda and moved to New Business)

NEW BUSINESS
1) Items removed from the Consent Agenda
2) Action Item: Deliberation/Decision to provide City issued cell phones to seated elected officials.
3) Action Item: Deliberation/Decision regarding Resolution #28-2025R regarding Fiber Optic Fees and authorizing signature of resolution.

ORDINANCE
1) Ordinance 1810 – Annexation of "Blue Yonder West".
2) Ordinance 1811 – to Zone R-4 PUD Blue Yonder West.
3) Ordinance 1812 amending the R-4 PUD entitled "Turner House Depot".

FINAL COMMENTS

ADJOURN

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MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON DECEMBER 9TH, 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 December 9th, 2025. A quorum was established with Councilwoman Garvey, Councilwoman Wirkkala, Councilman Brennan, Councilman Harjo being present. Mayor Sykes was absent.

PUBLIC HEARING

1) Public Hearing on Fiber Optic Fees

The public hearing opened at 5:05 P.M.

The public hearing closed at 5:05 P.M.

PRESENTATION/GUEST

1) Rachele Klein to speak on behalf of Republic Service regarding the annual rate adjustment for garbage and recycling services.

Rachele Klein with Republic Services presented the City with their annual report and a PI request. She said that the annual rate adjustment for this year was by contract 5.36% but that they were asking for a 4.75% instead.

There was a discussion between Councilwoman Wirkkala and Rachele regarding the CPI increase in the waste collection contract.

There was a discussion between Councilman Brennan and Rachele regarding household hazardous waste collection events. Councilman Brennan asked if other communities held multiple events per year. Rachele noted that Meridian held weekly events, Boise three days a week, and Kuna once per quarter.

Councilman Brennan then asked about the estimated cost for the City to hold a second annual event, and Rachele offered to provide those numbers to him and the Council.

Councilman Harjo thanked Rachele for her time.

RECOGNIZING PERSONS IN THE AUDIENCE

Kathy Brooks spoke about the water quality she had been experiencing and asked what the City was going to do to fix the situation.

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.

No Council Members had anything to declare.

CONSENT AGENDA

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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.

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- 6) Approve the annual road and street financial report for the State of Idaho and authorize the Mayor and City Clerk to sign.
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- 8) Approve Resolution 29-2025R, establishing new monthly residential and commercial garbage and recycling rates for 2026.
- 9) Approve the agreement for Azuga and authorize the Mayor to sign.
- 10) Approve the request to lease-purchase Self-Contained Breathing Apparatus (SCBA) for the Fire Department with the Lease paperwork through Community Leasing Partners, with the first payment due in fiscal year 2026-2027, authorizing the Mayor to sign all related documents.
- 11) Approve the Fire Department's request to reallocate the FY26 budgeted SCBA lease funds to the WUI truck purchase.
- 12) Pass Resolution #27-2025R – Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached thereto with Community Leasing Partners for SCBA (Self-Contained Breathing Apparatus) for the Fire Department, and Authorize the Mayor and City Clerk to sign.
- 13) Approve Finding of Facts for annexation with conditions by Endurance Holdings, LLC.
- 14) Approve Finding of Facts to zone R-4 with PUD entitled "Blue Yonder West" with conditions.
- 15) Approve Finding of Facts preliminary plat "Blue Yonder West" with conditions.
- 16) Approve the Finding of Facts to amend the entitled R-4 PUD "Turner House Depot" with conditions.
- 17) Approve the Finding of Facts to amend the "Turner House Depot" preliminary plat with conditions.

Councilman Brennan asked if Item 9 could be pulled from the Consent Agenda.

Councilwoman Wirkkala asked if Items 16 and 17 could be pulled from the Consent Agenda.

Councilman Brennan made a motion to pass the Consent agenda pulling Items 9, 16, and 17 to new business. Councilwoman Garvey seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

NEW BUSINESS

1) Items removed from the Consent Agenda

9) Approve the agreement for Azuga and authorize the Mayor to sign.

Councilman Brennan said that this was the second time that this had been on the agenda and it was pulled the first time as well. He said that it lacked the details of cost.

Councilman Brennan made a motion for this to be tabled for a future agenda. Councilwoman Garvey seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

16) Approve the Finding of Facts to amend the entitled R-4 PUD "Turner House Depot" with conditions.

Councilwoman Wirkkala stated that she voted nay during the September 23rd meeting and she said that she would keep her vote the same for Item 16 and 17.

Councilman Brennan made a motion to approve the Finding of Facts to amend the entitled R-4 PUD "Turner House Depot" with conditions. Councilwoman Garvey seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; aye, Councilwoman Wirkkala; nay, Councilman Harjo; aye. The motion passed by majority vote.

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17) Approve the Finding of Facts to amend the "Turner House Depot" preliminary plat with conditions.

Councilwoman Wirkkala stated same statement as previously said.

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

2) Action Item: Deliberation/Decision to provide City issued cell phones to seated elected officials.

Councilman Brennan said that in his eight years as a Council member, he had not felt the need to have a publicly issued cellphone. He also stated that with an issued cell phone, everything is tracked, to include your location and text messages would then become public record.

Councilman Brennan made a motion to deny providing City issued cell phones to seated elected officials other than the Mayor. Councilman Harjo seconded the motion.

Councilwoman Wirkkala stated that the letter received from Tiffany Belt, City Clerk, stated that staff was recently approached by members of council-elect inquiring whether the City provided cell phones for use in their official capacity. She then asked if the two council-elects would come forward to discuss.

Tiffany Belt stated that it was just an inquiry from one of the elects to the City IT Department just asking if the City provided cell phones. She stated that it wasn't council-elect asking for cell phones, rather just an inquiry as to whether they were provided or not.

Decker Sanders stated that he raised the question due to the fact of on the City website it showed the Council members and their email addresses and cell phone numbers. His inquiry was on whether they were City cell phone or private cell phone numbers.

Brendan McCarthy reiterated that it was not a request, it was just an inquiry.

Councilman Harjo reminded that there was a motion and a second on the table and called for the question. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

3) Action Item: Deliberation/Decision regarding Resolution #28-2025R regarding Fiber Optic Fees and authorizing signature of resolution.

Councilman Brennan asked city staff to confirm the monthly maintenance and operation rate of \$17.50/1 GBPS and whether the 10-gigabyte addition would be included.

Tiffany Belt explained that the only edits to the resolution were in the fiber section 1E, changing the first sentence from \$36 to \$20, and on the back page, removing bullets five and six while adding bullet four as a \$2,400 development fee requiring a development agreement.

Councilwoman Garvey made a motion to approve Resolution #28-2025R regarding Fiber Optic Fees and authorizing signature of resolution. Councilman Brennan seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; aye, Councilwoman Wirkkala; nay, Councilman Harjo; aye. The vote passed by majority vote.

ORDINANCE1) Ordinance 1810 – Annexation of “Blue Yonder West”.

Councilwoman Garvey made a motion to approve Ordinance 1810 and suspend the three-reading rule and hear the reading for its one and only reading time. Councilman Harjo seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

The City Clerk read the Ordinance for its first and final reading.

Councilman Harjo asked, “Does the Council wish this ordinance to pass.”

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

2) Ordinance 1811 – to Zone R-4 PUD Blue Yonder West.

Councilwoman Garvey made a motion to approve Ordinance 1811 and suspend the three-reading rule and hear the reading for its one and only reading time. Councilman Harjo seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

The City Clerk read the Ordinance for its first and final reading.

Councilman Harjo asked, “Does the Council wish this ordinance to pass.”

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

3) Ordinance 1812 amending the R-4 PUD entitled “Turner House Depot”.

Councilwoman Garvey made a motion to approve Ordinance 1812 and suspend the three-reading rule and hear the reading for its one and only reading time. Councilman Harjo seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

The City Clerk read the Ordinance for its first and final reading.

Councilman Harjo asked, “Does the Council wish this ordinance to pass.”

The votes goes as follows: Councilwoman Garvey; aye, Councilman Brennan; aye, Councilwoman Wirkkala; nay, Councilman Harjo; aye. The motion passed by majority vote.

STAFF MEMOS

Councilman Harjo said regarding the Caselle memo, it would need to come back before the Council in order to enact payment and said that it would be an action item.

Councilwoman Garvey confirmed that the City must develop a 20-year CIP plan to stay compliant. She asked about past work with Galina and noted they can provide what is needed to update impact fees, though it is costly.

Tiffany said they started the process about three weeks ago with legal and the department. They expect

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to bring it back to the Council shortly after the first of the year.

FINAL COMMENTS

Councilwoman Wirkkala and Tiffany discussed Microsoft Teams Townhall and how it would be available to the community, however, tonight was a technical difficulty, and the stream did not work out. Going forward the stream would occur on Teams Townhall and then the following morning the video footage would be uploaded to YouTube.

Councilman Brennan reminded everyone that there would not be a second meeting for December, that the next Council meeting would be in January. He wished everyone a Merry Christmas and happy New Year.

Councilman Harjo thanked everyone that participated in Shop with a Cop this year.

Paula Szafranski, City Treasurer, stated that due to the Christmas parade being cancelled on Friday due to weather, the tree lighting celebration would be taking place tomorrow night at 6:00 pm.

Councilman Harjo wished everyone a Merry Christmas and happy holidays!

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 5:52 p.m. by orders from Councilman Harjo.

Scott Harjo, Council President

ATTEST: _____
Tiffany Belt, City Clerk

AGENDA
SPECIAL CITY COUNCIL MEETING
HELD ON TUESDAY, DECEMBER 16th, 2025 AT 10:00 A.M.
AT THE MOUNTAIN HOME CITY HALL
160 SOUTH 3RD EAST STREET

CALL MEETING TO ORDER/ESTABLISH A QUORUM

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.

AGENDA ITEM

- 1) Action Item: Deliberation/Decision regarding donation agreement with Pioneer, and authorize execution of document.
- 2) Action Item: Deliberation/Decision regarding Railroad Park project maximum price and authorize execution of document.
- 3) Action Item: Deliberation/Decision authorizing GUHO to proceed with project construction.
- 4) Action Item: Deliberation/Decision regarding the reallocation of Parks, Streets, Water, and Wastewater FY26 funds to Railroad Park project.

ADJOURN

MINUTES OF THE SPECIAL MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON TUESDAY, DECEMBER 16th, 2025 AT 10:00 A.M.
AT THE MOUNTAIN HOME CITY HALL
160 SOUTH 3RD EAST STREET

The Council of the City of Mountain Home, Elmore County, Idaho, met at Mountain Home City Hall, 160 South 3rd East, Mountain Home, Idaho, on December 16th, 2025. A quorum was established with Councilwoman Garvey, Councilman Brennan, Councilman Harjo, and Mayor Sykes. Councilwoman Wirkkala was present via Teams.

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 Special City Council agenda? If so, please set forth the nature of the contact.

All Council Members stated that they had received emails from several citizens of the community regarding the Railroad Park project.

Councilman Brennan read a portion of Terri Manduka's email stating that the current Council should not vote on something that the new Council would be "burdened" with. He continued to say that his decisions were not a burden to the community or himself. He acknowledged that they may not agree with them, but they were not a burden. He also acknowledged Megan Champion's email stating that he did not feel that the City or the Council were hiding anything and that they had been transparent throughout the several meetings that had occurred. He finished with saying that he would remain neutral and none of these emails would be a conflict of interest.

AGENDA ITEM

1) Action Item: Deliberation/Decision regarding donation agreement with Pioneer, and authorize execution of document.

Councilwoman Wirkkala said that the whole agenda should be tabled until the next Council meeting, as she felt there wasn't adequate time to prepare. She then asked if anyone on the Council supported that.

There was no comment from the rest of the Council.

Councilwoman Wirkkala asked if the branding agreement was the original one presented or if there had been any changes made.

Tiffany Belt, City Clerk, explained the modifications that had been made to the agreement.

Councilwoman Wirkkala made a motion to table Action Item 1 Deliberation/Decision regarding donation agreement with Pioneer, and authorize execution of document until the next Council meeting.

Councilwoman Garvey said that time was of the essence and the longer they put off this project the more it would cost in the long run. She continued to say the changes that were made were what was asked for in the last Council meeting.

Councilwoman Wirkkala said that she only received the packet as the meeting started and that she was reviewing it in real time.

Mayor Sykes said that hearing no second, the motion died.

Councilman Brennan made a motion to approve the donation agreement with Pioneer, and authorize execution of document. Councilman Harjo seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilman Brennan; aye, Councilwoman Garvey; aye, Councilwoman Wirkkala, nay. The motion passed with majority vote.

2) Action Item: Deliberation/Decision regarding Railroad Park project maximum price and authorize execution of document.

Councilwoman Garvey said that since the initial meeting, changes had significantly reduced the City's financial burden. She explained that the URA increased its donation, creating about \$153,000 in excess funds and removing the City's responsibility for major material costs. She noted that only limited fuel, power, and labor costs remained, a 10 percent contingency was included in the Railroad Park bid, and approving the contract now would avoid higher costs from rebidding.

Councilman Brennan asked Randy Valley and Alan Bermensolo, members of the URA, to come forward to discuss.

There was a discussion between Councilman Brennan, Councilwoman Garvey, Randy Valley, and Alan Bermensolo regarding the amount of funds budgeted and funds that had been since raised, \$2.8 million to \$3.1 million and that they were just waiting on approval to have a new agreement wrote up.

Alan Bermensolo said that the collaboration between the City, Pioneer, and the URA had freed up \$2 million of URA future funds that could be used inside the district to relieve slum & blight, and economic development, and that this was a win for everybody.

Councilwoman Wirkkala and Councilwoman Garvey, Mayor Sykes had a discussion on the donation funds in excess for clarification.

Councilman Brennan made a motion to approve the maximum project price for the Railroad Park project and authorize execution of the document. Councilman Harjo seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; aye, Councilwoman Wirkkala; nay, Councilman Harjo; aye. The motion passed by majority vote.

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3) Action Item: Deliberation/Decision authorizing GUHO to proceed with project construction.

Councilman Harjo made a motion to approve and authorize GUHO to proceed with project construction. Councilman Brennan seconded the motion. The vote goes as follows: Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilwoman Garvey; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

4) Action Item: Deliberation/Decision regarding the reallocation of Parks, Streets, Water, and Wastewater FY26 funds to Railroad Park project.

Councilwoman Garvey clarified for Councilwoman Wirkkala that the additional money given by the URA was approximately \$365,000, which was where that number came from that she had asked about earlier. She continued to say with that additional money and the donation from Pioneer, there is an excess of \$153,206.

Councilwoman Garvey and Councilwoman Wirkkala had a discussion on the budget spreadsheet to continue clarification of the numbers and the contingency fund that could be used as needed if needed.

Councilman Brennan said that it appeared that there was no need to reallocate any money from parks, streets, water or wastewater at this time.

Councilman Brennan made a motion that reallocation of money from Parks, Streets, Water, and Wastewater, or any other city department was not necessary at this time. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Harjo; aye, Councilman Brennan; aye, Councilwoman Wirkkala; aye. The motion passed by unanimous vote.

Councilman Brennan said that he was proud of the partnership that had developed. He stated that the City had graciously accepted a donation and that the remaining funds could be used for future projects. He thanked both organizations for their contributions and added that he believed the Council and the Mayor had acted transparently throughout the process. He said that even if some members of the public did not see the project as beneficial, there was no need to use negative language or scare tactics, which he found inappropriate. He concluded by thanking the City, Pioneer, and the URA for helping complete the project.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 10:33 A.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	DEC-2025	Admin Fees Payable to NBS	01/01/2026	424.65	.00	
4969	National Benefit Services, LLC	DEC-2025	HRA Funding Account - invoiced c	01/01/2026	4,242.37	.00	
Total 01-204-02-10 Payables - HRA:					4,667.02	.00	
01-204-13-00 Cafeteria Plan Medical							
4969	National Benefit Services, LLC	DEC-2025	FSA funding account - invoiced cl	01/01/2026	487.30	.00	
Total 01-204-13-00 Cafeteria Plan Medical:					487.30	.00	
Total:					5,154.32	.00	
ADMINISTRATION							
01-415-33-10 Gas & Oil							
9302	Wex Bank	DEC-2025	monthly statement: city hall	01/01/2026	49.21	.00	
9302	Wex Bank	DEC-2025	monthly statement: senior citizen	01/01/2026	121.99	.00	
Total 01-415-33-10 Gas & Oil:					171.20	.00	
01-415-34-00 Telephone/Internet							
8078	DataTel	DG-9003	monthly statement - museum	01/05/2026	77.09	.00	
8078	DataTel	DG-9003	monthly statement - city hall	01/05/2026	463.67	.00	
11989	IRON	5264	monthly statement - City Hall	01/01/2026	25.00	.00	
8636	Level 3 Communications	764638473	monthly statement: city hall	12/17/2025	53.46	.00	
9609	Verizon	DEC-2025	monthly charges - city hall	01/01/2026	232.38	.00	
Total 01-415-34-00 Telephone/Internet:					851.60	.00	
01-415-35-00 Utilities-City Hall							
779	Idaho Power Co	DEC-2025	Monthly Statement-City Hall	12/30/2025	339.29	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (City Hall)	12/15/2025	207.19	207.19	12/24/2025
1045	Mountain Home Irrigation Dist	00025	Utilities	01/05/2026	122.00	.00	
Total 01-415-35-00 Utilities-City Hall:					668.48	207.19	
01-415-35-02 Utilities-Visitor Center							
779	Idaho Power Co	DEC-2025	Monthly Statement-Visitor Center	12/30/2025	118.67	.00	
Total 01-415-35-02 Utilities-Visitor Center:					118.67	.00	
01-415-35-10 Utilities-Museum							
779	Idaho Power Co	DEC-2025	Monthly Statement-Museum	12/30/2025	46.82	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Museum)	12/15/2025	99.46	99.46	12/24/2025
8636	Level 3 Communications	764638473	monthly statement: museum	12/17/2025	14.00	.00	
Total 01-415-35-10 Utilities-Museum:					160.28	99.46	
01-415-35-20 Utilities-Training Center							
779	Idaho Power Co	DEC-2025	Monthly Statement-Training Facilit	12/30/2025	48.94	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Training)	12/15/2025	68.02	68.02	12/24/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-415-35-20 Utilities-Training Center:					116.96	68.02	
01-415-36-00 Repairs & Maint - Equipment							
203	Boise Office Equipment Inc	IN5169696	monthly contract base rate	12/29/2025	276.16	.00	
Total 01-415-36-00 Repairs & Maint - Equipment:					276.16	.00	
01-415-36-10 Copier Lease							
10610	CIT	48397566	copier lease - city hall	12/30/2025	495.97	.00	
Total 01-415-36-10 Copier Lease:					495.97	.00	
01-415-37-00 Repairs & Maint-Auto							
11399	Amazon Capital Services	NOV-2025	monthly statement - city hall	12/01/2025	19.54	19.54	12/12/2025
Total 01-415-37-00 Repairs & Maint-Auto:					19.54	19.54	
01-415-40-00 Repair&Maint-Bldgs & Grnds							
411	D & B Supply	DEC-2025	Monthly Statement-City Hall	01/01/2026	184.86	.00	
Total 01-415-40-00 Repair&Maint-Bldgs & Grnds:					184.86	.00	
01-415-40-05 Repairs&Maint-Training Center							
10795	Delgado-Alcantar, Blanca Lidia	DEC-2025B	cleaning @ training facility	01/01/2026	300.00	.00	
Total 01-415-40-05 Repairs&Maint-Training Center:					300.00	.00	
01-415-40-18 Repairs&Maint-Visitor Center							
411	D & B Supply	DEC-2025	Monthly Statement-City Hall	01/01/2026	6.38	.00	
1430	Standard Plumbing Supply Co	ZRKG30	adapter	12/10/2025	5.99	.00	
Total 01-415-40-18 Repairs&Maint-Visitor Center:					12.37	.00	
01-415-40-20 Rent-Irrigation Dist Bldg							
1045	Mountain Home Irrigation Dist	00025	Rent for back room	01/05/2026	1,400.00	.00	
Total 01-415-40-20 Rent-Irrigation Dist Bldg:					1,400.00	.00	
01-415-40-30 Janitorial Service							
11016	Prestige Janitorial Co	JAN-2026	cleaning services: city hall	01/01/2026	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	87456	over 30 hour retainer	12/04/2025	2,880.00	2,880.00	12/12/2025
7022	Moore Smith Buxton & Turcke	87457	general professional services	12/04/2025	6,560.00	6,560.00	12/12/2025
Total 01-415-40-39 Attorney Fees:					9,440.00	9,440.00	
01-415-41-00 Professional Services							
12507	Clearwater Financial, LLC	3389	1st annual retainer renewal	12/29/2025	1,800.00	.00	
Total 01-415-41-00 Professional Services:					1,800.00	.00	
01-415-43-00 Computer Software/Support							
11399	Amazon Capital Services	DEC-2025	monthly statement - city hall	01/01/2026	88.90	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - city hall	12/01/2025	774.85	774.85	12/12/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
12420	CivicPlus	348501B	domain hosting	01/03/2025	1,939.50	.00	
12706	Framework Computer, Inc.	R963986419	laptop	12/03/2025	4,451.00	.00	
12288	Kaseya US, LLC	CI_1745244	365 endpoint pro, user, premium u	12/05/2025	2,394.63	2,394.63	12/12/2025
12288	Kaseya US, LLC	CI_1764933	365 endpoint pro, user, premium u	01/05/2026	2,397.03	.00	
12092	Ramaker & Associates, Inc.	142552	burial search annual hosting, CIM	12/03/2025	2,800.00	.00	
12157	Treasure Valley Technical Solution	R-2026-0001	microsoft 365 business standard	01/01/2026	1,855.40	.00	
1610	Wells Fargo Remittance Center	DEC-2025	monthly Statement (City Hall)	12/01/2025	20.00	20.00	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	monthly Statement (City Hall)	12/14/2025	15.99	15.99	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	monthly Statement (City Hall)	01/01/2026	134.59	.00	
Total 01-415-43-00 Computer Software/Support:					16,871.89	3,205.47	
01-415-52-00 Supplies							
11399	Amazon Capital Services	DEC-2025	monthly statement - city hall	01/01/2026	698.88	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - city hall	12/01/2025	449.27	449.27	12/12/2025
12390	Mount Olympus	24331615 0103	water	01/03/2026	165.86	.00	
12390	Mount Olympus	24331615 1206	water	12/06/2025	64.94	.00	
1052	Mountain Home Printing	4043	envelopes	12/05/2025	748.14	.00	
5200	Staples Advantage	6049710675	w-2 laser sets	12/03/2025	385.68	.00	
5200	Staples Advantage	6050847279	paper, post it notes	12/19/2025	88.30	.00	
1610	Wells Fargo Remittance Center	DEC-2025	monthly Statement (City Hall)	12/01/2025	46.83	46.83	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	monthly Statement (City Hall)	12/14/2025	15.68	15.68	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	monthly Statement (City Hall)	01/01/2026	187.91	.00	
Total 01-415-52-00 Supplies:					2,851.49	511.78	
01-415-52-05 Supplies for Training Center							
1610	Wells Fargo Remittance Center	JAN-2026	monthly Statement (City Hall)	01/01/2026	20.92	.00	
Total 01-415-52-05 Supplies for Training Center:					20.92	.00	
01-415-55-00 Printing/Publications							
942	Matthew Bender & Co, Inc	47975334	ID Code rules supplement	12/31/2025	81.08	.00	
Total 01-415-55-00 Printing/Publications:					81.08	.00	
01-415-56-00 Meetings Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - city hall	12/01/2025	29.09	29.09	12/12/2025
12660	Idaho Manufacturing Alliance	4968	partner membership	12/01/2025	166.66	.00	
12663	King, Dale	DEC-2025	reimburse: gas	12/11/2025	21.66	.00	
12663	King, Dale	DEC-2025	reimburse: airport parking	12/11/2025	30.00	.00	
12663	King, Dale	DEC-2025	reimburse: car rental	12/11/2025	145.45	.00	
12663	King, Dale	DEC-2025	reimburse: breakfast	12/11/2025	5.95	.00	
12663	King, Dale	DEC-2025	reimburse: food	12/11/2025	9.52	.00	
12663	King, Dale	DEC-2025	reimburse: lunch - meet & greet F	12/11/2025	19.00	.00	
12663	King, Dale	DEC-2025	reimburse: gas for rental car	12/11/2025	16.15	.00	
12663	King, Dale	DEC-2025	reimburse: ticket for holiday party	12/11/2025	32.50	.00	
12663	King, Dale	DEC-2025B	reimburse: nov & dec mileage to	12/23/2025	106.53	.00	
8231	SESAC	DEC-2025	performance license	12/31/2025	641.00	.00	
1610	Wells Fargo Remittance Center	DEC-2025	monthly Statement (City Hall)	12/01/2025	43.84	43.84	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	monthly Statement (City Hall)	12/14/2025	177.66	177.66	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	monthly Statement (City Hall)	01/01/2026	1,052.06	.00	
Total 01-415-56-00 Meetings Schools & Dues:					2,497.07	250.59	
01-415-56-20 Christmas Turkeys							
1610	Wells Fargo Remittance Center	JAN-2026	monthly Statement (City Hall)	01/01/2026	3,873.85	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-415-56-20 Christmas Turkeys:					3,873.85	.00	
01-415-61-05 Special Event(AFAD, Retr. etc)							
11399	Amazon Capital Services	DEC-2025	monthly statement - city hall	01/01/2026	159.33	.00	
8873	ParkInk	30527	flying ring w/custom logo, set-up	08/15/2025	441.40	.00	
1610	Wells Fargo Remittance Center	DEC-2025B	monthly Statement (City Hall)	12/14/2025	959.25	959.25	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	monthly Statement (City Hall)	01/01/2026	117.92	.00	
Total 01-415-61-05 Special Event(AFAD, Retr. etc)					1,677.90	959.25	
01-415-66-00 Christmas Decorations							
11399	Amazon Capital Services	DEC-2025	monthly statement - city hall	01/01/2026	1,475.89	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - city hall	12/01/2025	2,447.00	2,447.00	12/12/2025
174	Big Sky Rentals LLC	55473	lift truck for christmas lights	11/24/2025	264.00	.00	
1430	Standard Plumbing Supply Co	ZQZ12	extension cords	12/03/2025	73.90	.00	
1610	Wells Fargo Remittance Center	DEC-2025	monthly Statement (City Hall)	12/01/2025	1,722.97	1,722.97	12/12/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (City Hall)	01/01/2026	4,405.14	.00	
Total 01-415-66-00 Christmas Decorations:					10,388.90	4,169.97	
01-415-75-00 Mayor's Youth Advisory Council							
1610	Wells Fargo Remittance Center	DEC-2025B	monthly Statement (City Hall)	12/14/2025	408.37	408.37	12/24/2025
Total 01-415-75-00 Mayor's Youth Advisory Council:					408.37	408.37	
01-415-84-00 Fingerprint Processing							
789	Idaho State Police	DEC-2025	FBI fingerprint processing	12/08/2025	33.25	.00	
Total 01-415-84-00 Fingerprint Processing:					33.25	.00	
01-415-90-30 Public Transit							
4335	Treasure Valley Transit	549	public transportation	12/01/2025	2,916.67	.00	
4335	Treasure Valley Transit	550	public transportation	01/01/2026	2,916.67	.00	
Total 01-415-90-30 Public Transit:					5,833.34	.00	
01-415-98-00 Sales Tax Payable							
1442	State Tax Commission	DEC-2025	Sales & Use Tax	01/02/2026	3,507.31	.00	
Total 01-415-98-00 Sales Tax Payable:					3,507.31	.00	
01-415-99-00 Capital Outlay - Over \$5000							
5969	Dell Marketing L.P.	10855791728	server cluster & storage array	01/01/2026	32,848.41	.00	
Total 01-415-99-00 Capital Outlay - Over \$5000:					32,848.41	.00	
Total ADMINISTRATION:					98,134.87	19,339.64	
DEVELOPMENT SERVICES							
01-416-33-00 Gas & Oil							
9302	Wex Bank	DEC-2025	monthly statement: dev services	01/01/2026	291.23	.00	
Total 01-416-33-00 Gas & Oil:					291.23	.00	
01-416-34-00 Telephone/Internet							
8078	DataTel	DG-9003	monthly statement - dev serv	01/05/2026	191.98	.00	
8636	Level 3 Communications	764638473	monthly statement: dev services	12/17/2025	70.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
9609	Verizon	DEC-2025	monthly charges - dev services	01/01/2026	194.93	.00	
Total 01-416-34-00 Telephone/Internet:					456.91	.00	
01-416-36-00 Repairs & Maint - Equipment							
203	Boise Office Equipment Inc	IN5169696	monthly contract base rate	12/29/2025	65.50	.00	
Total 01-416-36-00 Repairs & Maint - Equipment:					65.50	.00	
01-416-36-10 Copy Machine Lease							
10610	CIT	48397566	copier lease - building	12/30/2025	337.15	.00	
Total 01-416-36-10 Copy Machine Lease:					337.15	.00	
01-416-37-00 Repairs & Maint - Auto							
6353	O'Reilly Auto Parts	3014-110614	oil filter	12/05/2025	10.19	.00	
Total 01-416-37-00 Repairs & Maint - Auto:					10.19	.00	
01-416-40-00 Repairs & Maint-Building							
848	J & J Heating & Cooling	3628	replace motor capacitor, parts, lab	12/22/2025	166.10	.00	
Total 01-416-40-00 Repairs & Maint-Building:					166.10	.00	
01-416-41-00 Professional Services							
7022	Moore Smith Buxton & Turcke	87456	over 30 hour retainer	12/04/2025	270.00	270.00	12/12/2025
Total 01-416-41-00 Professional Services:					270.00	270.00	
01-416-41-25 3rd Party Plan Review							
11132	Safe Built, LLC	2887471	commercial plan review - 990 Airb	11/30/2025	1,020.34	.00	
Total 01-416-41-25 3rd Party Plan Review:					1,020.34	.00	
01-416-43-00 Computer Maint/Software							
285	Caselle Inc	INV-13425	monthly contract support	12/04/2025	575.25	575.25	12/12/2025
285	Caselle Inc	INV-15256	monthly contract support	01/05/2026	575.25	.00	
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Dev Serv)	12/14/2025	144.00	144.00	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Dev Serv)	01/01/2026	330.00	.00	
Total 01-416-43-00 Computer Maint/Software:					1,624.50	719.25	
01-416-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - dev serv	12/01/2025	29.08	29.08	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Dev Serv)	12/01/2025	379.00	379.00	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Dev Serv)	12/14/2025	119.00	119.00	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Dev Serv)	01/01/2026	52.43	.00	
Total 01-416-56-00 Meetings, Schools & Dues:					341.51	289.08	
01-416-62-00 Planning & Zoning Expenses							
11663	Drake, Cristina	DEC-2025	planning & zoning meeting	12/16/2025	60.00	.00	
12178	McCormick, Robert	DEC-2025	Planning & Zoning	12/16/2025	60.00	.00	
12655	Pedroza, Erika	DEC-2025	planning & zoning meeting	12/16/2025	60.00	.00	
8778	Wallaert, Kristopher	DEC-2025	planning & zoning meeting	12/16/2025	60.00	.00	
Total 01-416-62-00 Planning & Zoning Expenses:					240.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-416-85-00 Miscellaneous							
1048	Mountain Home News	JAN-2026B	newspaper renewal	12/17/2025	57.77	.00	
Total 01-416-85-00 Miscellaneous:					57.77	.00	
Total DEVELOPMENT SERVICES:					4,881.20	1,278.33	
PROSECUTION							
01-420-41-00 Attorney Fees							
7022	Moore Smith Buxton & Turcke	87458	prosecution	12/04/2025	16,000.00	16,000.00	12/12/2025
Total 01-420-41-00 Attorney Fees:					16,000.00	16,000.00	
Total PROSECUTION					16,000.00	16,000.00	
POLICE							
01-421-31-00 Postage							
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Police)	12/01/2025	48.36	48.36	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Police)	12/14/2025	44.06	44.06	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Police)	01/01/2026	26.53	.00	
Total 01-421-31-00 Postage:					118.95	92.42	
01-421-33-00 Gas & Oil							
10227	Dudley, Jake	DEC-2025	reimburse: fuel	12/16/2025	41.07	.00	
9302	Wex Bank	DEC-2025	monthly statement: police	01/01/2026	4,268.98	.00	
Total 01-421-33-00 Gas & Oil:					4,310.05	.00	
01-421-34-00 Telephone/Internet							
1284	Century Link	DEC-2025	Monthly Statement (Police Long D	12/16/2025	.07	.07	12/24/2025
1284	Century Link	DEC-2025	Monthly Statement (Police)	12/16/2025	85.73	85.73	12/24/2025
8078	DataTel	DG-9003	monthly statement - police	01/05/2026	570.01	.00	
11989	IRON	5264	monthly statement - Police	01/01/2026	25.00	.00	
9609	Verizon	DEC-2025	monthly charges - police	01/01/2026	1,925.93	.00	
Total 01-421-34-00 Telephone/Internet:					2,606.74	85.80	
01-421-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Police Dep	12/30/2025	860.96	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Police Dept)	12/15/2025	187.98	187.98	12/24/2025
Total 01-421-35-00 Utilities:					1,048.94	187.98	
01-421-36-00 Repairs & Maint - Office equip							
203	Boise Office Equipment Inc	IN5169696	monthly contract base rate	12/29/2025	114.02	.00	
10610	CIT	48397566	copier lease - police	12/30/2025	337.15	.00	
Total 01-421-36-00 Repairs & Maint - Office equip:					451.17	.00	
01-421-36-20 Software Licensing							
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Police)	12/14/2025	497.00	497.00	12/24/2025
Total 01-421-36-20 Software Licensing:					497.00	497.00	
01-421-37-00 Repairs & Maint - Auto							
11399	Amazon Capital Services	DEC-2025	monthly statement - police	01/01/2026	179.40	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - police	12/01/2025	49.83	49.83	12/12/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
8936	AutoZone	04127885725	oil	12/26/2025	9.30	.00	
4184	Commercial Tire	35-95035	tires, balance, disposal fee	08/11/2025	458.63	458.63	12/12/2025
4184	Commercial Tire	95599	tires, balance	09/29/2025	50.90	50.90	12/12/2025
1036	Mountain Home Auto Parts	DEC-2025	Monthly Statement Police	01/01/2026	26.12	.00	
6353	O'Reilly Auto Parts	3014-110391	oil filter, oil	12/03/2025	64.16	.00	
6353	O'Reilly Auto Parts	3014-110497	oil filter	12/04/2025	10.19	.00	
6353	O'Reilly Auto Parts	3014-110632	engine mount	12/05/2025	51.00	.00	
6353	O'Reilly Auto Parts	3014-110680	alternator	12/05/2025	348.46	.00	
6353	O'Reilly Auto Parts	3014-111329	drive pulley, micro v-belt	12/10/2025	57.35	.00	
6353	O'Reilly Auto Parts	3014-111407	oil filter adapter	12/10/2025	297.05	.00	
6353	O'Reilly Auto Parts	3014-111635	oil pressure switch	12/12/2025	54.71	.00	
6353	O'Reilly Auto Parts	3014-111641	core return	12/12/2025	40.00	.00	
6353	O'Reilly Auto Parts	3014-113579	keys	12/27/2025	12.99	.00	
6353	O'Reilly Auto Parts	3014-113828	valve assembly	12/29/2025	61.67	.00	
6353	O'Reilly Auto Parts	3017-114799	radiator fan assembly	01/05/2026	189.58	.00	
Total 01-421-37-00 Repairs & Maint - Auto:					1,881.34	559.36	
01-421-40-00 Repairs & Maint - Building							
11399	Amazon Capital Services	DEC-2025	monthly statement - police	01/01/2026	22.33	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - police	12/01/2025	145.99	145.99	12/12/2025
1430	Standard Plumbing Supply Co	ZTCL54	diaphragm for all inside part kits	12/17/2025	6.86	.00	
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Police)	12/14/2025	8.94	8.94	12/24/2025
Total 01-421-40-00 Repairs & Maint - Building:					184.12	154.93	
01-421-40-30 Janitorial Service							
12699	Barse, Solveig	1022026	cleaning @ police dept	01/02/2026	1,400.00	.00	
Total 01-421-40-30 Janitorial Service:					1,400.00	.00	
01-421-43-00 Computer Maint/Software							
12247	Always Connect Solutions	INV-036007	netcloud mobile essentials plan	12/05/2025	2,478.86	.00	
11399	Amazon Capital Services	DEC-2025	monthly statement - police	01/01/2026	459.99	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - police	12/01/2025	79.99	79.99	12/12/2025
Total 01-421-43-00 Computer Maint/Software:					3,018.84	79.99	
01-421-52-00 Supplies							
11399	Amazon Capital Services	DEC-2025	monthly statement - police	01/01/2026	184.46	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - police	12/01/2025	928.61	928.61	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Police)	12/14/2025	62.96	62.96	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Police)	01/01/2026	31.90	.00	
Total 01-421-52-00 Supplies:					1,207.93	991.57	
01-421-53-00 Uniforms and accessories							
11399	Amazon Capital Services	NOV-2025	monthly statement - police	12/01/2025	111.04	111.04	12/12/2025
961	LN Curtis & Sons	INV1015096	patches	12/02/2025	35.00	.00	
961	LN Curtis & Sons	INV1018435	pants	12/11/2025	218.08	.00	
961	LN Curtis & Sons	INV1022750	jacket, emblems	12/23/2025	144.40	.00	
Total 01-421-53-00 Uniforms and accessories:					508.52	111.04	
01-421-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - police	12/01/2025	29.09	29.09	12/12/2025
10252	Blue to Gold , LLC	B2G-NI-169345	advanced traffic stops - luna	12/22/2025	225.00	.00	
5884	Calibre Press	156134	finding the leader in you: rawlins,	12/22/2025	718.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5884	Calibre Press	156136	on scene tactical leadership: smit	12/22/2025	657.00	.00	
6912	John E. Reid and Associates	9LC9MJJA-000	Interview & Interrogation Class - a	12/22/2025	655.00	.00	
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Police)	12/01/2025	27.35	27.35	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Police)	12/14/2025	295.82	295.82	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Police)	01/01/2026	439.44	.00	
Total 01-421-56-00 Meetings, Schools & Dues:					3,046.70	352.26	
01-421-57-00 Weapons & Ammunition							
8029	United Site Services	114-14043017	portable restroom service - shooti	04/07/2025	235.00	.00	
8029	United Site Services	114-14168744	portable restroom service - shooti	12/12/2025	115.00	.00	
Total 01-421-57-00 Weapons & Ammunition:					350.00	.00	
01-421-90-10 Patrol Expense							
11399	Amazon Capital Services	DEC-2025	monthly statement - police	01/01/2026	460.56	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - police	12/01/2025	215.59	215.59	12/12/2025
Total 01-421-90-10 Patrol Expense:					676.15	215.59	
01-421-99-00 Capital Outlay - Over \$5000							
5969	Dell Marketing L.P.	10855791728	server cluster & storage array	01/01/2026	52,000.00	.00	
Total 01-421-99-00 Capital Outlay - Over \$5000:					52,000.00	.00	
01-421-99-10 Equip Inventory-\$500 to \$5000							
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Police)	12/14/2025	458.20	458.20	12/24/2025
Total 01-421-99-10 Equip Inventory-\$500 to \$5000:					458.20	458.20	
Total POLICE:					73,764.65	3,786.14	
ANIMAL CONTROL							
01-422-34-00 Telephone/Internet							
8078	DataTel	DG-9003	monthly statement - animal shelte	01/05/2026	133.30	.00	
11989	IRON	5264	monthly statement - Animal Shelte	01/01/2026	25.00	.00	
8636	Level 3 Communications	764638473	monthly statement: animal shelter	12/17/2025	14.00	.00	
9609	Verizon	DEC-2025	monthly charges - animal shelter	01/01/2026	38.73	.00	
Total 01-422-34-00 Telephone/Internet:					211.03	.00	
01-422-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Animal Shelter	12/30/2025	459.31	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Animal Shelte	12/15/2025	202.81	202.81	12/24/2025
Total 01-422-35-00 Utilities:					662.12	202.81	
01-422-40-00 Repairs & Maint - Building							
11399	Amazon Capital Services	DEC-2025	monthly statement - animal shelte	01/01/2026	38.68	.00	
9595	Western Exterminator Company	89214349	pest control maintenance	12/23/2025	157.18	.00	
Total 01-422-40-00 Repairs & Maint - Building:					195.86	.00	
01-422-52-00 Supplies							
11399	Amazon Capital Services	DEC-2025	monthly statement - animal shelte	01/01/2026	26.43	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - animal shelte	12/01/2025	412.53	412.53	12/12/2025
866	Jim's Lumber Co	DEC-2025	Monthly Statement Animal Shelter	01/01/2026	39.98	.00	
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Animal Shelte	01/01/2026	407.85	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-422-52-00 Supplies:					886.79	412.53	
01-422-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - animal shelte	12/01/2025	29.08	29.08	12/12/2025
Total 01-422-56-00 Meetings, Schools & Dues:					29.08	29.08	
01-422-67-00 Animal Supplies							
11399	Amazon Capital Services	DEC-2025	monthly statement - animal shelte	01/01/2026	22.12	.00	12/12/2025
11399	Amazon Capital Services	NOV-2025	monthly statement - animal shelte	12/01/2025	9.99	9.99	
2432	Hill's Pet Nutrition Sales	255478653	cat food	12/09/2025	58.84	.00	
Total 01-422-67-00 Animal Supplies:					90.95	9.99	
Total ANIMAL CONTROL:					2,075.83	654.41	
FIRE DEPARTMENT							
01-423-33-00 Gas & Oil							
9302	Wex Bank	DEC-2025	monthly statement fire	01/01/2026	414.69	.00	
Total 01-423-33-00 Gas & Oil:					414.69	.00	
01-423-34-00 Telephone/Internet							
8078	DataTel	DG-9003	monthly statement - fire	01/05/2026	88.05	.00	
11989	IRON	5264	monthly statement - Fire	01/01/2026	25.00	.00	
8636	Level 3 Communications	784638473	monthly statement fire	12/17/2025	14.00	.00	
9609	Verizon	DEC-2025	monthly charges - fire	01/01/2026	40.04	.00	
Total 01-423-34-00 Telephone/Internet:					167.09	.00	
01-423-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Fire Dept	12/30/2025	384.01	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Fire Dept)	12/15/2025	249.90	249.90	12/24/2025
Total 01-423-35-00 Utilities:					633.91	249.90	
01-423-36-00 Repairs & Maint - Equipment							
11399	Amazon Capital Services	DEC-2025	monthly statement - fire	01/01/2026	257.90	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - fire	12/01/2025	145.37	145.37	12/12/2025
203	Boise Office Equipment Inc	IN5144789	monthly contract base rate	12/11/2025	52.62	.00	
11481	OHD, LLLP	107813	annual calibration & preventantive	12/04/2025	1,010.00	.00	
11481	OHD, LLLP	107957	mask - pure adapter, freight	12/11/2025	425.00	.00	
1430	Standard Plumbing Supply Co	ZQQ373	red light set	12/02/2025	69.98	.00	
1430	Standard Plumbing Supply Co	ZQY395	decorating clip, mini hook	12/05/2025	22.48	.00	
1430	Standard Plumbing Supply Co	ZRMB95	torch kit, detail torch	12/10/2025	90.98	.00	
1430	Standard Plumbing Supply Co	ZRMF63	butane cylinder	12/10/2025	5.49	.00	
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Fire)	12/01/2025	44.91	44.91	12/12/2025
Total 01-423-36-00 Repairs & Maint - Equipment:					2,124.73	190.28	
01-423-40-00 Repairs & Maint - Building							
445	Diamond Laundry	92768	rugs cleaned	12/23/2025	156.00	.00	
Total 01-423-40-00 Repairs & Maint - Building:					156.00	.00	
01-423-40-50 Janitorial Service							
11016	Prestige Janitorial Co	JAN-2026	cleaning services fire	01/01/2026	100.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-423-40-50 Janitorial Service:					100.00	.00	
01-423-53-00 Uniforms/Safety Clothing Items							
961	LN Curtis & Sons	INV1019352	helmet front, shipping	12/15/2025	60.33	.00	
Total 01-423-53-00 Uniforms/Safety Clothing Items:					60.33	.00	
01-423-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - fire	12/01/2025	29.08	29.08	12/12/2025
762	Idaho Fire Chiefs Association	JAN-2026	IFCA Membership - Moore	01/01/2026	110.00	.00	
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Fire)	01/01/2026	289.22	.00	
Total 01-423-56-00 Meetings, Schools & Dues:					428.30	29.08	
01-423-85-00 Special Events-Misc							
11399	Amazon Capital Services	DEC-2025	monthly statement - fire	01/01/2026	41.86	.00	
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Fire)	12/01/2025	24.35	24.35	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Fire)	12/14/2025	205.14	205.14	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Fire)	01/01/2026	97.22	.00	
Total 01-423-85-00 Special Events-Misc:					368.57	229.49	
Total FIRE DEPARTMENT:					4,453.62	698.75	
PARKS DEPARTMENT							
01-438-33-00 Gas & Oil							
9302	Wex Bank	DEC-2025	monthly statement: parks off road	01/01/2026	244.68	.00	
9302	Wex Bank	DEC-2025	monthly statement: parks	01/01/2026	591.18	.00	
Total 01-438-33-00 Gas & Oil:					835.86	.00	
01-438-34-00 Telephone/Internet							
8078	DataTel	DG-9003	monthly statement - park	01/05/2026	104.38	.00	
11989	IRON	5264	monthly statement - Parks	01/01/2026	25.00	.00	
8636	Level 3 Communications	764638473	monthly statement: Parks	12/17/2025	21.00	.00	
9609	Verizon	DEC-2025	monthly charges - parks	01/01/2026	233.66	.00	
Total 01-438-34-00 Telephone/Internet:					384.04	.00	
01-438-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Park Dept	12/30/2025	2,011.23	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Parks)	12/15/2025	107.48	107.48	12/24/2025
Total 01-438-35-00 Utilities:					2,118.71	107.48	
01-438-36-00 Repairs & Maint - Equipment							
6	A to Z Lumber Co	125743	repair chainsaw, materials	12/15/2025	74.25	.00	
203	Boise Office Equipment Inc	IN5169696	monthly contract base rate	12/29/2025	16.70	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Parks	01/01/2026	71.97	.00	
11463	En Route Tire Service	9021	flat repair, patch & plug combo	10/08/2025	23.98	.00	
11463	En Route Tire Service	9023	atv tire, tube	10/08/2025	34.84	.00	
11463	En Route Tire Service	9056	tire, valve stem, disposal fee, jack	10/10/2025	190.96	.00	
6353	O'Reilly Auto Parts	3014-111241	battery	12/09/2025	35.65	.00	
1430	Standard Plumbing Supply Co	ZNQN14	lubricant	11/12/2025	29.97	.00	
8029	United Site Services	114-14167152	portable restroom service - germ	12/09/2025	935.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-438-36-00 Repairs & Maint - Equipment:					1,413.32	.00	
01-438-36-10 Copier Lease							
10610	CIT	48397566	copier lease - parks	12/30/2025	170.67	.00	
Total 01-438-36-10 Copier Lease:					170.67	.00	
01-438-37-00 Repairs & Maint - Trucks							
11399	Amazon Capital Services	DEC-2025	monthly statement - park	01/01/2026	119.60	.00	
8936	AutoZone	04127879173	shine protectant, car fresheners, b	12/10/2025	26.96	.00	
644	Cox Signs	32262	truck door stickers	12/08/2025	315.68	.00	
1036	Mountain Home Auto Parts	DEC-2025	Monthly Statement Parks	01/01/2026	48.86	.00	
Total 01-438-37-00 Repairs & Maint - Trucks:					511.10	.00	
01-438-38-00 Portable Service Contract							
8029	United Site Services	114-14164077	portable restroom service - richard	11/27/2025	115.00	.00	
8029	United Site Services	114-14166261	portable restroom service - legac	12/08/2025	230.00	.00	
8029	United Site Services	114-14166262	portable restroom service - legac	12/08/2025	135.00	.00	
8029	United Site Services	114-14166263	portable restroom service - legac	12/08/2025	115.00	.00	
8029	United Site Services	114-14166264	portable restroom service - railroa	12/08/2025	155.00	.00	
8029	United Site Services	114-14169937	portable restroom service - stonet	12/16/2025	200.00	.00	
8029	United Site Services	114-14172158	portable restroom service - legac	12/22/2025	75.00	.00	
8029	United Site Services	114-14172159	portable restroom service - legac	12/22/2025	110.00	.00	
8029	United Site Services	114-14173883	portable restroom service - dog p	12/29/2025	115.00	.00	
8029	United Site Services	114-14173884	portable restroom service - optimi	12/29/2025	185.00	.00	
8029	United Site Services	114-14173885	portable restroom service - dog p	12/29/2025	115.00	.00	
8029	United Site Services	114-14173886	portable restroom service - richard	12/29/2025	115.00	.00	
8029	United Site Services	114-14173887	portable restroom service - ne cin	12/29/2025	115.00	.00	
8029	United Site Services	114-14173889	portable restroom service - frontie	12/29/2025	115.00	.00	
8029	United Site Services	114-14173890	portable restroom service - carl m	12/29/2025	185.00	.00	
8029	United Site Services	114-14173891	portable restroom service - railroa	12/29/2025	185.00	.00	
8029	United Site Services	114-14174025	portable restroom service - richard	12/29/2025	115.00	.00	
Total 01-438-38-00 Portable Service Contract:					2,380.00	.00	
01-438-40-00 Repairs & Maint - Bldgs & Grnd							
6	A to Z Lumber Co	125671	wood, paint	12/04/2025	69.38	.00	
6	A to Z Lumber Co	125673	cut out tools, masking tape, bits,	12/04/2025	142.40	.00	
6	A to Z Lumber Co	125708	oil floor dry	12/09/2025	19.99	.00	
6	A to Z Lumber Co	125730	redwood stain	12/15/2025	63.96	.00	
6	A to Z Lumber Co	125754	wood	12/15/2025	71.60	.00	
6	A to Z Lumber Co	125755	hammer, paint brushes	12/16/2025	22.87	.00	
6	A to Z Lumber Co	125757	redwood stain	12/16/2025	289.99	.00	
6	A to Z Lumber Co	125764	wood	12/17/2025	35.80	.00	
6	A to Z Lumber Co	125773	redwood stain	12/18/2025	511.68	.00	
6	A to Z Lumber Co	125781	repair pump sprayer	12/22/2025	85.00	.00	
6	A to Z Lumber Co	125806	paint brushes	12/30/2025	12.45	.00	
3265	Cintas Corporation	4251298924	refill soap, toilet tissue, papertowe	11/26/2025	95.69	.00	
3265	Cintas Corporation	4251298960	refill soap, toilet tissue, papertowe	11/26/2025	95.69	.00	
3265	Cintas Corporation	4251299018	refill soap, toilet tissue, papertowe	11/26/2025	95.69	.00	
644	Cox Signs	32272	dog park signs	12/30/2025	952.20	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Parks	01/01/2026	567.69	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Parks	12/01/2025	356.99	356.99	12/12/2025
866	Jim's Lumber Co	DEC-2025	Monthly Statement Parks	01/01/2026	50.31	.00	
987	Master Electric Inc	17378	move power to comm box, materi	12/13/2025	440.19	.00	
1010	Mid American Research Chemical	0867057-IN	wipe-out, ice melter plus	12/19/2025	5,446.19	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1430	Standard Plumbing Supply Co	ZQLZ12	zipties	12/01/2025	6.57	.00	
1430	Standard Plumbing Supply Co	ZQQY00	elbows, pvc pipe, cross	12/03/2025	39.96	.00	
1430	Standard Plumbing Supply Co	ZQVK45	furring strips, plywood	12/04/2025	38.97	.00	
1430	Standard Plumbing Supply Co	ZQWQ07	cellcore, elbows	12/04/2025	18.03	.00	
1430	Standard Plumbing Supply Co	ZQXR69	electrical tape, cable, cords, wire	12/05/2025	84.04	.00	
1430	Standard Plumbing Supply Co	ZQY039	nuts, bolts, wood	12/05/2025	17.29	.00	
1430	Standard Plumbing Supply Co	ZQYN38	spray paint	12/05/2025	6.62	.00	
1430	Standard Plumbing Supply Co	ZRLH89	padlock	12/10/2025	30.99	.00	
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Parks)	12/14/2025	663.02	663.02	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Parks)	01/01/2026	26.01	.00	
1653	Yard Creations	5707930	pathway aggregate	12/12/2025	100.00	.00	
1653	Yard Creations	5707933	pathway aggregate	01/05/2026	50.00	.00	
Total 01-438-40-00 Repairs & Maint - Bldgs & Grnd:					10,507.26	1,020.01	
01-438-52-00 Supplies							
599	Gem State Paper & Supply Co	3114118	paper towels, garbage bags	11/24/2025	154.39	.00	
Total 01-438-52-00 Supplies:					154.39	.00	
01-438-53-00 Uniform/Safety Clothing Items							
411	D & B Supply	DEC-2025	Monthly Statement-Parks	01/01/2026	179.96	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Parks	12/01/2025	129.99	129.99	12/12/2025
Total 01-438-53-00 Uniform/Safety Clothing Items:					309.95	129.99	
01-438-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - park	12/01/2025	29.08	29.08	12/12/2025
Total 01-438-56-00 Meetings, Schools & Dues:					29.08	29.08	
01-438-70-00 Weed Killer & Fertilizer							
411	D & B Supply	DEC-2025	Monthly Statement-Parks	01/01/2026	543.93	.00	
Total 01-438-70-00 Weed Killer & Fertilizer:					543.93	.00	
01-438-72-00 Tools & Supplies							
6	A to Z Lumber Co	125769	drill bit	12/18/2025	4.79	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Parks	01/01/2026	518.10	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Parks	12/01/2025	137.91	137.91	12/12/2025
866	Jim's Lumber Co	DEC-2025	Monthly Statement Parks	01/01/2026	289.94	.00	
1036	Mountain Home Auto Parts	DEC-2025	Monthly Statement Parks	01/01/2026	4.84	.00	
1430	Standard Plumbing Supply Co	ZQWY54	duct tape, batteries, extension cor	12/04/2025	52.34	.00	
1430	Standard Plumbing Supply Co	ZQXR86	fault out tester	12/05/2025	14.99	.00	
1430	Standard Plumbing Supply Co	ZRKV49	towel, lubricant, car wash, de-icer	12/10/2025	64.44	.00	
1430	Standard Plumbing Supply Co	ZTDR65	nuts, bolts, air duster	12/17/2025	14.99	.00	
Total 01-438-72-00 Tools & Supplies:					1,102.34	137.91	
01-438-85-00 Miscellaneous							
11399	Amazon Capital Services	DEC-2025	monthly statement - park	01/01/2026	154.32	.00	
Total 01-438-85-00 Miscellaneous:					154.32	.00	
01-438-89-00 Safety Equipment							
411	D & B Supply	NOV-2025	Monthly Statement-Parks	12/01/2025	18.99	18.99	12/12/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 01-438-89-00 Safety Equipment:					18.99	18.99	
01-438-99-10 Equip-Inventary \$500 to \$5000							
411	D & B Supply	DEC-2025	Monthly Statement-Parks	01/01/2026	689.97	.00	
940	Les Schwab Tire Center	10201027756	tires, flat repair, o-rings	12/29/2025	3,627.96	.00	
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Parks)	12/14/2025	3,254.46	3,254.46	12/24/2025
Total 01-438-99-10 Equip-Inventary \$500 to \$5000:					7,572.39	3,254.46	
Total PARKS DEPARTMENT:					28,206.35	4,697.92	
Total GENERAL FUND:					232,670.84	46,455.19	
STREET DEPARTMENT							
STREET DEPARTMENT							
02-431-23-20 Street Patching							
8755	Idaho Materials & Construction	6743890	asphalt	10/31/2025	589.90	.00	
8282	Suncore Construction & Materials,	004CINV00003	aspalt	12/10/2025	797.58	.00	
8282	Suncore Construction & Materials,	004CINV00003	aspalt	12/12/2025	756.00	.00	
Total 02-431-23-20 Street Patching:					2,143.48	.00	
02-431-24-00 Right-of-Way Improv-Streets							
1659	Yuarte Concrete	1991	crosswalk sign bases @ s 10th e	01/02/2026	1,500.00	.00	
1659	Yuarte Concrete	1992	crosswalk sign bases @ hacker m	01/02/2026	1,500.00	.00	
Total 02-431-24-00 Right-of-Way Improv-Streets:					3,000.00	.00	
02-431-24-20 ADA Sidewalk Ramps							
1659	Yuarte Concrete	1987	remove & replace curb, gutter, sid	12/08/2025	18,400.00	.00	
Total 02-431-24-20 ADA Sidewalk Ramps:					18,400.00	.00	
02-431-33-00 Gas & Oil							
9302	Wex Bank	DEC-2025	monthly statement: streets off roa	01/01/2026	1,062.33	.00	
9302	Wex Bank	DEC-2025	monthly statement: streets	01/01/2026	1,158.55	.00	
Total 02-431-33-00 Gas & Oil:					2,220.88	.00	
02-431-34-00 Telephone/Internet							
8078	DataTel	DG-9003	monthly statement - street	01/05/2026	83.85	.00	
11989	IRON	5264	monthly statement - Streets	01/01/2026	25.00	.00	
8636	Level 3 Communications	764638473	monthly statement: Streets	12/17/2025	14.00	.00	
9609	Verizon	DEC-2025	monthly charges - streets	01/01/2026	387.30	.00	
Total 02-431-34-00 Telephone/Internet:					510.15	.00	
02-431-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Street Oiling	12/30/2025	102.98	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Streets)	12/15/2025	113.19	113.19	12/24/2025
Total 02-431-35-00 Utilities:					216.17	113.19	
02-431-36-00 Repairs & Maint - Equipment							
692	Hiler Bros. Co	363841	bulk 5W30, bulk premium 15W40	12/30/2025	1,851.13	.00	
794	Idaho Transportation Dept	DEC-2025I	license plates	12/16/2025	23.00	23.00	12/16/2025
1036	Mountain Home Auto Parts	DEC-2025	Monthly Statement Streets	01/01/2026	147.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1128	Northwest Equipment Sales Inc	XA101013889	engine heater	12/08/2025	86.52	.00	
Total 02-431-36-00 Repairs & Maint - Equipment					2,107.90	23.00	
02-431-36-05 Copier & Printer Lease							
10304	US Bank Equipment Finance	570929737	Contract Payment	12/12/2025	67.12	.00	
Total 02-431-36-05 Copier & Printer Lease					67.12	.00	
02-431-37-00 Repairs & Maint - Trucks							
8936	AutoZone	04127876895	wipers	12/05/2025	42.48	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Streets	12/01/2025	3.29	3.29	12/12/2025
692	Hiler Bros. Co	363358	window wash	12/08/2025	167.31	.00	
1036	Mountain Home Auto Parts	DEC-2025	Monthly Statement Streets	01/01/2026	126.71	.00	
6353	O'Reilly Auto Parts	3014-112199	oil filter, oil	12/15/2025	60.17	.00	
Total 02-431-37-00 Repairs & Maint - Trucks:					399.96	3.29	
02-431-40-00 Repairs&Maint-Building/Grounds							
866	Jim's Lumber Co	DEC-2025	Monthly Statement Streets	01/01/2026	52.99	.00	
1430	Standard Plumbing Supply Co	ZRDQ66	motion flood light	12/08/2025	74.99	.00	
Total 02-431-40-00 Repairs&Maint-Building/Grounds:					127.98	.00	
02-431-40-30 Janitorial Service							
11016	Prestige Janitorial Co	JAN-2026	cleaning services, streets	01/01/2026	120.00	.00	
Total 02-431-40-30 Janitorial Service:					120.00	.00	
02-431-41-00 Professional Services							
852	J J Howard Engineering	2465	drafting services on N 19th E	12/22/2025	5,100.00	.00	
878	Keller Associates	214010-012-02	transportation / general engineerin	12/15/2025	1,518.75	.00	
878	Keller Associates	214010-032-02	development reviews	12/15/2025	683.75	.00	
Total 02-431-41-00 Professional Services:					7,302.50	.00	
02-431-52-00 Supplies							
11399	Amazon Capital Services	NOV-2025	monthly statement - streets	12/01/2025	81.97	81.97	12/12/2025
Total 02-431-52-00 Supplies:					81.97	81.97	
02-431-53-00 Uniform/Safety Clothing Items							
11399	Amazon Capital Services	DEC-2025	monthly statement - streets	01/01/2026	107.40	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Streets	01/01/2026	227.95	.00	
Total 02-431-53-00 Uniform/Safety Clothing Items:					335.35	.00	
02-431-56-00 Meetings, Schools & Dues							
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Streets)	01/01/2026	45.89	.00	
Total 02-431-56-00 Meetings, Schools & Dues:					45.89	.00	
02-431-72-00 Tools & Supplies							
411	D & B Supply	DEC-2025	Monthly Statement-Streets	01/01/2026	2,165.08	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Streets	12/01/2025	1,830.45	1,830.45	12/12/2025
Total 02-431-72-00 Tools & Supplies:					3,995.53	1,830.45	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
02-431-75-00 Street Signs & Barricades							
866	Jim's Lumber Co	DEC-2025	Monthly Statement Streets	01/01/2026	.95	.00	
5793	Sage Supply, Inc.	25-50131	bollard post & sleeve combo, freig	12/10/2025	3,111.30	.00	
Total 02-431-75-00 Street Signs & Barricades:					3,112.25	.00	
02-431-75-01 Subdivision Street Signs							
12072	Twin Falls Signs	29926	signs, production cost	12/05/2025	546.92	.00	
12072	Twin Falls Signs	29991	signs, production cost	12/12/2025	131.16	.00	
12072	Twin Falls Signs	30127	signs	01/06/2026	187.32	.00	
Total 02-431-75-01 Subdivision Street Signs:					865.40	.00	
02-431-85-00 Miscellaneous							
445	Diamond Laundry	92799	shop towels, coveralls & shirts & p	12/29/2025	50.00	.00	
Total 02-431-85-00 Miscellaneous:					50.00	.00	
02-431-89-00 Safety Equipment							
7488	Sonnentag, Stephanie	JAN-2026B	embroidery	12/06/2025	180.00	.00	
Total 02-431-89-00 Safety Equipment:					180.00	.00	
Total STREET DEPARTMENT:					45,282.53	2,051.90	
Total STREET DEPARTMENT:					45,282.53	2,051.90	
STREET LIGHTING FUND							
STREET LIGHTING							
03-431-35-00 Street Light Fund - Power Cost							
779	Idaho Power Co	DEC-2025	Monthly Statement-Street Lighting	12/30/2025	11,839.74	.00	
Total 03-431-35-00 Street Light Fund - Power Cost:					11,839.74	.00	
03-431-36-00 Repair & Maintenance							
987	Master Electric Inc	17385	damaged pole light wires, material	12/13/2025	820.01	.00	
Total 03-431-36-00 Repair & Maintenance:					820.01	.00	
Total STREET LIGHTING:					12,659.75	.00	
Total STREET LIGHTING FUND:					12,659.75	.00	
CEMETERY FUND							
CEMETERY							
04-442-33-00 Gas & Oil							
9302	Wex Bank	DEC-2025	monthly statement: cemetery	01/01/2026	172.97	.00	
9302	Wex Bank	DEC-2025	monthly statement: cemetery off r	01/01/2026	104.34	.00	
Total 04-442-33-00 Gas & Oil:					277.31	.00	
04-442-34-00 Telephone/Internet							
9609	Verizon	DEC-2025	monthly charges - cemetery	01/01/2026	38.73	.00	
Total 04-442-34-00 Telephone/Internet:					38.73	.00	
04-442-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Cemetery	12/30/2025	120.81	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Cemetery)	12/15/2025	37.17	37.17	12/24/2025
Total 04-442-35-00 Utilities:					157.98	37.17	
04-442-36-00 Repairs & Maint - Equipment							
411	D & B Supply	NOV-2025	Monthly Statement-Cemetery	12/01/2025	71.88	71.88	12/12/2025
1036	Mountain Home Auto Parts	DEC-2025	Monthly Statement Cemetery	01/01/2026	87.47	.00	
Total 04-442-36-00 Repairs & Maint - Equipment:					159.35	71.88	
04-442-38-00 Portable Service Contract							
8029	United Site Services	114-14173888	portable restroom service - cemet	12/29/2025	135.00	.00	
Total 04-442-38-00 Portable Service Contract:					135.00	.00	
04-442-40-00 Repairs & Maint - Bldgs & Grnd							
6	A to Z Lumber Co	125716	door pulls	12/11/2025	14.38	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Cemetery	01/01/2026	36.52	.00	
12390	Mount Olympus	24331815 0103	cooler rental	01/03/2026	69.96	.00	
1430	Standard Plumbing Supply Co	ZTBH32	nuts, bolts, shrink tubing, lighter	12/16/2025	28.36	.00	
1430	Standard Plumbing Supply Co	ZTKX69	nuts, bolts	12/19/2025	10.04	.00	
1430	Standard Plumbing Supply Co	ZTR772	padlocks, nuts, bolts	12/23/2025	94.85	.00	
1430	Standard Plumbing Supply Co	ZVBR96	enamel	12/29/2025	13.24	.00	
1430	Standard Plumbing Supply Co	ZVD100	enamel, primer	12/30/2025	20.88	.00	
Total 04-442-40-00 Repairs & Maint - Bldgs & Grnd:					288.23	.00	
04-442-52-00 Office Supplies							
12390	Mount Olympus	24331815 1206	water, cooler rent	12/06/2025	14.99	.00	
Total 04-442-52-00 Office Supplies:					14.99	.00	
04-442-53-00 Uniform/Safety Clothing Items							
411	D & B Supply	NOV-2025	Monthly Statement-Cemetery	12/01/2025	139.98	139.98	12/12/2025
Total 04-442-53-00 Uniform/Safety Clothing Items:					139.98	139.98	
04-442-72-00 Tools & Supplies							
6	A to Z Lumber Co	125674	saw horses	12/04/2025	77.98	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Cemetery	01/01/2026	56.46	.00	
Total 04-442-72-00 Tools & Supplies:					134.44	.00	
Total CEMETERY:					1,346.01	249.03	
Total CEMETERY FUND:					1,346.01	249.03	
RECREATION FUND							
05-350-10-00 Individual Program Classes							
12541	Hill, Anita	JAN-2026	reimburse: lights tour & christmas	12/11/2025	10.00	.00	
12541	Hill, Anita	JAN-2026B	reimburse: christmas garden a-gl	12/09/2025	24.00	.00	
12703	Lacey, Chris	JAN-2026	refund: christmas garden a-glow	12/10/2025	96.00	.00	
Total 05-350-10-00 Individual Program Classes:					130.00	.00	
Total:					130.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
RECREATION DEPARTMENT							
05-439-10-30 Seasonal Hourly							
12273	Gravatt, Tiana	JAN-2026	recreation aide	01/06/2026	35.00	.00	
11329	Romero, Diana	JAN-2026	seasonal help	01/06/2026	600.00	.00	
Total 05-439-10-30 Seasonal Hourly:					635.00	.00	
05-439-33-00 Gas & Oil							
9302	Wex Bank	DEC-2025	monthly statement: rec	01/01/2026	364.11	.00	
Total 05-439-33-00 Gas & Oil:					364.11	.00	
05-439-34-00 Telephone/Internet							
1284	Century Link	DEC-2025	Monthly Statement (Rec)	12/16/2025	35.72	35.72	12/24/2025
8078	DataTel	DG-9003	monthly statement -recreation	01/05/2026	104.41	.00	
11989	IRON	5264	monthly statement - Recreation	01/01/2026	25.00	.00	
8636	Level 3 Communications	764638473	monthly statement: rec	12/17/2025	21.00	.00	
9609	Verizon	DEC-2025	monthly charges - recreation	01/01/2026	194.93	.00	
Total 05-439-34-00 Telephone/Internet:					381.06	35.72	
05-439-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Rec Dept	12/30/2025	592.99	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Rec)	12/15/2025	787.04	787.04	12/24/2025
Total 05-439-35-00 Utilities:					1,380.03	787.04	
05-439-36-00 Repairs & Maint - Equipment							
203	Boise Office Equipment Inc	IN5169696	monthly contract base rate	12/29/2025	16.70	.00	
Total 05-439-36-00 Repairs & Maint - Equipment:					16.70	.00	
05-439-36-10 Copier Lease							
10610	CIT	48397566	copier lease - rec	12/30/2025	170.68	.00	
Total 05-439-36-10 Copier Lease:					170.68	.00	
05-439-37-00 Repairs & Maint - Auto							
8936	AutoZone	04127879050	wipers	12/10/2025	35.98	.00	
8936	AutoZone	04127887115	light bulbs, bulb grease	12/29/2025	11.90	.00	
11463	En Route Tire Service	9487	winter changeover	12/08/2025	99.96	.00	
11463	En Route Tire Service	9488	winter changeover	12/08/2025	99.96	.00	
11463	En Route Tire Service	9528	tires, spin balance, stems, studs	12/15/2025	1,110.24	.00	
Total 05-439-37-00 Repairs & Maint - Auto:					1,358.04	.00	
05-439-38-00 Individual Program Expenses							
11399	Amazon Capital Services	NOV-2025	monthly statement - recreation	12/01/2025	440.64	440.64	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Rec)	12/01/2025	3,614.15	3,614.15	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Rec)	12/14/2025	394.02	394.02	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Rec)	01/01/2026	90.31	.00	
Total 05-439-38-00 Individual Program Expenses:					4,539.12	4,448.81	
05-439-39-00 Officials-Instructors							
12571	Bazan, Josefina	JAN-2026	seasonal work	01/06/2026	168.00	.00	
9024	Bott, Lori	DEC-2025	pump jam class	12/30/2025	607.50	.00	
12547	Buckley, Aspen	JAN-2026	take a break trips	01/06/2026	120.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10593	Herrboldt, Nickolaus	JAN-2026	take a break trips	01/06/2026	346.50	.00	
12698	Hollis, Zack	JAN-2026	season help	01/06/2026	180.00	.00	
10689	Schell-Potts, Aura	DEC-2025	pound class	12/30/2025	41.25	.00	
Total 05-439-39-00 Officials-Instructors					1,463.50	.00	
05-439-40-00 Repairs & Maint - Bldgs & Grnd							
11399	Amazon Capital Services	DEC-2025	monthly statement - recreation	01/01/2026	75.99	.00	
3265	Cintas Corporation	4251125712	sanis bowl clip, refill soap & paper	11/25/2025	95.55	.00	
Total 05-439-40-00 Repairs & Maint - Bldgs & Grnd					171.54	.00	
05-439-40-10 Janitorial Service & Supplies							
10795	Delgado-Alcantar, Blanca Lidia	DEC-2025	cleaning-Park & Rec office & activi	12/26/2025	600.00	.00	
Total 05-439-40-10 Janitorial Service & Supplies					600.00	.00	
05-439-42-00 Good Council Hall-Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Good Counsel	12/30/2025	153.30	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Rec-Good Co	12/15/2025	337.95	337.95	12/24/2025
Total 05-439-42-00 Good Council Hall-Utilities					491.25	337.95	
05-439-42-05 Good Council Hall-Bldgs&Grnds							
3265	Cintas Corporation	4251298888	refill soap, toilet tissue, papertowe	11/26/2025	39.27	.00	
3265	Cintas Corporation	4251298921	refill soap, toilet tissue, papertowe	11/26/2025	81.83	.00	
Total 05-439-42-05 Good Council Hall-Bldgs&Grnds					121.10	.00	
05-439-52-00 Supplies							
11399	Amazon Capital Services	DEC-2025	monthly statement - recreation	01/01/2026	214.31	.00	
3265	Cintas Corporation	4255419874	sanis bowl clip, refill soap & paper	01/06/2026	286.10	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Rec	01/01/2026	127.25	.00	
599	Gem State Paper & Supply Co	3114118	paper towels, garbage bags	11/24/2025	154.39	.00	
12390	Mount Olympus	24331647 0103	cooler rental	01/03/2026	10.00	.00	
12390	Mount Olympus	24331647 1206	water	12/06/2025	201.86	.00	
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Rec)	12/01/2025	106.66	106.66	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Rec)	12/14/2025	390.31	390.31	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Rec)	01/01/2026	85.56	.00	
Total 05-439-52-00 Supplies					1,576.44	496.97	
05-439-55-00 Publicity							
644	Cox Signs	32261	banner	12/08/2025	372.60	.00	
780	Idaho Press Tribune	122519834	copies	12/31/2025	2,388.99	.00	
Total 05-439-55-00 Publicity					2,761.59	.00	
05-439-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - recreation	12/01/2025	29.09	29.09	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Rec)	12/01/2025	54.34	54.34	12/12/2025
Total 05-439-56-00 Meetings, Schools & Dues:					83.43	83.43	
05-439-65-00 Repairs & Maint - Swim Pool							
11399	Amazon Capital Services	DEC-2025	monthly statement - recreation	01/01/2026	50.58	.00	
3265	Cintas Corporation	8407944982	organize medicine cabinet, refill pr	11/30/2025	198.57	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Rec	01/01/2026	9.99	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
411	D & B Supply	NOV-2025	Monthly Statement-Rec	12/01/2025	27.99	27.99	12/12/2025
5999	Paige Mechanical Group, Inc	47775	winterize exterior plumbing, labor,	11/30/2025	629.80	.00	
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Rec)	12/01/2025	670.50	670.50	12/12/2025
Total 05-439-65-00 Repairs & Maint - Swim Pool:					1,587.43	698.49	
05-439-65-25 Aquatic Equipment							
12640	Premier Pool Service	6627426	spin lab	12/11/2025	650.00	.00	
Total 05-439-65-25 Aquatic Equipment					650.00	.00	
05-439-68-00 Equipment Purchases - Misc							
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Rec)	12/14/2025	301.01	301.01	12/24/2025
Total 05-439-68-00 Equipment Purchases - Misc					301.01	301.01	
05-439-78-00 Holiday Breaks for Kids							
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Rec)	12/01/2025	1,271.30	1,271.30	12/12/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Rec)	01/01/2026	275.00	.00	
Total 05-439-78-00 Holiday Breaks for Kids					1,546.30	1,271.30	
05-439-85-00 Miscellaneous							
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Rec)	12/14/2025	44.47	44.47	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Rec)	01/01/2026	5.69	.00	
Total 05-439-85-00 Miscellaneous					50.16	44.47	
05-439-85-50 Grants-Local awards							
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Rec)	12/01/2025	833.12	833.12	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Rec)	12/14/2025	146.07	146.07	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Rec)	01/01/2026	702.78	.00	
Total 05-439-85-50 Grants-Local awards					1,681.97	979.19	
Total RECREATION DEPARTMENT					21,930.46	9,484.38	
Total RECREATION FUND					22,060.46	9,484.38	
LIBRARY FUND							
LIBRARY							
06-461-31-00 Postage							
11497	Quadient Finance USA, Inc	NOV-2025 LIB	postage	11/25/2025	151.76	.00	
Total 06-461-31-00 Postage					151.76	.00	
06-461-34-00 Telephone/Internet							
8078	DataTel	DG-9003	monthly statement - library	01/05/2026	277.52	.00	
11142	Fatbeam	NOV-2025 LIB	internet service	11/25/2025	201.00	.00	
10162	T-Mobile	NOV-2025 LIB	mobile hotspots	11/25/2025	726.91	.00	
9609	Verizon	DEC-2025	monthly charges - library	01/01/2026	113.42	.00	
Total 06-461-34-00 Telephone/Internet					1,318.85	.00	
06-461-35-00 Utilities							
779	Idaho Power Co	NOV-2025 LIB	Utilities	11/25/2025	2,160.69	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 06-461-35-00 Utilities:					2,160.69	.00	
06-461-36-00 Repairs & Maint - Equipment							
10443	Allied Business Solutions Inc.	NOV-2025 LIB	datto backup subscription	11/25/2025	1,155.00	.00	
203	Boise Office Equipment Inc	IN5169696	monthly contract base rate	12/29/2025	138.63	.00	
Total 06-461-36-00 Repairs & Maint - Equipment:					1,293.63	.00	
06-461-36-10 Equipment Lease							
10610	CIT	48397566	copier lease - library	12/30/2025	348.13	.00	
Total 06-461-36-10 Equipment Lease:					348.13	.00	
06-461-40-00 Repairs & Maint - Bldgs & Grnd							
7385	ACCO Engineered Systems	NOV-2025 LIB	annual HVAC maintenance	11/25/2025	2,775.00	.00	
11399	Amazon Capital Services	DEC-2025	monthly statement - library	01/01/2026	1,010.53	.00	
3265	Cintas Corporation	NOV-2025 LIB	first aid kit restock	11/25/2025	66.50	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Library	12/01/2025	37.78	37.78	12/12/2025
7016	Idaho Floor Covering	NOV-2025 LIB	commons staircase maintenance	11/25/2025	1,150.00	.00	
866	Jim's Lumber Co	DEC-2025	Monthly Statement Library	01/01/2026	11.37	.00	
1430	Standard Plumbing Supply Co	ZQW433	nuts, bolts, wood, angle	12/04/2025	68.97	.00	
1430	Standard Plumbing Supply Co	ZRKB82	steel rod, paint	12/10/2025	8.18	.00	
1430	Standard Plumbing Supply Co	ZRZC27	fence	12/16/2025	5.85	.00	
1430	Standard Plumbing Supply Co	ZTG322	spray adhesive	12/18/2025	15.99	.00	
1430	Standard Plumbing Supply Co	ZVRW96	nuts, bolts	01/06/2026	8.08	.00	
Total 06-461-40-00 Repairs & Maint - Bldgs & Grnd:					5,158.25	37.78	
06-461-40-10 Rep & Maint Bldg /Janitor							
11399	Amazon Capital Services	DEC-2025	monthly statement - library	01/01/2026	122.11	.00	
445	Diamond Laundry	NOV-2025 LIB	mat & rag service	11/25/2025	182.25	.00	
Total 06-461-40-10 Rep & Maint Bldg /Janitor:					304.36	.00	
06-461-43-00 Computer Maintenance/Software							
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Library)	01/01/2026	125.16	.00	
Total 06-461-43-00 Computer Maintenance/Software:					125.16	.00	
06-461-52-00 Supplies							
11399	Amazon Capital Services	DEC-2025	monthly statement - library	01/01/2026	406.31	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - library	12/01/2025	106.43	106.43	12/12/2025
Total 06-461-52-00 Supplies:					512.74	106.43	
06-461-52-25 Passport Supplies/Expenses							
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Library)	12/01/2025	58.80	58.80	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Library)	12/14/2025	58.80	58.80	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Library)	01/01/2026	42.00	.00	
Total 06-461-52-25 Passport Supplies/Expenses:					159.60	117.60	
06-461-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - library	12/01/2025	29.09	29.09	12/12/2025
11703	Mann, Jessica	DEC-2025	mileage: mea's on wheels	12/22/2025	8.12	.00	
3622	Secretary of State	NOV-2025 LIB	notary application fee - fish	11/25/2025	30.00	.00	
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Library)	01/01/2026	140.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 06-461-56-00 Meetings, Schools & Dues:					207.21	29.09	
06-461-56-50 LYNX Courier Service Dues							
10674	Emmett Public Library	NOV-2025 LIB	Qtr 1 material replacement via co	11/25/2025	35.00	.00	
10674	Emmett Public Library	NOV-2025 LIB	Qtr 4 material replacement via co	11/25/2025	30.00	.00	
10690	Meridian Library District	NOV-2025 LIB	Qtr 4 material replacement via co	11/25/2025	35.24	.00	
10690	Meridian Library District	NOV-2025 LIB	Qtr 1 material replacement via co	11/25/2025	32.99	.00	
3931	Twin Falls Public Library	NOV-2025 LIB	Qtr 4 material replacement via co	11/25/2025	48.95	.00	
Total 06-461-56-50 LYNX Courier Service Dues:					182.18	.00	
06-461-76-00 Programming							
11399	Amazon Capital Services	DEC-2025	monthly statement - library	01/01/2026	69.39	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - library	12/01/2025	510.07	510.07	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Library)	12/01/2025	340.08	340.08	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Library)	12/14/2025	77.47	77.47	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Library)	01/01/2026	466.79	.00	
Total 06-461-76-00 Programming:					1,463.80	927.62	
06-461-78-00 Books, Magazines, AV, Software							
11399	Amazon Capital Services	DEC-2025	monthly statement - library	01/01/2026	360.48	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - library	12/01/2025	1,158.37	1,158.37	12/12/2025
12514	Cengage Learning Inc / Gale	NOV-2025 LIB	new releases, requests, backorde	11/25/2025	210.94	.00	
11737	Children's Plus DBA Libraria	NOV-2025 LIB	new releases, requests, backorde	11/25/2025	747.14	.00	
813	Ingram Library Sales	NOV-2025 LIB	new releases and requests & bac	11/25/2025	204.79	.00	
942	Matthew Bender & Co, Inc	NOV-2025 LIB	Idaho Code books	11/25/2025	81.08	.00	
7518	OverDrive, Inc.	NOV-2025 LIB	new releases, requests & backord	11/25/2025	2,878.33	.00	
9375	Rivistas Subscription Services	NOV-2025 LIB	annual magazine subscriptions	11/25/2025	1,667.17	.00	
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Library)	12/14/2025	66.75	66.75	12/24/2025
Total 06-461-78-00 Books, Magazines, AV, Software:					7,375.05	1,225.12	
06-461-78-10 Book Processing Supplies							
11399	Amazon Capital Services	DEC-2025	monthly statement - library	01/01/2026	348.16	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - library	12/01/2025	130.91	130.91	12/12/2025
437	DEMCO Inc	NOV-2025 LIB	processing supplies	11/25/2025	413.03	.00	
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Library)	12/01/2025	490.00	490.00	12/12/2025
Total 06-461-78-10 Book Processing Supplies:					1,382.10	620.91	
06-461-85-10 Coffee Bar Express							
11399	Amazon Capital Services	DEC-2025	monthly statement - library	01/01/2026	210.56	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - library	12/01/2025	32.53	32.53	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Library)	12/01/2025	320.66	320.66	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Library)	12/14/2025	343.23	343.23	12/24/2025
Total 06-461-85-10 Coffee Bar Express:					906.98	696.42	
06-461-99-00 Capital Outlay - Over \$5000							
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Library)	12/01/2025	573.46	573.46	12/12/2025
Total 06-461-99-00 Capital Outlay - Over \$5000:					573.46	573.46	
Total LIBRARY:					23,623.95	4,334.43	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total LIBRARY FUND:					23,623.95	4,334.43	
AIRPORT FUND							
AIRPORT							
07-437-34-00 Telephone/Internet							
1284	Century Link	DEC-2025	Monthly Statement (AirportDSL lin	12/16/2025	108.01	108.01	12/24/2025
8078	DataTel	DG-9003	monthly statement - airport	01/05/2026	29.35	.00	
Total 07-437-34-00 Telephone/Internet:					137.36	108.01	
07-437-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Airport	12/30/2025	661.97	.00	
Total 07-437-35-00 Utilities:					661.97	.00	
07-437-40-00 Repairs & Maint - Bldgs & Grnd							
12708	Idaho State Dept of Agriculture	15-00-2890484	devices - meter	12/03/2025	139.00	.00	
6353	O'Reilly Auto Parts	3014-112664	belt	12/19/2025	16.84	.00	
6353	O'Reilly Auto Parts	3014-112667	belts	12/19/2025	.26	.00	
11016	Prestige Janitorial Co	JAN-2026	cleaning services: airport	01/01/2026	140.00	.00	
Total 07-437-40-00 Repairs & Maint - Bldgs & Grnd:					296.10	.00	
07-437-40-10 Airport Manager							
11421	Altitude Aviation Services, LLC	DEC-2025	airport FBO contract services	01/01/2026	4,100.00	.00	
Total 07-437-40-10 Airport Manager:					4,100.00	.00	
07-437-42-00 Insurance							
1211	Petroleum Storage Tank Fund	31461	annual renewal fee	12/11/2025	50.00	50.00	12/12/2025
Total 07-437-42-00 Insurance:					50.00	50.00	
07-437-52-00 Supplies							
10304	US Bank Equipment Finance	570929737	Contract Payment	12/12/2025	14.04	.00	
Total 07-437-52-00 Supplies:					14.04	.00	
07-437-96-00 Grant Match							
3378	JUB Engineers, Inc	191332	hangar construction	12/11/2025	12,857.25	.00	
Total 07-437-96-00 Grant Match:					12,857.25	.00	
07-437-96-60 Co-Op BLM Seat Base							
3378	JUB Engineers, Inc	190821	BLM seat base construction supp	11/24/2025	299,901.40	.00	
12454	TCG Construction, Inc.	JAN-2026	construct BLM seat base	12/31/2025	42,159.30	.00	
Total 07-437-96-60 Co-Op BLM Seat Base:					342,060.70	.00	
Total AIRPORT:					360,177.42	158.01	
Total AIRPORT FUND:					360,177.42	158.01	
GOLF COURSE FUND							
GOLF COURSE							
24-439-32-00 Drug Testing							
1018	Minert & Associates Inc	345983	NDOT drug test pre employment	12/05/2025	53.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 24-439-32-00 Drug Testing:					53.00	.00	
24-439-33-00 Gas & Oil							
692	Hiler Bros. Co	363316	bulk off road diesel, anti-gel	12/05/2025	522.95	.00	
692	Hiler Bros. Co	363796	off road red diesel, winter anti-gel	12/19/2025	501.40	.00	
Total 24-439-33-00 Gas & Oil:					1,024.35	.00	
24-439-34-00 Telephone/Internet							
1284	Century Link	DEC-2025	Monthly Statement (Golf Course)	12/16/2025	30.83	30.83	12/24/2025
8078	DataTel	DG-9003	monthly statement - golf	01/05/2026	46.15	.00	
11989	IRON	5264	monthly statement - Golf Course	01/01/2026	25.00	.00	
8636	Level 3 Communications	764638473	monthly statement: Golf	12/17/2025	14.00	.00	
9609	Verizon	DEC-2025	monthly charges - golf course	01/01/2026	116.19	.00	
Total 24-439-34-00 Telephone/Internet:					232.17	30.83	
24-439-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Golf Course	12/30/2025	1,691.97	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Golf Course)	12/15/2025	277.53	277.53	12/24/2025
Total 24-439-35-00 Utilities:					1,969.50	277.53	
24-439-36-00 Repairs & Maint - Equipment							
411	D & B Supply	DEC-2025	Monthly Statement-Golf Course	01/01/2026	372.43	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Golf Course	12/01/2025	372.14	372.14	12/12/2025
690	Highland Golf & Equipment	58740	driver side protector, access panel	08/25/2025	950.67	.00	
690	Highland Golf & Equipment	59672	air cleaners, spark plugs, shipping	12/03/2025	2,975.33	.00	
1036	Mountain Home Auto Parts	DEC-2025	Monthly Statement Golf	01/01/2026	250.28	.00	
6353	O'Reilly Auto Parts	3014-110489	brake cleaner	12/04/2025	41.88	.00	
6353	O'Reilly Auto Parts	3014-110627	anti-freeze	12/05/2025	44.97	.00	
1545	Turf Equipment & Irrigation	768885-00	diameter circumference tape, belt	12/22/2025	287.86	.00	
1545	Turf Equipment & Irrigation	768895-00	brush, weldment	12/22/2025	603.00	.00	
1545	Turf Equipment & Irrigation	768907-00	belt, seal hydrogear pump kit	12/18/2025	99.51	.00	
1545	Turf Equipment & Irrigation	768915-00	rehiko ch440 engine asm	12/18/2025	1,259.80	.00	
Total 24-439-36-00 Repairs & Maint - Equipment:					7,257.87	372.14	
24-439-38-05 Portable Service Contract							
8029	United Site Services	INV-5823403	portable restroom service - desert	12/31/2025	345.00	.00	
Total 24-439-38-05 Portable Service Contract:					345.00	.00	
24-439-38-10 Repairs & Maint - Clubhouse							
3265	Cintas Corporation	4251780102	mat, soap refill, hand sanitizer, pa	12/03/2025	797.85	.00	
3265	Cintas Corporation	4253357866	mat, soap refill, hand sanitizer, pa	12/17/2025	354.61	.00	
3265	Cintas Corporation	4254925028	mat, soap refill, hand sanitizer, pa	12/31/2025	302.85	.00	
1430	Standard Plumbing Supply Co	ZQNH50	stop cap, urinal relief valve	12/02/2025	26.10	.00	
1430	Standard Plumbing Supply Co	ZQQQ43	diaphragm for all inside parts kits	12/03/2025	13.72	.00	
1430	Standard Plumbing Supply Co	ZQR723	inside cover cap, stop cap	12/03/2025	3.73	.00	
Total 24-439-38-10 Repairs & Maint - Clubhouse:					1,491.40	.00	
24-439-38-50 Restaurant Repairs							
3963	J. Weil Foodservice	105019	dishmachine maintenance charge	08/26/2025	54.95	.00	
3963	J. Weil Foodservice	105756	dishmachine maintenance charge	09/24/2025	54.95	.00	
3963	J. Weil Foodservice	107160	dishmachine maintenance charge	11/20/2025	54.95	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3963	J. Weil Foodservice	107839	dishmachine maintenance charge	12/22/2025	54.95	.00	
Total 24-439-38-50 Restaurant Repairs:					219.80	.00	
24-439-40-00 Repairs & Maint - Bldgs & Grnd							
10640	208 Garage Doors	1976	repair garage door, materials, labo	11/11/2025	176.12	.00	
11399	Amazon Capital Services	DEC-2025	monthly statement - golf	01/01/2026	21.55	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Golf Course	01/01/2026	8.99	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Golf Course	12/01/2025	346.73	346.73	12/12/2025
Total 24-439-40-00 Repairs & Maint - Bldgs & Grnd:					553.39	346.73	
24-439-43-00 Computer Maintenance/Software							
12579	Clubessential	SI-106139	task tracker premium	01/01/2026	1,400.00	.00	
Total 24-439-43-00 Computer Maintenance/Software:					1,400.00	.00	
24-439-52-00 Office Supplies							
11399	Amazon Capital Services	NOV-2025	monthly statement - golf	12/01/2025	194.97	194.97	12/12/2025
644	Cox Signs	32263	golf card stickers	12/08/2025	240.64	.00	
9959	Randy Valley DBA	JAN-2026	sugar, medium boxes, canning jar	01/02/2026	158.98	.00	
1430	Standard Plumbing Supply Co	ZTH990	brushes, hand soap, clorox, fiber	12/18/2025	83.69	.00	
Total 24-439-52-00 Office Supplies:					678.28	194.97	
24-439-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - golf	12/01/2025	29.08	29.08	12/12/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Golf)	01/01/2026	590.00	.00	
Total 24-439-56-00 Meetings, Schools & Dues:					619.08	29.08	
24-439-70-00 Weed Killer & Fertilizer							
6751	Floratine Northwest	6991-EOP	herbicide, fertilizer, shipping	12/12/2025	15,797.78	.00	
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Golf)	12/01/2025	270.83	270.83	12/12/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Golf)	01/01/2026	174.19	.00	
Total 24-439-70-00 Weed Killer & Fertilizer:					16,242.80	270.83	
24-439-72-00 Tools & Supplies							
411	D & B Supply	DEC-2025	Monthly Statement-Golf Course	01/01/2026	45.95	.00	
Total 24-439-72-00 Tools & Supplies:					45.95	.00	
24-439-99-20 Lease/Purchase Equipment							
1545	Turf Equipment & Irrigation	3037627-00	reelmaster 5410-d, greensmaster	12/03/2025	56,000.00	.00	
Total 24-439-99-20 Lease/Purchase Equipment:					56,000.00	.00	
Total GOLF COURSE:					88,132.59	1,522.11	
Total GOLF COURSE FUND:					88,132.59	1,522.11	

WATER MAINTENANCE FUND**WATER DEPARTMENT****25-434-31-10 Billing-Postage & Meter Expens**

179	Billing Document Specialists	103658	Monthly Statement - water	11/30/2025	1,749.29	1,749.29	12/12/2025
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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 25-434-31-10 Billing-Postage & Meter Expens:					1,749.29	1,749.29	
25-434-33-00 Gas & Oil							
9302	Wex Bank	DEC-2025	monthly statement: water off road	01/01/2026	583.28	.00	
9302	Wex Bank	DEC-2025	monthly statement: water	01/01/2026	1,179.02	.00	
Total 25-434-33-00 Gas & Oil:					1,762.30	.00	
25-434-34-00 Telephone/Internet							
8078	DataTel	DG-9003	monthly statement - water	01/05/2026	83.86	.00	
11989	IRON	5264	monthly statement - Water	01/01/2026	25.00	.00	
8636	Level 3 Communications	764638473	monthly statement - water	12/17/2025	21.00	.00	
9609	Verizon	DEC-2025	monthly charges - water	01/01/2026	291.13	.00	
Total 25-434-34-00 Telephone/Internet:					420.99	.00	
25-434-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Water	12/30/2025	22,884.05	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Water)	12/15/2025	562.74	562.74	12/24/2025
Total 25-434-35-00 Utilities:					23,446.79	562.74	
25-434-36-00 Repairs & Maint - Equipment							
203	Boise Office Equipment Inc	IN5169696	monthly contract base rate	12/29/2025	10.68	.00	
257	Campbell Tractor	P47517	core, thermostat, seal, freight	12/08/2025	907.54	.00	
9643	Core & Main	W621856B	pipe, well manhole, caps	03/18/2025	325.09-	.00	
9643	Core & Main	W635211B	tube	03/20/2025	171.00-	.00	
1007	Metroquip Inc	P29810	transmitter, freight	11/20/2025	2,713.15	.00	
6353	O'Reilly Auto Parts	3014-114425	brake cleaner	01/02/2026	4.29	.00	
6353	O'Reilly Auto Parts	3014-114827	bulbs	01/05/2026	21.84	.00	
Total 25-434-36-00 Repairs & Maint - Equipment:					3,161.41	.00	
25-434-36-10 Copier & Printer Lease							
10610	CIT	48397566	copier lease - water	12/30/2025	168.57	.00	
Total 25-434-36-10 Copier & Printer Lease:					168.57	.00	
25-434-37-00 Repairs & Maint - Trucks							
11399	Amazon Capital Services	DEC-2025	monthly statement - water	01/01/2026	179.40	.00	
4184	Commercial Tire	35-96324	tires, alignment, disposal, alignme	12/12/2025	520.18	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Water	01/01/2026	2.72	.00	
1036	Mountain Home Auto Parts	DEC-2025	Monthly Statement Water	01/01/2026	215.57	.00	
6353	O'Reilly Auto Parts	3014-110197	solenoid	12/02/2025	39.38	.00	
Total 25-434-37-00 Repairs & Maint - Trucks:					957.25	.00	
25-434-40-00 Repairs & Maint-Bldgs & Grnd							
411	D & B Supply	DEC-2025	Monthly Statement-Water	01/01/2026	55.98	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Water	12/01/2025	2.87	2.87	12/12/2025
Total 25-434-40-00 Repairs & Maint-Bldgs & Grnd:					58.85	2.87	
25-434-40-30 Janitorial Service							
11016	Prestige Janitorial Co	JAN-2026	cleaning services: water	01/01/2026	125.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 25-434-40-30 Janitorial Service:					125.00	.00	
25-434-41-00 Professional Services							
6024	Brockway Engineering, PLLC	41270	transfer application prep with supp	12/19/2025	851.00	.00	
12507	Clearwater Financial, LLC	3389	1st annual retainer renewal	12/29/2025	4,200.00	.00	
878	Keller Associates	214010-029-02	fy25 waterline & roadway improve	12/15/2025	41,052.00	.00	
878	Keller Associates	214010-031-02	TO31 declining balance & tool cre	12/15/2025	4,695.25	.00	
878	Keller Associates	214010-032-02	development reviews	12/15/2025	683.75	.00	
Total 25-434-41-00 Professional Services:					51,482.00	.00	
25-434-43-00 Computer Maintenance							
11399	Amazon Capital Services	NOV-2025	monthly statement - water	12/01/2025	81.97	81.97	12/12/2025
Total 25-434-43-00 Computer Maintenance:					81.97	81.97	
25-434-43-20 Computer Support							
285	Caselle Inc	INV-13425	monthly contract support	12/04/2025	747.25	747.25	12/12/2025
285	Caselle Inc	INV-15256	monthly contract support	01/05/2026	747.25	.00	
Total 25-434-43-20 Computer Support:					1,494.50	747.25	
25-434-43-30 SCADA Monthly Support							
5974	Advanced Control Systems, LLC	41500	Monthly Rapid Response program	12/20/2025	444.34	.00	
Total 25-434-43-30 SCADA Monthly Support:					444.34	.00	
25-434-43-35 SCADA Maint & Software							
11399	Amazon Capital Services	NOV-2025	monthly statement - water	12/01/2025	160.48	160.48	12/12/2025
10162	T-Mobile	DEC-2025	mobile hotspots	01/01/2026	85.40	.00	
Total 25-434-43-35 SCADA Maint & Software:					245.88	160.48	
25-434-48-00 Concrete							
1659	Yuarte Concrete	1988	repair curb, gutter, sidewalk @ Kyl	12/15/2025	1,600.00	.00	
Total 25-434-48-00 Concrete:					1,600.00	.00	
25-434-52-00 Supplies							
11399	Amazon Capital Services	DEC-2025	monthly statement - water	01/01/2026	30.44	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - water	12/01/2025	89.57	89.57	12/12/2025
411	D & B Supply	DEC-2025	Monthly Statement-Water	01/01/2026	27.01	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Water	12/01/2025	6.79	6.79	12/12/2025
599	Gem State Paper & Supply Co	3115348	paper towels, soap	12/22/2025	114.14	.00	
1048	Mountain Home News	JAN-2026	newspaper renewal	12/15/2025	28.88	.00	
1123	Norco Inc	0045141438	carbon dioxide, delivery	11/13/2025	59.55	.00	
Total 25-434-52-00 Supplies:					356.38	96.36	
25-434-53-00 Uniform/Safety Clothing Items							
11399	Amazon Capital Services	DEC-2025	monthly statement - water	01/01/2026	534.70	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Water	01/01/2026	495.45	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Water	12/01/2025	423.45	423.45	12/12/2025
7488	Sonnentag, Stephanie	JAN-2026	embroidery	12/06/2025	75.00	.00	
Total 25-434-53-00 Uniform/Safety Clothing Items:					1,528.60	423.45	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
25-434-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - water	12/01/2025	29.08	29.08	12/12/2025
12660	Idaho Manufacturing Alliance	4968	partner membership	12/01/2025	166.67	.00	
12663	King, Dale	DEC-2025	reimburse: car rental	12/11/2025	72.73	.00	
12663	King, Dale	DEC-2025	reimburse: breakfast	12/11/2025	2.98	.00	
12663	King, Dale	DEC-2025	reimburse: food	12/11/2025	4.76	.00	
12663	King, Dale	DEC-2025	reimburse: lunch - meet & greet F	12/11/2025	9.50	.00	
12663	King, Dale	DEC-2025	reimburse: gas	12/11/2025	10.81	.00	
12663	King, Dale	DEC-2025	reimburse: airport parking	12/11/2025	15.00	.00	
12663	King, Dale	DEC-2025	reimburse: gas for rental car	12/11/2025	8.08	.00	
12663	King, Dale	DEC-2025	reimburse: ticket for holiday party	12/11/2025	16.25	.00	
12663	King, Dale	DEC-2025B	reimburse: nov & dec mileage to	12/23/2025	106.53	.00	
12677	Petty Cash	JAN-2026	cash expenditures for CDL drivers	12/05/2025	300.00	.00	
12704	Snow, Cody	JAN-2026	reimburse: cdl licensing	12/09/2025	90.12	.00	
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Water)	12/01/2025	120.00	120.00	12/12/2025
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Water)	12/14/2025	576.65	576.65	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Water)	01/01/2026	45.90	.00	
Total 25-434-56-00 Meetings, Schools & Dues:					1,575.06	725.73	
25-434-72-00 Tools & Supplies							
411	D & B Supply	DEC-2025	Monthly Statement-Water	01/01/2026	153.61	.00	
Total 25-434-72-00 Tools & Supplies:					153.61	.00	
25-434-72-10 Tools - Maint Department							
411	D & B Supply	NOV-2025	Monthly Statement-Water	12/01/2025	139.96	139.96	12/12/2025
866	Jim's Lumber Co	DEC-2025	Monthly Statement Water	01/01/2026	100.00	.00	
1036	Mountain Home Auto Parts	DEC-2025	Monthly Statement Water	01/01/2026	21.37	.00	
1430	Standard Plumbing Supply Co	ZQW465	butane cylinder	12/04/2025	5.49	.00	
Total 25-434-72-10 Tools - Maint Department:					266.82	139.96	
25-434-75-00 Line Repair-Meters & Hardware							
9643	Core & Main	Y180603	water parts	11/26/2025	295.27	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Water	01/01/2026	19.14	.00	
8755	Idaho Materials & Construction	6769293	asphalt	12/10/2025	117.10	.00	
Total 25-434-75-00 Line Repair-Meters & Hardware:					431.51	.00	
25-434-75-05 Meter Replacement Program							
9643	Core & Main	X732913	water parts	11/26/2025	532.22	.00	
9643	Core & Main	Y063362	water meters	11/25/2025	8,820.24	.00	
9643	Core & Main	Y175425	water parts	11/25/2025	379.90	.00	
9643	Core & Main	Y188178	water meters	12/17/2025	7,488.28	.00	
9643	Core & Main	Y193751	water meters	12/17/2025	6,465.96	.00	
Total 25-434-75-05 Meter Replacement Program:					23,686.60	.00	
25-434-83-20 DEQ#4 Loan Payment							
4533	Dept. of Enviromental Quality	DEC-2025	DEQ Drinking Water Loan #DW11	12/01/2025	58,473.00	58,473.00	12/31/2025
Total 25-434-83-20 DEQ#4 Loan Payment:					58,473.00	58,473.00	
25-434-84-00 Water Samples							
74	Analytical Laboratories Inc	2509329	Water samples	11/30/2025	266.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 25-434-84-00 Water Samples:					266.25	.00	
25-434-85-10 Dig-Line Excavation							
449	Digline Inc	0078387-IN	MONTHLY FEE	11/30/2025	106.55	.00	
Total 25-434-85-10 Dig-Line Excavation:					106.55	.00	
25-434-89-00 Safety Equipment							
11399	Amazon Capital Services	DEC-2025	monthly statement - water	01/01/2026	52.18	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Water	01/01/2026	41.98	.00	
1123	Norco Inc	43907234444	respirator, vapors	12/29/2025	48.30	.00	
Total 25-434-89-00 Safety Equipment:					142.46	.00	
25-434-91-00 Well Preventative Maintenance							
5974	Advanced Control Systems, LLC	41561	troubleshoot scada	12/21/2025	270.00	.00	
228	Branom Instrument Co	INV/2025/1072	pressure transmitter w/ceramic m	12/02/2025	374.77	.00	
12388	Power Equipment, LLC	2229	annual generator inspections	12/23/2025	3,799.69	.00	
Total 25-434-91-00 Well Preventative Maintenance:					4,444.46	.00	
25-434-96-10 G- Match OLDCC Well #17 ARPA							
878	Keller Associates	214010-025-02	well 17, water mains, roadway & s	12/15/2025	3,957.05	.00	
Total 25-434-96-10 G- Match OLDCC Well #17 ARPA					3,957.05	.00	
Total WATER DEPARTMENT:					182,587.49	63,163.10	
Total WATER MAINTENANCE FUND:					182,587.49	63,163.10	
WASTEWATER MAINT. FUND							
WASTEWATER DEPARTMENT							
26-435-31-10 Postage and Processing							
179	Billing Document Specialists	103658	Monthly Statement - waste water	11/30/2025	1,749.29	1,749.29	12/12/2025
Total 26-435-31-10 Postage and Processing:					1,749.29	1,749.29	
26-435-33-00 Gas & Oil							
9302	Wex Bank	DEC-2025	monthly statement - waste water	01/01/2026	695.23	.00	
9302	Wex Bank	DEC-2025	monthly statement - waste water o	01/01/2026	159.52	.00	
Total 26-435-33-00 Gas & Oil:					854.75	.00	
26-435-34-00 Telephone/Internet							
1284	Century Link	DEC-2025	Monthly Statement (Waste Water)	12/16/2025	32.11	32.11	12/24/2025
8078	DataTel	DG-9003	monthly statement - wastewater	01/05/2026	83.86	.00	
11989	IRON	5264	monthly statement - Wastewater	01/01/2026	25.00	.00	
8636	Level 3 Communications	764638473	monthly statement - waste water	12/17/2025	21.00	.00	
9609	Verizon	DEC-2025	monthly charges - wastewater	01/01/2026	272.39	.00	
Total 26-435-34-00 Telephone/Internet:					434.36	32.11	
26-435-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Waste Water	12/30/2025	1,010.92	.00	
819	Intermountain Gas Co	DEC-2025	Monthly Statement (Wastewater)	12/15/2025	161.06	161.06	12/24/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 26-435-35-00 Utilities:					1,171.98	161.06	
26-435-36-00 Repairs & Maint - Equipment							
203	Boise Office Equipment Inc	IN5169696	monthly contract base rate	12/29/2025	10.68	.00	
9643	Core & Main	W641786B	drain field parts	03/21/2025	457.41	.00	
9643	Core & Main	X774046	ductile saw	11/26/2025	6,411.30	.00	
1007	Metroquip Inc	P35564	qd fit	12/06/2025	165.46	.00	
Total 26-435-36-00 Repairs & Maint - Equipment:					6,130.03	.00	
26-435-36-10 Copier & Printer (Lease)							
10610	CIT	48397566	copier lease - wastewater	12/30/2025	168.58	.00	
Total 26-435-36-10 Copier & Printer (Lease):					168.58	.00	
26-435-36-30 Maint Dept-Repairs, Maint-Equi							
411	D & B Supply	DEC-2025	Monthly Statement-Waste Water	01/01/2026	15.99	.00	
Total 26-435-36-30 Maint Dept-Repairs, Maint-Equi:					15.99	.00	
26-435-37-00 Repairs & Maint - Trucks							
11399	Amazon Capital Services	DEC-2025	monthly statement - waste water	01/01/2026	179.40	.00	
8936	AutoZone	04127884797	car fresheners	12/23/2025	12.59	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Waste Water	01/01/2026	255.76	.00	
1036	Mountain Home Auto Parts	DEC-2025	Monthly Statement Waste Water	01/01/2026	143.48	.00	
6353	O'Reilly Auto Parts	3014-111297	fuel filters	12/09/2025	11.98	.00	
6353	O'Reilly Auto Parts	3017-114111	oil filter, oil	12/31/2025	71.89	.00	
Total 26-435-37-00 Repairs & Maint - Trucks:					675.10	.00	
26-435-38-00 Repairs & maint. Stormwater							
9643	Core & Main	X332655	end section, trash guard	09/03/2025	580.16	580.16	12/12/2025
Total 26-435-38-00 Repairs & maint. Stormwater:					580.16	580.16	
26-435-39-00 Repairs & Maint - Collection							
411	D & B Supply	NOV-2025	Monthly Statement-Waste Water	12/01/2025	59.94	59.94	12/12/2025
Total 26-435-39-00 Repairs & Maint - Collection:					59.94	59.94	
26-435-39-05 Repairs & Maint-Lagoons							
11399	Amazon Capital Services	DEC-2025	monthly statement - waste water	01/01/2026	50.08	.00	
411	D & B Supply	DEC-2025	Monthly Statement-Waste Water	01/01/2026	301.43	.00	
Total 26-435-39-05 Repairs & Maint-Lagoons:					351.51	.00	
26-435-40-00 Repairs & Maint - Bldgs & Grnd							
11399	Amazon Capital Services	DEC-2025	monthly statement - waste water	01/01/2026	119.99	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Waste Water	12/01/2025	60.97	60.97	12/12/2025
8755	Idaho Materials & Construction	6765568	blocks	12/03/2025	450.00	.00	
1430	Standard Plumbing Supply Co	ZRZC09	nuts, bolts	12/16/2025	1.88	.00	
1430	Standard Plumbing Supply Co	ZTZG35	pipe insulation	12/29/2025	15.00	.00	
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Waste Water)	12/14/2025	193.68	193.68	12/24/2025
Total 26-435-40-00 Repairs & Maint - Bldgs & Grnd:					841.52	254.65	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
26-435-40-30 Janitorial Service							
11016	Prestige Janitorial Co	JAN-2026	cleaning services: waste water	01/01/2026	125.00	.00	
Total 26-435-40-30 Janitorial Service:					125.00	.00	
26-435-41-00 Professional Services							
12507	Clearwater Financial, LLC	3389	1st annual retainer renewal	12/29/2025	4,200.00	.00	
878	Keller Associates	214010-011-02	general wastewater support	12/15/2025	3,391.25	.00	
878	Keller Associates	214010-030-02	lagoon cell 10	12/15/2025	7,521.00	.00	
878	Keller Associates	214010-031-02	TO31 declining balance & tool cre	12/15/2025	4,695.25	.00	
878	Keller Associates	214010-032-02	development reviews	12/15/2025	683.75	.00	
878	Keller Associates	214010-033-02	mechanical WWTP Phase 1 conc	12/15/2025	11,275.60	.00	
Total 26-435-41-00 Professional Services:					31,766.85	.00	
26-435-43-00 Computer Maintenance							
11399	Amazon Capital Services	NOV-2025	monthly statement - waste water	12/01/2025	81.97	81.97	12/12/2025
Total 26-435-43-00 Computer Maintenance:					81.97	81.97	
26-435-43-10 Computer Software							
1610	Wells Fargo Remittance Center	DEC-2025	Monthly Statement (Waste Water)	12/01/2025	16.87	16.87	12/12/2025
Total 26-435-43-10 Computer Software:					16.87	16.87	
26-435-43-20 Computer Support							
285	Caselle Inc	INV-13425	monthly contract support	12/04/2025	747.25	747.25	12/12/2025
285	Caselle Inc	INV-15256	monthly contract support	01/05/2026	747.25	.00	
Total 26-435-43-20 Computer Support:					1,494.50	747.25	
26-435-43-35 SCADA Maint & Software							
5974	Advanced Control Systems, LLC	41500	Monthly Rapid Response program	12/20/2025	888.66	.00	
11399	Amazon Capital Services	DEC-2025	monthly statement - waste water	01/01/2026	180.00	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - waste water	12/01/2025	160.49	160.49	12/12/2025
10162	T-Mobile	DEC-2025	mobile hotspots	01/01/2026	85.40	.00	
Total 26-435-43-35 SCADA Maint & Software:					1,314.55	160.49	
26-435-47-00 Weed Control							
411	D & B Supply	NOV-2025	Monthly Statement-Streets	12/01/2025	15.13	15.13	12/12/2025
Total 26-435-47-00 Weed Control:					15.13	15.13	
26-435-52-00 Supplies							
11399	Amazon Capital Services	DEC-2025	monthly statement - waste water	01/01/2026	300.42	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - waste water	12/01/2025	174.49	174.49	12/12/2025
411	D & B Supply	DEC-2025	Monthly Statement-Waste Water	01/01/2026	9.99	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Waste Water	12/01/2025	9.99	9.99	12/12/2025
599	Gem State Paper & Supply Co	3115348	paper towels, soap	12/22/2025	114.14	.00	
1048	Mountain Home News	JAN-2026	newspaper renewal	12/15/2025	28.89	.00	
Total 26-435-52-00 Supplies:					637.92	184.48	
26-435-53-00 Uniform/Safety Clothing Item							
411	D & B Supply	DEC-2025	Monthly Statement-Waste Water	01/01/2026	841.40	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Waste Water	12/01/2025	247.94	247.94	12/12/2025
1123	Norco Inc	43834815884	gloves	12/10/2025	90.08	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7488	Sonnentag, Stephanie	JAN-2026	embroidery	12/06/2025	75.00	.00	
Total 26-435-53-00 Uniform/Safety Clothing Item:					1,254.42	247.94	
26-435-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - waste water	12/01/2025	29.08	29.08	12/12/2025
12660	Idaho Manufacturing Alliance	4968	partner membership	12/01/2025	166.67	.00	
781	Idaho Rural Water Association	Q 2025-192	apprenticeship tution class II - gilb	12/01/2025	1,350.00	.00	
781	Idaho Rural Water Association	Q 2025-206	apprenticeship tution class III - ca	12/01/2025	1,875.00	.00	
12663	King, Dale	DEC-2025	reimburse: food	12/11/2025	4.76	.00	
12663	King, Dale	DEC-2025	reimburse: lunch - meet & greet F	12/11/2025	9.50	.00	
12663	King, Dale	DEC-2025	reimburse: car rental	12/11/2025	72.73	.00	
12663	King, Dale	DEC-2025	reimburse: breakfast	12/11/2025	2.98	.00	
12663	King, Dale	DEC-2025	reimburse: gas for rental car	12/11/2025	8.08	.00	
12663	King, Dale	DEC-2025	reimburse: ticket for holiday party	12/11/2025	16.25	.00	
12663	King, Dale	DEC-2025	reimburse: gas	12/11/2025	10.82	.00	
12663	King, Dale	DEC-2025	reimburse: airport parking	12/11/2025	15.00	.00	
12663	King, Dale	DEC-2025B	reimburse: nov & dec mileage to	12/23/2025	106.54	.00	
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Waste Water)	12/14/2025	152.65	152.65	12/24/2025
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Waste Water)	01/01/2026	45.90	.00	
Total 26-435-56-00 Meetings, Schools & Dues:					3,865.96	181.73	
26-435-72-10 Tools-Maint Dept							
411	D & B Supply	DEC-2025	Monthly Statement-Waste Water	01/01/2026	69.98	.00	
411	D & B Supply	NOV-2025	Monthly Statement-Waste Water	12/01/2025	70.00	70.00	12/12/2025
Total 26-435-72-10 Tools-Maint Dept:					139.98	70.00	
26-435-83-00 DEQ Loan #3 - Payment							
4533	Dept. of Enviromental Quality	JAN-2026	Wastewater loan # 1899-11	01/08/2026	209,852.95	.00	
Total 26-435-83-00 DEQ Loan #3 - Payment:					209,852.95	.00	
26-435-84-00 Water Samples							
74	Analytical Laboratories Inc	2509330	wastewater monitoring	11/30/2025	47.00	.00	
Total 26-435-84-00 Water Samples:					47.00	.00	
26-435-85-00 Miscellaneous							
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Waste Water)	12/14/2025	153.00	153.00	12/24/2025
Total 26-435-85-00 Miscellaneous:					153.00	153.00	
26-435-85-10 Dig-Line Excavation							
449	Digline Inc	0078387-IN	MONTHLY FEE	11/30/2025	106.55	.00	
Total 26-435-85-10 Dig-Line Excavation:					106.55	.00	
26-435-89-00 Safety Equipment							
11399	Amazon Capital Services	DEC-2025	monthly statement - waste water	01/01/2026	427.53	.00	
8439	USA BlueBook	INV00900176	gloves	12/03/2025	522.04	.00	
Total 26-435-89-00 Safety Equipment:					949.57	.00	
Total WASTEWATER DEPARTMENT:					264,855.43	4,696.07	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total WASTEWATER MAINT. FUND					264,855.43	4,696.07	
SANITATION FUND							
SANITATION DEPARTMENT							
27-433-31-10 Postage and Processing							
179	Billing Document Specialists	103658	Monthly Statement - sanitation	11/30/2025	1,749.30	1,749.30	12/12/2025
Total 27-433-31-10 Postage and Processing					1,749.30	1,749.30	
27-433-41-00 Monthly Contract - Residential							
3511	Republic Services	0788-0004017	Monthly Statement	11/30/2025	102,715.14	102,715.14	12/12/2025
Total 27-433-41-00 Monthly Contract - Residential					102,715.14	102,715.14	
27-433-41-20 Monthly Contract - City Waste							
3511	Republic Services	0788-0004017	Monthly Statement	11/30/2025	3,090.23	3,090.23	12/12/2025
Total 27-433-41-20 Monthly Contract - City Waste					3,090.23	3,090.23	
27-433-43-00 Computer Maintenance/Software							
285	Caselle Inc	INV-13425	monthly contract support	12/04/2025	747.25	747.25	12/12/2025
285	Caselle Inc	INV-15256	monthly contract support	01/05/2026	747.25	.00	
Total 27-433-43-00 Computer Maintenance/Software					1,494.50	747.25	
Total SANITATION DEPARTMENT					109,049.17	108,301.92	
Total SANITATION FUND					109,049.17	108,301.92	
TAP DEPOSIT FUND							
46-202-03-00 Tap Deposit Payable							
12709	2 Sir Investments, LLC	DEC-2025	refund credit on closed acct 14 0	12/18/2025	26.05	.00	
12710	Jenkins, Tatum	DEC-2025	refund deposit credit on closed ac	12/19/2025	23.33	.00	
12705	Mecham, Delman & Linda	DEC-2025	refund deposit credit on closed ac	12/05/2025	88.44	.00	
12711	Moede, Jenna & Travis	DEC-2025	refund deposit credit on closed ac	12/19/2025	18.52	.00	
11515	Raddatz, Kellen	DEC-2025	refund deposit credit on closed ac	12/22/2025	13.56	.00	
12707	Whitt, Rodney & Cheryl	DEC-2025	refund deposit credit on closed ac	12/09/2025	75.00	.00	
Total 46-202-03-00 Tap Deposit Payable					244.90	.00	
Total					244.90	.00	
Total TAP DEPOSIT FUND					244.90	.00	
Fiber Optic Fund							
Fiber Optic Fund Construction							
50-434-31-00 Postage							
1610	Wells Fargo Remittance Center	DEC-2025B	Monthly Statement (Fiber)	12/14/2025	37.58	37.58	12/24/2025
Total 50-434-31-00 Postage					37.58	37.58	
50-434-33-00 Gas & Oil							
9302	Wex Bank	DEC-2025	monthly statement: fiber off road	01/01/2026	354.40	.00	
9302	Wex Bank	DEC-2025	monthly statement: fiber	01/01/2026	551.33	.00	
Total 50-434-33-00 Gas & Oil					905.73	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
50-434-34-00 Telephone/Internet							
9609	Verizon	DEC-2025	monthly charges - fiber	01/01/2026	154.92	.00	
Total 50-434-34-00 Telephone/Internet:					154.92	.00	
50-434-35-00 Utilities							
779	Idaho Power Co	DEC-2025	Monthly Statement-Fiber Building	12/30/2025	248.79	.00	
Total 50-434-35-00 Utilities:					248.79	.00	
50-434-35-25 SaaS-Monthly subscription							
10132	Entry Point Networks	2036	SaaS & NOC	11/14/2025	2,099.90	2,099.90	12/12/2025
11989	IRON	5265	L2VPN-000	01/01/2026	750.00	.00	
11989	IRON	5266	monthly overage	01/01/2026	501.69	.00	
Total 50-434-35-25 SaaS-Monthly subscription:					3,351.59	2,099.90	
50-434-37-00 Repairs & Maint-Equipment							
11399	Amazon Capital Services	DEC-2025	monthly statement - fiber	01/01/2026	11.89	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - fiber	12/01/2025	139.87	139.87	12/12/2025
1007	Metroquip Inc	P35563	filter	12/03/2025	489.96	.00	
1036	Mountain Home Auto Parts	DEC-2025	Monthly Statement Fiber	01/01/2026	330.50	.00	
10139	Vermeer Mountain West, Inc	07336166	strainer - line, jaw, vise jaw, pins,	12/23/2025	784.76	.00	
Total 50-434-37-00 Repairs & Maint-Equipment:					1,736.98	139.87	
50-434-40-00 Repairs & Maint-Buildings & Gr							
987	Master Electric Inc	17396	install receptable for fiber equip p	12/27/2025	291.73	.00	
Total 50-434-40-00 Repairs & Maint-Buildings & Gr:					291.73	.00	
50-434-41-00 Professional Services							
12507	Clearwater Financial, LLC	3389	1st annual retainer renewal	12/29/2025	1,800.00	.00	
Total 50-434-41-00 Professional Services:					1,800.00	.00	
50-434-43-00 Computer/Maint/Software							
11399	Amazon Capital Services	DEC-2025	monthly statement - fiber	01/01/2026	207.82	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - fiber	12/01/2025	81.97	81.97	12/12/2025
Total 50-434-43-00 Computer/Maint/Software:					289.79	81.97	
50-434-52-00 Supplies							
11399	Amazon Capital Services	DEC-2025	monthly statement - fire	01/01/2026	86.17	.00	
11399	Amazon Capital Services	NOV-2025	monthly statement - fiber	12/01/2025	268.58	268.58	12/12/2025
411	D & B Supply	DEC-2025	Monthly Statement-Fiber	01/01/2026	115.96	.00	
10132	Entry Point Networks	2049	vbg RJ 45 ports, shipping	12/08/2025	4,879.48	.00	
1430	Standard Plumbing Supply Co	ZTF763	elbows, conduit, pvc cutters, pipe	12/17/2025	76.42	.00	
1430	Standard Plumbing Supply Co	ZTT815	pvc box adapter, pvc reducer, cou	12/23/2025	6.77	.00	
1430	Standard Plumbing Supply Co	ZVTH75	access fitting, nuts, bolts, clamps	01/07/2026	25.26	.00	
1610	Wells Fargo Remittance Center	JAN-2026	Monthly Statement (Fiber)	01/01/2026	310.51	.00	
Total 50-434-52-00 Supplies:					5,769.15	268.58	
50-434-53-00 Uniforms/Safety clothing items							
11399	Amazon Capital Services	DEC-2025	monthly statement - fiber	01/01/2026	41.24	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 50-434-53-00 Uniforms/Safety clothing items.					41.24	.00	
50-434-56-00 Meetings, Schools & Dues							
11399	Amazon Capital Services	NOV-2025	monthly statement - fiber	12/01/2025	29.08	29.08	12/12/2025
Total 50-434-56-00 Meetings, Schools & Dues					29.08	29.08	
Total Fiber Optic Fund Construction					14,656.58	2,656.98	
Total Fiber Optic Fund					14,656.58	2,656.98	
Grand Totals					1,357,347.12	243,073.12	

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 NOVEMBER 30, 2025**

FUND NUMBER AND TITLE	BEGINNING CASH BALANCE	REVENUES	ANNUAL % REALIZED	EXPENDITURES	ANNUAL % EXPENDED	CHANGE IN BALANCE SHEET	ENDING CASH BALANCE
01 GENERAL FUND	1,282,731.68	41,164.85	3.11	677,213.57	6.35	19,781.78)	666,464.74
02 STREET DEPARTMENT	2,278,151.97	9,408.32	3.37	186,683.02	5.16	28,606.09	2,072,271.18
03 STREET LIGHTING FUND	17,924.77	288.43	.32	12,178.80	15.23	469.49)	6,503.89
04 CEMETERY FUND	66,084.40	3,300.83	3.89	12,278.38	12.62	521.44)	57,628.29
05 RECREATION FUND	(371,786.01)	18,228.89	.82	72,949.02	3.81	18,344.06)	408,162.08)
06 LIBRARY FUND	(11,064.74)	4,660.88	.98	60,310.32	13.26	16,875.39	83,589.57)
07 AIRPORT FUND	271,239.66	7,014.09	.45	7,384.74	.56	150.66	270,718.35
16 FIRE DEVELOPMENT FUND	595,810.22	6,159.82	2.03	.00	.00	.00	601,970.04
17 POLICE DEVELOPMENT FUND	377,211.73	3,297.98	1.80	.00	.00	.00	380,509.71
20 PARK DEVELOPMENT FUND	343,332.43	4,317.94	1.90	.00	.00	.00	347,650.37
24 GOLF COURSE FUND	379,721.45	17,654.06	2.59	58,051.79	13.03	122,831.58	216,492.14
25 WATER MAINTENANCE FUND	7,372,563.84	381,573.19	5.28	665,236.42	8.00	79,617.06)	7,168,517.77
26 WASTEWATER MAINT. FUND	2,432,911.07	338,727.29	1.67	176,670.48	1.13	17,470.69	2,577,497.19
27 SANITATION FUND	625,237.81	126,572.82	11.92	123,894.67	11.53	10,961.71	616,954.25
29 STREET DEVELOPMENT FUND	748,409.81	4,837.25	1.13	.00	.00	.00	753,247.06
45 LIBRARY SUPPLEMENTAL FUND	1,497.57	.00	.00	.00	.00	.00	1,497.57
46 TAP DEPOSIT FUND	176,132.47	.00	.00	.00	.00	1,789.33)	177,921.80
47 WATER AVAILABILITY FUND	1,379,258.92	12,136.49	3.34	.00	.00	.00	1,391,395.41
48 WASTEWATER AVAILABILITY FUND	3,456,517.89	24,575.19	1.45	.00	.00	.00	3,481,093.08
50 FIBER OPTIC FUND	772,662.84	16,086.92	.73	63,008.00	1.86	471.89)	726,213.65
59 LID GUARANTEE FUND	375,348.43	4,785.29	.98	.00	.00	.00	380,133.72
TOTAL	22,569,898.31	1,024,790.53	47.76	2,115,859.21	92.54	75,901.07	21,402,928.56

CITY OF MOUNTAIN HOME
TREASURER'S REPORT
FOR THE PERIOD ENDING NOVEMBER 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							138,014.56
CASH - CHECKING WELLS FARGO							572,763.31
CASH - STATE TREASURER LGIP							20,578,312.66
CASH - OTHER INVESTMENTS							113,838.03
CASH CLEARING - UTILITIES							591.12
TOTAL BANKS AND INVESTMENTS							21,403,519.68

STATE OF IDAHO

COUNTY OF ELMORE

} ss.

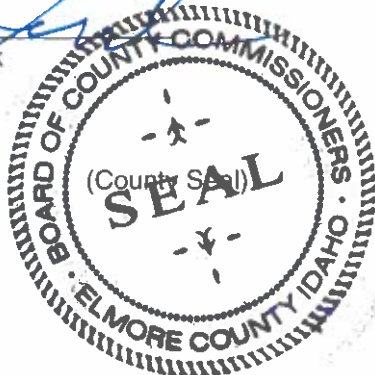
We, the commissioners of the county and state aforesaid, acting as a Board of Canvassers of Election, convened on November 26, 2025, do hereby state that the attached is a true and complete abstract of all votes cast within this county for the candidates and/or questions as they appeared at the election held on November 4, 2025 , as shown by the records now on file in the County Clerk's office.

BUD CORBUS
Crystal Rodgers
Chen L

County Board of Canvassers

Attest:

County Clerk



STATE OF IDAHO

COUNTY OF ELMORE

} ss.

We, the commissioners of the county and state aforesaid, acting as a Board of Canvassers of Election, convened on November 26, 2025, do hereby state that the attached is a true and complete abstract of all votes cast within this county for the candidates and/or questions as they appeared at the election held on November 4, 2025 , as shown by the records now on file in the County Clerk's office, after a hand recount held on November 24, 2025.

BUD CORBUS

Crystal Rodgers
Ch. No. 2

[Signature]

County Board of Canvassers

Attest:

[Signature]
County Clerk





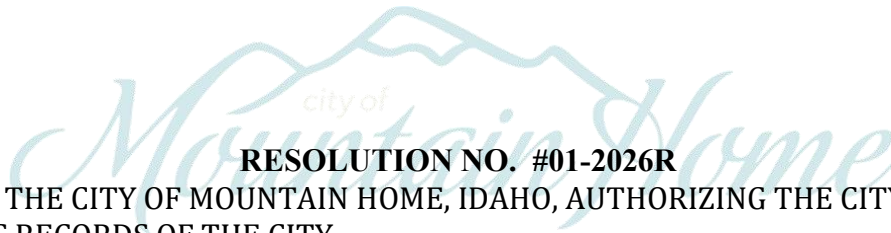
2025 Elmore County Recount

Election Date	4-Nov-25
County Name	Elmore
Contest	County Wide

	Ballots Cast	Total Voter Check-Ins
Ballots Cast>	3208	3205

Contest	Candidate Names/ Ballot Issue #/ Type of Votes	Results
Glenns Ferry Mayor	Chelsea Inmon	70
Glenns Ferry Mayor	Susan Case	206
Glenns Ferry Mayor	Under Vote	1
Glenns Ferry Mayor	Over Vote	0
Glenns Ferry City Council (Vote for 2)	David Payne	149
Glenns Ferry City Council (Vote for 2)	Jordan C. Thomas	167
Glenns Ferry City Council (Vote for 2)	Dean Cunningham	85
Glenns Ferry City Council (Vote for 2)	Kurtis Workman	91
Glenns Ferry City Council (Vote for 2)	Under Vote	62
Glenns Ferry City Council (Vote for 2)	Over Vote	0
Mountain Home City Council (Vote for 2)	Richard Urquidi	762
Mountain Home City Council (Vote for 2)	Sawyer Crenshaw	663
Mountain Home City Council (Vote for 2)	Brenden McCarthy	857
Mountain Home City Council (Vote for 2)	Stephen "Stevo" Nameth	370
Mountain Home City Council (Vote for 2)	Decker Sanders	872
Mountain Home City Council (Vote for 2)	Kellee Thomas	192
Mountain Home City Council (Vote for 2)	Under Vote	394
Mountain Home City Council (Vote for 2)	Over Vote	1
Glenns Ferry SD Trustee 1	Robert Bergh	42
Glenns Ferry SD Trustee 1	Lane Smith	15
Glenns Ferry SD Trustee 1	Alan Crane	36
Glenns Ferry SD Trustee 1	Under Vote	1
Glenns Ferry SD Trustee 1	Over Vote	0
Glenns Ferry SD Trustee 5	Mickie J. Strobe	100
Glenns Ferry SD Trustee 5	Under Vote	18
Glenns Ferry SD Trustee 5	Over Vote	0

Mountain Home SD SUP Levy	In Favor	1398
Mountain Home SD SUP Levy	Against	1339
Mountain Home SD SUP Levy	Under Vote	72
Mountain Home SD SUP Levy	Over Vote	0
Bruneau Grand SD Trustee 3	Jeremy Pineda	7
Bruneau Grand SD Trustee 3	Raelynn Mathews	4
Bruneau Grand SD Trustee 3	Under Vote	0
Bruneau Grand SD Trustee 3	Over Vote	0
Bruneau Grand SD School Closure	For	17
Bruneau Grand SD School Closure	Against	12
Bruneau Grand SD School Closure	Under Vote	0
Bruneau Grand SD School Closure	Over Vote	0
Atlanta Rural Fire District Commissioner 2	Mary E. Drake	16
Atlanta Rural Fire District Commissioner 2	Patricia Kathy Howard	18
Atlanta Rural Fire District Commissioner 2	Under Vote	0
Atlanta Rural Fire District Commissioner 2	Over Vote	0



RESOLUTION NO. #01-2026R

A RESOLUTION OF THE CITY OF MOUNTAIN HOME, IDAHO, AUTHORIZING THE CITY CLERK TO DESTROY VARIOUS RECORDS OF THE CITY.

WHEREAS, Idaho Code Sections 50-907 and 50-908 provide that the City Council may authorize the destruction of public records no longer required by law or for city business, and,

WHEREAS, on the 22nd day of January, 2007, the City Council approved Resolution No. 04-07 which sets forth a policy on keeping, storing and destroying of City Records, proceedings and documents, and,

WHEREAS, The City Clerk of the City of Mountain Home, Idaho has requested that certain public records be authorized for destruction in order to dispose of them,

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

1. That the City Clerk, Tiffany Belt, be and she is hereby authorized to destroy by shredding the following semi-permanent and temporary records of the City of Mountain Home, Idaho, said records being described as follows:

a. Semi-Permanent Records:

Payroll Liability's	2020 & 2021
Payroll Monthly Data	2020 & 2021
Payroll Time Sheets	2020 & 2021
Payroll Year-End Taxes	2020 & 2021
Job Applications – Various Departments	2020 & 2021
Accounts Payable 1099's	2020 & 2021
Accounts Payable Vouchers (Various Departments)	2020 & 2021
Accounts Payable Year End	2020 & 2021
Airport License Applications	2020 & 2021
City Alcohol License Applications	2020 & 2021
City Alcohol License copies	2020 & 2021
City Catering Permit copies	2020 & 2021
City Insurance Policies	2020 & 2021
City License copies	2020 & 2021
Credit Card Statement (Nexgen)	2020 & 2021
Customer Service Reports	2020 & 2021
False Alarm Statements	2020 & 2021
Fireworks License Applications	2020 & 2021
Miscellaneous License Applications	2020 & 2021
Rural Fire Statements	2020 & 2021
Sales and Use Tax Record of Returns Filed	2020 & 2021
Security Deposit	2020 & 2021
Solicitors License Applications	2020 & 2021
(US Bank, & Wells Fargo)	2020 & 2021

b. Temporary Records:

2. That prior to the destruction of any permanent records of the City, the City Clerk shall give written notice thereof to the Idaho State Historical Society at least thirty (30) days prior to the destruction of any such records.

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

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

Rich Sykes, Mayor

ATTEST:

(SEAL)

Tiffany Belt, City Clerk



Mountain Home City Council
Grant Application Approval Request
Request Tracking Number: 2025/26-007
Date: January 8, 2026

For Questions Please Contact Grants Administrator at 587-2104

GRANT INFORMATION			
Funding Source: Local Highway Technical Assistance Council (LHTAC)			
Project Name: 14 th & American Legion HAWK Signal			
Project Timeline: 2026-2027			
Project Cost (Estimate): \$200,000.00			
Grant Amount: \$185,320.00 02-431-99-79			
City Match In-Kind: \$0.00			
City Match Cash: \$14,680.00 02-431-92-00			
Project Donation:			
Amount Budgeted:— Safer Streets For All \$250,000.00 02-431-99-77 Capital Reserve (Match)\$887,037.00 02-431-92-00			
PROJECT SUMMARY	APPROVALS	INITIALS	
To construct a HAWK signal at the intersection of 14 th street & American Legion BLVD for increased safety of pedestrians crossing the intersection. Improvements would include a pedestrian-activated HAWK beacon, ADA compliant push buttons with audible features and pedestrian countdown displays.	Grants Administrator – Alexa Vork	AV	
	City Clerk – Tiffany Belt	TB	
	City Treasurer – Paula Szafranski	PS	
	Mayor – Rich Sykes	RS	
	PARTICIPATING DEPARTMENTS		DEPT HEAD INITIALS
	Public Works Director – Chris Curtis	CC	
RECOMMENDED ACTION:			
RECORD OF COUNCIL ACTION			
Meeting Date:	Action:		

On the ____ day of _____, 2026, the City Clerk notified Alexa Vork that his/her request has been approved and she can begin the application process.

RESOLUTION NO. #2-2026R

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MOUNTAIN HOME, IDAHO, COMMITTING MATCHING FUNDS IN SUPPORT OF ACTIVITIES ASSOCIATED WITH THE DESIGN, CONSTRUCTION AND INSTALLATION OF A HIGH INTENSITY ACTIVATED CROSSWALK (HAWK) AT THE INTERSECTION OF 14TH STREET & AMERICAN LEGION BLVD. PROPOSED IN AN APPLICATION TO LOCAL HIGHWAY TECHNICAL ASSISTANCE COUNCIL (LHTAC) FOR THE TRANSPORTATION ALTERNATIVES PROGRAM.

WHEREAS, the City Council of Mountain Home, Idaho has approved the submission of an application to the Local Highway Technical Assistance Council for funding under the Transportation Alternatives Program, and

WHEREAS, certain conditions of that application require a commitment of local support for the referenced project in said application,

NOW, THEREFORE; BE IT HEREBY RESOLVED by the Mayor and Council of the City of Mountain Home, Idaho, as follows:

1. That the City of Mountain Home, Idaho, commits to expending not more than \$15,000.00 as a matching contribution toward construction, engineering and administrative activities relating to the construction of a HAWK signal at the intersection of 14th Street and American Legion BLVD.
2. The resources of the City's matching contribution will be used to assist in the completion of all related activities involved in the design, construction and installation of a High Intensity Activated Crosswalk at the intersection of 14th Street and American Legion BLVD.

PASSED by the City Council of the City of Mountain Home, Idaho, on the 13th day of January 2026.

APPROVED by the Mayor of the City of Mountain Home, Idaho, on the 14th day of January 2026.

Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

NOTICE OF PUBLIC HEARING

The Mountain Home City Council will hold a Public Hearing at its regular meeting on February 10th, 2026, at 5:00 p.m., in the City Council Chambers, 160 South 3rd East, Mountain Home, Idaho. The purpose of the hearing is to obtain citizen input and public comment on the increase in Non-City resident Library Card cost as follows:

	CURRENT COST	PROPOSED COST
Non-City resident Library Card (6 months)	\$20.00 per year (+ tax)	\$2.50 per year (+ tax)
Non-City resident Library Card (1 year)	\$40.00 per year (+ tax)	\$45.00 per year (+ tax)
Non-City resident Library Card (Student)	\$3.00 per year (+ tax)	No Change

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

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

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

Tiffany Belt
Tiffany Belt, City Clerk

First Publication: January 21, 2026
Second Publication: January 28, 2026

Dear Mountain Home Library Board -

The purchase amount of a nonresident card is stated in the Library's circulation policy (Section 4.0, Number 2a) which states that:

"Non-resident card costs will be no less than the amount of the per household residential support (operating income per capita), plus Idaho sales tax."

This calculation is determined yearly by dividing the Library's Grand Total Income by the Library's Total Population Served. Idaho Public Library Statistics – FY24 is currently the most recent complete report.

This formula was approved by the Library Board on October 1, 2020 and calculations are updated annually.

It is proposed that the Library Board of Trustees approve the nonresident card increase determined by the referenced statistics:

Grand Total Income – \$759,091.00

Total Population Served – 16,694

Operating Income per Capita (rounded) + Idaho Sales Tax

2025 Non-Resident Rates					2026 Non-Resident Rates				
Type	Cost	Tax	Total	% Increase	Type	Cost	Tax	Total	% Increase
6 Months	\$20.00	\$1.20	\$21.20	13.33%	6 Months	\$22.50	\$1.35	\$23.85	12.50%
1 Year	\$40.00	\$2.40	\$42.40	13.33%	1 Year	\$45.00	\$2.70	\$47.70	12.50%
Student	\$3.00	\$0.18	\$3.18	0%	Student	\$3.00	\$0.18	\$3.18	0%

If approval is given by the board, with the increase being more than 5%, it is recognized that a public hearing is required and given to the City Council for approval. During the board meeting, I will include statistical data to reflect the number of cards issued over the past 5 years.

Best regards,



Shasta Hochstrasser
Library Director

**FIRST AMENDMENT
TO
CONSTRUCTION AND DEVELOPMENT
REIMBURSEMENT AGREEMENT
(Railroad Park Plaza Project Phase #1)**

THIS FIRST AMENDMENT TO THE CONSTRUCTION AND DEVELOPMENT REIMBURSEMENT AGREEMENT (RAILROAD PARK PLAZA PROJECT PHASE #1) (hereinafter "First Amendment") is made and entered into this 6th day of JANUARY, ~~2025~~ 2026, by and between the city of Mountain Home, Idaho, a municipal corporation of the state of Idaho (the "City"), and the Urban Renewal Agency of the city of Mountain Home, Idaho, also known as the Mountain Home Urban Renewal Agency, an independent public body corporate and politic (the "Agency"), individually referred to as "Party" and collectively as the "Parties."

RECITALS

WHEREAS, in May 2023, the Agency engaged Rudeen Architects to develop a team of consultants including Rudeen Architects, The Land Group, Sage Engineering, and DC Engineering ("Consultants") to develop preliminary designs and construction drawings, for the development of the Railroad Park Plaza, which consists of community activity gathering space, pedestrian amenities, parking, and other improvements ("Project");

WHEREAS, the City and the Agency wished to engage in a jointly managed development and rehabilitation project for the development of the Project;

WHEREAS, the City originally solicited bids for the Project based on the design plans developed by Consultants and received a preliminary construction estimate cost for the Project of \$5,142,936.00.

WHEREAS, the Agency Board found it in the best interests of the Agency to continue to enhance the development within the urban renewal project area and in the best interests of the public to provide financial support for the Project;

WHEREAS, the City originally requested that the Agency reimburse the City 100% of the Project costs estimated for Phase #1, which totaled Two Million, Eight Hundred Thousand Dollars and 00/100 (\$2,800,000.00);

WHEREAS, the ability for the City and Agency to cooperate and jointly benefit each other is expressly allowed pursuant to Idaho Code § 50-2015;

WHEREAS, at its meeting on May 28, 2025, the Agency approved that certain Construction and Development Reimbursement Agreement (Railroad Park Plaza Project Phase #1) ("Reimbursement Agreement"), in which the Agency would reimburse the City an amount not to exceed Two Million, Eight Hundred Thousand Dollars and 00/100 (\$2,800,000.00) for Phase #1 of the rehabilitation costs, as more specifically defined in this Reimbursement Agreement;

WHEREAS, the Agency and City then entered into that certain Reimbursement Agreement on May 28, 2025, attached hereto and incorporated herein as **Attachment 1**, to outline their respective roles and responsibilities;

WHEREAS, in exchange for the reimbursement of such costs, the City agreed to serve and perform as project manager for the final planning, design, engineering, construction and development of the Project; said final design to be subject to the review and approval of the Agency;

WHEREAS, since execution of the Reimbursement Agreement, certain aspects of the Project have been modified, including a revision to the plans to complete the Project in one phase, instead of multiple phases as originally contemplated;

WHEREAS, in addition, private donations have reduced the costs of the overall Project by approximately Two Million Dollars (\$2,000,000.00);

WHEREAS, based on the ability to fund and finalize the Project in one phase, the City has requested that that Agency contribute an additional Three Hundred Sixty Thousand Dollars and 00/100 (\$360,000.00), bringing the Agency's total contribution for all phases to Three Million, One Hundred Sixty Thousand Dollars and 00/100 (\$3,160,000.00);

WHEREAS, based on the additional donor funding and the revisions of the phasing of the Project, the City and Agency believe an amendment to the Reimbursement Agreement is necessary to provide additional funding for the Project by the Agency in order to accomplish the expedient construction of the Project.

AGREEMENT

NOW, THEREFORE, for valuable consideration, the sufficiency of which is agreed and acknowledged, the Agency and City agree the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration for the agreements contained herein, and hereby further agree as follows:

A. PURPOSE OF FIRST AMENDMENT. Pursuant to Section 10 – Amendment, the Reimbursement Agreement may be amended at any time, or from time to time by mutual written consent of the City and Agency. Based on the modification of certain aspects of the Project, including a revision to the plans to complete the Project in one phase, instead of multiple phases as originally contemplated, and the addition of private donations to fund the construction of the Project, an amendment to the Reimbursement Agreement is necessary to allow the Agency to contribute additional funding to facilitate the Project being completed in one phase.

B. AMENDMENT TO NOT TO EXCEED AMOUNT. Section 6 of the Reimbursement Agreement – Method of Reimbursement contemplates the Agency providing a not to exceed amount of Two Million, Eight Hundred Thousand Dollars and 00/100 (\$2,800,000.00). The Agency now desires to provide an additional Three Hundred Sixty Thousand Dollars and

00/100 (\$360,000.00), bringing the Agency's total contribution for all phases to Three Million, One Hundred Sixty Thousand Dollars and 00/100 (\$3,160,000.00). Both Parties believe it is necessary to amend Section 6 to read as follows:

6. Method of Reimbursement. As consideration for the development of the Project and the City's efforts in the development of same, the Agency shall pay up to Three Million, One Hundred Sixty Thousand Dollars and 00/100 (\$3,160,000.00) of the costs of the Project, including planning, design, engineering, and rehabilitation. All Project costs related to areas outside of the Project Area will be borne by the City.

In order to provide sufficient documentation to ensure compliance, the City shall provide the Agency with the following information in monthly invoices and in a final invoice upon completion of the Project:

- a. requests for payment for billing invoices received for work related to the Project with sufficient documentation to ensure accuracy;
- b. certification by the City that the costs incurred for construction services are consistent with the scope of the Project; and
- c. monthly reports on the Project's status as described above.

Upon receipt and approval of the monthly invoice, Agency shall remit payment to City for all approved amounts within forty-five (45) days of Agency's receipt of an invoice or payment request. If Agency disputes any amount, Agency shall pay the undisputed amount within forty-five (45) days and reasonably cooperate with City to resolve the disputed amount. City shall include this payment process within the Contract with the selected contractor.

C. REMOVAL OF REFERENCE TO PHASE #1. Throughout the Reimbursement Agreement there is reference to the Project being phased in nature and the Reimbursement Agreement relating to the first phase of the Project (Phase #1). Based on the revised nature of the Project, the additional donor funding, and the Agency's increase in reimbursement, the Project will no longer be phased in nature. Therefore, all reference to "Phase #1" shall be deleted from the Reimbursement Agreement and should be read as the "Project" in its entirety.

D. EXHIBIT A TO REIMBURSEMENT AGREEMENT. Exhibit A, Project Design Drawings to the Reimbursement Agreement, shall be replaced and superseded by the revised Exhibit A, Project Design Drawings attached hereto and incorporated herein this First Amendment.

E. EXHIBIT B TO THE REIMBURSEMENT AGREEMENT. Exhibit B, Bid Estimates, to the Reimbursement Agreement, shall be replaced and superseded by the revised Exhibit B, Bid Estimates, titled REV 1: 10/07/2025, attached hereto and incorporated herein this First Amendment.

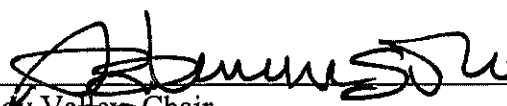
F. ALL OTHER TERMS TO REMAIN. All other terms and conditions of the Reimbursement Agreement, not otherwise amended as provided herein this First Amendment,

shall remain in full force and effect and shall be binding upon the Parties as if set forth in full herein.

IN WITNESS WHEREOF, the parties hereto, through their respective governing boards, have executed this First Amendment on the date first cited above.

6 JANUARY 2026
2025

AGENCY
MOUNTAIN HOME URBAN RENEWAL AGENCY


~~Randy Valley, Chair~~
ALAN BERMENSOLO, VICE CHAIR

_____, 2025
CITY
CITY OF MOUNTAIN HOME

Rich Sykes, Mayor

**FIRST AMENDMENT
TO
CONSTRUCTION AND DEVELOPMENT
REIMBURSEMENT AGREEMENT
(Railroad Park Plaza Project Phase #1)**

THIS FIRST AMENDMENT TO THE CONSTRUCTION AND DEVELOPMENT REIMBURSEMENT AGREEMENT (RAILROAD PARK PLAZA PROJECT PHASE #1) (hereinafter “First Amendment”) is made and entered into this ____ day of _____, 2025, by and between the city of Mountain Home, Idaho, a municipal corporation of the state of Idaho (the “City”), and the Urban Renewal Agency of the city of Mountain Home, Idaho, also known as the Mountain Home Urban Renewal Agency, an independent public body corporate and politic (the “Agency”), individually referred to as “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, in May 2023, the Agency engaged Rudeen Architects to develop a team of consultants including Rudeen Architects, The Land Group, Sage Engineering, and DC Engineering (“Consultants”) to develop preliminary designs and construction drawings, for the development of the Railroad Park Plaza, which consists of community activity gathering space, pedestrian amenities, parking, and other improvements (“Project”);

WHEREAS, the City and the Agency wished to engage in a jointly managed development and rehabilitation project for the development of the Project;

WHEREAS, the City originally solicited bids for the Project based on the design plans developed by Consultants and received a preliminary construction estimate cost for the Project of \$5,142,936.00.

WHEREAS, the Agency Board found it in the best interests of the Agency to continue to enhance the development within the urban renewal project area and in the best interests of the public to provide financial support for the Project;

WHEREAS, the City originally requested that the Agency reimburse the City 100% of the Project costs estimated for Phase #1, which totaled Two Million, Eight Hundred Thousand Dollars and 00/100 (\$2,800,000.00);

WHEREAS, the ability for the City and Agency to cooperate and jointly benefit each other is expressly allowed pursuant to Idaho Code § 50-2015;

WHEREAS, at its meeting on May 28, 2025, the Agency approved that certain Construction and Development Reimbursement Agreement (Railroad Park Plaza Project Phase #1) (“Reimbursement Agreement”), in which the Agency would reimburse the City an amount not to exceed Two Million, Eight Hundred Thousand Dollars and 00/100 (\$2,800,000.00) for Phase #1 of the rehabilitation costs, as more specifically defined in this Reimbursement Agreement;

WHEREAS, the Agency and City then entered into that certain Reimbursement Agreement on May 28, 2025, attached hereto and incorporated herein as **Attachment 1**, to outline their respective roles and responsibilities;

WHEREAS, in exchange for the reimbursement of such costs, the City agreed to serve and perform as project manager for the final planning, design, engineering, construction and development of the Project; said final design to be subject to the review and approval of the Agency;

WHEREAS, since execution of the Reimbursement Agreement, certain aspects of the Project have been modified, including a revision to the plans to complete the Project in one phase, instead of multiple phases as originally contemplated;

WHEREAS, in addition, private donations have reduced the costs of the overall Project by approximately Two Million Dollars (\$2,000,000.00);

WHEREAS, based on the ability to fund and finalize the Project in one phase, the City has requested that that Agency contribute an additional Three Hundred Sixty Thousand Dollars and 00/100 (\$360,000.00), bringing the Agency's total contribution for all phases to Three Million, One Hundred Sixty Thousand Dollars and 00/100 (\$3,160,000.00);

WHEREAS, based on the additional donor funding and the revisions of the phasing of the Project, the City and Agency believe an amendment to the Reimbursement Agreement is necessary to provide additional funding for the Project by the Agency in order to accomplish the expedient construction of the Project.

AGREEMENT

NOW, THEREFORE, for valuable consideration, the sufficiency of which is agreed and acknowledged, the Agency and City agree the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration for the agreements contained herein, and hereby further agree as follows:

A. PURPOSE OF FIRST AMENDMENT. Pursuant to Section 10 – Amendment, the Reimbursement Agreement may be amended at any time, or from time to time by mutual written consent of the City and Agency. Based on the modification of certain aspects of the Project, including a revision to the plans to complete the Project in one phase, instead of multiple phases as originally contemplated, and the addition of private donations to fund the construction of the Project, an amendment to the Reimbursement Agreement is necessary to allow the Agency to contribute additional funding to facilitate the Project being completed in one phase.

B. AMENDMENT TO NOT TO EXCEED AMOUNT. Section 6 of the Reimbursement Agreement – Method of Reimbursement contemplates the Agency providing a not to exceed amount of Two Million, Eight Hundred Thousand Dollars and 00/100 (\$2,800,000.00). The Agency now desires to provide an additional Three Hundred Sixty Thousand Dollars and

00/100 (\$360,000.00), bringing the Agency's total contribution for all phases to Three Million, One Hundred Sixty Thousand Dollars and 00/100 (\$3,160,000.00). Both Parties believe it is necessary to amend Section 6 to read as follows:

6. Method of Reimbursement. As consideration for the development of the Project and the City's efforts in the development of same, the Agency shall pay up to Three Million, One Hundred Sixty Thousand Dollars and 00/100 (\$3,160,000.00) of the costs of the Project, including planning, design, engineering, and rehabilitation. All Project costs related to areas outside of the Project Area will be borne by the City.

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F. ALL OTHER TERMS TO REMAIN. All other terms and conditions of the Reimbursement Agreement, not otherwise amended as provided herein this First Amendment,

shall remain in full force and effect and shall be binding upon the Parties as if set forth in full herein.

IN WITNESS WHEREOF, the parties hereto, through their respective governing boards, have executed this First Amendment on the date first cited above.

_____, 2025

AGENCY

MOUNTAIN HOME URBAN RENEWAL AGENCY

Randy Valley, Chair

_____, 2025

CITY

CITY OF MOUNTAIN HOME

Rich Sykes, Mayor

Attachment 1
Reimbursement Agreement

EXHIBIT A
(Project Design Drawings)



THIS GRAPHIC REPRESENTS A MURAL ON THE MASONRY WALL. THE MURAL BEHIND THE GATHERING AREA COULD RECOGNIZE PFCU

THIS GRAPHIC REPRESENTS A MURAL ON THE MASONRY WALL. THE MURAL BEHIND THE PLAY AREA COULD RECOGNIZE PFCU

PIONEER DEPOT PLACE NAME. COULD ADD "COURTESY OF PFCU ON THIS MONUMENT", OR SIMILAR.

PIONEER DEPOT PLACE NAME

PFCU BLUE SAILS AND UMBRELLAS

DONOR RECOGNITION ON WAYFINDING SIGNAGE

UPDATE MOUNTAIN HOME SIGN TO PFCU BLUE.

DONOR RECOGNITION ON WAYFINDING SIGNAGE



WALL MOUNTED PFCU LOGO TO COMPLEMENT METAL FINISHES.

PFCU BLUE SWING BENCHES

THIS GRAPHIC REPRESENTS A MURAL ON THE MASONRY WALL. THE MURAL BEHIND THE PLAY AREA COULD RECOGNIZE PFCU

PFCU BLUE SAILS AND UMBRELLAS

CHRISTMAS TREE METAL LID COVER COULD INCLUDE PFCU LOGO.



THIS GRAPHIC REPRESENTS A MURAL ON THE MASONRY WALL. THE MURAL BEHIND THE GATHERING AREA COULD RECOGNIZE PFCU

PIONEER DEPOT PLACE NAME.

PIONEER DEPOT

PFCU BLUE SAILS AND UMBRELLAS

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PFCU BLUE SAILS AND UMBRELLAS

PIONEER DEPOT PLACE NAME. COULD ADD "COURTESY OF PFCU ON THIS MONUMENT", OR SIMILAR.

PIONEER DEPOT
@ RAILROAD PARK

DONOR RECOGNITION SIGNAGE.



PIONEER DEPOT PLACE NAME.

PFCU BLUE SITE FURNISHINGS



WALL MOUNTED PFCU LOGO TO
COMPLEMENT METAL FINISHES.

PIONEER DEPOT PLACE NAME.

PIONEER STATION PLACE NAME.

PFCU BLUE SITE FURNISHINGS



PFCU BLUE SAILS AND UMBRELLAS

UPDATE MOUNTAIN HOME SIGN TO PFCU BLUE.

WALL MOUNTED PFCU LOGO TO COMPLEMENT METAL FINISHES.

PIONEER DEPOT PLACE NAME.

PFCU BLUE SWING BENCHES



PFCU BLUE SWING BENCHES

WALL MOUNTED PFCU LOGO TO
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THIS GRAPHIC REPRESENTS A
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THE MURAL BEHIND THE PLAY
AREA COULD RECOGNIZE PFCU



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PFCU BLUE SAILS AND UMBRELLAS

PFCU BLUE SAILS AND UMBRELLAS

THIS GRAPHIC REPRESENTS A MURAL ON THE MASONRY WALL. THE MURAL BEHIND THE PLAY AREA COULD RECOGNIZE PFCU

'PIONEER' THEMED MURAL AT PLAY AND GATHERING SPACES AS DONOR RECOGNITION BILLBOARD. COULD BE RUN AS A PUBLIC DESIGN COMPETITION WITH PFCU OVERSIGHT.



INTEGRATE PFCU RECOGNITION IN MURAL.

DONOR MURAL

PFCU RECOGNITION IN CHRISTMAS TREE LID COVER AND MANHOLE COVERS WITH LOGO/BRANDING.



DONOR LID COVERS

PFCU RECOGNITION ON DONOR SIGNAGE. OFFERS OPPORTUNITY FOR ADDITIONAL FUTURE DONOR RECOGNITION. WOULD ALSO RECOGNIZE CURRENT URA AND CITY COUNCIL.



DONOR SIGNAGE



DONOR LIGHT PROJECTIONS

PFCU RECOGNITION IN SITE LIGHT PROJECTIONS. THE PROJECT HAS (6) LIGHT PROJECTORS WITH INTERCHANGABLE LENS FOR SEASONAL/EVENT CHANGES. PFCU BRANDED LENSES CAN BE ACQUIRED AT MINIAM COST AND PROJECTED PERIODICALLY THROUGHOUT THE YEAR.

OTHER DONOR RECOGNITION VISUALIZATIONS

EXHIBIT B
(Bid Estimates)

MOUNTAIN HOME RAILROAD PARK

GMP 1 BUDGET

REV 1: 10/07/2025

DESCRIPTION		VENDOR		TOTAL		
01. BUILDNG				\$	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 mth		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</i>	<i>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</i>	<i>ea</i>				
	<i>Building Pad Prep</i>	<i>City of Mountain Home</i>	<i>1,685</i>	<i>sf</i>				
02. SITEWORK							\$	549,435
02-4113	DEMO-SITE							
	<i>Demo Hardscapes</i>	<i>City of Mountain Home</i>	<i>5,385</i>	<i>sf</i>				
	<i>Demo Landscape</i>	<i>City of Mountain Home</i>	<i>11,000</i>	<i>sf</i>				
	<i>Irrigation Patch/Repair</i>	<i>City of Mountain Home</i>	<i>1</i>	<i>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</i>	<i>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</i>	<i>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	
32-9313	Bench	Landscape Forms	2	ea			3,944	
	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
01-5200	Construction Staking and Survey	The Land Group	1 ls	15,000
	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

AGREEMENT FOR PROFESSIONAL SERVICES (FAA FORMAT)
2026 Pavement Rehabilitation, A.I.P. 3-16-0025-027-2026
Mountain Home Municipal Airport, Idaho

THIS AGREEMENT is effective as of the _____ day of January 2026 by and between, City of Mountain Home, 160 S. 3rd E St., Mountain Home, ID 83647 hereinafter referred to as the CLIENT, and J-U-B ENGINEERS, Inc., 2760 W. Excursion Ln, Ste. 400 Meridian, Idaho, 83642, an Idaho Corporation, hereinafter referred to as J-U-B

WHEREAS, the CLIENT intends to: Provide design, bidding, and construction engineering services related to the 2026 Pavement Rehabilitation project hereinafter referred to as the "Project". The services to be performed by J-U-B are hereinafter referred to as the "Services".

W I T N E S S E T H

Now, therefore, the CLIENT and J-U-B, in consideration of their mutual covenants herein, agree as set for below:

ARTICLE 1
J-U-B'S SERVICES

1.01 BASIC SERVICES

J-U-B will perform the Services described in **Attachment 1 - Scope of Services, Basis of Fee, and Schedule** in a manner consistent with the applicable standard of care. J-U-B's services shall be limited to those expressly set forth therein, and J-U-B shall have no other obligations, duties, or responsibilities for the Project except as provided in this Agreement.

1.02 SCHEDULE OF SERVICES TO BE PERFORMED

J-U-B will perform said Services in accordance with the schedule described in **Attachment 1 Scope of Services, Basis of Fee, and Schedule** in a manner consistent with the applicable standard of care. This schedule shall be equitably adjusted as the Project progresses, allowing for changes in scope, character or size of the Project as requested by the CLIENT or for delays or other causes beyond J-U-B's control.

1.03 ADDITIONAL SERVICES

When authorized in writing by the CLIENT, J-U-B agrees to furnish, or obtain from others, additional professional services in connection with the PROJECT, as set forth below and as otherwise contained within this Agreement:

- A. Provide other services not otherwise provided for in this Agreement, including services normally furnished by the CLIENT as described in Article 2, CLIENT'S RESPONSIBILITIES.
- B. Provide services as an expert witness for the CLIENT in connection with litigation or other proceedings involving the PROJECT.
- C. Assist or extend services as a result of strikes, walkouts, or other labor disputes, including acts relating to settlement of minority group problems.
- D. Mitigation work identified in the environmental review.
- E. Assist the CLIENT in resolving disputes over claims, bankruptcy, legal complaints or default of the Contractor.

ARTICLE 2 CLIENT'S RESPONSIBILITIES

2.01 CLIENT'S RESPONSIBILITIES

The CLIENT shall furnish the following services at the CLIENT'S expense and in such a manner that J-U-B may rely upon them in the performance of its services under this AGREEMENT:

- A. Designate, in writing, a person authorized to act as the CLIENT'S contact. The CLIENT or his designated contact shall receive and examine documents submitted by J-U-B to determine acceptability of said documents, interpret and define the CLIENT'S policies, and render decisions and authorizations in writing promptly to prevent unreasonable delay in the progress of J-U-B's services.
- B. Make available to J-U-B all technical data that is in the CLIENT'S possession, including maps, surveys, property descriptions, borings, and other information required by J-U-B and relating to its work.
- C. Hold promptly all required special meetings, serve all required public and private notices, receive and act upon all protests and fulfill all requirements necessary in the development of the PROJECT and pay all costs incidental thereto.
- D. Provide legal, accounting and insurance counseling services necessary for the PROJECT. Legal review of the construction Contract Documents, and such writing services as the CLIENT may require to account for the expenditure of construction funds.
- E. Furnish permits and approvals from all governmental authorities having jurisdiction over the PROJECT and from others as may be necessary for completion of the PROJECT.
- F. The CLIENT agrees to cooperate with J-U-B in the approval of all plans, reports and studies, and shall make a timely decision in order that no undue expense will be caused J-U-B because of lack of decisions. If J-U-B is caused extra drafting or other expense due to changes ordered by the CLIENT after the completion and approval of the plans, reports, and studies, J-U-B shall be equitably paid for such extra expenses and services involved.
- G. Guarantee full and free access, with reasonable advance notice, for J-U-B to enter upon all property required for the performance of J-U-B's services under this AGREEMENT.
- H. Give prompt written notice to J-U-B whenever the CLIENT observes or otherwise becomes aware of any defect in the PROJECT or other event that may substantially affect J-U-B's performance of services under this AGREEMENT.
- I. Promptly prepare and submit reimbursement requests to funding agencies.
- J. Compensate J-U-B for services promptly rendered under this AGREEMENT.
- K. Obtain bids or proposals from contractors for work relating to the PROJECT and bear all costs relating to advertising.
- L. When identified in the construction contract documents, provide construction surveys and materials testing by the successful contractor.

ARTICLE 3 J-U-B'S COMPENSATION

3.01 BASIC SERVICES COMPENSATION

J-U-B shall provide services in connection with the terms and conditions of this Agreement, and the CLIENT shall compensate J-U-B therefore as detailed in **Attachment 1 – Scope of Services, Basis of Fee and Schedule**.

Partial payment shall be made for the services performed as the work under this AGREEMENT progresses. Such payment is to be made monthly based on the itemized statements, invoices, or other evidences of

performance furnished to and approved by the CLIENT. All claims for payment will be submitted in a form compatible with current practices and acceptable to the CLIENT. Partial payments will include payroll costs, adjusted for payroll burdens, and general and administrative overhead, as well as out-of-pocket expenses, plus that portion of the fixed fee which its percentage of completion bears to the total cost of the fully completed work under this AGREEMENT. The CLIENT shall make full payment of the value of such documented monthly service as verified on the monthly statement.

3.02 ADDITIONAL COMPENSATION

In addition to any and all compensation hereinabove, the CLIENT shall compensate J-U-B for Additional Services, Section 1.03, under a written Authorization for Additional Services executed by both Parties that specifically describes the additional work and the cost associated therewith. These additional services are to be performed or furnished by J-U-B only upon receiving said written authorization from the CLIENT.

3.03 COMPENSATION ADJUSTMENT

CLIENT agrees to provide J-U-B a notice to proceed with Services within 120 days of the effective date of this Agreement identified in Attachment 1. If the notice to proceed with Services is delayed beyond 120 days from the effective date of this Agreement, or service described will not be completed during the term of this Agreement through no fault of J-U-B, the Agreement shall be amended through mutual negotiation to address both schedule and pricing impacts of the delay. CLIENT understands that any pricing increase may not be grant fundable by FAA.

3.04 ADDITIONAL CONDITIONS OF COMPENSATION

The CLIENT and J-U-B further agree that:

- A. J-U-B shall submit monthly statements for Services rendered and for expenses incurred, which statements are due on presentation. CLIENT shall make prompt monthly payments. If CLIENT fails to make any payment in full within thirty (30) days after receipt of J-U-B's statement, the amounts due J-U-B will accrue interest at the rate of 1% per month from said thirtieth day or at the maximum interest rate allowed by law, whichever is less.
- B. If the CLIENT fails to make monthly payments due J-U-B, J-U-B may, after giving ten (10) days written notice to the CLIENT, suspend services under this Agreement.
- C. When the CLIENT directs that competitive bids be taken for construction on alternate designs, where this involves the preparation of designs, plans, and specifications for alternate facilities, the compensation to J-U-B shall be an additional payment to be negotiated at the time the CLIENT directs that alternative designs, plans, and specifications be prepared, subject to FAA review and approval.
- D. No deductions shall be made from J-U-B's compensation on account of penalty, liquidated damages, or other sums that may be withheld from payments to Contractors.

ARTICLE 4 GENERAL PROVISIONS

4.01 OWNERSHIP OF DOCUMENTS

Upon the request of the CLIENT, J-U-B shall furnish the CLIENT copies of all maps, plots, drawings, estimate sheets, and other contract documents required for the PROJECT provided J-U-B has been paid in full for the work. Upon the request of the CLIENT and the completion of the work specified herein, all material documents acquired or produced by J-U-B in conjunction with the preparation of the plans shall be delivered to and become the property of the CLIENT providing no future use of said documents or portions thereof shall be made by the CLIENT with J-U-B's name or that of J-U-B ENGINEERS, Inc., attached thereto. Final submittal of J-U-B's work product shall be in hard-copy format and no electronic design files will be submitted as part of the PROJECT, unless expressly requested.

Any reuse without written consent by J-U-B, or without verification or adoption by J-U-B for the specific purpose intended by the reuse, will be at CLIENT's sole risk and without liability or legal exposure to J-U-B. The CLIENT shall release, defend, indemnify, and hold J-U-B harmless from any claims, damages, actions or causes of action, losses, and expenses, including reasonable attorneys' and expert fees, arising out of or resulting from such reuse.

Agreements for Professional Services are public records which are generally subject to statutory public disclosure and public website posting requirements, and such disclosure will not be considered "reuse without written consent by J-U-B".

J-U-B shall retain an ownership interest in PROJECT documents that allows their reuse of non-proprietary information on subsequent projects at J-U-B's sole risk.

4.02 DELEGATION OF DUTIES

Neither the CLIENT nor J-U-B shall delegate, assign, sublet or transfer their respective duties under this Agreement without the prior written consent of the other.

4.03 GENERAL

- A. Should litigation occur between the two parties relating to the provisions of this Agreement, court costs and reasonable attorney fees incurred shall be borne by their own party.
- B. Neither party shall hold the other responsible for damage or delay in performance caused by acts of God, strikes, lockouts, accidents, or other events beyond the reasonable control of the other or the other's employees and agents.
- C. In the event any provisions of this AGREEMENT shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. One (1) or more waivers by either party or any provision, term, condition, or covenant shall not be construed by the other party as a waiver of subsequent breach of the same by the other party.
- D. J-U-B shall render its services under this AGREEMENT in accordance with generally accepted professional practices and Standard of Care. J-U-B makes no other warranty for the work provided under this AGREEMENT.
- E. CLIENT grants J-U-B and its subsidiaries the unrestricted right to take, use, and publish images, or edited images, of the project site and workers for J-U-B's purposes including, but not limited to, website, intranet, and marketing. This right shall survive the termination of this Agreement.
- F. Any opinion of the estimated construction cost prepared by J-U-B represents its judgment as a design professional and is supplied for the general guidance of the CLIENT. Since J-U-B has no control over the cost of labor and material, or over competitive bidding or market conditions, J-U-B does not guarantee the accuracy of such opinions as compared to Contractor bids or actual costs to the CLIENT.
- G. Any notice or other communications required or permitted by this contract or by law to be served on, given to, or delivered to either party hereto by the other party shall be in writing and shall be deemed duly served, given, or delivered when personally delivered to the party to whom it is addressed or, in lieu of such personal service, when deposited in the United States mail, certified mail, return receipt requested, addressed to the CLIENT at 160 S. 3rd E St., Mountain Home, ID 83647 and to J-U-B at 2760 W. Excursion Lane, Ste 400, Meridian, Idaho, 83642. Either party, the CLIENT or J-U-B, may change his address for the purpose of this paragraph by giving written notice of such change to the other party in the manner provided in this paragraph.
- H. In soils investigation work and determining subsurface conditions for the PROJECT, the characteristics may vary greatly between successive test points and sample intervals. J-U-B will coordinate this work in accordance with generally accepted engineering practices and makes no other warranties, expressed or implied, as to the professional advice furnished by others under the terms of this AGREEMENT.

- I. J-U-B has not been retained or compensated to provide design and construction review services relating to the Contractor's safety precautions or to means, methods, techniques, sequences or procedures required for the Contractor to perform his work including, but not limited to, aircraft safety precautions, shoring, scaffolding, underpinning, temporary retainment of excavations, and any erection methods and temporary bracing.

4.04 MEDIATION BEFORE LITIGATION

Any and all disputes arising out of or related to the Agreement, except for the payment of J-U-B's fees, shall be submitted to nonbinding mediation before a mutually acceptable mediator as a condition precedent to litigation or other binding adjudicative procedure unless the parties mutually agree otherwise. The CLIENT further agrees to include a similar mediation provision in all agreements with independent contractors, consultants, subcontractors, subconsultants, suppliers and fabricators on the Project, thereby providing for mediation as the primary method for dispute resolution among all the parties involved in the Project. In the event the parties are unable to agree on a mediator, said mediator shall be appointed by a court of competent jurisdiction or, if not possible, the American Arbitration Association. If a dispute relates to, or is the subject of a lien arising out of J-U-B's Services, J-U-B or its subconsultants may proceed in accordance with applicable law to comply with the lien notice and filing deadlines prior to submission of the matter by mediation.

This Contract shall be governed by and interpreted under the laws of the State of Idaho. The parties agree that in the event it becomes necessary to enforce any of the terms and conditions of this Contract that the forum, venue and jurisdiction in that particular action shall be in Elmore County, Idaho.

4.05 INSURANCE AND INDEMNITY

- A. J-U-B's Insurance. J-U-B agrees to procure and maintain, at its expense, Commercial General Liability insurance of \$1,000,000 combined single limit for personal injury and property damages, and Professional Liability Insurance of \$1,000,000 per claim for protection against claims arising out of the performance of services under this Contract caused by negligent acts, errors, or omissions for which J-U-B is legally liable, subject to and limited by the provisions in Subsection 4.05.D, "Allocation of Risks", if any. J-U-B shall deliver to the CLIENT, prior to execution of the AGREEMENT by the CLIENT and prior to commencing work, Certificates of Insurance, identified on their face as the Agreement Number to which applicable, as evidence that policies providing such coverage and limits of insurance are in full force and effect. J-U-B shall acquire and maintain statutory workmen's compensation coverage. Thirty (30) days advance notice will be given in writing to the CLIENT prior to the cancellation, termination, or alteration of said policies of Insurance.
- B. Indemnification by J-U-B. To the fullest extent permitted by law, J-U-B shall indemnify and hold harmless CLIENT, and CLIENT's officers, directors, partners, agents, consultants, and employees from and against any and all claims, costs, losses, and damages (including but not limited to all fees and charges of CLIENT, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the PROJECT, provided that any such claim cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting there from, but only to the extent caused by any negligent act, error, or omission of J-U-B or J-U-B's officers, directors, partners, employees, or Consultants. The indemnification provision of the preceding sentence is subject to and limited by the provisions agreed to by CLIENT and J-U-B in Subsection 4.05.D, "Allocation of Risks," if any.
- C. Indemnification by CLIENT. To the fullest extent permitted by law, CLIENT shall indemnify and hold harmless J-U-B, J-U-B's officers, directors, partners, agents, employees, and Consultants from and against any and all claims costs, losses, and damages (including but not limited to all fees and charges of J-U-B, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the PROJECT, provided that any such claim cost, loss, or damage is attributable to bodily injury, sickness, disease, or death or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting

there from, but only to the extent caused by any negligent act, error, or omission of CLIENT or CLIENT's officers, directors, or employees, retained by or under contract to the CLIENT with respect to this AGREEMENT or to the PROJECT.

- D. Allocation of Risks. The CLIENT and J-U-B have discussed the risks, rewards and benefits of the project and the design professional's total fee for services. The risks have been allocated such that the CLIENT agrees that, to the fullest extent permitted by law, J-U-B's total liability to the CLIENT for any and all injuries, claims, losses, expenses, damages or claims expenses arising out of this agreement from any cause or causes, shall not exceed the total amount of fees paid to J-U-B under this Agreement. Such causes include, but are not limited to J-U-B's negligence, errors, omission and strict liability. Neither CLIENT nor J-U-B shall be responsible for incidental, indirect or consequential damages.
- E. J-U-B reserves the right to obtain the services of other consulting engineers and consultants experienced in airport work to prepare and execute a portion of the work that relates to the PROJECT.
- F. Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of a third party against J-U-B.

4.06 EXTENT OF AGREEMENT

This Agreement represents the entire and integrated agreement between the CLIENT and J-U-B and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the CLIENT and J-U-B.

4.07 CONSTRUCTION CONTRACTOR'S RESPONSIBILITY

Visits to the construction site and observations made by J-U-B's staff as part of their services shall not relieve the construction Contractor of his obligation to conduct comprehensive inspection of the work sufficient to ensure conformance with the intent of the Contract Documents, and shall not relieve the construction Contractor of his full responsibility for all construction means, methods, techniques, sequences and procedures necessary for coordination and completing all portions of the work under the construction contract and for all safety precautions related thereto. Language to this effect, shall be included in Construction Contract Documents. Such visits by J-U-B's staff are not to be construed as part of the observation duties of the on-site observation personnel defined in other parts of this Agreement.

4.08 FUNCTION OF ON-SITE OBSERVATION AND PERSONNEL

If the scope of services includes construction engineering, J-U-B may be required to act as the Resident Project Representative (RPR) on the PROJECT. When so stipulated, the RPR and on-site observation personnel will make reasonable efforts to guard the CLIENT against defects and deficiencies in the work of the Contractor and to help determine if the provisions of the Contract Documents are being fulfilled. When construction engineering is included as services of this agreement, Standard Exhibit A – Construction Phase Services, attached, outlines the specific responsibilities of J-U-B, acting as the RPR during construction. Their day-to-day observation will not, however, cause J-U-B to be responsible for those duties and responsibilities that belong to the construction Contractor and that include, but are not limited to, full responsibility for the techniques and sequences of construction and the safety precautions related to the construction and commissioning of the work.

ARTICLE 5 FAA FEDERAL CLAUSES

5.01 SUCCESSORS AND ASSIGNMENTS

- A. The CLIENT and J-U-B each binds itself and its partners, successors, executors, administrators and assigns to the other parties to this Agreement, and to the successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement.

- B. It is understood by the CLIENT and J-U-B that the FAA is not a party to this Agreement and will not be responsible for engineering costs except as should be agreed upon by the CLIENT and the FAA under a Grant Agreement for the PROJECT.
- C. This Agreement may not be assigned except upon specific prior written consent of the CLIENT.

5.02 TERMINATION

A. TERMINATION FOR CONVENIENCE

The CLIENT may, by written notice to J-U-B, terminate this Agreement for its convenience and without cause or default on the part of J-U-B. Upon receipt of the notice of termination, except as explicitly directed by the CLIENT, J-U-B must immediately discontinue all services affected.

Upon termination of the Agreement, J-U-B must deliver to the CLIENT all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by J-U-B under this contract, whether complete or partially complete.

CLIENT agrees to make just and equitable compensation to J-U-B for satisfactory work completed up through the date J-U-B receives the termination notice. Compensation will not include anticipated profit on non-performed services.

CLIENT further agrees to hold J-U-B harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

B. TERMINATION FOR CAUSE

Either party may terminate this Agreement for cause if the other party fails to fulfill its obligations that are essential to the completion of the work per the terms and conditions of the Agreement. The party initiating the termination action must allow the breaching party an opportunity to dispute or cure the breach.

The terminating party must provide the breaching party 7 days advance written notice of its intent to terminate the Agreement. The notice must specify the nature and extent of the breach, the conditions necessary to cure the breach, and the effective date of the termination action. The rights and remedies in this clause are in addition to any other rights and remedies provided by law or under this agreement.

a) **Termination by CLIENT:** The CLIENT may terminate this Agreement for cause in whole or in part, for the failure of J-U-B to:

1. Perform the services within the time specified in this contract or by CLIENT approved extension;
2. Make adequate progress so as to endanger satisfactory performance of the Project; or
3. Fulfill the obligations of the Agreement that are essential to the completion of the Project.

Upon receipt of the notice of termination, J-U-B must immediately discontinue all services affected unless the notice directs otherwise. Upon termination of the Agreement, J-U-B must deliver to the CLIENT all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by J-U-B under this contract, whether complete or partially complete.

CLIENT agrees to make just and equitable compensation to J-U-B for satisfactory work completed up through the date J-U-B receives the termination notice. Compensation will not include anticipated profit on non-performed services.

CLIENT further agrees to hold J-U-B harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

If, after finalization of the termination action, the CLIENT determines J-U-B was not in default of the Agreement, the rights and obligations of the parties shall be the same as if the CLIENT issued the termination for the convenience of the CLIENT.

b) **Termination by Consultant:** J-U-B may terminate this Agreement for cause in whole or in part, if the CLIENT:

1. Defaults on its obligations under this Agreement;
2. Fails to make payment to J-U-B in accordance with the terms of this Agreement;
3. Suspends the Project for more than 120 days due to reasons beyond the control of J-U-B.

Upon receipt of a notice of termination from J-U-B, CLIENT agrees to cooperate with J-U-B for the purpose of terminating the agreement or portion thereof, by mutual consent. If CLIENT and J-U-B cannot reach mutual agreement on the termination settlement, J-U-B may, without prejudice to any rights and remedies it may have, proceed with terminating all or parts of this Agreement based upon the CLIENT's breach of the contract.

In the event of termination due to CLIENT breach, the Consultant is entitled to invoice CLIENT and to receive full payment for all services performed or furnished in accordance with this Agreement and all justified reimbursable expenses incurred by J-U-B through the effective date of termination action. CLIENT agrees to hold J-U-B harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

5.03 CERTIFICATIONS OF J-U-B AND CLIENT

- A. The CLIENT and J-U-B hereby certify that J-U-B has not been required, directly or indirectly, as an expressed or implied condition in connection with obtaining or carrying out this contract, to:
 1. employ or retain, or agree to employ or retain, any firm or persons; or
 2. pay, or agree to pay, to any firm, person or organization, any fee, contribution, donation or consideration of any kind.
- B. A signed "Certificate for Contracts, Grants, Loans, and Cooperative Agreements" is included with this agreement.

5.04 TAX DELINQUENCY AND FELONY CONVICTIONS

J-U-B certifies, by submission of this proposal or acceptance of this contract, that it is not a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.

J-U-B further represents that it is not a corporation that was convicted of a criminal violation under any Federal law within the preceding 24 months.

5.05 GENERAL CIVIL RIGHTS PROVISIONS

In all its activities within the scope of its airport program, the Contractor agrees to comply with pertinent statutes, Executive Orders, and such rules as identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities to ensure that no person shall, on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

5.06 CIVIL RIGHTS TITLE VI - NONDISCRIMINATION REQUIREMENTS

During the performance of this contract, J-U-B, for itself, subconsultants, its assignees and successors in interest, agrees as follows:

- A. Compliance with Regulations. J-U-B will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.
- B. Non-discrimination. J-U-B, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in the selection and retention of subcontractors, including procurements of materials and leases of equipment. J-U-B will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.
- C. Solicitations for Subcontracts, Including Procurements of Materials and Equipment. In all solicitations either by competitive bidding or negotiation made by J-U-B for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subconsultant or supplier will be notified by J-U-B of J-U-B's obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.
- D. Information and Reports. J-U-B will provide all information and reports required by the Acts, the Regulations and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the CLIENT or the FAA to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities, and instructions. Where any information required of J-U-B is in the exclusive possession of another who fails or refuses to furnish this information, J-U-B will so certify to the CLIENT or the FAA, as appropriate, and will set forth what efforts it has made to obtain the information.
- E. Sanctions for Noncompliance. In the event of J-U-B's noncompliance with the non-discrimination provisions of this contract, the CLIENT will impose such contract sanctions as it or the FAA, may determine to be appropriate, including, but not limited to:
1. withholding of payments to J-U-B under the contract until J-U-B complies, and/or
 2. cancellation, termination, or suspension of the contract, in whole or in part.
- F. Incorporation of Provisions. J-U-B will include the provisions of paragraphs A through E in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, Regulations and directives issued pursuant thereto. J-U-B will take such action with respect to any subcontract or procurement as the CLIENT or the FAA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if J-U-B becomes involved in, or is threatened with, litigation by a subconsultant or supplier as a result of such direction, J-U-B may request the CLIENT to enter into such litigation to protect the interests of the CLIENT. In addition, J-U-B may request the United States to enter into such litigation to protect the interests of the United States.

5.07 TITLE VI LIST OF PERTINENT NONDISCRIMINATION ACTS AND AUTHORITIES

During the performance of this contract, J-U-B for itself, its assignees, and successors in interest (hereinafter referred to as the "Contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 USC § 2000d *et seq.*, 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR part 21 (Non-discrimination in Federally-Assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 USC § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);

- Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 *et seq.*), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27 (Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance);
- The Age Discrimination Act of 1975, as amended (42 USC § 6101 *et seq.*) (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982 (49 USC § 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987 (PL 100-259) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990 (42 USC § 12101, *et seq.*) (prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities) as implemented by U.S. Department of Transportation regulations at 49 CFR parts 37 and 38;
- The Federal Aviation Administration’s Nondiscrimination statute (49 USC § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations);
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs [70 Fed. Reg. 74087 (2005)];
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 USC § 1681, *et seq.*).

5.08 DISADVANTAGED BUSINESS ENTERPRISE (49 CFR Part 26) J-U-B shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The Contractor shall carry out applicable requirements of 49 CFR part 26 in the award and administration of DOT-assisted contracts. Failure by the J-U-B to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the Sponsor deems appropriate, which may include, but is not limited to: Withholding monthly progress payments and or Assessing sanctions.

Prompt Payment (49 CFR § 26.29)

J-U-B agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than 30 days from the receipt of each payment the prime contractor receives from the Sponsor. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the Sponsor. This clause applies to both DBE and non-DBE subcontractors.

A. Termination of DBE Subcontracts (49 CFR § 26.53(f));

J-U-B will not terminate a contracted DBE subcontractor without prior written consent of the Sponsor. This includes, but is not limited to, instances in which J-U-B seeks to perform work originally designated for a DBE subcontractor with its own forces or those of an affiliate, a non-DBE firm, or with another DBE firm.

The Sponsor may provide such written consent only if they agree, for reasons stated in the concurrence document, that the J-U-B has good cause to terminate the DBE firm. For purposes of this paragraph, good cause includes the circumstances listed in 49 CFR §26.53.

Before transmitting its request to terminate and/or substitute a DBE subcontractor, J-U-B must give notice in writing to the DBE subcontractor, with a copy to the Sponsor, of its intent to request to terminate and/or substitute, and the reason for the request.

J-U-B must give the DBE five days to respond to the notice and advise of the reasons, if any, why it objects to the proposed termination of its subcontract and why the Sponsor should not approve J-U-B's action. If required in a particular case as a matter of public necessity the Sponsor may provide a response period shorter than five days.

5.09 LOBBYING AND INFLUENCING FEDERAL EMPLOYEES (49 CFR Part 20, Appendix A)

- A. No Federal appropriated funds shall be paid, by or on behalf of J-U-B, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement and the extension, continuation, renewal, amendment or modification of any Federal grant, contract, loan, or cooperative agreement.
- B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any Federal contract, loan, grant, or cooperative agreement, J-U-B shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. J-U-B shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

5.10 EQUAL OPPORTUNITY CLAUSE

During the performance of this contract, J-U-B agrees as follows:

- (1) J-U-B will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. J-U-B will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. J-U-B agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- (2) J-U-B will, in all solicitations or advertisements for employees placed by or on behalf of J-U-B, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, , sexual orientation, gender identity, or national origin.
- (3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an

investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information

- (4) will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the Contractor's commitments under this section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (5) J-U-B will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (6) J-U-B will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (7) In the event of J-U-B's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and J-U-B may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (8) J-U-B will include provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. J-U-B will take such action with respect to any subcontract or purchase order may be directed by the Secretary of Labor as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event J-U-B becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction J-U-B may request the United States to enter into such litigation to protect the interests of the United States.

5.11 ACCESS TO RECORDS AND REPORTS

J-U-B must maintain an acceptable cost accounting system. J-U-B agrees to provide the CLIENT, the FAA, and the Comptroller General of the United States or any of their duly authorized representatives access to any books, documents, papers, and records of J-U-B which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts and transcriptions. J-U-B agrees to maintain all books, records and reports required under this contract for a period of not less than three years after final payment is made and all pending matters are closed.

5.12 TRADE RESTRICTION CERTIFICATION (49 CFR Part 30)

By submission of an offer, J-U-B certifies that with respect to this solicitation and any resultant contract, the Offeror -

- A. is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms as published by the Office of the United States Trade Representative (U.S.T.R.);
- B. has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country included on the list of countries that discriminate against U.S. firms as published by the U.S.T.R.; and
- C. has not entered into any subcontract for any product to be used on the Federal public works project that is produced in a foreign country included on the list of countries that discriminate against U.S. firms published by the U.S.T.R.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18, United States Code, Section 1001.

J-U-B must provide immediate written notice to the CLIENT if J-U-B learns that its certification or that of a subconsultant was erroneous when submitted or has become erroneous by reason of changed circumstances. J-U-B shall require subconsultants provide immediate written notice to J-U-B if at any time it learns that its certification was erroneous by reason of changed circumstances.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR 30.17, no contract shall be awarded to a subconsultant:

- 1) who is owned or controlled by one or more citizens or nationals of a foreign country included on the list of countries that discriminate against U.S. firms published by the U.S.T.R. or
- 2) whose subconsultants are owned or controlled by one or more citizens or nationals of a foreign country on such U.S.T.R. list or
- 3) who incorporates in the public works project any product of a foreign country on such U.S.T.R. list.

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a consultant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

J-U-B agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in all lower tier subcontracts. J-U-B may rely on the certification of a prospective subconsultant that it is not a firm from a foreign country included on the list of countries that discriminate against U.S. firms as published by U.S.T.R, unless J-U-B has knowledge that the certification is erroneous.

This certification is a material representation of fact upon which reliance was placed when making an award. If it is later determined that J-U-B or subconsultant knowingly rendered an erroneous certification, the Federal Aviation Administration may direct through the CLIENT cancellation of the contract or subcontract for default at no cost to the CLIENT or the FAA.

5.13 CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY, AND VOLUNTARY EXCLUSION

J-U-B certifies, by submission of this proposal or acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

It further agrees by submitting this proposal that it will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts, and subcontracts. For each lower tier subcontract that exceeds \$25,000 as a "covered transaction", J-U-B shall verify each lower tier participant of a "covered transaction" under the project is not presently debarred or otherwise disqualified from participation in this federally assisted project. J-U-B will accomplish this by:

- 1) Checking the System for Award Management at website: <http://www.sam.gov>
- 2) Collecting a certification statement similar to the Certificate Regarding Debarment and Suspension (Bidder or Offeror), above.
- 3) Inserting a clause or condition in the covered transaction with the lower tier contract

If the FAA later determines that a lower tier participant failed to disclose to a higher tier participant that it was excluded or disqualified at the time it entered the covered transaction, the FAA may pursue any available remedies, including suspension and debarment of the non-compliant participant.

5.14 OCCUPATIONAL HEALTH ACT OF 1970

All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. J-U-B shall provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. J-U-B retains full responsibility to monitor its compliance and their subconsultant's compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (20 CFR Part 1910). J-U-B will address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

5.15 FEDERAL FAIR LABOR STANDARDS ACT

All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part time workers.

J-U-B has full responsibility to monitor compliance to the referenced statute or regulation. J-U-B will address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

5.16 VETERAN'S PREFERENCE

In the employment of labor (excluding executive, administrative, and supervisory positions), J-U-B and all sub-tier consultants must give preference to covered veterans as defined within Title 49 United States Code Section 47112. Covered veterans include Vietnam-era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns (as defined by 15 U.S.C. 632) owned and controlled by disabled veterans. This preference only applies when there are covered veterans readily available and qualified to perform the work to which the employment relates.

5.17 CERTIFICATION REGARDING DOMESTIC PREFERENCES FOR PROCUREMENTS

J-U-B certifies by signing and submitting this bid or proposal that, to the greatest extent practicable, J-U-B has provided a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including, but not limited to, iron, aluminum, steel, cement, and other manufactured products) in compliance with 2 CFR § 200.322

5.18 TEXTING WHILE DRIVING.

In accordance with Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving" and DOT Order 3902.10 "Text Messaging While Driving" FAA encourages recipients of Federal grant funds to adopt and enforce safety policies that decrease crashes by distracted drivers, including policies to ban text messaging while driving when performing work related to a grant or sub-grant.

J-U-B has in place a policy within J-U-B Accident Prevention plan that prohibits all employees from texting and driving. J-U-B shall include these policies in each third party subcontract exceeding \$10,000 that involve driving a motor vehicle in performance of work activities associated with the project.

5.19 HUMAN TRAFFICKING

- A. J-U-B, J-U-B's employees, and subcontractors may not engage in severe forms of trafficking in persons during the period of time that the FAA award is in effect, procure a commercial sex act during the period of time that the award is in effect, or use forced labor in the performance of the award or sub-awards under the award.
- B. For the purpose of this award term, "employee" includes:
 - 1. An individual employed by you or a sub-recipient who is engaged in the performance of the project or program under this award
 - 2. Another person engaged in the performance of the project or program under this award and not compensated by you, including, but not limited to, a volunteer or individual whose services

are contributed by a third party as an in-kind contribution toward cost sharing or matching requirements.

- C. For the purposes of this award term only, "forced labor" means labor obtained by any of the following methods: the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.
- D. For the purposes of this award term only, "severe forms of trafficking in persons," "commercial sex act," and "coercion" have the meanings given at Section 103 of the TVPA, as amended (22 U.S.C. 7102).

5.20 PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT

Contractor and Subcontractor agree to comply with mandatory standards and policies relating to use and procurement of certain telecommunications and video surveillance services or equipment in compliance with the National Defense Authorization Act [Public Law 115-232 § 889(f)(1)]

5.21 PROHIBITION OF SEGREGATED FACILITIES

- (1) J-U-B agrees that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. J-U-B agrees that a breach of this clause is a violation of the Equal Opportunity clause in this contract.
- (2) "Segregated facilities," as used in this clause, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, sex, or national origin because of written or oral policies or employee custom. The term does not include separate or single-user rest rooms or necessary dressing or sleeping areas provided to assure privacy between the sexes.
- (3) J-U-B shall include this clause in every subcontract and purchase order that is subject to the Equal Opportunity clause of this contract.

Goals for minority participation for each trade: 4.4%

Goals for female participation in each trade: 6.9%

These goals are applicable to all of J-U-B's construction work (whether or not it is Federal or federally-assisted) performed in the covered area. If the contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographical area where the work is actually performed. With regard to this second area, the contractor also is subject to the goals for both its federally involved and non-federally involved construction.

J-U-B's compliance with the Executive Order and the regulations in 41 CFR Part 60-4 shall be based on its implementation of the Equal Opportunity Clause, specific affirmative action obligations required by the specifications set forth in 41 CFR 60-4.3(a), and its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade, and the contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor or from project to project for the sole purpose of meeting J-U-B'S goals shall be a violation of the contract, the Executive Order and the regulations in 41 CFR Part 60-4. Compliance with the goals will be measured against the total work hours performed.

1. J-U-B shall provide written notification to the Director of the Office of Federal Contract Compliance Programs (OFCCP) within 10 working days of award of any construction subcontract in excess of \$10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the name, address, and telephone number of the subcontractor; employer identification number of the subcontractor; estimated dollar amount of the subcontract; estimated starting and completion dates of the subcontract; and the geographical area in which the subcontract is to be performed.
2. As used in this notice and in the contract resulting from this solicitation, the "covered area" is **Idaho, Elmore, Mountain Home.**

IN WITNESS WHEREOF, the CLIENT and J-U-B hereto have made and executed this AGREEMENT as of the day and year first above written.

CLIENT:

CITY OF MOUNTAIN HOME, IDAHO

ATTEST

BY:

Name: Rich Sykes

Name:

Title: Mayor

Title:

J-U-B:

J-U-B ENGINEERS, Inc.

ATTEST

By:

Name: Toby Epler

Name:

Title: Vice President

Title:

*Applicable
Attachments
or Exhibit to
this
Agreement
are
indicated as
marked*

☒ **Certification For Contracts Grants,
Loans, and Cooperative Agreements**

☒ **J-U-B Debarment Lookup**

☒ **Attachment 1** – Scope of Services,
Basis of Fee and Schedule

☒ **Attachment 1A** – Detailed Scope of
Work

☒ **Attachment 1B** – Fee Breakdown

☐ **Attachment 2** – Special Provisions

☒ **Exhibit A** – Construction Phase
Services

☐

**CERTIFICATION FOR CONTRACTS, GRANTS, LOANS,
AND COOPERATIVE AGREEMENTS**

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal Grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form LLL "Disclosure of Lobby Activities", in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signed: _____
Sponsor's Authorized Representative

Date: _____

Title: Mayor



Entity Registration

Exclusions

Active Exclusions

Responsibility / Qualification

J-U-B ENGINEERS INC

Active Registration

Entity Information

Unique Entity ID

WU2TGK7D3J49

CAGE/NCAGE

0KJY0

Expiration Date

Nov 10, 2026

Physical Address

2760 W Excursion LN

Meridian, Idaho

83642-5750, United States

Mailing Address

2760 W Excursion Lane

Suite 400

Meridian, Idaho

83642, United States

Purpose of Registration

All Awards

Version

Current Record

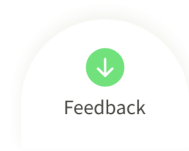
EXCLUSIONS



There may be instances when an individual or firm has the same or similar name as your search criteria, but is actually a different party. Therefore, it is important that you verify a potential match with the excluding agency identified in the exclusion's details. To confirm or obtain additional information, contact the federal agency that took the action against the listed party. Agency points of contact, including name and telephone number, may be found by navigating to the Agency Exclusion POCs page within Help.

Active Exclusions

There are no active exclusion records associated to this entity by its Unique Entity ID.



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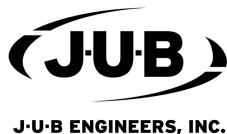
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J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES – (FAA FORMAT)

Attachment 1 – Scope of Services, Basis of Fee, and Schedule

PROJECT NAME: 2026 Pavement Rehabilitation
AIRPORT NAME: Mountain Home Municipal Airport
CLIENT: City of Mountain Home
A.I.P. NUMBER: 3-16-0025-027-2026
J-U-B PROJECT NUMBER: RP-25-00143
CLIENT PROJECT NUMBER: _____

ATTACHMENT TO

☒ **AGREEMENT DATED:** _____; or
☐ **AUTHORIZATION FOR ADDITIONAL SERVICES #X; DATED:** _____

The referenced Agreement for Professional Services executed between J-U-B ENGINEERS, Inc. (J-U-B) and the CLIENT is amended and supplemented to include the following provisions regarding the Scope of Services, Basis of Fee, and/or Schedule:

PART 1 - PROJECT UNDERSTANDING

FAA AIP 3-16-0025-027-2026 includes the Project Formulation, Design, Bidding, Construction and Project Closeout Engineering Services for the following Items:

A detailed Scope of Services is provided in Attachment 1A – Detailed Scope of Work.

PART 2 - BASIS OF FEE

A. CLIENT shall pay J-U-B for the identified Services in PART 1 as follows:

1. **Preliminary and Final Design Phase.** The CLIENT shall compensate J-U-B on the basis of a lump sum amount of Fifty-Five Thousand Five Hundred Thirty dollars (\$55,530.00). See Attachment 1B for a detailed cost breakdown.
2. **Bidding and Construction Phase.** The CLIENT shall compensate J-U-B on the basis of a lump sum amount of Seventy-Six Thousand Seventy dollars (\$76,070.00). See Attachment 1B for a detailed cost breakdown.
3. **Total Project Fees.** Total fees as outlined above are One Hundred Thirty-One Thousand Six Hundred dollars (\$131,600.00). See Attachment 1B for a detailed fee breakdown.

PART 3 - SCHEDULE OF SERVICES

J-U-B will perform all services according to the following schedule:

Design: Winter 2026
Bidding: April 2026
Construction: Summer/Fall 2026
Close Out: Winter/Spring 2027

This Agreement shall be in effect from January 1, 2026, to June 30, 2027. In the event the services described shall not be completed during the term of this Agreement, the Agreement shall be amended.

This schedule shall be equitably adjusted as the PROJECT progresses, allowing for changes in scope, character or size of the PROJECT requested by the CLIENT or for delays or other causes beyond J-U-B's control.

For internal J-U-B use only:

PROJECT LOCATION (STATE): Idaho

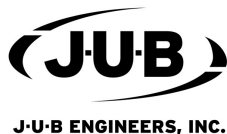
TYPE OF WORK: Federal

R&D: No

GROUP: Airport

PROJECT DESCRIPTION(S):

- A.** Airport (A05)
- B.** Choose an item.



J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES

Attachment 1A – Detailed Scope of Work

PROJECT NAME: 2026 Pavement Rehabilitation
AIRPORT NAME: Mountain Home Municipal Airport (U76)
CLIENT: City of Mountain Home, Idaho
A.I.P. NUMBER: 3-16-0025-027-2026
J-U-B PROJECT NUMBER: RP-25-00143
CLIENT PROJECT NUMBER:

ATTACHMENT TO:

☒ **AGREEMENT DATED:** _____ ; or
☐ **AUTHORIZATION FOR ADDITIONAL SERVICES #X; DATED:** _____

The referenced Agreement for Professional Services executed between J-U-B ENGINEERS, Inc. (J-U-B) and the CLIENT is amended and supplemented to include the following provisions regarding the Scope of Services, Basis of Fee, and/or Schedule:

PART 1 - PROJECT UNDERSTANDING

FAA AIP 3-16-0025-027-2026 includes the Project Formulation, Design, Bidding and Construction Engineering Services for the following items: Rehabilitate Runway, Taxiways, Taxilanes and Apron (Approximately 103,000 S.Y.) at the Mountain Home Municipal Airport:

The Airfield pavements are exhibiting signs of oxidation, cracking and raveling. Pavement rehabilitation will consist of crack sealing and application of a seal coat, along with refurbishing pavement markings. The current asphalt pavement surfaces generally have PCI's ranging from 58-89. This rehabilitation will reduce the chances of future pavement deterioration and help prolong the life of the pavements. Tie-downs will also be reconfigured on the apron.

PART 2 - SCOPE OF SERVICES BY J-U-B

J-U-B's Services under this Agreement are limited to the following tasks. Any other items necessary to plan and implement the project, including but not limited to those specifically listed in PART 3, are the responsibility of CLIENT.

A. Task 010: Project Formulation

1. Conduct a Pre-Design meeting with CLIENT and FAA via teleconference. The meeting will be held to determine the project scope elements. The FAA Predesign Conference Checklist will be the guide for project discussions. Minutes of the Predesign meeting will be compiled and forwarded to the FAA and CLIENT.
2. Assist the CLIENT with Project Scope development and initiation. J-U-B will prepare a Scope of Services narrative and detailed description of all work tasks for CLIENT and FAA review and approval. Discuss review comments and revise accordingly.
3. Prepare a listing of work tasks in a spreadsheet with person-hours, hourly rates, expenses, and costs based on the Scope of Services. This spreadsheet will be used for both J-U-B and the Independent Fee Estimator (IFE). J-U-B shall prepare a detailed cost proposal on the spreadsheet, based on estimates of work to accomplish the Scope of Services. Provide the CLIENT and the Independent Fee Estimator (IFE) with the blank person-hour spreadsheet, Scope of Services, Project Layout Map, and overall concept level project estimate. A teleconference will be held with

the IFE CONSULTANT only if specific clarifications are needed on the proposed project Scope of Services. The CLIENT may be on the phone call and costs must not be discussed.

4. J-U-B shall assist the CLIENT with Record of Negotiations documentation.
5. Prepare an Agreement for Professional Services for submittal and review by the CLIENT and FAA, including the FAA Professional Service Agreement Checklist. The Agreement shall be comprehensive in description of services and responsibilities of all contract parties.
6. Assist CLIENT with preparation and submittal of an FAA Grant Application for Federal Assistance for the project, including estimated project costs, drawings, and a schedule for FAA submittal prior to beginning of the project.
7. Assist CLIENT in the submittal of FAA Sponsor Certifications. These include the "Selection of Consultants", "Project Plans and Specifications", "Drug Free Workplace", "Equipment/Construction Contracts", "Disclosure Regarding Potential Conflicts" and "Construction Project Final Acceptance".
8. Provide the following services related to Federal Disadvantaged Business Enterprise requirements (DBE).
 - a. Analyze opportunities for Disadvantaged Business Enterprise (DBE) participation during construction and assist CLIENT in preparing a three-year goal for 2027-2029 for the ACIP projects.
 - b. Coordinate a DBE conference call by contacting various Chambers of Commerce asking them to advertise that there will be a conference call for anyone interested in the DBE goal setting methodology for this project. Contact specific DBEs in the area that could be interested in bidding the project. The conference call would be a 2-hour window, monitored via speakerphone and respond if anyone does call in.
 - c. Coordinate CLIENT DBE Goal Advertisements for the new 2027-2029 three-year goal on the CLIENT's website for a minimum of 30 days.
 - d. Finalize and submit new 2027-2029 three-year goal to FAA Civil Rights office, notify FAA ADO in writing once goal has been submitted.
 - e. Assist the CLIENT in reviewing, updating and submitting DBE Program Plan to FAA Office of Civil Rights for review and approval. Review with the CLIENT the requirements set forth in the document prior to their signing and approving the document.
9. Provide Project Management during this phase (approximately 3-month duration) including CLIENT, FAA, State Division of Aeronautics, and J-U-B team communication and coordination; monthly invoicing; project planning; regular monitoring of project status, budget, and schedule; on-going document handling and filing.
10. Attend two (2) meetings with the public works director at City Hall during this phase of the project to keep management and City abreast of the progress of the project.

B. Task 020: Design

1. Investigate the proposed job site at the Airport. Allow civil design personnel to become familiar with the proposed job site. Take photographs, perform a visual survey of the pavement areas, and otherwise document findings of visit. Take a survey of the airport and sample the pavement areas to quantify the cracks that will have to be filled during the project.
2. Prepare a letter request for an environmental determination for a categorical exclusion pursuant to FAA Order 1050.1F, Paragraph 5-6.4(e). The letter will include a detailed project description and an exhibit demonstrating the project disturbance area. Environmental work beyond that described will be considered additional work and may require contract modification.
3. Assemble base data and base maps for the project work area from the design survey, previous projects undertaken, and available aerial data.

4. With the BLM now having their own separate apron and tie-downs, the existing tie-downs on the apron will be reconfigured. Three (3) alternatives will be prepared for the CLIENT to select their preferred alternative from.
5. Prepare preliminary Design Plans (90% complete) for review and discussion with the CLIENT and FAA. It is anticipated that the project design will require thirteen (13) plan sheets including:
 - Sheet 1 – Cover
 - Sheet 2 – General Plan and Survey Control
 - Sheet 3 – General Legends, Symbols, and Plan Key
 - Sheets 4-5 – Construction Safety & Phasing Plans
 - Sheet 6 – Tie-Down Layout Plan
 - Sheets 7-11 – Seal Coat and Marking Plans
 - Sheets 12-13 – Civil Details
6. Prepare preliminary Bidding and Construction Contract Documents and Technical Specifications (90% complete) based on latest version of FAA AC 150/5370-10 “Standards for Specifying Construction on Airports” including the current Regional Notice published by the FAA Airports Districts Office.
7. Complete preliminary quantities of the work items proposed.
8. Prepare a preliminary Engineer’s Opinion of Probable Construction Cost Estimate based on construction cost estimates, phasing into workable portions for constructability, budget, and construction schedule and advise the CLIENT as to budget status.
9. Prepare Draft Construction Safety and Phasing Plan (CSPP) and narrative in accordance with the most current Advisory Circular and prepare the checklist.
10. Prepare the Engineer’s Design Report in conformance with FAA guidelines. The report shall include a Summary of the Project and its specific design issues, Project Schedule, reference to the Construction Safety and Phasing Plan, and Construction Cost Estimate.
11. Conduct in-house quality control/quality assurance review of preliminary design documents.
12. Prepare and submit preliminary design draft submittal (design report, plans, specifications and cost estimate) for FAA (electronic submittal) and Client Review (1 hard copy and electronic submittal). Conduct a zoom meeting with FAA and CLIENT to review preliminary design package.
13. Prepare final Engineer’s Design Report based on Peer, CLIENT, and FAA Reviews.
14. Finalize Bidding and Construction Contract Documents and Technical Specifications based on Peer, CLIENT, and FAA Reviews.
15. Finalize Design Plans based on Peer, CLIENT, and FAA Reviews.
16. Address FAA comments from Draft CSPP submittal, make final revisions, prepare and submit Final Construction Safety and Phasing Plan and narrative in accordance with the most current Advisory Circular and prepare the checklist. Upload the CSPP for airspace review.
17. Prepare and submit one (1) FAA Form 7460 to airspace the project layout and construction equipment. Potential items that must be addressed in the 7460 include construction equipment such as cranes, batch plants, concrete pumps, drill equipment, or other equipment that is taller than typical construction equipment.
18. Complete final quantity calculations and prepare Final Engineer’s Opinion of Probable Construction Cost Estimate.
19. Construction will impact the airport users and transient aircraft during the construction period. A flyer will be prepared for the City to send to the airport users to provide advanced notification.
20. Provide Project Management during this phase (approximately 3-month duration) including CLIENT, FAA, State Division of Aeronautics, and J-U-B team communication and coordination; monthly invoicing; project planning; regular monitoring of project status, budget, and schedule; on-going document handling and filing.

21. Attend two (2) status update meetings with the public works director both either teleconference or at city hall and one (1) with the City Council during a regularly scheduled meeting in Mountain Home during this phase of the project to keep management and City abreast of the progress of the project. Discussions will include project scope, budget and schedule updates.

C. Task 030: Bidding

1. Administer the public bid advertisement process including bid document reproduction and distribution of documents to plan rooms, contractors and suppliers. Submit advertisements to appropriate newspaper(s) and trade magazines as required for publication. Maintain a "bidders list" and distribute plans as requested. Fees for Plan & Specification Reproduction shall be reflected in the "Printing" line below (10 Sets).
2. Provide Pre-Bid Conference coordination to familiarize bidders and interested parties with the construction project scope and requirements. Prepare a detailed agenda and displays, prepare and issue conference minutes. It is anticipated that J-U-B will conduct this meeting at the Airport.
3. Prepare Bid Addendum. Addenda are normally required in response to Contractor questions and/or design changes initiated by the CLIENT and/or the FAA. Engineering estimate includes costs for the preparation of one addendum.
4. Respond to questions that arise during the Contractor's or supplier's bid preparation process.
5. Assist the CLIENT in conducting the project Bid Opening as required, including preparation of a Project Bid Summary. It is anticipated that J-U-B will coordinate and attend this meeting at the Mountain Home City Hall.
6. Prepare detailed Bid Tabulations documenting bid results and submit to CLIENT and the FAA.
7. Assist the CLIENT with review and analysis of bids received. J-U-B will determine an opinion on "responsiveness" of bid submittal. Provide letter of recommendation of award along with price/cost analysis in accordance with FAA Order 5100.38D-Appendix U to CLIENT. Advise the CLIENT of possible action in cases where bids exceed budget for the work to be performed by the Contractor.
8. Prepare and submit Strategic Interruptions Service Level Agreement.
9. Provide Project Management during this phase (approximately 4-month duration) including CLIENT, FAA, State Division of Aeronautics, and J-U-B team communication and coordination; monthly invoicing; project planning; regular monitoring of project status, budget, and schedule; on-going document handling and filing.
10. Prepare and submit one (1) FAA Quarterly Performance Reports during this phase of the project.
11. Attend one (1) status update meetings with the public works director either teleconference or Mountain Home City Hall during this phase of the project to keep management and City abreast of the progress of the project. Discussions will include construction user coordination, budget, and schedule updates.
12. Assist CLIENT in preparation and processing Request for Reimbursement (RFR) by submitting data as required. It is anticipated that J-U-B will prepare and process one (1) set of RFR 'packages' on behalf of the CLIENT for this phase of the project. J-U-B will provide documentation of costs for the CLIENT's use in performing the Request for Reimbursements including consultant invoices, reimbursement spreadsheet and pay requests.

Upon Notice to Proceed/ Approval of Construction Funding:

D. Task 040: Construction

1. Prepare and distribute Notice of Award, Construction Agreement and other contract documents. Review Construction Agreement, bonds and insurance documents submitted by Contractor, and assist CLIENT and Contractor in processing documents for the project.

2. Coordinate with FAA and the CLIENT throughout the award process. Submit bid documentation including copies of all executed contract documents as required by the FAA.
3. Provide pre-construction coordination; prepare a detailed Pre-Construction Conference agenda and displays; conduct a Pre-Construction Conference on behalf of the CLIENT and prepare and issue minutes of the Pre-Construction Conference; include FAA items in conference agenda. It is anticipated that J-U-B will conduct this meeting at the Airport.
4. Review the Contractor's Work Schedule and verify that it is consistent with the requirements of the Contract Documents. Coordinate construction activity schedule with CLIENT and Airport operations.
5. Review submitted shop drawings, Contractor Safety and Security Plan, Quality Control Plan and all submittals required by the Contract Documents. Comment and return all submittals to Contractor for their use and/or revisions and resubmittal.
6. Organize and conduct weekly construction meetings with CLIENT, Contractor and others as appropriate. The Resident Project Representative will hold these meetings on the construction site. Meeting agenda and meeting minutes will be documented and distributed.
7. Provide one full-time project representative to monitor and document construction activities as appropriate. It is anticipated that J-U-B will provide a Resident Project Representative for a period of 12 working days, 9 hours per day plus 1.5 hours a day for drive time. In addition, the Project Manager will visit the site once a week (2 visits) for 3 hours each visit plus 1.5 hours of drive time to provide construction review.
8. Provide office administration support and assistance to the Resident Project Representative with the Project Manager or Office Administration as field activities may require.
9. J-U-B shall receive and review the Contractor's monthly requests for payment. J-U-B shall determine whether the amount requested reflects the progress of the Contractor's work and is in accordance with the contract for construction.
10. Assist CLIENT with review of Contractor Wage and EEO documentation review. Conduct Wage interviews with Contractor personnel as required.
11. Coordinate with CLIENT and FAA throughout the construction process. Submit required construction documentation, including weekly activity report forms, change orders, etc. Coordinate with CLIENT and FAA verbally concerning change orders, as required.
12. Prepare Contract Change Order/Supplemental Agreements in accordance with FAA Order 5100.38D-Appendix U. Conduct services associated with evaluation, negotiation, and preparation and processing of Contract Change Orders or Supplemental Agreements. Cost estimate is based on the production of one Change Order.
13. Conduct final and substantial completion inspections. The project will be completed in 2 phases. A substantial completion inspection will be completed at the end of each phase with one final completion inspection being completed at the end of the project (upon second application of paint).
14. Provide Project Management during this phase (approximately 2-month duration) including CLIENT, FAA, State Division of Aeronautics, and J-U-B team communication and coordination; monthly invoicing; project planning; regular monitoring of project status, budget, and schedule; ongoing document handling and filing.
15. Assist CLIENT In preparation and processing Request for Reimbursement (RFR) by submitting data as required. It is anticipated that J-U-B will prepare and process (2) sets of RFR packages on behalf of the CLIENT for this phase of the project. J-U-B will provide documentation of costs for the CLIENT's use in performing the Request for Reimbursements including consultant invoices, reimbursement spreadsheet and pay requests.

E. Task 050: Construction Grant Closeout

1. Prepare a Construction Grant project report and one set of close-out documents according to FAA requirements and submit them to CLIENT and FAA.
2. Report Disadvantaged Business Enterprise (DBE) project participation to FAA Civil Rights Connect including all calculations and background information for review and approval.
3. Assist and coordinate with independent auditors in locating appropriate documents for performing an A-133 annual audit. In addition to finding appropriate project files, answer questions as required.
4. Help the CLIENT in assessing, costing, and updating the five-year Capital Improvement Plan for submittal to State Division of Aeronautics.
5. Provide Project Management during this phase (approximately 2-month duration) including CLIENT, FAA, State Division of Aeronautics, and J-U-B team communication and coordination; monthly invoicing; project planning; regular monitoring of project status, budget, and schedule; on-going document handling and filing.
6. Prepare and submit one (1) FAA Quarterly Performance Reports and two (2) Fiscal Year End Financial FAA 271 and 425 forms during this phase of the project.
7. Attend one (1) status update meetings with the public works director, either teleconference or Mountain Home City Hall during this phase of the project to keep management and City abreast of the progress of the project. Discussions will include budget and schedule updates.
8. Assist CLIENT in preparation and processing Request for Reimbursement (RFR) by submitting data as required. It is anticipated that J-U-B will prepare and process one (1) set of RFR 'packages' on behalf of the CLIENT for this phase of the project. J-U-B will provide documentation of costs for the CLIENT's use in performing the Request for Reimbursements including consultant invoices, reimbursement spreadsheet and pay requests.

PART 3 - ASSUMPTIONS AND EXCEPTIONS

- No SMS plan is required for this project during the design or other portions of the project.
- No initial AGIS survey is required for this project.
- No identification of ownership of Navigational Aids or new Navigational Aids.
- No Modification of Standards will be required.

ATTACHMENT 1B- Fee Breakdown

PROJECT TITLE:		FY 2026 Mountain Home Municipal Airport Project AIP 3-16-0025-027-2026											
CLIENT:		City of Mountain Home, Idaho											
JOB NUMBER:		RP-25-00143											
DATE:		November 13, 2025											
J-U-B Engineers, Inc. Fee Estimate (Design Phase)													
TASK NO	PROJECT TASK	Principal \$300.00	Senior Engineer \$275.00	Project Manager \$230.00	Design Engineer \$144.00	CAD Designer \$176.00	Environ. Specialist \$156.00	Profess. Land Surveyor \$280.00	2-Person Survey Crew \$280.00	Admin. \$91.00	Trips	TOTAL HRS	TASK DIRECT COSTS
010. Project Formulation Phase													
1	Conduct Pre-Design Meeting	2	0	0	4	0	0	0	0	0		6	\$1,176.00
2	Project Scope Development & Formulation	1	0	8	0	0	0	0	0	0		9	\$2,140.00
3	Prepare IFE package & Cost Proposal	1	0	8	0	0	0	0	0	0		9	\$2,140.00
4	Assist with Record of Negotiations	1	0	3	0	0	0	0	0	0		4	\$990.00
5	Prepare Professional Service Agreement	1	0	6	0	0	0	0	0	1		8	\$1,771.00
6	Prepare FAA Grant Applications	0	0	2	6	0	0	0	0	0		8	\$1,324.00
7	Prepare FAA Sponsor Certifications	0	0	0	3	0	0	0	0	0		3	\$432.00
8	Disadvantage Business Enterprise (DBE)	0	0	4	19	0	0	0	0	0		23	\$3,656.00
	Prepare 2027-2029 DBE Goal	0	0	2	8	0	0	0	0	0		10	
	DBE Conference Call	0	0	1	3	0	0	0	0	0		4	
	DBE Goal Advertisements	0	0	0	2	0	0	0	0	0		2	
	2027-2029 DBE Goal Submission	0	0	1	2	0	0	0	0	0		3	
	DBE Program Plan Update	0	0	0	4	0	0	0	0	0		4	
9	Project Management	6	0	12	0	0	0	0	0	0		18	\$4,560.00
10	Attend Meetings	3	0	3	0	0	0	0	0	0	2	6	\$1,590.00
020. Preliminary Design Phase													
1	Perform Site Walk Through	0	0	6	6	0	0	0	0	0	1	12	\$2,244.00
2	Prepare Environmental Documentation	0	0	0	0	0	4	0	0	0		4	\$624.00
3	Assemble Base Map	0	0	0	0	4	0	0	0	0		4	\$704.00
4	Tie-Down Reconfiguration	1	0	2	0	6	0	0	0	0		9	\$1,816.00
5	Prepare 90% Preliminary Plans	0	0	4	6	28	0	0	0	0		38	\$6,712.00
	Cover Sheet	0	0	0	0	2	0	0	0	0		2	
	General Plan and Survey Control	0	0	0	0	2	0	0	0	0		2	
	General Legend	0	0	0	0	2	0	0	0	0		2	
	Phasing & Safety Plan	0	0	1	2	6	0	0	0	0		9	
	Tie-Down Layout Plan	0	0	1	1	4	0	0	0	0		6	
	Seal Coat & Marking Plans	0	0	1	2	8	0	0	0	0		11	
	Civil Details	0	0	1	1	4	0	0	0	0		6	
6	Prepare 90% Preliminary Contract Docs & Specs	0	0	4	12	0	0	0	0	0		16	\$2,648.00
7	Determine Item Quantities	0	0	1	2	2	0	0	0	0		5	\$870.00
8	Prepare Estimate	0	0	1	4	0	0	0	0	0		5	\$806.00
9	Prepare CSPP	0	0	2	8	0	0	0	0	0		10	\$1,612.00
10	Prepare Engineer's Design Report	0	0	2	12	0	0	0	0	0		14	\$2,188.00
11	Conduct In-House QC Review	4	0	4	0	0	0	0	0	2		10	\$2,302.00

ATTACHMENT 1B- Fee Breakdown

PROJECT TITLE:		FY 2026 Mountain Home Municipal Airport Project AIP 3-16-0025-027-2026											
CLIENT:		City of Mountain Home, Idaho											
JOB NUMBER:		RP-25-00143											
DATE:		November 13, 2025											
J-U-B Engineers, Inc. Fee Estimate (Design Phase)													
TASK NO	PROJECT TASK	Principal \$300.00	Senior Engineer \$275.00	Project Manager \$230.00	Design Engineer \$144.00	CAD Designer \$176.00	Environ. Specialist \$156.00	Profess. Land Surveyor \$280.00	2-Person Survey Crew \$280.00	Admin. \$91.00	Trips	TOTAL HRS	TASK DIRECT COSTS
12	Submit Preliminary Documents to FAA & Owner	0	0	1	0	0	0	0	0	2	0	3	\$412.00
13	Finalize Engineer's Design Report	0	0	1	2	0	0	0	0	0		3	\$518.00
14	Finalize Contract Docs & Specs	0	0	2	4	0	0	0	0	0		6	\$1,036.00
15	Finalize Construction Plans	0	0	0	4	4	0	0	0	0		8	\$1,280.00
16	Finalize CSPP	0	0	1	2	0	0	0	0	0		3	\$518.00
17	Prepare 7460	0	0	1	4	0	0	0	0	0		5	\$806.00
18	Complete Final Quantity Calculations	0	0	0	2	1	0	0	0	0		3	\$464.00
19	Prepare User Flyer	0	0	1	1	4	0	0	0	0		6	\$1,078.00
20	Project Management	6	0	12	0	0	0	0	0	0		18	\$4,560.00
21	Attend Meetings	4	0	4	0	0	0	0	0	0	0	8	\$2,120.00
Sub -Total Design		30	0	95	101	49	4	0	0	5	3	284	\$55,097.00
LABOR:													
Labor + Direct Overhead Subtotal + Fixed Fee		30	0	95	101	49	4	0	0	5	3	284	\$55,097.00
EXPENSES:		Cost Per Unit	Air Trips	Ground Trips	Days	Hours	Trip Miles		Markup				
Air Travel		\$600.00	0						1.0				\$0.00
Mileage		\$0.700		3			110		1.0				\$231.00
Per Diem		\$68.00			0				1.0				\$0.00
Lodging		\$110.00			0				1.0				\$0.00
GPS Survey Unit		\$53.94				0			1.0				\$0.00
Printing		\$200.00							1.0				\$200.00
SUBCONSULTANTS:													
1							\$0		1.0				\$0.00
Subtotal - Labor + Overhead + Fixed Fee												\$55,097.00	
Subtotal - Expenses												\$431.00	
Subtotal - Subconsultants												\$0.00	
Total - Project Design Fees												\$55,530.00	

ATTACHMENT 1B- Fee Breakdown

PROJECT TITLE:		FY 2026 Mountain Home Municipal Airport Project AIP 3-16-0025-027-2026											
CLIENT:		City of Mountain Home, Idaho											
JOB NUMBER:		RP-25-00143											
DATE:		November 13, 2025											
J-U-B Engineers, Inc. Fee Estimate (Bidding & Construction Phase)													
TASK			Senior	Project	Design	Construct	Construct	GIS	2-Person				TASK
NO	PROJECT TASK	Principal	Engineer	Manager	Engineer	Observer	Manager	Analyst	Survey	Admin.	Trips	TOTAL	DIRECT
		\$300.00	\$275.00	\$230.00	\$144.00	\$137.00	\$202.00	\$134.00	Crew	\$91.00		HRS	COSTS
030. Bidding Phase													
1	Administer Bidding Process	0	0	2	8	0	0	0	0	2		12	\$1,794.00
2	Provide Pre-Bid Conference	0	0	4	8	0	0	0	0	1	1	13	\$2,163.00
3	Prepare Bid Addendum	0	0	2	4	0	0	0	0	1		7	\$1,127.00
4	Respond to Bidders Questions	0	0	2	2	0	0	0	0	0		4	\$748.00
5	Conduct Bid Opening	0	0	4	1	0	0	0	0	1	1	6	\$1,155.00
6	Prepare Bid Tabulations	0	0	1	2	0	0	0	0	1		4	\$609.00
7	Prepare Bid & Cost Analysis	0	0	1	4	0	0	0	0	1		6	\$897.00
8	Prepare Strategic Interruptions Service Level Agreement	0	0	1	2	0	0	0	0	0		3	\$518.00
9	Project Management	8	0	16	0	0	0	0	0	0		24	\$6,080.00
10	FAA Quarterly Report	0	0	1	0	0	0	0	0	0		1	\$230.00
11	Attend Meeting	2	0	0	0	0	0	0	0	0		2	\$600.00
12	Prepare Reimbursement Request	0	0	2	0	0	0	0	0	1		3	\$551.00
040. Construction Phase													
1	Prepare Construction Award Documents	0	0	0	4	0	2	0	0	2		8	\$1,162.00
2	Coordinate with FAA & Client on Award	2	0	0	0	0	4	0	0	0		6	\$1,408.00
3	Conduct Pre-Construction Conference	0	0	0	4	4	6	0	0	2	1	16	\$2,518.00
4	Review & Coordinate Contractor Schedule	0	0	0	2	0	1	0	0	0		3	\$490.00
5	Review Shop Drawings & Submittals	0	0	0	20	0	10	0	0	0		30	\$4,900.00
6	Conduct Weekly Construction Meetings	0	0	0	0	2	10	0	0	0	3	12	\$2,294.00
7	Provide Project Representative	0	0	0	0	144	12	0	0	0	14	156	\$22,152.00
8	Provide Office Administration Support	2	0	4	4	0	0	0	0	2		12	\$2,278.00
9	Review Contractor's Pay Request	0	0	0	0	2	4	0	0	0		6	\$1,082.00
10	Wage Rate Interviews	0	0	0	0	2	0	0	0	1		3	\$365.00
11	Coordinate with FAA & Client	2	0	0	0	0	4	0	0	0		6	\$1,408.00
12	Prepare Construction Change Orders	0	0	0	0	0	4	0	0	0		4	\$808.00
13	Conduct Final & Substantial Completion	0	0	0	0	3	9	0	0	0	3	12	\$2,229.00
14	Project Management	4	0	0	0	0	8	0	0	0		12	\$2,816.00
15	Prepare Reimbursement Requests	0	0	0	0	0	4	0	0	1		5	\$899.00

ATTACHMENT 1B- Fee Breakdown

PROJECT TITLE:		FY 2026 Mountain Home Municipal Airport Project AIP 3-16-0025-027-2026											
CLIENT:		City of Mountain Home, Idaho											
JOB NUMBER:		RP-25-00143											
DATE:		November 13, 2025											
J-U-B Engineers, Inc. Fee Estimate (Bidding & Construction Phase)													



J-U-B ENGINEERS, Inc.
FAA AGREEMENT FOR PROFESSIONAL SERVICES

J-U-B ENGINEERS, INC.

Standard Exhibit A – Construction Phase Services

Client
Name:

City of Mountain Home

Project: 2026 Pavement Rehabilitation

The FAA Agreement for Professional Services dated _____ is amended and supplemented to include the following agreement of the parties with respect to Services during the construction phase of the Project.

For the purposes of this exhibit, 'Agreement for Professional Services' and 'the Agreement' shall refer to the document entitled 'FAA Agreement for Professional Services,' executed between J-U-B and CLIENT to which this exhibit and any other exhibits have been attached.

For the purposes of this exhibit, the term 'Contract Documents,' shall be defined as documents that establish the rights and obligations of the parties engaged in construction and include the Construction Agreement between CLIENT and contractor, Addenda (which pertain to the Contract Documents), contractor's bid (including documentation accompanying the bid and any post-bid documentation submitted prior to the notice of award) when attached as an exhibit to the Construction Agreement, the notice to proceed, the bonds, appropriate certifications, the General Conditions, the Supplementary Conditions, the Specifications and the Drawings, together with all Written Amendments, Change Orders, Work Change Directives, Field Orders, and J-U-B's written interpretations and clarifications issued on or after the Effective Date of the Construction Agreement. Shop Drawings and the reports and drawings of subsurface and physical conditions are not Contract Documents.

For the purposes of this exhibit, the term 'Work,' shall be defined as the entire construction or the various separately identifiable parts thereof required to be provided by the construction contractor under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction, and furnishing, installing, and incorporating all materials and equipment into such construction; all as required by the Contract Documents.

For the purposes of this exhibit, the term 'Site,' shall be defined as lands or areas indicated in the Contract Documents as being furnished by CLIENT upon which the Work is to be performed, including rights-of-way and easements for access thereto, and such other lands furnished by CLIENT which are designated for the use of contractor.

CONSTRUCTION PHASE SERVICES

J-U-B shall provide Construction Phase Services as agreed below. There is a "Yes" and "No" box to the left of each Service. If a box is marked "Yes", J-U-B agrees to perform the Service listed. If a box is marked "No", J-U-B undertakes no duty to perform the Service listed. If a duty or a condition of performance is listed below that is a responsibility of CLIENT, CLIENT's agreement to perform the same is assumed.

It is understood and agreed that J-U-B shall not, during the performance of Services, or as a result of observations of the Work in progress, supervise, direct, or have control over contractor(s) Work; nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the Work of the contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s) furnishing and performing their Work or providing any health and safety precautions required by any regulatory agencies. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s) nor assume responsibility of contractor(s) failure to furnish and perform their Work in accordance with the Contract Documents.

The CLIENT agrees that the general contractor shall be solely responsible for jobsite safety, and warrants that this intent shall be carried out in the CLIENT's contract with the general contractor. The CLIENT also agrees that the CLIENT, J-U-B and J-U-B's subconsultants shall be indemnified by the general contractor in the event of general contractor's failure to assure jobsite safety and shall be named as additional insureds under the general contractor's policies of general liability insurance.

Construction Phase

After receiving written authorization from CLIENT to proceed with the construction phase, J-U-B may provide the following Services with respect to this part of the Project:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Yes | 1. <i>General Administration of the Contract Documents.</i> Consult with, advise, and assist CLIENT in J-U-B's role as CLIENT's representative. Relevant J-U-B communications with contractor shall be imputed to the CLIENT. Nothing contained in this Standard Exhibit A creates a duty in contract, tort, or otherwise to any third party; but, instead, the duties defined herein are performed solely for the benefit of the CLIENT. CLIENT shall agree to include this language in any such agreements it executes with contractor, subcontractors or suppliers. |
| <input type="checkbox"/> No | |
| <input checked="" type="checkbox"/> Yes | 2. <i>Pre-Construction Conference.</i> Participate in a pre-construction conference. |
| <input type="checkbox"/> No | |

3. *Visits to Site and Observation of Construction / Resident Project Representative (RPR) Services.* In connection with observations of the Work while it is in progress:

☐ Yes
☒ No

a. Periodic Site Visits by J-U-B. Make visits to the Site at intervals appropriate to the various stages of construction, as J-U-B deems necessary, to observe as an experienced and qualified design professional the progress and quality of the Work. Such visits and observations, if any, are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the Work beyond the responsibilities specifically assigned to J-U-B in this Agreement, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on J-U-B's exercise of professional judgment as assisted by the RPR, if any. Based on information obtained during such visits and observations, J-U-B will determine in general, for the benefit of CLIENT, if the Work is proceeding in accordance with the Contract Documents, and J-U-B shall keep CLIENT informed of the progress of the Work.

☒ Yes
☐ No

b. Resident Project Representative ("RPR"). When requested by CLIENT, provide the Services of a RPR at the Site to provide more extensive observation of the Work. Duties, responsibilities, and authority of the RPR, are as set forth in the section entitled Resident Project Representative, herein. Through more extensive observations of the Work and field checks of materials and equipment by RPR, J-U-B shall endeavor to provide further protection to the CLIENT against defects and deficiencies in the Work. The furnishing of such RPR's Services will not extend J-U-B's responsibilities or authority beyond the specific limits set forth elsewhere in this Agreement.

☒ Yes
☐ No

4. *Defective Work.* Recommend to CLIENT that the Work be disapproved and rejected while it is in progress if J-U-B believes that such Work does not conform generally to the Contract Documents or that the Work will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents.

☒ Yes
☐ No

5. *Clarifications and Interpretations; Field Orders.* Recommend to CLIENT necessary clarifications and interpretations of the Contract Documents as appropriate to the orderly completion of the Work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. Based on J-U-B's recommendations, CLIENT may issue Field Orders authorizing minor variations from the requirements of the Contract Documents.

☒ Yes
☐ No

6. *Change Orders, and Work Change Directives.* Recommend to CLIENT Change Orders or Work Change Directives, as appropriate, and prepare required documents for CLIENT consideration. CLIENT may issue Change Orders or Work Change Directives authorizing variations from the requirements of the Contract Documents.

☒ Yes
☐ No

7. *Shop Drawings and Samples.* Review or take other appropriate action in respect to Shop Drawings, Samples, and other data that contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Such reviews or other action shall not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto.

☒ Yes
☐ No

8. *Substitutes.* Consult with and advise CLIENT concerning, and determine the acceptability of, substitute materials and equipment proposed by contractor.

☒ Yes
☐ No

9. *Inspections and Tests.* Make recommendations to CLIENT concerning special inspections or tests of the Work, and the receipt and review of certificates of inspections, testing, and approvals required by laws and regulations and the Contract Documents (but only to determine generally that the results certified indicate compliance with the Contract Documents).

- ☒ Yes 10. *Disagreements between CLIENT and Contractor.* Assist CLIENT in rendering formal written decisions on claims of CLIENT and contractor relating to the acceptability of the Work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the Work. In assisting in such decisions, J-U-B shall not be liable in connection with any decision rendered in good faith.
- ☐ No
-
- ☒ Yes 11. *Applications for Payment.* Based on J-U-B's on-site observations as an experienced and qualified design professional, and upon written request of CLIENT, review Applications for Payment and the accompanying supporting documentation. Assist CLIENT in determining the amounts owed to contractor and, if requested by CLIENT, recommend in writing to CLIENT that payments be made to contractor in such amounts. Such recommendations of payment will constitute a representation to CLIENT that, to the best of J-U-B's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of such Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, and subject to any subsequent tests called for in the Contract Documents or to any other qualification stated in the recommendation), and the conditions precedent to contractor's being entitled to such payments appear to have been fulfilled insofar as it is J-U-B's responsibility to observe the Work. In the case of unit price Work, J-U-B's recommendation of payment will include final determinations of quantities and classifications of the Work (subject to any subsequent adjustments allowed by the Contract Documents). By recommending any payment and after reasonable inquiry, J-U-B shall not thereby be deemed to have represented that exhaustive, continuous, or detailed reviews or examinations have been made by J-U-B to check the quality or quantity of the Work as it is furnished and provided beyond the responsibilities specifically assigned to J-U-B in this Agreement and the Contract Documents. J-U-B's review of the Work for the purposes of recommending payments will not impose on J-U-B the responsibility to supervise, direct, or control such Work, or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto, or contractor's compliance with laws and regulations applicable to its furnishing and performing the Work. J-U-B's review will also not impose responsibility on J-U-B to make any examination to ascertain how or for what purposes contractor has used monies paid to contractor by CLIENT; to determine that title to any of the Work, including materials or equipment, has passed to CLIENT free and clear of any lien, claims, security interests, or encumbrances; or that there may not be other matters at issue between CLIENT and contractor that might affect the amount that should be paid.
- ☐ No
-
- ☒ Yes 12. *Contractor's Completion Documents.* Receive and review maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection, tests and approvals, Shop Drawings, Samples, other data approved, and the annotated record documents which are to be assembled by contractor in accordance with the Contract Documents (such review will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspection, tests, or approvals indicates compliance with, such Contract Documents); transmit them to CLIENT with written comments.
- ☐ No
-
- ☒ Yes 13. *Substantial Completion.* Promptly after notice from CLIENT that contractor considers the Work for this part of the Project is ready for its intended use, in company with CLIENT and contractor, conduct a site visit to determine if the Work is substantially complete. Provide recommendation to CLIENT relative to issuance of Certificate of Substantial Completion.
- ☐ No
-
- ☒ Yes 14. *Final Notice of Acceptability of the Work.* Assist CLIENT in conducting a final inspection to determine if the completed Work is acceptable so that J-U-B may recommend, in writing, that final payment be made to contractor.
- ☐ No
-
- ☒ Yes 15. *Additional Tasks.* Perform or provide the following additional construction phase tasks or deliverables as delineated in Attachment 1 – Scope of Services and/or Schedule and/or Basis of Fee, which is included with the Agreement.
- ☐ No

General Limitation of Responsibilities. J-U-B shall not be responsible for the acts or omissions of any contractor or of any of their subcontractors, suppliers, or any other individual or entity performing or furnishing any of the Work. J-U-B shall not be responsible for failure of any contractor to perform or furnish the Work in accordance with the Contract Documents. CLIENT shall agree to include this language in any such agreements it executes with contractor, subcontractors or suppliers.

J-U-B's Construction Phase Services will be considered complete on the date of Final Notice of Acceptability of the Work.

Post-Construction Phase

After receiving authorization from CLIENT to proceed with the post-construction phase, J-U-B may:

- | | | |
|---|----|---|
| <input type="checkbox"/> Yes | 1. | <i>Testing/Adjusting Systems.</i> Provide assistance in connection with the testing and adjusting of equipment or systems. |
| <input checked="" type="checkbox"/> No | | |
|
<input type="checkbox"/> Yes | 2. | <i>Operate/Maintain Systems.</i> Assist CLIENT in coordinating training for CLIENT's staff to operate and maintain equipment and systems. |
|
<input checked="" type="checkbox"/> No | | |
|
<input type="checkbox"/> Yes | 3. | <i>Control Procedures.</i> Assist CLIENT in developing procedures for control of the operation and maintenance of, and recordkeeping for, equipment and systems. |
|
<input checked="" type="checkbox"/> No | | |
|
<input type="checkbox"/> Yes | 4. | <i>O&M Manual.</i> Assist CLIENT in preparing operating, maintenance, and staffing manuals. |
|
<input checked="" type="checkbox"/> No | | |
|
<input checked="" type="checkbox"/> Yes | 5. | <i>Defective Work.</i> Together with CLIENT, visit the Project to observe any apparent defects in the Work, assist CLIENT in consultations and discussions with contractor concerning correction of any such defects, and make recommendations as to replacement or correction of Defective Work, if present. |
|
<input type="checkbox"/> No | | |
|
<input checked="" type="checkbox"/> Yes | 6. | <i>Record Surveying.</i> Provide field surveying of readily accessible elements of the final completed construction to supplement the preparation of Record Drawings. |
|
<input type="checkbox"/> No | | |
|
<input checked="" type="checkbox"/> Yes | 7. | <i>Record Drawings.</i> Furnish a set of reproducible prints of Record Drawings showing significant changes made during the construction process, based on the annotated record documents for the Project furnished by the contractor. |
|
<input type="checkbox"/> No | | |
|
<input checked="" type="checkbox"/> Yes | 8. | <i>Warranty Inspection.</i> In company with CLIENT or CLIENT's representative, provide an inspection of the Project within one month before the end of the contractor correction period to ascertain whether any portion of the Work is subject to correction. |
|
<input type="checkbox"/> No | | |
|
<input checked="" type="checkbox"/> Yes | 9. | <i>Additional Tasks.</i> Perform or provide the following additional post-construction phase tasks or deliverables as listed in Attachment 1 - Scope of Services and/or Schedule and/or Basis of Fee, which is included with the Agreement. |
|
<input type="checkbox"/> No | | |

The Post-Construction Phase Services may commence during the construction phase and, if not otherwise modified by the mutual agreement of CLIENT and J-U-B, will terminate at the end of the correction period.

CONSTRUCTION PHASE ADDITIONAL SERVICES

If authorized by CLIENT and expressly agreed by J-U-B; or, if performed by J-U-B with the knowledge of the CLIENT after the signing of the Agreement for Professional Services, J-U-B shall furnish or obtain from others Additional Services of the types listed in this paragraph:

1. Services in connection with Work Change Directives and Change Orders to reflect changes requested by CLIENT if the resulting change in compensation for Construction Phase Services is not commensurate with the Services rendered; Services in making revisions to Drawings and Specifications occasioned by the acceptance of substitutions proposed by contractor and Services after the award of the contract; Services in evaluating and determining the acceptability of an unreasonable or excessive number of substitutions proposed by contractor; and Services resulting from significant delays, changes, or price increases occurring as a direct or indirect result of material equipment, or energy shortages.
2. Services involving out-of-town travel required of J-U-B other than visits to the Site or CLIENT's office.
3. Assistance in connection with bid protests, rebidding, or renegotiating the Construction Agreement.
4. Services in connection with any partial utilization of the Work by CLIENT prior to Substantial Completion.
5. Additional or extended Services during construction of the Work made necessary by (a) emergencies or acts of God endangering or delaying the Work, (b) the discovery of constituents of concern, (c) Work damaged by fire or other cause during construction, (d) a significant amount of defective Work, (e) acceleration of the progress schedule involving Services beyond normal working hours, and (f) default by contractor, including extensions of the construction period.
6. Evaluating an unreasonable number of claims submitted by contractor or others in connection with the Work.
7. Protracted or extensive assistance in refining and adjusting any equipment or system (such as initial startup, testing, adjusting, and balancing).
8. Services or consultations after completion of the construction phase, such as excessive inspections during any correction period and reporting observed discrepancies under guarantees called for in the Construction Agreement for the Work (except as agreed to under Construction Phase Services).
9. Preparing to serve or serving as a consultant or witness for CLIENT in any litigation, arbitration, or other legal or administrative proceeding involving the Project to which J-U-B has not been made a party.
10. Additional Services in connection with the Work, including Services which are to be furnished by CLIENT and Services not otherwise provided for in this Agreement.

RESIDENT PROJECT REPRESENTATIVE

If provided as part of Construction Phase Services, J-U-B shall furnish a Resident Project Representative ("RPR"), assistants, and other field staff to assist J-U-B in observing progress and quality of the Work. The RPR, assistants, and other field staff may provide full-time representation or may provide representation to a lesser degree.

Through such additional observations of the Work and field checks of materials and equipment by the RPR and assistants, J-U-B shall endeavor to provide further protection for CLIENT against defects and deficiencies in the Work. It is understood and agreed that J-U-B shall not, during the performance of Services, or as a result of observations of the Work in progress, supervise, direct, or have control over contractor(s)' Work; nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the Work of the contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s) furnishing and performing their Work or providing any health and safety precautions required by any regulatory agencies. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s) nor assume responsibility of contractor(s)' failure to furnish and perform their Work in accordance with the Contract Documents.

The RPR's duties under this Agreement shall be strictly limited to the following:

1. *General.* RPR is J-U-B's agent at the Site, will act as directed by and under the supervision of J-U-B, and will confer with J-U-B regarding RPR's actions.
2. *Schedules.* Review the progress schedule, schedule of Shop Drawing and Sample submittals, and schedule of values prepared by contractor and consult with CLIENT concerning acceptability of such schedules.
3. *Conferences and Meetings.* When requested by CLIENT to do so, attend meetings with contractor, such as preconstruction conferences, progress meetings, job conferences, and other project-related meetings.
4. *Liaison.* Serve as J-U-B's liaison with CLIENT.

5. *Interpretation of Contract Documents.* Report to CLIENT when clarifications and interpretations of the Contract Documents are needed.
6. *Shop Drawings and Samples.* Receive and record date of receipt of reviewed Samples and Shop Drawings.
7. *Modifications.* Consider and evaluate contractor's suggestions for modifications to Drawings or Specifications and report, with RPR's recommendations, to CLIENT. Transmittal to contractor of written decisions as issued by J-U-B will be in writing.
8. *Review of Work and Rejection of Defective Work.*
 - a) Conduct on-site observations of the Work to assist J-U-B in determining if the Work is, in general, proceeding in accordance with the Contract Documents.
 - b) Report to CLIENT whenever RPR believes that any part of the Work in progress will not produce a completed Project that conforms generally to the Contract Documents or will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents; has been damaged; or does not meet the requirements of any inspection, test, or approval required to be made. Advise CLIENT of that part of the Work that RPR believes should be corrected, rejected, or uncovered for observation, or that requires special testing, inspection, or approval.
9. *Inspections, Tests, and System Startups.*
 - a) Advise CLIENT in advance of scheduled major inspections, tests, and system start-ups for important phases of the Work.
 - b) Verify that tests, equipment, and system start-ups and operating and maintenance training is conducted in the presence of appropriate personnel and that contractor maintain adequate records thereof.
 - c) Observe, record, and report to CLIENT appropriate details relative to the test procedures and system start-ups.
 - d) Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work, record the results of these inspections, and report to CLIENT.
10. *Records.*
 - a) Maintain at the Site orderly files for correspondence, reports of job conferences, reproductions of original Contract Documents including all Change Orders, Field Orders, Work Change Directives, Addenda, additional Drawings issued subsequent to the execution of the Contract, J-U-B's clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing and Sample submittals, and other Project-related documents.
 - b) Prepare a daily report or keep a diary or log book, recording contractor's and subcontractors' hours on the Site, weather conditions, data relative to questions of Change Orders, Field Orders, Work Change Directives, or changed conditions, Site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; furnish copies of such records to CLIENT.
 - c) Maintain accurate, up-to-date lists of the names, addresses, e-mail addresses, and telephone numbers of all contractors, subcontractors, and major suppliers of materials and equipment.
 - d) Maintain records for use in preparing documentation of the Work.
 - e) Upon completion of the Work with respect to the Project, furnish a complete set of all RPR Project documentation to CLIENT.

11. *Reports.*

- a) Furnish to CLIENT periodic reports as required of progress of the Work and of contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.
- b) Present to CLIENT proposed Change Orders, Work Change Directives, and Field Orders.
- c) Furnish to CLIENT copies of all inspection, test, and system startup reports.
- d) Report immediately to CLIENT the occurrence of any Site accidents, emergencies, acts of God endangering the Work, property damaged by fire or other causes, and the discovery or presence of any constituents of concern.

12. *Payment Request:* Review Applications for Payment for compliance with the established procedure for their submission and forward with recommendations to CLIENT, noting particularly the relationship of the payment requested to the schedule of values, Work completed, and materials and equipment delivered at the Site, but not incorporated in the Work.

13. *Certificates, Operation and Maintenance Manuals.* During the course of the Work, verify that materials and equipment certificates, operation and maintenance manuals, and other data required by the Specifications to be assembled and furnished by contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have these documents delivered to CLIENT for review.

14. *Completion.*

- a) Before issuing a Certificate of Substantial Completion, submit to CLIENT a list of observed items requiring completion or correction.
- b) Observe whether contractor has arranged for inspections required by laws and regulations, including but not limited to those to be performed by public agencies having jurisdiction over the Project.
- c) Participate in a final inspection in the company of CLIENT and contractor and prepare a final list of items to be completed or corrected with respect to the Work.
- d) Observe whether all items on final list have been completed or corrected and make recommendations to CLIENT concerning acceptance and issuance of CLIENT's Final Notice of Acceptability of the Work.

The RPR shall not:

- 1. Authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items).
- 2. Exceed limitations of J-U-B's authority as set forth in the Agreement for Professional Services .
- 3. Undertake any of the responsibilities of contractor, subcontractors, suppliers, or contractor's superintendent.
- 4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences, or procedures of construction or of the Work, unless such advice or directions are specifically required by the Contract Documents.
- 5. Advise on, issue directions regarding, or assume control over safety practices, precautions, and programs in connection with the activities or operations of CLIENT or contractor.
- 6. Participate in specialized field or laboratory tests or inspections conducted by others, except as specifically authorized.
- 7. Accept Shop Drawing or Sample submittals from anyone other than J-U-B.
- 8.. Authorize CLIENT to occupy the Work in whole or in part.

CLIENT'S RESPONSIBILITIES

Except as otherwise provided herein or in the Agreement for Professional Services, CLIENT shall do the following in a timely manner so as not to delay the Services of J-U-B and shall bear all costs incident thereto:

1. Provide, as may be required for the Project, such legal services as CLIENT may require or J-U-B may reasonably request with regard to legal issues pertaining to the Project, including any that may be raised by contractor.
2. Attend the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job-related meetings and Substantial Completion, final payment, and other inspections.
3. Give prompt written notice to J-U-B whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or time of performance or furnishing of J-U-B's Services, or any defect or nonconformance in J-U-B's Services or in the Work of any contractor.
4. Render all final decisions related to: 1) changes or modifications to the terms of the construction contract, 2) acceptability of the Work, and 3) claims or Work stoppages.
5. Unless included in J-U-B Scope of Services, provide construction staking and materials testing services for the project.

The Client agrees to require all contractors of any tier to carry statutory Workers Compensation, Employers Liability Insurance and appropriate limits of Commercial General Liability Insurance (CGL). The Client further agrees to require all contractors to have their CGL policies endorsed to name the Client, the Consultant and its sub-consultants as Additional insureds, on a primary and noncontributory basis, and to provide Contractual Liability coverage sufficient to insure the hold harmless and indemnity obligations assumed by the contractors. The Client shall require all contractors to furnish to the Client and the Consultant certificates of insurance as evidence of the required insurance prior to commencing work and upon renewal of each policy during the entire period of construction. In addition, the Client shall require that all contractors will, to the fullest extent permitted by law, indemnify and hold harmless the Client, the Consultant and its sub consultants from and against any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the Project, including all claims by employees of the contractors.

INDEMNIFICATION

In addition to any other limits of indemnification agreed to between the Parties, CLIENT agrees to indemnify and hold harmless J U B, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the performance of the Work. This is to include, but not to be limited to any such claim, cost, loss, or damage that is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom to the extent caused by any negligent act or omission of contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts any of them may be liable, as well as any general, special or other economic damages resultant from Work stoppages or delays that are caused in whole or part by J U B's exercise of the rights and duties as agreed herein (Construction Phase Services).

CLIENT agrees that CLIENT will cause to be executed any such agreements or contracts with contractors, subcontractors or suppliers to effectuate the intent of this part before any Work is commenced on the Project; if CLIENT negligently fails to do so, CLIENT agrees to fully indemnify J U B from any liability resulting therefrom, to include, but not to be limited to, all costs relating to tendering a defense to any such claims made.

Customer

Organization	City of Mountain Home		
DBA			
Address	PO Box 10		
City State Zip	Mountain Home	ID	83647-0010
Phone	(208) 587-2104	Fax	

Purchase Order - Lease

NASPO/ValuePoint Contract #: CTR058809

and / or

State Participating Addendum (PA) #:

PADD 20231479 (ID)

Vendor

Company Name	Quadient Leasing USA Inc. FEDERAL ID# 94-2984524		
Attention	Government Sales	DUNS#	150836872
Address	478 Wheelers Farms Rd		
City State Zip	Milford	CT	06461
Phone	(866) 448-0045	Fax	(203) 301-2600

Ship To

Organization	City of Mountain Home		
Attention	Sue Monasterio		
Address	160 S 3rd E		
City State Zip	Mountain Home	ID	83647-3019
Phone	(208) 587-2104	Email	ap@mountain-home.us

P.O. Number	P.O. Date	Requisitioner	Shipped Via	F.O.B. Point	Terms
			Ground	Destination	Quarterly Invoicing

QTY	Unit	Description	Unit Price	Total
60	Months	Lease Payment	\$337.72	\$20,263.20

Lease payment specified above for products listed below includes, as applicable, reduced price equipment maintenance to reflect first year free, meter rental, meter resets, postal rate changes, software license/support/subscription fees, delivery, installation, and operator training.

Products

QTY	Product ID	Description
1	IX5AF	iX-5 Series Base w/ Autofeeder, Sealer, Catch Tray & Ink Cartridge
1	IXWP10	IX Series 10 lb Weighing Platform
1	DS40I	DS40i Folder Insertor

- 1) Order is governed under the terms and conditions of the NASPO/ValuePoint Master Price Agreement Contract Number CTR058809. Enter this order in accordance with the prices, terms, delivery method, and specifications listed above.

- 2) Payments will be sent to:
 Quadient Leasing USA, Inc.
 Dept 3682
 PO Box 123682
 Dallas TX 75312-3682

- 3) Send all correspondence to;
 Quadient Leasing USA, Inc.
 478 Wheelers Farms Rd
 Milford CT 06461
 Phone: 203-301-3400
 Fax: 203-301-2600

 Authorized by

 Date

 Print Name

 Title

Why Wait Program Agreement

The Quadient Leasing Why Wait program entitles you to upgrade your Quadient equipment up to 12 months prior to the end of the term of your Current Lease. Your new lease term will automatically commence and billing will begin after your Current Lease has reached the end of its current term. The transition from your Current Lease to the New Lease will be seamless.

By electing to participate in this program, you agree to the following:

- You agree to continue making payments on lease number N21021056 through the end of its Initial Term or, if applicable, the current Renewal Term.
- The term of the new lease, being signed concurrently with this agreement, ("New Lease") will commence when the Current Lease reaches the end of its Initial Term or, if applicable, the current Renewal Term.
- The Products that are subject to the Current Lease will be replaced with the Products identified in the New Lease for the remainder of the Current Lease's Initial Term or, if applicable, the current Renewal Term.
- If a subscription to the Impress Platform is included on the New Lease, then any associated Usage Fees will be in addition to the payments on the Current Lease and the New Lease.
- The replaced products from the Current Lease must be returned to us within thirty (30) days of the effective date of this agreement.

Company: City of Mountain Home

Signature: _____

Name (printed): _____

Title: _____

Date: _____

Company: Quadient Leasing USA Inc.

Signature : _____

Name (printed): _____

Title: _____

Date: _____

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

IN RE:)	
)	
)	FINDINGS OF FACT AND
)	CONCLUSIONS OF LAW
Albatross Greens)	
PUD PZ-25-21)	
Applicant: Studio H)	
%Mark Russell)	

This matter came for deliberation and decision before the City Council of the City of Mountain Home on the 28th day of October, 2025 following a public hearing before the Planning and Zoning Commission held pursuant to notice as required by law with a recommendation rendered on September 16, 2025, for a requested approval of a rezone to C-3 Planned Unit Development, Albatross Greens, of certain real property identified as parcel ID RPA3S07E303635 and RPA3S07E303660, commonly known as 2155 East 8th North, that is within the corporate boundaries of the City of Mountain Home, Idaho. This application (PZ-25-21) ran contemporaneously with the preliminary plat for the Albatross Green Subdivision (PZ-25-20). The notice of public hearing was given as required by law. Having heard from the Applicant in support of the application, the City Council having adopted the Staff Report and the Commission's findings recommendation noting that and two (2) members of the public appearing to express concerns regarding the Planned Unit Development, and being fully advised in the matter, issues the following Findings of Fact, Conclusions of Law 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 C-3 Planned Unit Development described as "Albatross Greens".
 - a. C-3 zoning does allow for residential development, specifically
Townhomes as a permitted use as shown on 9-7-4 Land Use Chart.
2. Notice of public hearing has been given as required by law.

- a. A notification was sent to Fifty-two (52) property owners within 300 ft., and twenty-nine (29) Public Entities on 08/28/2025.
 - b. Notice of Public Hearing was in the Mountain Home News on 8/27/2025 and 09/03/2025.
 - c. Site was posted on the property on 8-27-2025.
3. The owner of the real property for which rezoning, is sought has requested in writing that the property be rezoned.
4. The proposed “Albatross Greens” shown on the site plan (Exhibit B) will be approximately three point six five (3.65) acres in size, consists of twenty-nine (29) lots, providing twenty-four (24) townhome lots, four (4) common lots, and one (1) lot that will be retained by the owner. The common lots will include the following:
 - a. Fire Pit
 - b. BBQ Area
 - c. Additional Parking
 - d. Open Space
 - e. Common lots and amenities will be owned and maintained by the Albatross Greens 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 commercial.
- c. Has there been a change in the area or adjacent areas which may dictate that the area should be rezoned;
 - i. In 2022 Golf View Apartments a site consisting of 5.72 acres, was approved that is situated just to the East of this development on E. 8th N., between the Sherriff Station and the Mountain Home Police Department, Golf View Apartments consists of one-hundred and fifty units (150) and is zoned C-3 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. Adjacent to and west of this parcel is the Willow Creek Townhomes, and the Fairway Apartments. East of this site is the Elmore County Sheriff Department, Mountain Home Police Department and Pioneer Federal Credit Union. The Golf Course is to the north of this parcel, 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, governmental.
- 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 - The Fire Marshal has reviewed the submitted plans for the development and accept them with the following conditions, Streets shall be clearly posted as “No Parking”. If these are to be individually owned lots, the Townhouses shall be built under the IRC and are required 2-hour firewall separations between units. A single interior fire hydrant shall be provided, and it shall be placed on either lot 6 or lot 23. Building eaves shall not exceed 30’ in height at any point.
 - 2. Building - Flood Plain- This development is in the AO and AE Zones and a portion of the parcel is in the regulated floodway. All future development is restricted in the floodway. The floodway shall be left undisturbed; however, the applicant is desiring to design seepage beds in the floodway (lot 29). The design for the seepage beds will requires further review prior to approval for any work within the floodway. Any Floodway that changes the existing ground elevation will requires a CLOMR from FEMA prior to any permits being issued on the parcel. An H&H Study was completed. This development shall comply with all Federal, State, and local compliance regulations regarding development in the Special Flood Hazard Area.
 - 3. Police had no comment.
 - 4. City Fiber - Developer will install City Fiber Conduit per City Code 10-1-17, and the conduit will be owned by the City
 - 5. Water - currently there are available Water EDU’s. Per Keller Associates the proposed water lines in the

development appear to be sufficient to provide adequate pressures and meet the City's available fire flow goal for commercial area at the mainline where the proposed hydrant is located. Water will be accessed from East 8th North Street.

6. Wastewater - currently there are available wastewater EDU's. Per Keller Associates the proposed development will increase sewer flow to the existing 12-inch trunk line on South 14th East Street. The model indicates the existing trunk line can accommodate the additional flow from this development. However, the section of the trunk line between East 4th North and East 4th South is nearing its capacity. In particular the segment at American Legion Boulevard. It is recommended that the City conduct flow monitoring to confirm current conditions. Additionally planning for future upsizing of this trunk line to ensure adequate capacity as development continues upstream of the 12-inch line at South 14th Street East and American Legion Boulevard. In 2016 an 18" line was placed under American Legion in preparation for the required upgrade. Public Works is planning to make that connection in FY26. Sewer will be accessed from East 8th North Street.
7. Streets - This development will gain access to the site from East 8th North Street. The development will be accessed by a two-way, 26' wide road. The road will be a private road and constructed within the proposed 33' easement.
- 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;
 - i. This development is subject to Water Rights Fees

- ii. This development is subject to Impact Fees in place at the time of Building Permit Issuance.
 - 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. This is a residential development of twenty-six (26) units.
 - 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. This development will gain access to the site from of East 8th North Street. The development will be accessed by a two-way, 26' wide road. The road will be a private road and constructed within the proposed 33' easement.
 - j. Will not result in the destruction, loss, or damage of a natural or scenic feature of major importance; and
 - i. All development regarding this application will be subject to Federal, State, and Local Regulations governing the Flood Plain and Flood Plain Development. An H&H Study was conducted for this development.
 - k. Is the proposed zoning amendment in the best interest of the city?
 - i. This development provides for much needed housing that will tie into existing infrastructure.
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. Two (2) members of the public appearing in person testified concerning:
- a. An increase of Traffic.
 - i. A traffic study was not required for this development.
 - b. Adjacent owner access to repair their existing fence.
 - i. The development will install their own fencing in this development.
8. Mountain Home City Code 9-7-8 Bulk and Coverage C-3 zone zoning requirements. Minimum lot size in the C-3 zone for residential development is five thousand (5,000) square feet. Minimum street frontage is not applicable, the maximum lot coverage, no portion of the lot shall be undeveloped. Front yard setbacks are twenty feet (20'). Rear yard setbacks are eight feet (8') with alleys and sixteen feet (16') when no alley is present and Interior side yard setbacks are five (5) feet, Street side yard setbacks are twenty (20) feet, and there is a maximum building height of forty-five feet (45). The Planned Unit Development Agreement (Exhibit C) for Albatross Greens proposes:
- a. Minimum lots size: two-thousand three hundred and forty-four (2,344).
 - b. Minimum street frontage requested: twenty-five (25) feet.
 - c. Side yard setbacks: zero (0) feet.
 - d. Street side yard setbacks: fifteen (15) feet.
 - e. Front yard setback: fifteen (15) feet
 - f. Rear yard setback: 10' on the west side of the development and 7' on the south and east side
9. 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. the proposed water lines in the development appear to be sufficient to provide adequate pressures and meet the City's available fire flow goal for commercial area at the mainline where the proposed hydrant is located. Water will be accessed from East 8th North Street.

b. Wastewater

- i. the proposed development will increase sewer flow to the existing 12-inch trunk line on South 14th East Street. The model indicates the existing trunk line can accommodate the additional flow from this development. However, the section of the trunk line between East 4th North and East 4th South is nearing its capacity. In particular the segment at American Legion Boulevard. It is recommended that the City conduct flow monitoring to confirm current conditions. Additionally planning for future upsizing of this trunk line to ensure adequate capacity as development continues upstream of the 12-inch line at South 14th Street East and American Legion Boulevard.

In 2016 an 18" line was placed under American Legion in preparation for the required upgrade. Public Works is planning to make that connection in FY26. Sewer will be accessed from East 8th North Street.

10. The requested rezoning of C-3 "Albatross Greens" 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 Council for the City of Mountain Home hereby makes the following:

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6512 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 5-0 to recommend approval to rezone to C-3 PUD Albatross Greens with conditions.

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

DECISION

The City Council for the City of Mountain Home having reviewed P&Z's findings, the public hearing, the staff report, applicant narrative, site plan, and having considered the presentation of the applicant and additional testimony, hereby AFFIRMS and APPROVES Planning and Zoning's recommendation to rezone to C-3 PUD entitled "Albatross Greens" 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. All development regarding this application will be subject to Federal, State, and local regulations governing Flood Plain and Flood Plain Development.
4. The design for the seepage bed will require further review prior to approval for any work within the Floodway.
5. Future development shall be restricted in the floodway and noted on the final plat.
6. Water Rights Fee shall be paid at final plat.
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 9th day of December 2025.

CITY OF MOUNTAIN HOME

By _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

NOTICE OF RIGHT TO APPEAL

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

NOTICE OF RIGHT TO REQUEST REGULATORY TAKINGS ANALYSIS

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

CERTIFICATE OF MAILING

I hereby certify on this ____ day of _____, 2025 a true and correct copy of the foregoing document with attachments was mailed by U.S. Mail to the following:

Emailed to: Brenda Ellis – Development Services Department
Hank Patrick – Building Official

By: _____
Tiffany Belt, City Clerk

Exhibit A: Legal Description

PROPERTY DESCRIPTION FOR Albatross Greens

Tract I:

A tract of land commencing at the corner of the Northwest corner of U.S. Government Lot No. 2, Section 30, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho; thence South 20 feet; thence East 744 feet along the South boundary line of East 8th North Street to a point, being the REAL POINT OF BEGINNING; thence running South 508 feet, more or less, to a point; thence running East 310.98 feet, more or less, to a point; thence running North 508 feet, more or less, to the South boundary line of East 8th North Street; running thence West along the South boundary line of East 8th North Street 310.98 feet to the REAL POINT OF BEGINNING.

Tract II:

A Tract of land commencing at the Northwest corner of U.S. Government Lot 2, Section 30, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho. Thence South 20 feet; Thence East 744 feet along the South boundary line of East 8th North St to a point; Thence S0°00'00"E, 508 feet more or less to a point being the Southwest corner of the tract of land described under Warranty Deed Instrument No. 366797 as recorded in Elmore County, Idaho, also being the REAL POINT OF BEGINNING: Thence continuing S0°00'00"E, 1.52 feet to a point; Thence N89°54'15"E, 310.98 feet to a point; Thence N0°00'00"W, 1.00 feet to a point; Thence S90°00'00"W, 310.98 feet along the South boundary line of said tract to the REAL POINT OF BEGINNING. SUBJECT TO all existing easements and right-of-ways of record or implied.

Exhibit B: Site Plan

Exhibit on following page(s)

Exhibit C – Planned Unit Development Agreement

Exhibit on following page(s)

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

IN RE:)	
)	
)	FINDINGS OF FACT AND
)	CONCLUSIONS OF LAW
Albatross Greens)	
PPLAT PZ-25-20)	
Applicant: Studio H)	
%Mark Russell)	

This matter came for deliberation and decision before the City Council of the City of Mountain Home on the 28th day of October, 2025 following a public hearing before the Planning and Zoning Commission held pursuant to notice as required by law with a recommendation rendered on September 16, 2025, for a requested 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, the City Council having adopted the Staff Report and the Commission’s findings recommendation noting that and no members of the public appeared to express concerns regarding the application, and being fully advised in the matter, issues the following Findings of Fact, Conclusions of Law 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 “Albatross Greens” (Exhibit B) consists of approximately 3.64 acres and would include the following:
 - a. Twenty-nine (29) total lots
 - b. Twenty-four (24) residential Townhome lots
 - c. Four (4) Common lots
 - i. Fire Pit and BBQ Area

- ii. Additional Parking spaces
 - iii. Open Green Space
 - d. One (1) Restricted lot.
 - i. Lot 29 is in the Floodway
- 4. Notice of public hearing has been given as required by law.
 - a. A notification to Fifty-two (52) property owners and twenty-nine (29) Public Entities on 8/28/2025
 - b. Notice of public hearing was in the Mountain Home News on 08/27/2025 and 09/03/2025.
 - c. Notice of the public hearing was posted on the property 08/27/2025.
- 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 Albatross Greens C-3 Planned Unit Development (PZ-25-21) 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. From January 2025 thru August 2025 There have been one-hundred seventy-three (173) EDU's utilized.
 - ii. Per Keller Associates the proposed water lines in the development appear to be sufficient to provide adequate pressures and meet the City's available fire flow goal for commercial area at the mainline where the proposed hydrant is located.
 - iii. Water will be accessed from East 8th North Street.
 - 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 commented that the proposed water lines in the development appear to be sufficient to provide adequate pressures and meet the City's available fire flow goal for commercial areas at the mainline where the proposed hydrant is located.
- c. The public financial capability of supporting services for the proposed development.
 - i. The development will increase sewer flow to the existing 12-inch trunk line on S. 14th E. in between E. 4th N. and E. 4th S. the trunk line is nearing capacity in particular the segment at American Legion . The model indicates the trunk line can accommodate the flow from this development, but it is recommended the City begin planning for the future upsizing of this trunk line.
 - 1. In 2016 an 18' line was placed under American Legion in preparation for this upgrad. In 2026 public works is planning to make the connection.
- d. The other health, safety, or environmental problems that may be brought to the Commissions attention.
 - i. This development is within the Special Flood Hazard Area FEMA;s effective FIRM Mapping from March 15, 1994.
 - 1. It is within the AO and AE Flood Zone
 - 2. Approximately Lot 9, approximately 76,146 SF is in the Floodway. Development on this lot is restricted.
 - 3. The Applicant has provided an H and H Study, confirming that the proposed fill will not impact the 100-year flood elevations, floodway elevation and floodway width at unpublished cross-sections in the vicinity of the proposed development.
 - 4. This development is subject to all Federal State, and Local regulations governing flood plain and flood plain development.

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

CONCLUSIONS OF LAW

1. The notice and hearing requirements of Idaho Code Section 67-6509(a) have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code, the Idaho Regulatory Takings Act.
3. 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 5-0 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

DECISION

The City Council for the City of Mountain Home having reviewed P&Z's findings, the public hearing, the staff report, applicant narrative, site plan, and having considered the presentation of the applicant and additional testimony, hereby AFFIRMS and APPROVES Planning and Zoning's recommendation to approve the preliminary plat "Albatross Greens," legally described in Exhibit A, in the City of Mountain Home, Idaho, 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. 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.
5. All development regarding this application will be subject to Federal, State, and local regulations governing Flood Plain and Flood Plain Development.
6. The design for the seepage bed will require further review prior to approval for any work within the Floodway.
7. Future development shall be restricted in the floodway and noted on the final plat.
8. 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 9th day of December 2025.

CITY OF MOUNTAIN HOME

By _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

NOTICE OF RIGHT TO APPEAL

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

NOTICE OF RIGHT TO REQUEST REGULATORY TAKINGS ANALYSIS

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

CERTIFICATE OF MAILING

I hereby certify on this ____ day of _____, 2025 a true and correct copy of the foregoing document with attachments was mailed by U.S. Mail to the following:

Emailed to: Brenda Ellis – Development Services Department
Hank Patrick – Building Official

By: _____
Tiffany Belt, City Clerk

Exhibit A: Legal Description

PROPERTY DESCRIPTION FOR Albatross Greens

Tract I:

A tract of land commencing at the corner of the Northwest corner of U.S. Government Lot No. 2, Section 30, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho; thence South 20 feet; thence East 744 feet along the South boundary line of East 8th North Street to a point, being the REAL POINT OF BEGINNING; thence running South 508 feet, more or less, to a point; thence running East 310.98 feet, more or less, to a point; thence running North 508 feet, more or less, to the South boundary line of East 8th North Street; running thence West along the South boundary line of East 8th North Street 310.98 feet to the REAL POINT OF BEGINNING.

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A Tract of land commencing at the Northwest corner of U.S. Government Lot 2, Section 30, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho. Thence South 20 feet; Thence East 744 feet along the South boundary line of East 8th North St to a point; Thence S0°00'00"E, 508 feet more or less to a point being the Southwest corner of the tract of land described under Warranty Deed Instrument No. 366797 as recorded in Elmore County, Idaho, also being the REAL POINT OF BEGINNING: Thence continuing S0°00'00"E, 1.52 feet to a point; Thence N89°54'15"E, 310.98 feet to a point; Thence N0°00'00"W, 1.00 feet to a point; Thence S90°00'00"W, 310.98 feet along the South boundary line of said tract to the REAL POINT OF BEGINNING. SUBJECT TO all existing easements and right-of-ways of record or implied.

**Exhibit B: Proposed Preliminary Plat
Attachment on following Pages**

**Exhibit C: Proposed Planned Unit Development Agreement
Attachment on following Pages**

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

IN RE:)	
)	
CUP: PZ-25-31)	
Applicant:)	FINDINGS OF FACT
Julie Buckley)	CONCLUSIONS OF LAW
)	
)	
)	
Applicant.)	

This matter came for deliberation and decision before the City Council of the City of Mountain Home on the 9th day of December, 2025 following a public hearing before the Planning and Zoning Commission held pursuant to notice as required by law with a recommendation for approval rendered on the 21st day of October 2025, on a request for a conditional use permit by Julie Buckley, for a drive-up window located at 1410 American Legion Boulevard, Mountain Home, Elmore County, Idaho. The site is in a C-3 General Commercial Zone. The applicant requested a variance from the landscape, parking requirements, and an extension on the sidewalk, curb, and gutter improvements. The establishment will be Drive-thru only and will not have a communications speaker post. Orders will be taken at the window or by employees at the car window.

Having heard from the Applicant in support of the application, the City Council having adopted the Staff Report and the Commission's findings recommendation noting that and one members of the public appeared at P&Z to speak regarding Semi-truck deliveries to this location, and being fully advised in the matter, issues the following Findings of Fact, Conclusions of Law as follows:

FINDINGS OF FACT

1. The applicant has applied for a conditional use permit to for a drive-up window on property owned by Julie Buckley, (RPA3S06E252160), addressed as 1410 American Legion Boulevard, legally described in Exhibit A, Mountain Home, Elmore County, Idaho.

2. The Owner of the real property for which a conditional use permit is sought has requested so in writing. (Narrative Exhibit B)

3. The proposed conditional use is for a drive-up window. Within this application the applicant also requests a deviation from landscaping, off-street parking requirements from twenty (20) spaces to twelve (12) spaces, and has requested time extension for completion of curb, gutter, and sidewalk. (Site Plan Exhibit C).

a. Landscape ordinance applies to any new land use 9-11-2 B.1 and apply to any project involving commercial land uses that involve new use of land. Commercial land uses shall provide a five-foot (5') rear and side yard buffer. Gateways require a fifteen (15) foot landscaped strip immediately behind the sidewalk. Commercial next to a public/private street requires a ten (10) foot wide buffer strip.

i. Applicant is requesting no perimeter land scape requirements and is requesting to potted plants along the North and West side of the building.

ii. The applicant requests no Gateway landscaping, as eleven feet from the south side of the building will be for the drive-thru lane. Additionally, landscaping along American Legion Boulevard could has potential to reduce visibility of oncoming traffic on the State Highway/Gateway. The applicant proposes decorate rock.

- b. Off street parking for restaurants is one (1) per each 100 square feet.
 - i. The restaurant is approximately 811 square feet. This would require nine (9) spaces per City Code.
 - 1. Because the restaurant will be drive-thru only the applicant is requesting a reduction from nine (9) to four (4) spaces for this use.
 - c. Off street parking for services such as a realtor office is one (1) per 300 square feet plus one for each vehicle necessary for conducting business.
 - i. The Realtor Office is approximately 1482 square feet. This would require eleven (11) spaces.
 - 1. Because the Realtor Office is not always manned by all agents at all times the applicant is requesting a reduction from eleven (11) to eight (8) spaces for this use.
 - d. The applicant is requesting a time extension for sidewalk, curbing, and gutter to be completed no later than June 30, 2026, due to weather concerns, and allow the applicant to recoup some costs due to the expenses already invested in the business.
4. Notice of public hearing has been given as required by law.
- a. Notification was sent to twenty-four (24) property owners within 300 ft. on 9/26/2025.
 - b. A notification was sent to twenty- eight (28) Public Entities on 9/26/2025.
 - c. Notice of Public Hearing was in the Mountain Home News on 10/1/2025 and 10/8/2025.
 - d. Notice of the Public Hearing was posted on the property on 10/01/2025.

e. One (1) citizen spoke regarding the application:

Citizen one:

i. Concerned about room enough for semi-deliveries at this location.

a. Per the applicant, no large semi deliveries will be received.

Small box type trucks will deliver goods.

5. The property is zoned C-3, General Commercial pursuant to the zoning ordinance of the City of Mountain Home. The property is designated as Urban Development in the duly adopted Comprehensive Plan.

a. 9-7-4 Land Use Chart – Drive-up Window is a Conditional use in a C-3 General Commercial Zone.

6. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Section:

a. 9-6-10: Public Hearing Procedure and Idaho Code 67-6509

b. 9-7-4: Land Use Chart: Drive-up Window

c. 9-9-14: Drive-in Establishments

d. 9-17-1 Conditional Uses and Idaho Code § 67-6512(d).

7. The existing land uses in the immediate area of the property in question are Commercial and residential.

a. To the East is the Red Barn RV Park located in the C-3 General Business Zone. To the South is Smokey Mountain Pizzeria Grill, Norco, and Briesta all located in the C-3, General Business Zone. To the West is two (2) duplex units in the C-3 General Business Zone. To the North is a single-family residential home and is an R-3 Residential Zone.

8. The proposed conditional use will, in fact, constitute an allowed conditional use in that zone, as determined by the Land Use Chart in Chapter 7, of Title 9, Section 4, of the Mountain Home City Code.

9. The proposed conditional use will be in accordance with goals and objectives of the Comprehensive Plan and with all the applicable provisions of the Zoning Ordinances.

- a. Business retention and expansion.
- b. Environmentally comparable with nearby surroundings.
- c. 92% of residents want more commercial development.
- d. In-fill development with readily available infrastructure.
- e. Connectivity to existing transportation networks.
- f. Integration of connectivity to pedestrian pathway.

10. The proposed conditional use will be designed, constructed, operated, and maintained to be harmonious with the existing or the intended character of the general vicinity and that such use and/or expansion will not change the essential character of the same area.

- a. Applicant will make improvements on site for curb, gutter, and sidewalk.
- b. Applicant has been in contact with Idaho Transportation and received approval of the site plan.
- c. There is a coffee shop with a drive-up window on the opposite corner of this location.
- d. Norco and Smokey Mountain Pizzeria Grill are both commercial entities located to the South of this location.

11. The proposed conditional use will not be hazardous or disturbing to existing or future neighboring uses.
 - a. Applicant has been in contact with the adjacent property owner and will draft a cross access agreement, required by Idaho Transportation Department for approval of the Ingress/Egress located on American Legion Boulevard.
 - b. Delineators will split the shared Ingress/Egress for the Drive-Up Window exit onto American Legion Boulevard. These delineators will also keep some lightning from the adjacent parcel.
 - c. There is no outside speaker for ordering and therefore sound will be kept to a minimum.
12. The proposed conditional use will be served adequately by existing essential public facilities and services such as highways, streets, schools, police and fire protection, drainage structures, refuse disposal, water, and sewer or that the person or entity responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services.
 - a. Access to site is from North 14th East, and East 4th North. Drive-up window exit is on American Legion Boulevard.
 - b. Water and sewer service is already connected to the exiting building. Additional EDU shall be assessed to the Utility Billing for the new use.
 - c. Site is located within the City Limits allowing for access to fire and police protection.
 - d. Stormwater shall be retained on site.

13. The proposed conditional use 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.

- a. Applicant will install Curb, Gutter, and Sidewalk along North 14th East and also along East 4th North Street.

14. The proposed conditional use will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of the environment, or excessive production of traffic, noise, smoke, fumes, glare, or odors.

- a. The use is for a Drive-up Window. The use will generate additional traffic, however the applicant has provided enough stacking for approximately eight cars.
- b. Access to the entrance will be approximately sixty (60) feet from the American Legion Boulevard Corner.
- c. No speaker order system will be used keeping noise to a minimum.

15. The proposed conditional use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.

- a. The site will have access from North 14th East and East 4th North.
- b. The applicant will install Curb, Gutter, and Sidewalk, and an ADA ramp at the corner of North 14th East and East 4th North for pedestrian access.
- c. The Ingress/Egress will be approximately sixty (60) feet from American Legion Boulevard to minimize any stacking issues onto North 14th East Street.

16. The proposed conditional use will not result in destruction, loss, or damage of a natural or scientific feature of major importance.

- a. The use will be located inside and at an existing structure located at 1410 American Legion Boulevard.

17. Additional considerations of this use relate to Title 9, Chapter 9, Section 14:

Drive in Establishment.

- a. That the location of the establishment shall not cause an increase of commercial traffic in nearby residential neighborhoods, increase general traffic congestion where congestion problems have been identified, or cause other significant adverse impacts on surrounding public or private property. The advice of the city engineer, and appropriate transportation authority shall be solicited for the purpose of evaluating existing and projected levels of service and the effects of projected turning movements on highway safety; and
 - a. The applicant has been in contact with ITD and received correspondence stating that the plan was approved. Stating the engineers would like to see a more permanent form of delineators and asking them to swing the curbing so cars cannot get through and angle back toward the road.
 - b. ITD will require the closure of the western access.
 - c. ITD will grant the eastern access, but it will be limited to a right-in/right-out like the Brie-sta coffee shop.
 - d. A cross-access agreement will be needed with the neighboring property owner.
- b. That the internal circulation on the site provides for pedestrians to walk from parking lots to the lobby entrance(s) without traversing the waiting lane(s) for the drive-up window; and

- a. This is a drive-thru establishment only. No customers will order from inside the building. Drive-up window is on the South side of the building. Entry to this location for the Real Estate offices is on the West side of the building and parking for this use is on the North Side of the Building.
- c. That the waiting lane(s) be of sufficient length to provide for anticipated average monthly peak volumes; and
 - a. The waiting lane can hold approximately eight (8) vehicles.
- d. That design, signage or operational characteristics of the establishment prevent or discourage vehicles from waiting for service on public sidewalks or streets; and
 - a. Entry to the waiting/drive-up lane is approximately sixty (60) feet from the corner of American Legion and North 14th East Street.
- e. That all communication systems shall not exceed a measurement of allowed decibels at any residential property lines adjoining the site or across the alley from any site as stated in title 7 of this code; and
 - a. No sound system will be utilized. Orders will be taken from the window and/or the vehicle window while in the waiting lane.
- f. That all lights, including vehicular, and other illuminated materials shall be screened to prevent lighting and glare from falling on adjoining properties; and
 - a. Delineators will be placed and spaced closely together at the egress. The applicant indicated utilizing several that will act as a fencing to block vehicular light from the adjacent neighbor.
- g. That the design, operation, and sign characteristics of the project will attempt to minimize air pollution and wasteful consumption of fuel; and
- h. That the use meets all city and Elmore County Central district health requirements for water, sewer, etc. (Ord. 1628, 1-12-2015)

- a. This building has existing Sewer and Water Service. Additional EDU's will be added to the utility billing.

The City Council for the City of Mountain Home has applied the applicable state statutes and City ordinances to the facts stated above and based on that makes the following conclusions:

CONCLUSIONS OF LAW

1. The action taken herein does not violate Title 67, Chapter 80 Regulatory Takings of the Idaho Code.
2. Relevant criteria and standards for consideration of this application are set forth in Mountain Home City Code Sections 9-6-10: Public Hearing Procedure, 9-7-4: Land Use Chart, 9-9-14: Drive-in Establishments, 9-11 Landscape requirements, 9-12-6: Required number of spaces, and 9-17-1: Conditional Use Permits.
3. The Planning and Zoning Commission voted 5-0 to recommend approval of the proposed Conditional Use Permit.
4. With a unanimous vote, the City Council, based on the forgoing findings and conclusions, hereby enters its decision as follows:

DECISION AND RECOMMENDATION

The City Council for the City of Mountain Home having reviewed the staff report, applicant narrative, site plan, PZ Findings, and having considered the presentation of the applicant and additional testimony, hereby APPROVES application (PZ-25-31) for a conditional use permit to operate a Drive-up window located on a parcel addressed as 1410 American Legion Boulevard, Mountain Home, Id. (RPA3S06E252160), and the requested deviations for landscaping, off-street parking requirements, and the requested

extension for installation of sidewalk, curb and gutter, be granted, subject to the above requirements along 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. Must comply with any ITD requirements.
3. The use must meet Central District Health requirements.
4. A certificate of Occupancy shall be obtained for the new use.
5. The applicant must complete the sidewalk, curb, and gutter no later than June 30, 2026.
6. Within one year from the date of issuance of the Conditional Use Permit, the holder of the permit must commence the use permitted by the permit in accordance with the conditions of approval, per City Code 9-17-1(H), unless a one-year extension has been requested in writing and granted by the City Council.
7. Development at this location must comply with State, Federal, and local floodplain standards.

DATED this 13th day of January 2026.

CITY OF MOUNTAIN HOME

By _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

NOTICE OF RIGHT TO APPEAL

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

NOTICE OF RIGHT TO REQUEST REGULATORY TAKINGS ANALYSIS

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

CERTIFICATE OF MAILING

I hereby certify on this ____ day of _____, 2026 a true and correct copy of the foregoing document with attachments was mailed by U.S. Mail to the following:

Emailed to: Brenda Ellis – Development Services Department
Hank Patrick – Building Official

By: _____
Tiffany Belt, City Clerk

Exhibit A – Legal Description

A parcel of land located in the Southeast Quarter of the Northeast Quarter, Section Twenty-five, Township Three South, Range Six East, Boise Meridian, Elmore County, Idaho, more particularly described as follows:

Commencing at a point 480 feet west from the Northeast corner of the South Half of the South Half of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section Twenty-five and running thence West a distance of 185 feet, running thence south a distance of 132 feet, running thence East a Distance of 185 feet, running thence North a distance of 132 feet, more or less to the point of Beginning, SAVE AND EXCEPT those portions used for roadway purposes.

Project Narrative – *Sipping Soda* Drive-Through Proposal

Property Address: 1410 American Legion Blvd, Mountain Home, Idaho

Proposed Use: Addition of a drive-through window for beverage service

Overview

The applicant proposes to establish *Sipping Soda*, a small beverage service business operating primarily through a drive-through window located at the rear of the existing commercial building. The property is zoned for commercial use and is located within an established commercial corridor along American Legion Boulevard. The proposed use is consistent with surrounding development patterns and the intent of the zoning district.

Site Layout and Capacity

The site design allows for efficient vehicle circulation, with a drive-through lane accommodating up to eight vehicles in queue. Access points and circulation patterns have been arranged to promote safety, minimize congestion, and maintain compatibility with adjoining properties and nearby roadways.

Property and Site Improvements

Planned improvements to the site include:

- Upgrades to the existing building to improve appearance, energy efficiency, and functionality.
- Installation of sidewalk and curb improvements along adjacent streets, enhancing pedestrian safety and accessibility.
- The addition of selective landscaping, decorative fencing, and potted greenery to provide visual appeal and meet the intent of the city's landscaping standards.

- Maintenance of adequate parking areas and circulation for employees and customers.

Effects on Adjoining Properties

The addition of a drive-through window at the rear of the building will not have negative impacts on adjoining properties. The site is located in an established commercial corridor where vehicle traffic, customer activity, and retail operations are common and expected. Adjoining properties are also primarily commercial in nature, making this use consistent with surrounding land patterns.

- Noise: Operations are limited to typical customer vehicle activity and are not expected to exceed normal levels for commercial areas. No outdoor speaker systems are proposed.
- Glare: The drive-through has been designed to ensure that vehicle headlights will not fall directly on any structure within approximately 150 feet, which is consistent with the average effective projection distance of standard vehicle headlights. In addition, the slight elevation of the property in relation to American Legion Boulevard minimizes any potential for glare or visual disturbance to passing vehicles. As a result, the proposed drive-through configuration will not create adverse lighting impacts on adjacent properties or the public right-of-way.
-
- Odor and Fumes: The business serves beverages and does not involve cooking, frying, or production processes that generate strong odors or fumes. Vehicle emissions will be comparable to any other commercial drive-through and consistent with the corridor's existing uses.
- Vibration: No operations or equipment associated with this use will generate vibration.

Public Health, Safety, and General Welfare

The proposed use is not expected to be detrimental to the health, safety, or general welfare of the public. Improvements to sidewalks and circulation will enhance pedestrian safety and accessibility. The site design supports efficient traffic flow and ensures minimal impact on surrounding properties. The business will provide local employment opportunities and contribute to the ongoing maintenance and reinvestment of a commercially zoned property.

Landscaping, Gateway, Parking, and Time Extension Request

Due to the limited space available on this property, we respectfully request an alternative plan regarding the City's landscaping, gateway, and off-street parking requirements, as well as consideration for a time extension to complete exterior improvements. While we understand and appreciate the importance of these standards in supporting the visual character, safety, and accessibility of our community, the physical layout and size of this site make full compliance difficult without compromising safe traffic flow, parking efficiency, and drive-through functionality.

Specifically, we are requesting a deviation from the standard off-street parking requirement. Proposing instead to provide 12 parking spaces, including one ADA-compliant stall. This number sufficiently supports the operational needs of the property, which includes both the drive-through business and professional office spaces. The request reflects the varying business hours of the agents working in the office, which naturally staggers parking demand throughout the day. In addition, the drive-through model significantly reduces the need for on-site parking, as most customer visits are brief and do not require extended stays. The proposed layout ensures safe circulation, clear entry and exit points, and efficient access for both customers and employees while maintaining the integrity and visual appeal of the site.

We also respectfully request modification from the City's landscaping and gateway requirements. Due to the visibility needs along American Legion Boulevard, we propose to retain the existing decorative rock bed in lieu of new gateway landscaping. This feature already offers a neat, low-maintenance, and visually appealing frontage while preserving essential sightlines for traffic safety.

To help meet landscaping intent and enhance the property's appearance, we plan to add decorative rock along the north side of the building and incorporate potted plants in these areas, as well as additional potted plants on the west side of the building. These improvements will provide attractive greenery and texture, aligning with the City's beautification goals while accommodating the site's space

and access limitations. While transforming the property into a vibrant, updated space.

Additionally, we would like to request a time extension to complete the sidewalk and parking lot upgrades. We are committed to completing all exterior improvements no later than June 30, 2026, allowing adequate time to coordinate construction schedules, secure materials, and manage financial planning. In the interim, we are willing to install temporary barriers to direct traffic safely to the proposed entrance and maintain clear circulation patterns for both customers and pedestrians.

We believe these combined measures represent a practical and balanced approach that meets the spirit and intent of City design standards while allowing the site to function efficiently and safely. With the City's support in granting these deviations and time considerations, this project will revitalize a key commercial property, enhance the appearance of American Legion Boulevard, and provide meaningful local employment opportunities within an attractive and responsibly designed setting. Turning an underutilized site into a polished, modern destination.

The project is consistent with the goals and policies of the City of Mountain Home Comprehensive Plan, which encourage:

- Reinvestment in existing commercial properties.
- The enhancement of major commercial corridors such as American Legion Boulevard.
- Support for locally operated businesses and job creation.
- The development of attractive, functional, and safe commercial areas.

Site Plan Details:

- Streets:** E 4th N, N 14th E St, S 14th St E
- Curbs:** 5ft x 147ft high curb; 60 ft of high curb
- ADA Ramp:** New ADA ramp (5ft wide)
- Entrance:** Drive up entrance (122 ft long)
- Landscaping:** decorative rocks, trash fence, Drive up window, decorative rocks, barrier
- Dimensions:** 5ft, 8ft, 20ft, 40ft, 51.5 ft
- Legend:**
 - = Potted Plants
 - = delineator
 - = Exit Only Sign

AGREEMENT FOR LOCATION AWARENESS TRACKING DEVICE SERVICES

This Agreement For Location Awareness Tracking Device Services ("Agreement") is made and entered into this ____ day of _____, 2025 ("Effective Date"), by and between the City of Mountain Home, Idaho, a city within Elmore County, Idaho, incorporated under Idaho Constitution Article XII, §1 ("City"), and Azuga, Inc., a California corporation with its principal place of business at 42840 Christy Street, Fremont, California (hereinafter "**Provider**" or "**Azuga**" and (collectively, the "**Parties**").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, and in consideration of the recitals above which are incorporated herein, City and Azuga represent, covenant, undertake and agree as follows:

1. Purpose

The purpose of this Agreement is to provide the City with GPS-based location awareness tracking devices and associated software and support services to monitor City vehicular use for operational, safety, and accountability purposes.

2. Scope of Services

Provider agrees to furnish GPS based location equipment as more fully detailed in the attached Order Form.

3. Term

This Agreement shall begin on the Effective Date and continue for a thirty-six (36) month term unless terminated earlier in accordance with Section 9.

4. Compensation

City shall pay Provider in the amounts as provided in the attached Order Form. Invoices will be submitted monthly and paid within thirty (30) days of receipt.

5. Subscription Terms, Special Terms, Amendments, Precedence.

- (a) **Subscription Terms.** Unless otherwise provided herein, this Agreement is subject to, and incorporates the Azuga Master Agreement and all referenced and applicable related terms (found here: <https://www.azuga.com/license-agreement>) including the provisions set forth in the subheadings entitled "Acceptance & Explanation"; "Third Party Terms"; "Privacy Policy"; General Terms; Service Schedules"; "Data Processing Addendum", and "Changes".
- (b) **Special Terms.** Notwithstanding the provisions of Section 5(a) (Subscription Terms), above, the parties have agreed that, for purposes of this Agreement, a number of concessions and variations to the Azuga Master Agreement are agreed to and are hereby incorporated into "Amendment 1 to the Azuga Master Agreement" attached hereto as **Exhibit A**.
- (c) **Amendments.** Any future amendments or variations of this Agreement must be in

writing and mutually executed by the parties as additional, and sequential, amendments. No changes to terms written into either a Purchase Order or Order Form shall be deemed valid or effective.

- (d) **Precedence.** With respect to conflicts of terms within the documents the following precedence shall apply to the various documents contained in this Agreement (in order of hierarchy).
1. This Agreement (“Agreement for Location Awareness Tracking Device Services”)
 2. Amendment 1 to the Azuga Master Agreement
 3. Azuga Master Agreement
 4. Order Form(s)

6. Data Ownership and Privacy

All data collected through the tracking devices shall remain the sole property of the City. Provider shall not share, sell, or distribute location data without prior written consent of the City. Provider shall implement appropriate cybersecurity measures to protect sensitive data.

7. Compliance with Law

Provider shall comply with all applicable federal, state, and local laws, including those concerning data privacy, public records, and employee monitoring where applicable.

8. Indemnification

Provider hereby agrees to protect, defend, indemnify and hold harmless City from and against any and all liabilities, costs and/or expenses including, without limitation, reasonable attorneys’ fees, in connection with damages, losses, injuries, and/or death to persons which may be asserted against City, City’s members, employees, representatives, and/or agents, arising out of or in relation to the performance of this Agreement, except to the extent (if any) such liabilities, costs or expenses are caused by, arise out of, result from or relate to City’s own negligence or intentional misconduct.

9. Termination

Either party may terminate this Agreement with or without cause with thirty (30) days written notice. The City may terminate for cause immediately if Provider fails to perform essential services.

10. Independent Contractor

Provider is an independent contractor and not an employee, agent, or representative of the City.

11. Notices

All notices, demands, requests, and other communications under this Agreement shall be in writing and shall be deemed properly served or delivered, if delivered by hand to the party to whose attention it is directed, or if sent via U.S. mail, then three (3) days following deposit therein, certified mail, return receipt requested, or if sent via facsimile transmission, when received as confirmed by the date and time stamp on such facsimile transmission, addressed as follows:

- (a) If to City:

City of Mountain
Home 160 South
3rd West
PO Box 10
Mountain Home, Idaho 83647

(b) If to Azuga:

Azuga, Inc.
42840 Christy Street
Fremont, California 94538
Attn: General Counsel

12. Miscellaneous

(a) **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall constitute an original, but all together shall constitute one and the same Agreement.

(b) **Entire Agreement.** This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements or understandings, written or oral. No extension, change, modification or amendment to or of this Agreement of any kind whatsoever shall be made or claimed by either Party, and no notice of any extension, change, modification or amendment made or claimed by either Party shall have any force or effect whatsoever unless the same shall be endorsed in writing and be signed by the party against which the enforcement of such extension, change, modification or amendment is sought, and then only to the extent set forth in such instrument.

(c) **Legal Representation.** All Parties have been represented by separate legal counsel in this matter. Thus, in all cases, the language herein shall be construed simply and in accordance with its fair meaning and not strictly for or against a party, regardless of which party prepared or caused the preparation of this Agreement.

(d) **Captions.** The captions at the beginning of the several paragraphs, respectively, are for convenience in locating the context, but are not part of the text.

(e) **Invalid Provisions.** In the event any term or provision of this Agreement shall be held illegal, invalid or unenforceable or inoperative as a matter of law, the remaining terms and provisions of this Agreement shall not be affected thereby, but each such term and provision shall be valid and shall remain in full force and effect.

(f) **Governing Law.** This Agreement shall be governed by the laws of the State of Idaho, without regard to conflicts of laws principles.

(g) **Attorneys' Fees.** If either party shall default in the full and timely performance of this Agreement and said default is cured with the assistance of an attorney for the other party and before the commencement of a suit thereon, as a part of curing said default, the reasonable attorneys' fees incurred by the other party shall be reimbursed to the other party upon demand. In the event that either party to this Agreement shall file suit or action at law or equity to interpret or enforce this Agreement hereof, the unsuccessful party to such litigation agrees to pay to the prevailing party all costs and expenses, including reasonable attorneys' fees, incurred by the

prevailing party, including the same with respect to an appeal.

(h) **Authority.** Each party represents to the other that it has authority to execute this Agreement and to perform all of the terms and conditions required of them as provided under this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

City of Mountain Home:

Azuga, Inc. a Bridgestone Company:

By _____
Rich Sykes, Mayor

By: _____
Pierre Parent, CFO

ATTEST:

By: _____
Tiffany Belt, City Clerk

EXHIBIT A – Amendment 1 to Azuga Master Agreement

This Amendment 1 to Azuga Master Agreement (hereafter “Amendment 1”) is made in to the Azuga Master Agreement found here: <https://www.azuga.com/license-agreement> (the “AMA”) and is incorporated into the Agreement for Location Awareness Tracking Device Services (the “Agreement”) entered into by and between the City of Mountain Home, Idaho, a city within Elmore County, Idaho incorporated under Idaho Constitution Article XII, §1 (“City”), and Azuga, a Bridgestone Company, a California corporation with its principal place of business at 42840 Christy Street, Fremont, California (hereinafter “**Provider**” or “**Azuga**” and (collectively, the “**Parties**”).

1. Changes to AMA. Notwithstanding the provisions of the section of the AMA entitled “Changes”, the parties agree that:
 - a. **De-Minimus Changes.** De-minimus changes which do not vary the obligations or material value of the Agreement or nature of the Services shall be allowed by Azuga without any notification and shall be deemed incorporated into the Agreement upon posting by Azuga. For greater certainty, the parties agree that a “de minimus” change constitutes items including, but not limited to, the following: corrections of typographical or scrivener’s errors; changes to dates; legislative references; references and names of products and/or services; additions of or updates to references of legislation, regulations, or laws to which the AMA is subject or in alignment to; expansion of Service offerings and features; addition or deletion of services to which City has not subscribed to; structural changes of the AMA and incorporated documents; etc.
 - b. **Material Changes.** The “Changes” section of the Data Processing Addendum (“DPA”) is hereby deleted. Azuga will notify City of any changes which directly affect the Services subscribed to by City which impact the nature of the Services, the relative obligations of the parties where City’s obligations, costs, or liabilities are increased from those set forth in the Agreement. City will have the option to either agree, in writing, to the Material Changes or elect to Cancel the Agreement within the time-frame specified in the notice, but in no event not less than forty-five (45) day.
 - c. **Cancellation due to Material Change:** In the event City objects to Material Changes and opts to Cancel the Agreement, Azuga will not hold City responsible for _____ (“ETF”) costs.
2. **Public Records Request Legislation.** The Privacy Policy of the AMA are hereby modified to comply with the Idaho Public Records Act Title 74, Chapter 1, Idaho Code. Notwithstanding provisions of the AMA providing for Confidentiality, City may release such information it deems strictly necessary in order to comply with any Public Records or Freedom of Information requests provided that it also provides Azuga a copy of such information release and the request made for its records.

3. **Dispute Resolution.** Any and all reference to “arbitration” in the AMA are hereby deleted. Notwithstanding any provision within the AMA pertaining to dispute resolution, the Parties do hereby agree that any dispute arising out of the Agreement (including the AMA, this Amendment, or related and incorporated terms) shall be resolved, in the first instance, by the good-faith efforts of the parties to reach mutually agreeable resolutions. Failing such resolutions, the Parties agree to submit to non-binding mediation with a mediator that is agreeable to both and located in the location of their choosing within the Jurisdiction provided for at Section 12(f) of the Agreement.

Authority. Each party represents to the other that it has authority to execute this Amendment 1 and to perform all of the terms and conditions required of them as provided under the Agreement hereby amended.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

City of Mountain Home

Azuga, Inc., a Bridgestone Company

By:_____

By:_____

Rich Sykes, Mayor

Pierre Parent, CFO

ATTEST:

By:_____

Tiffany Belt, City Clerk

EXHIBIT B – Order Form

Order Form



Azuga Rep:	Doug Ploughman
Document Created Date:	2025-05-09
Company Name:	City of Mountain Home
Valid Until:	2025-06-11

42840 Christy St., Suite #205
Fremont, CA 94538
Phone: (888) 790-0715
Fax: (888) 768-1291

<u>Bill To:</u> City of Mountain Home 160 S 3rd St, Mountain Home, ID,83647,United States	
Attention:	Rich Sykes
Start Date:	2025-05-19
Subscription Term:	36 Months
Billing Frequency:	Monthly
Billing Currency:	USD

<u>ShipTo:</u> City of Mountain Home 160 S 3rd St,Mountain Home,ID,83647,United States	
Attention:	Rich Sykes
Invoice Delivery:	Email
Payment Method:	Invoice
Payment Term:	Net 30

Billing Charges displayed are based on the Billing Frequency

Subscription Charges	QTY	Monthly Charge/Unit	Billing Charges
Azuga Fleet Mobile App	86	\$2.99	\$257.14
Azuga SafetyCam Plus	1	\$25	\$25
Azuga SafeFleet	86	\$14	\$1204
SpeedSafe	86	\$0	\$0
Scheduled Maintenance	86	\$0	\$0
Panic Plan	86	\$0	\$0
Phone Monitor	86	\$0	\$0
Tire Pressure Monitoring	86	\$0	\$0
Azuga Fleet Mobile App	86	\$0	\$0
Driver Rewards and Driver ID	86	\$0	\$0
API Integration	86	\$0	\$0
1 minute tracking	86	\$0	\$0
Fuel card integrations	86	\$0	\$0

Subtotal **\$1,486.14**

One Time Charges	QTY	One Time Charge/Unit	Billing Charges
Shipping Charges	1	\$11.99	\$11.99
SafetyCam Plus Main Camera with Box	1	\$0	\$0
Accessory Kit for SafetyCam Plus	1	\$0	\$0

Y-Type OBD Cable, 1000mm (flat)	1	\$0	\$0
Handling Charges (SafetyCam)	1	\$3	\$3
Lease cost for SafetyCam	1	\$0	\$0
JBUS Extender Cable - 6 pin	2	\$0	\$0
JBUS Extender Cable - 9 pin Type 2 TL	6	\$0	\$0
JBUS Extender Cable - 9 pin Type 1 TL	6	\$0	\$0
Handling Charges (Datalogger)	86	\$2	\$172
Lease cost for GPS	86	\$0	\$0

Subtotal

\$186.99

SPECIAL TERMS:	
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This Order (“Order”) is entered into, under, subject to, and governed by the Azuga Master Agreement (“Agreement”), available at <https://www.azuga.com/license-agreement>, as may be amended from time to time. Capitalized terms used in this Order, but not defined herein, will have the meaning set out in the Agreement. By accepting this Order (“Order Acceptance”), either by clicking through electronically, signing a written version of this Order, or by using any of the Services set out in this Order, the individual completing the Order Acceptance represents and warrants that: (i) it has reviewed the Agreement; and (ii) it is a representative of Customer duly authorized to accept this Order and the Agreement on Customer’s behalf and to bind the Customer. If you do not have the legal authority to bind the Customer, do not conduct the Order Acceptance and do not use any Services. The Agreement, including this Order, constitute the entire agreement between the parties. Any term or condition in any other order, purchase order, confirmation, or other document furnished by Customer or Azuga which is in any way inconsistent with, or in addition to, the Agreement, including this Order, is hereby expressly rejected and will be null and void. All prices exclude state and local sales and use taxes that might be required to be charged.

Bill To Customer:
Printed Name:
Title:
Signature:
Date:

The undersigned hereby represents and warrants the he/she is authorized to execute this binding contract on behalf of the customer named above, and accepts all responsibility.

**ELMORE COUNTY, IDAHO
ORDINANCE NO. 1813**

(Zone C-3 PUD Albatross Greens)

AN ORDINANCE OF THE CITY OF MOUNTAIN HOME, IDAHO, DECLARING THE REAL PROPERTY HEREINAFTER DESCRIBED TO BE ZONED C-3 PUD SUBJECT TO LIMITATIONS OF ALLOWED USES, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That the real property particularly described in Exhibit A, Exhibit B, and Exhibit C that is attached hereto and by this reference made a part hereof be and the same is hereby declared to be C-3 PUD and that the uses permitted upon said property will and shall be limited to only the allowed uses specified and subject to the site plan amendments as required by Building, Public Works, Fire, and Zoning Officials in compliance with all applicable City Code provisions and standards.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. That this ordinance shall be in full force and effect from and after its passage, approval and publication.

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

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

Rich Sykes, Mayor

ATTEST:

(SEAL)

Tiffany Belt, City Clerk

Exhibit A: Legal Description

PROPERTY DESCRIPTION FOR Albatross Greens

Tract I:

A tract of land commencing at the corner of the Northwest corner of U.S. Government Lot No. 2, Section 30, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho; thence South 20 feet; thence East 744 feet along the South boundary line of East 8th North Street to a point, being the REAL POINT OF BEGINNING; thence running South 508 feet, more or less, to a point; thence running East 310.98 feet, more or less, to a point; thence running North 508 feet, more or less, to the South boundary line of East 8th North Street; running thence West along the South boundary line of East 8th North Street 310.98 feet to the REAL POINT OF BEGINNING.

Tract II:

A Tract of land commencing at the Northwest corner of U.S. Government Lot 2, Section 30, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho. Thence South 20 feet; Thence East 744 feet along the South boundary line of East 8th North St to a point; Thence S0°00'00"E, 508 feet more or less to a point being the Southwest corner of the tract of land described under Warranty Deed Instrument No. 366797 as recorded in Elmore County, Idaho, also being the REAL POINT OF BEGINNING; Thence continuing S0°00'00"E, 1.52 feet to a point; Thence N89°54'15"E, 310.98 feet to a point; Thence N0°00'00"W, 1.00 feet to a point; Thence S90°00'00"W, 310.98 feet along the South boundary line of said tract to the REAL POINT OF BEGINNING. SUBJECT TO all existing easements and right-of-ways of record or implied.

Exhibit B: Site Plan

Exhibit on following page(s)

PLANT P

SYM COMMON NAME

SHADE/STREET TREES (C)

PACIFIC SUNSET
SKYLINE HONEY
LITTLELEAF LIN
TULIP TREE

ORNAMENTAL TREES (CL)

CHANTICLEER F
HOTWINGS MAP
SPRING SNOW C

SHRUBS/ORNAMENTAL GR

ARIZONA SUN E
BLACK EYED S
BLUE GRAMMA
BLUE OAT GRA
BLUE RUG JUNIF
RED FLOWER C
GRO-LOW SUMA
HUSKER RED PI
IVORY HALO D
KARL FOERSTE
MAIDEN GRASS
BRACKENLIGHTS F
SUMMERWINE NII

LAWN

NOTES

1. ALL LANDSCAPE SHU REQUIREMENTS.
2. ALL PLANTING AREA
3. TREES SHALL NOT BE STRUCTURES, OR FAC CONTAMINATION DURI SYSTEM. ALL SHRUBS BALL THAT DOES NO DRAINAGE SHALE SA
4. NO TREES SHALL IMP INTERSECTIONS. NO C LOCATED WITHIN VISI RESPONSIBLE FOR PI VISIBILITY WITHIN 40' (1) OVER THAN 50' FR
5. TREE LOCATIONS MA PLANTED WITHIN 5' ON
6. PLANT LIST IS REPRE OWNER, SUBJECT TO (MAY BE ALTERED DU TO BE REMOVED FRG BALL OF THE TREE. A
7. ALL EXISTING TREES

- NOTES:
1. REMOVE ALL THINE, F
 2. REMOVE BURLAP AN PLANTING, IF SYNTH
 3. STAKING OF TREES I RESPONSIBLE TO IN STRAIGHT FOR A M THE 1 YEAR WARRA
 4. TREE PLANTED IN TU

① TRE

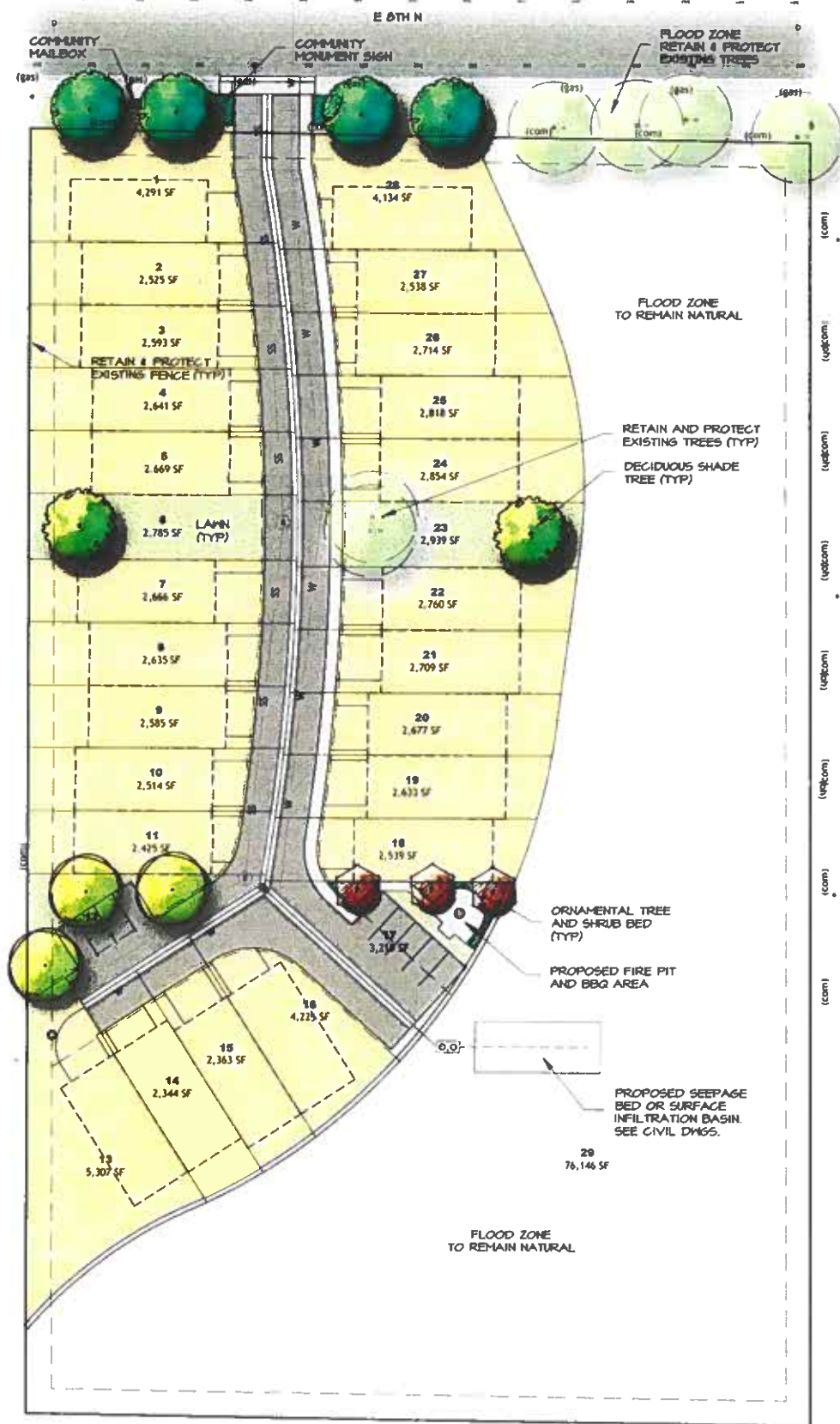


Exhibit C – Planned Unit Development Agreement

Exhibit on following page(s)

ALBATROSS GREENS SUBDIVISION Planned Unit Development Agreement

THIS AGREEMENT is made effective this 10th day of September, 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 Mark Russell, 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 RPA3S07E303635 and RPA3S07E303660, the "Property," which is legally described in Exhibit A, attached hereto and incorporated herein by this reference; and

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 Albatross Greens C-3 Planned Unit Development (Exhibit B) is proposed to be an attractive residential community providing the following:

- (29) individual lots which will consist of the following:
 - 24 townhomes will be built on the following lots: (1-5), (7-11), (13-16), (18-22), and (24-28). Each lot will be approximately 25' wide and 70'-100' deep and will be deeded to the owner of the townhome. The townhomes will be two stories, have individual footprints of approximately 1,375 square feet, and include a two-car garage. They will be built in clusters of 4-5 attached units in a modern and appealing design (Exhibit C).
 - 4 common lots (6, 12, 17 & 23) will be owned by the HOA. They will be designated for Community Space including a fire pit, a grill, and open green space, additional parking, and water collection areas.
 - 1 lot (29), being situated within the designated floodway, shall remain under the ownership and control of the Owner. No development for said lot is considered at this time, save and except for those limited improvements necessary to accommodate stormwater management for the subdivision as reflected on the preliminary plat. The existing natural landscaping of said lot shall be retained.
 - Townhome lots will be 2340+ square feet. A two-way, 26' wide road will serve the Property with a 15 mile per hour speed limit that will be strictly enforced. The road will be private and constructed within the proposed 33' road, access, and utility easement on the Property. The road, sidewalks, Community Spaces, parking spaces, and water collection areas will be maintained by the HOA as spelled out in the HOA rules.
- Common areas and green space will remain under ownership of the HOA. (By-laws and CC&R's to be developed by Ethridge Development, LLC. (Owner) and reviewed and approved by City of Mountain Home prior to issuance of the first Certificate of Occupancy.)

- Water Conservation Landscaping improvements throughout the site and perimeter utilizing drought resistant native grasses, flowers, and trees maintained by the HOA.
- Pedestrian connectivity to public rights-of-way and resident amenities maintained by the HOA.

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

1. Construct to City Standards: The 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 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.
 - A. The Owner acknowledges the Property is in the floodplain and agrees to follow all application, certification, and determination requirements set forth in Title 5, Chapter 5 of the Mountain Home municipal code where applicable and as may be additionally required by Planning and Zoning. This may include and is not limited to specialized information on the building plans, proposed elevation of the site, floodproofing measures, special certifications and permits, and any other information deemed necessary for the review of public safety and floodplain management required by the floodplain administrator. Potential buyers will be notified the property is in an area of special flood hazard.
3. Covenant to Run with the Land: The covenants herein to be performed by Owner shall be binding upon Owner and Owner's heirs, assigns, and successors in interest, and shall be deemed to be covenants running with the land.
4. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction; the remaining provisions shall continue in full force and effect and be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
5. Merger and Amendment: All promises and prior negotiations of the parties merge into this Agreement. The parties agree that this Agreement shall only be amended in writing and signed by both parties. The parties agree that this Agreement shall not be amended by a change in law. The parties agree that this Agreement is not intended to replace any other requirement of City Code and that its execution shall not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
6. Allowed Land Use Permitted by Right:
 - A. Residential Area:
 - i. Single-Family Townhomes*

B. *All allowed uses shall not have an on-street parking requirement.

7. Development Schedule: It is the intent of the Applicant/Owner to commence site development immediately after engineering approval, with the goal of completing all civil, earthwork, and horizontal infrastructure improvements as well as final plat recording no later than twelve months after planning and zoning approval. The preliminary plat approval shall become null and void if the applicant fails to either 1) obtain the City Engineer signature on a final plat within twelve months; or 2) obtain approval of a time extension of twelve months from Planning and Zoning. All public utilities and shared infrastructure (including but not limited to roadway and storm drainage) will be installed in a single phase. Vertical construction 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 “Albatross Greens Subdivision,” or as amended, and all references to other sections therein except for the following:

A. Street Right of Way Widths:

- i. Par Four Lane: This is a private 26’-wide, two-way road
- ii. Sidewalk: 5’-wide pedestrian walkway along the east side of private road.
- iii. 12.3% paving coverage on Property.
- iv. Maintenance of the private road and sidewalk will be the responsibility of the HOA.

B. Mailboxes

- i. The development shall provide cluster mailboxes in the location as indicated on the preliminary plat and pre-approved by the local postmaster.

C. Easements/Utility and Drainage

- i. A ten (10) foot wide permanent, unobstructed public utilities and property drainage easement is designated along the perimeter boundary of the PUD in addition to a five (5) foot wide permanent, unobstructed public utility easement running along the eastern property lines of lots 13-28 and a fifteen (15) foot wide permanent, unobstructed public utility easement along the western property line of lot 29. Proposed access easement to provide full access for all lot owners and public utility for city.
- ii. Storm drainage shall be collected and routed to storm retention facilities that meet the City of Mountain Home's requirements. The storm retention facility types, sizes, and locations will be determined during final design. The design for the seepage bed will require further review prior to approval for any work within the Floodway. Any work in the Floodway that changes the existing ground elevation will require a CLOMR from FEMA prior to any permits being issued on the site, and it is understood that a plan for the proposed seepage bed will need to be submitted to FEMA so they can properly comment on it.
- iii. Proposed storm inlet and water blowoff as shown on Preliminary Plat.

D. Lots/Blocks:

- i. Lots
 - a. Lighting: Individual on each dwelling and as appropriate and necessary in Common Areas to be determined during final design.
 - b. Density:

- Gross Density = 6.59 Dwellings per Acre
- Net Density = 14.91 Dwellings per Acre
- c. Twenty-four (24) total Single-Family dwellings.
- d. 20.8% of Property devoted to building coverage
- e. Thirty (30) foot maximum building height.
- f. Parking:
 - Two-car garages will be included for each dwelling.
 - Nine (9) additional parking spaces will be provided

E. Landscape, Buffer and Screening

- i. Landscaping for the development to comply with 9-11-7-C and buffer yards where applicable are to comply with 9-11-8 of the Mountain Home municipal code, except along the front yard of the residential lots where compliance is not possible due to driveway paving. In such cases, the front property lines will be beautified with ornamental grass and/or shrubs.

F. Public Spaces, Open Spaces, & Amenities

- i. The Owner shall construct and provide the following, as shown on the Preliminary Plat:
 - a. Four (4) lots that combined are approximately 12,045 gross square feet will be designated for the private use and enjoyment of community residents. The lots shall, at minimum, consist of the following components:
 - Fire pit and BBQ area
 - Additional parking spaces
 - Open green space

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-3 zone for the area designated as “Albatross Greens Subdivision,” or as amended, and all references to other sections therein except for the following:

A. Minimum Lot Size:

- i. Required: 5000 square feet
- ii. Proposed: 2344 square feet (smallest)

B. Minimum Street Frontage:

- i. Required: 20’ linear lot street frontage minimum
- ii. Proposed: 25’ linear lot street frontage minimum

C. Front yard setback:

- i. Required: 20’ minimum
- ii. Proposed: 15’ minimum

D. Street side yard setback:

- i. Required: 20’ minimum
- ii. Proposed: 15’ minimum

E. Side interior yard setback:

- i. Required: 5’ minimum
- ii. Proposed: 0’, zero lot line

F. Rear yard setback:

- i. Required: 8’ with alley, 16’ when no alley is present minimum
- ii. Proposed: 10’ on west side, 7’ on south and east side minimum

- G. Maximum building height:
- i. Required: 30' maximum
 - ii. Proposed: 30' maximum
10. Residential Planned Unit Development Design Standards: All future development and improvements shall conform to the standards and regulations of Mountain Home City Code Title 9 – Chapter 19 –or as amended, and all references to other sections therein.
11. Fiber Infrastructure Requirements:
- A. The developer shall allow installation of fiber at the time of construction by whoever the HOA sets up for internet and communication services. All such installations shall be subject to City inspection and require City approval before installation. The HOA will require all lots to utilize one Fiber Service company.
 - B. Developer and/or Property owner shall designate on the required final plat, development plans, and building site plan the locations where the fiber shall be installed. 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.
 - C. The developer shall pay all associated fiber development fees at the time building permits are pulled pursuant to the applicable city ordinance. City fiber is required. Others may be allowed.
 - D. The developer is required to supply and install fiber optic conduit at their own expense, which will be turned over to the city and become city property in accordance with City Code Title 10-1-17-B. This installation must be indicated on the development plans. Other fiber providers may install conduit at their own expense as well.
12. 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.
13. Traffic Impact Mitigation: The owner shall complete the improvements recommended by Mountain Home Highway District, if any, prior to any dwelling unit receiving certificate of occupancy.
14. Future Development Agreement(s): This Planned Unit Development Agreement does not prohibit the City of Mountain Home from requesting additional development agreements concerning new or different infrastructure and public improvements that are not addressed in this Agreement or the approved Concept Site Masterplan, provided that nothing therein shall be construed to be an additional post-approval requirement for plat recording.
15. 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.

SIGNATURE PAGES FOLLOW

CITY OF MOUNTAIN HOME

By: _____
Rich Sykes, Mayor

ATTEST:

Tiffany Belt, City Clerk

STATE OF IDAHO)

) ss.

County of Elmore)

On this _____ day of _____, 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.

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EXHIBIT A

Tract I:

A tract of land commencing at the corner of the Northwest corner of U.S. Government Lot No. 2, Section 30, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho; thence South 20 feet; thence East 744 feet along the South boundary line of East 8th North Street to a point, being the REAL POINT OF BEGINNING; thence running South 508 feet, more or less, to a point; thence running East 310.98 feet, more or less, to a point; thence running North 508 feet, more or less, to the South boundary line of East 8th North Street; running thence West along the South boundary line of East 8th North Street 310.98 feet to the REAL POINT OF BEGINNING.

Tract II:

A Tract of land commencing at the Northwest corner of U.S. Government Lot 2, Section 30, Township 3 South, Range 7 East, Boise Meridian, Elmore County, Idaho. Thence South 20 feet; Thence East 744 feet along the South boundary line of East 8th North St to a point; Thence S0°00'00"E, 508 feet more or less to a point being the Southwest corner of the tract of land described under Warranty Deed Instrument No. 366797 as recorded in Elmore County, Idaho, also being the REAL POINT OF BEGINNING: Thence continuing S0°00'00"E, 1.52 feet to a point; Thence N89°54'15"E, 310.98 feet to a point; Thence N0°00'00"W, 1.00 feet to a point; Thence S90°00'00"W, 310.98 feet along the South boundary line of said tract to the REAL POINT OF BEGINNING. SUBJECT TO all existing easements and right-of-ways of record or implied.

EXHIBIT B

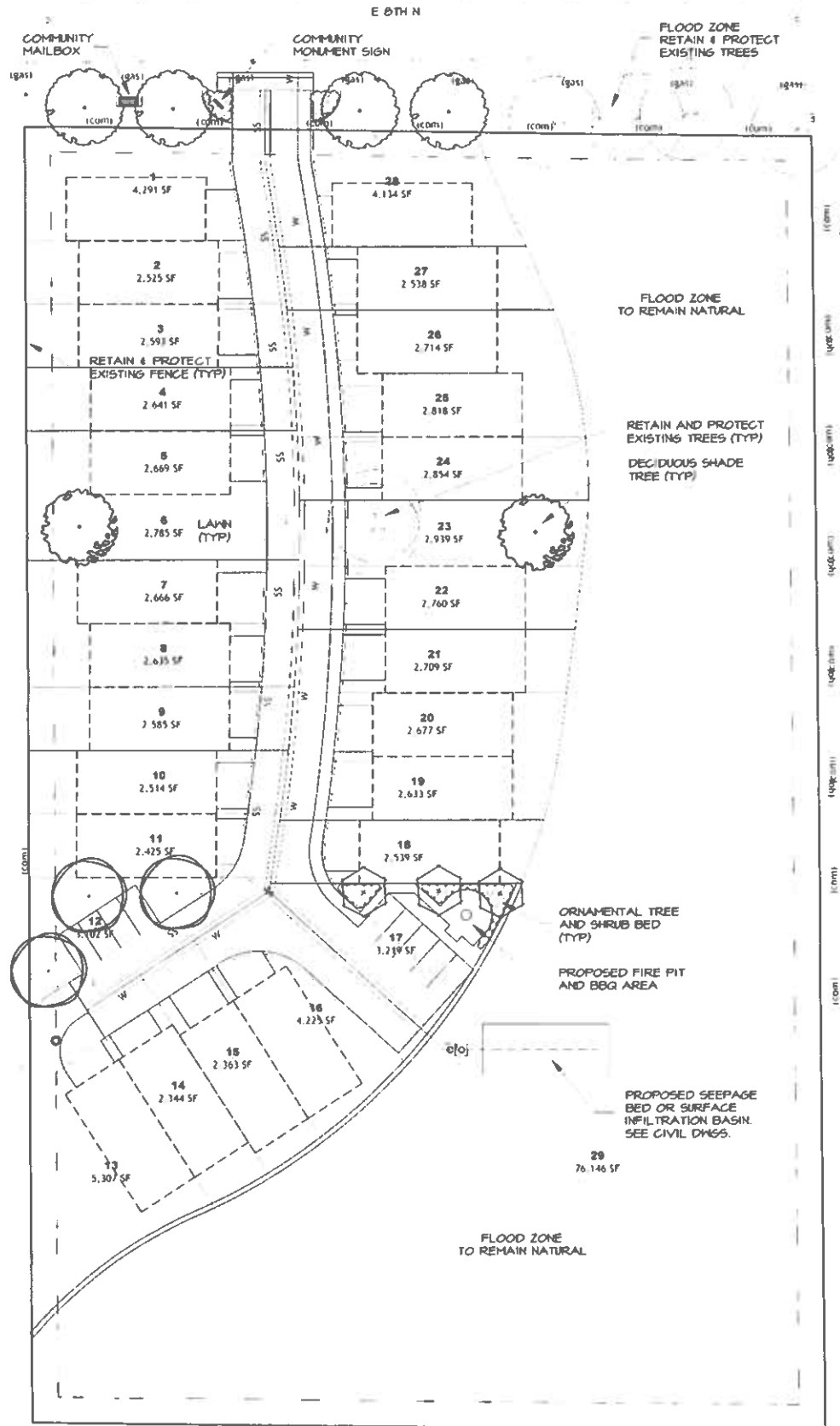
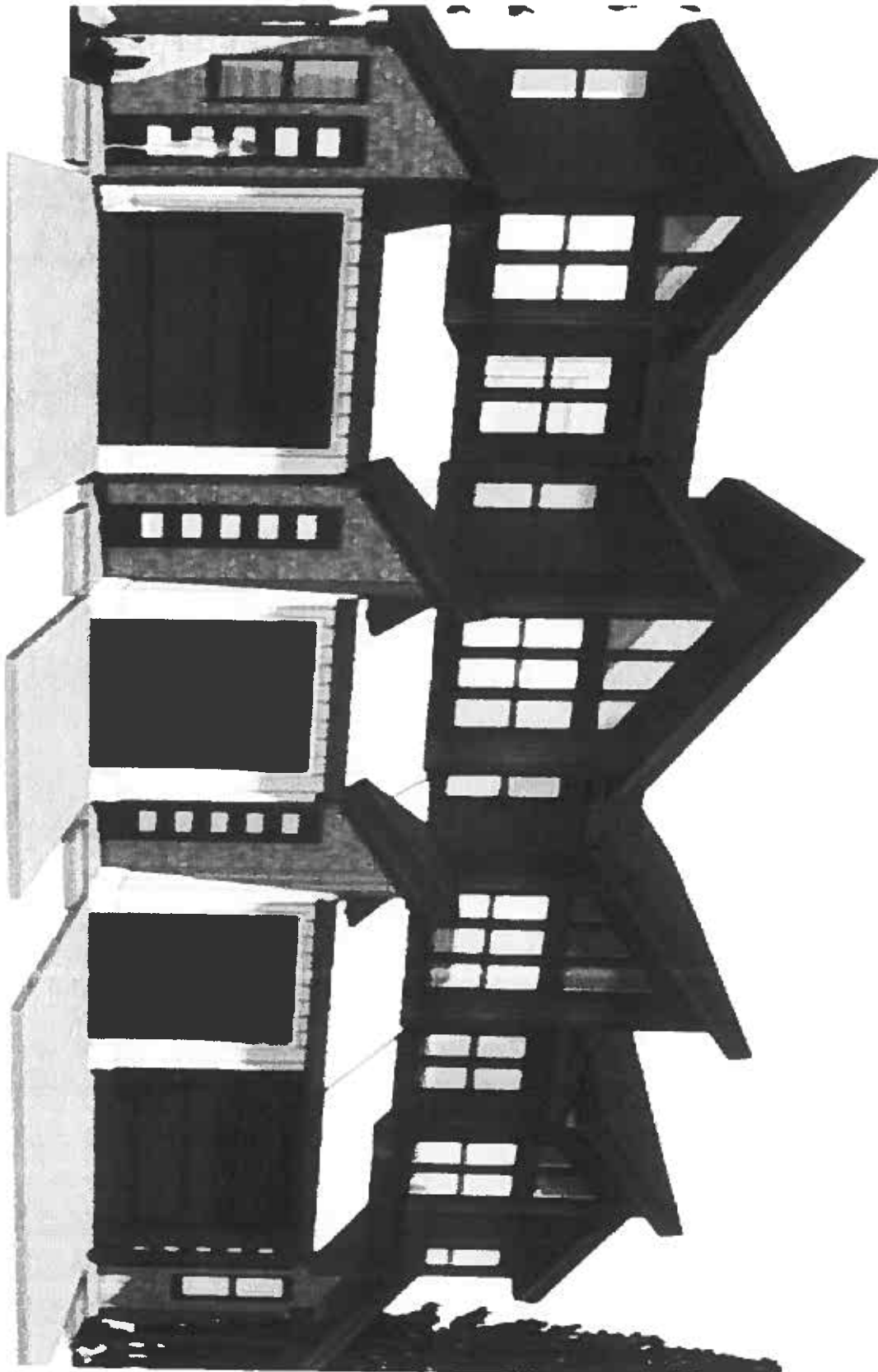


EXHIBIT C



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

IN RE:)	
)	
Gisela Light)	DECISION AND
)	RECOMMENDATION
)	
)	
)	
ANX PZ-25-35)	
)	

This matter came before the Planning and Zoning Commission of the City of Mountain Home, Idaho, on November 18, 2025, for a public hearing held pursuant to notice as required by law on a request (PZ-25-35) for annexation and zone to C-4 Heavy Commercial within the boundaries of the City of Mountain Home, Idaho. The applicant is seeking annexation to connect to City Water service and has requested to remain on the existing septic system until failure of that septic system. Single family dwellings require a conditional use permit in the C-4 Zone, and therefore this single-family use is non-conforming use in the C-4 Zone. 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 1.095 acres, that are legally described in Exhibit A, and shown in Exhibit B, which is attached hereto and by this reference made a part hereof and the zoning of the property as C-4 Heavy Commercial.
2. Notice of the public hearing has been given as required by law.
 - a. A notification was sent to six (6) property owners within 300 ft. on 10/29/2025.
 - b. A notification was sent to twenty-nine (29) Public Entities on 10/29/2025.

- c. Notice of Public Hearing was in the Mountain Home News on 10/29/2025 and 11/05/2025.
 - d. Notice of the Public Hearing was posted on the property on 10/29/2025.
- 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 Commercial C-4 is consistent with the City's duly adopted Comprehensive Plan and Future-Land Use Map.
 - a. The Future Land Use Map designates this area as Commercial.
- 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.
 - a. This parcel is located within the Area of Impact.
- 8. The annexation incorporates the City's sewer planning area.
 - a. Sewer is available along Airbase Road.
 - b. Applicant requests to hook into City Sewer upon failure of the existing septic system.
- 9. The annexation balances the costs of services with anticipated revenues.
 - a. Water Rights Fees are required to be paid upon annexation.
 - b. Water Availability Fee is required to connect to City Water Services.
 - c. Wastewater Availability Fee is required to connect to City Wastewater Services.

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

- a. This parcel is contiguous to the City Limits of the City of Mountain Home.

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 property as C-4 Commercial is consistent with the Future Land Use Map and the fact that other C-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 3-0 in favor of recommending approval of the request.

Based on the foregoing 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-25-35) 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 as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
- 2) All future development will comply with the uses and bulk & coverage controls of the C- 4 Zoning District.
- 3) This application is subject to City Code Title 9, Chapter 10, Nonconforming Uses.
- 4) A Water Rights Fee in the amount of \$2,000.00 per acres shall be paid at the time of annexation.
- 5) 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 December 2025.

CITY OF MOUNTAIN HOME
PLANNING AND ZONING
COMMISSION

By 
Kristopher Wallert, P&Z Chairman

ATTEST:


City Planner

Attachment "A": Legal Description

ANNEXATION DESCRIPTION

FOR Gisela Light

A parcel of land situated in Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, State of Idaho, being more particularly described as follows:

Commencing at the Northeast corner of the NE1/4NW1/4, (the North 1/4 corner), thence North 89°36'18" West 94.91 feet along the North boundary of said NE1/4NW1/4;

thence South 0°21'18" E 39.76 feet parallel with the East boundary of said NE1/4NW1/4 to a point on the South boundary of the right of way of State Highway 67, the Point of

Beginning; thence continuing South 0°21'18" East 593.78 feet parallel with the East boundary of said NE1/4NW1/4, thence North 89°36'18" West 119.65 feet parallel with the North boundary of said NE1/4NW1/4; thence North 0°21'18" West 593.70 feet,

thence South 89°38'30" East 119.65 feet along the South boundary of the right of way of State Highway 67 to the Point of Beginning. Contains 1.631 acres.

SAVING, EXCEPTING and EXCLUDING THEREFROM, the following described property: A parcel of land situated in the NE1/4NW1/4, Section 35, Township 3 South, Range 6 East, Boise Meridian, Elmore County, State of Idaho, being more particularly described as Commencing at the Northeast corner of the NE1/4NW1/4, Section 35, Township 3 South, Range 6 East, Boise Meridian, (the North 1/4 corner),

thence S 67°34'36" W 102.47 feet to a 1/2" rebar with plastic cap (Alpha) lying on or along the Southerly Right of Way line of State Highway No. 67, the Point of Beginning, thence S 0°21'18" E 195.00 feet to a point, thence N 89°38'30" W 119.65 feet to a point,

thence N 0°21'18" W 195.00 feet to a point lying on or along the Southerly Right of Way line of State Highway No. 67; thence S 89°38'30" E 119.65 feet on or along said Southerly Right of Way line to the Point of Beginning.

Attachment "B": Proposed Property to be Annexed



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MOUNTAIN HOME, IDAHO, AMENDING SECTION 8-1B-1-E, ARTICLE B, CHAPTER 1, TITLE 8, BY REMOVING THE PERMIT FEE OF TWENTY DOLLARS (\$20) AND ADDING FEE WILL BE SET BY RESOLUTION OF THE CITY COUNCIL; AMENDING SECTION 8-4-5, CHAPTER 4, TITLE 8 BY REMOVING THE EXCAVATION FEE OF FIFTY DOLLARS (\$50) AND ADDING FEE WILL BE SET BY RESOLUTION OF THE CITY COUNCIL; AMENDING SECTION 8-4-6, CHAPTER 4, TITLE 8 REMOVING THE BOND FEE OF ONE THOUSAND DOLLARS (\$1000) AND ADDING BOND FEE WILL BE SET BY RESOLUTION OF THE CITY COUNCIL, AND PROVIDING AN EFFECTIVE DATE.

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

Section 1: That section 8-1B-1-E, article B, Chapter 1, Title 8 of the city code of Mountain Home, Idaho, be hereby amended as follows:

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

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

Section 2: That section 8-4-5, chapter 4, Title 8 of the city code of Mountain Home, Idaho, be hereby amended as follows:

8-4-5: EXCAVATION FEES:

Each applicant shall pay to the city a fee of ~~fifty dollars (\$50.00)~~ **set by resolution of the City Council** for each excavation permit issued by the city's public works department. All permits will be picked up and paid for at the building department. All fees shall be nonrefundable.

Section 3: That section 8-4-6, chapter 4, Title 8 of the city code of Mountain Home, Idaho, be hereby amended as follows:

8-4-6: BONDING FEES:

All excavations (street cuts) shall be bonded with a cashier's check for ~~one thousand dollars (\$1,000.00)~~, **an amount set by resolution of the City Council**, which shall be refundable upon final inspection of the excavations or street cuts and acceptance by the city's public works and/or street department. The ~~one thousand dollar (\$1,000.00)~~ bond shall be good for up to five (5) excavations (street cuts) at a time. No refund of the bond shall be made until all excavations have been accepted by the city. If a contractor wishes more than five (5) permits, an additional ~~one thousand dollar (\$1,000.00)~~ bond shall be required. If the work is not finished within thirty (30) days from the commencement of the excavation or street cut, weather permitting, the bond will be forfeited.

Section 4: This ordinance shall be in full force and effect after its passage, approval, and publication.



Date: January 13, 2026

To: Mayor & City Council

From: Gene Palmer, Street Department Superintendent

Subject: Fees

Due to an increase in the overall cost of labor, asphalt, concrete, and the supplies required to replace curbs, gutters, sidewalks, and roadways, the Streets Department is recommending an increase to the fees and bonds collected for Street Cuts and Excavation Permits, as well as an increase to the Bond required for working in the right-of-way. The fee breakdown is listed below and is based on current cost estimates for the materials. The last time the fees for these items was increased was 2006.

Present Fee	New Proposed Fee
Street cut \$20.00	\$60
ROW permit \$50.00	\$150.00
Bond \$1000.00	\$2500.00

Thank you for your consideration,

Gene Palmer

(208)599-1402

NOTICE OF PUBLIC HEARING

The Mountain Home City Council will hold a Public Hearing at its regular meeting on February 10th, 2026, at 5:00 p.m., in the City Council Chambers, 160 South 3rd East, Mountain Home, Idaho. The purpose of the hearing is to obtain citizen input and public comment on the increase in Street fees as follows:

	CURRENT COST	PROPOSED COST
Street Cut fee	\$20.00	\$60.00
ROW permit	\$50.00	\$150.00
Bond	\$1,000.00	\$2,500.00

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

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

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

Tiffany Belt
Tiffany Belt, City Clerk

First Publication: January 21, 2026
Second Publication: January 28, 2026

Request to Utilize Gravel Pit During Warehouse Expansion

From Quesada, Todd [REDACTED]

Date Fri 12/5/2025 10:42 AM

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

Cc [REDACTED]

Good morning, Tiffany,

My name is Todd Quesada, and I am the warehouse manager for Marathon Cheese here in Mountain Home. I'm sure you are aware of the construction underway at our facility, which we hope to complete by mid-2026. We are expanding our dry warehouse to accommodate new business for our customers. Due to the ongoing construction, we have limited space to house trailers. Therefore, Marathon is inquiring about the possibility of using the gravel pit located off N23rd W Street, where the sportsmen's trailers are currently situated. We would take responsibility for the care of the area used. If you have any questions, please feel free to contact me at [REDACTED]. I will be on vacation **from December 6 to December 14, 2025**. In my absence, please get in touch with Justin McCoy at [REDACTED]
[REDACTED]

I appreciate your consideration.

Todd Quesada | Warehouse Manager 

[REDACTED]

[REDACTED] | [REDACTED]





December 22, 2025

RE: Authorization to Proceed with Purchase – Collection System camera Repair

City Council Meeting:

To: Mayor and City Council

Memorandum

The Public Works Wastewater Department is currently addressing an issue with the Collection System Camera, which is out of service. To restore functionality, the department has authorized Ditch Witch of the Rockies to perform the necessary repairs at a total cost of \$5,908.95.

Funding for this repair will be allocated from account 26-435-36-00, designated for the Wastewater Department's Repair and Maintenance Equipment.

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

Sincerely,

Stacy Billings
Wastewater Superintendent
City of mountain Home, Idaho

Approved

Rich Sykes
Mayor

Attachment 1- Ditch Witch Quote



Ditch Witch®
of the Rockies

MAILING ADDRESS:
9000 N I-35 Service Road
Oklahoma City, OK 73131

COLORADO:
303-287-7563

NAMPA, IDAHO:
208-376-8394

UTAH:
801-974-9600

POCATELLO, IDAHO:
208-646-4360

SHIP TO: IN STORE PICKUP

INVOICE TO: MOUNTAIN HOME AFB
1340 LIBERATOR ST
BUILDING 1351
MOUNTAIN HOME ID 83648

Branch 07 - NAMPA, ID		
Date 12/18/2025	Time 9:03:18 (O)	Page 1
Account No MOUNT070	Phone No 2088286538	Est No 01 002374
Ship Via		Purchase Order
		Salesperson 713

ESTIMATE BY RITA WILSON 12/17/2026
www.ditchwitchrockies.com

PARTS ESTIMATE - NOT AN INVOICE

Part#	Description	U	Qty	Price	Amount
ELEVATOR NOT WORKING. 6 PIN DAMAGED. REPLACE 6 PIN CONNECTOR. REPLACE COIL AND DIODE DUE TO AGE. REPLACE ACTUATOR AND SPRING FORK TO NEW STYLE. REPLACE FRONT MOTOR BULKHEAD DUE TO CORROSION AT SEAL. REPLACE BAD ELEVATOR MOTOR. REPLACE CORRODED EXTENDER ROD AND SEALS. REPLACE CORRODED ELEVATOR BASE PLATE AND BENT RAILS. REPLACE BENT OUTER ARMS. REPLACE BOTH 1ST IDLER GEARS AND 1ST DRIVER GEARS DUE TO WEAR. REPLACE TWO DRIVE HUBS DUE TO WEAR. REPLACE HUB SEALS AND BEARINGS DUE TO RUST AND AGE. REPLACE HARDWARE AND SEALS THROUGHOUT.					
SER-LBRSS	LABOR ELECTRONI		6	190.00	1140.00
439-37621	SEAL,OIL,3/4"SH		6	19.87	119.22
404-21422	BEARING,32MM		6	37.42	224.52
301-13172	MSCR,FLT,PHH		4	1.78	7.12
557-19529	CONN,W.R.,BHD		1	156.31	156.31
805-38352	ASSY,GEAR,IDLER		2	56.34	112.68
404-34827	BEARING,BALL,RA		2	9.72	19.44
222-10354	GEAR,FIRST IDLE		2	183.44	366.88
400-37514	PIN, DOWEL 0.18		2	1.78	3.56
441-37047	GEAR,FIRST DRIV		2	79.75	159.50
445-37042	ACTUATOR,LINEAR		1	305.44	305.44
445-36389	FORK,SHIFT,SPRI		1	245.15	245.15
400-37507	PIN,DOWEL		1	2.66	2.66
521-10034	IDCTR,AXL,CHOKE		1	9.03	9.03
525-14113	DIO,RECT,400V		1	5.34	5.34
454-38392-21	BULKHEAD,MOTOR		1	732.28	732.28
453-37915	PLATE,ARM,OUTER		2	137.21	274.42
439-38109	SEAL,OIL		2	18.88	37.76
867-38996-23	ASSY,EXTENDER		1	122.27	122.27
805-39806	ASSY,MOTOR		1	829.61	829.61
453-39807-21	PLATE,BASE		1	154.68	154.68
451-37547-40	RAIL-SLIDE		2	96.52	193.04

Thank You For Your Business!



Ditch Witch
of the Rockies

MAILING ADDRESS:
9000 N I-35 Service Road
Oklahoma City, OK 73131

COLORADO:
303-287-7563

NAMPA, IDAHO:
208-376-8394

UTAH:
801-974-9600

POCATELLO, IDAHO:
208-646-4360

SHIP TO: IN STORE PICKUP

INVOICE TO: MOUNTAIN HOME AFB
1340 LIBERATOR ST
BUILDING 1351
MOUNTAIN HOME ID 83648

Branch 07 - NAMPA, ID		
Date 12/18/2025	Time 9:03:18 (O)	Page 2
Account No MOUNT070	Phone No 2088286538	Est No 01
Ship Via		002374
Purchase Order		
		Salesperson 713

ESTIMATE EXPD DATES: 01/17/2026
www.ditchwitchrockies.com

PARTS ESTIMATE - NOT AN INVOICE

Part#	Description	U	Qty	Price	Amount
301-10532	MSCR,FLT,PHH		38	1.75	66.50
301-12475	MSCR, FLT		6	1.75	10.50
301-12707	MSCR, FLT, PHH		6	2.14	12.84
301-13742	MSCR,FLT,PHH		6	1.75	10.50
304-12010	SSCR,CUP		2	1.78	3.56
304-12128	SSCR,CUP PT,HXS		1	2.65	2.65
439-14096	O-RING,BUNA		1	4.24	4.24
439-39740	O-RING		1	1.78	1.78
301-10298	MSCR,SHCS		4	2.65	10.60
301-11006	MSCR,SHCS		2	2.11	4.22
301-11477	MSCR,SHCS		4	1.75	7.00
301-39383	MSCR,BTNHD,TORX		14	1.75	24.50
439-13751	O-RING,BUNA		5	.60	3.00
439-39578	O-RING,BUNA		2	1.75	3.50
4339-34872	O-RING MAT.		115	1.81	208.15
301-11713	MSCR,SHCS		4	1.79	7.16
301-34213	MSCR,SHCS		10	1.80	18.00
439-13808	O-RING,BUNA		4	.40	1.60
439-17990	O-RING,BUNA		1	5.34	5.34
410-38295	RING,RETAINNING		1	1.80	1.80
400-10774	PIN,COTTER		2	2.65	5.30
301-37310	MSCR SHCS 6-32		3	1.78	5.34

Subtotal: 5638.99

Tax: 269.96

TOTAL: 5908.95

Authorization: _____

Thank You For Your Business!



January 7, 2026

RE: FY25 Tindall Subdivision Project Closeout

City Council Meeting: January 13, 2026

Mayor and City Council Members:

This memo is to inform the Mayor and City Council members that the FY25 Tindall subdivision water line replacement and roadway improvement project has been completed. The project included replacing water lines and meters on West 2nd North, West 3rd North, Chestnut, and N 4th West streets. Additionally, road surfaces were replaced, new speed tables were installed adjacent to West Elementary School to improve safety, and curbs, gutters, and sidewalks were replaced if they were determined to be unsafe. The project was completed on time and under budget.

- Original approved cost - \$2,356,774.00
- Actual cost - \$2,185,252.16
- Amount under budget - \$171,521.84

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

Sincerely,

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

City of Mountain Home, Idaho

Economic Development – 2025 Year in Review and 2026 Work Plan

January 2026 City Council Report Out

Prepared by: Dale King, Director of Economic Development

Prepared for: Mayor and City Council

Meeting date: January 13, 2026

Packet includes a concise main report plus exhibits/appendices.

To: Mayor and City Council

From: Dale King, Director of Economic Development

Date: January 13, 2026

Subject: Economic Development Report Out – 2025
Look Back and 2026 Forward Plan (Industry
Cluster Strategy)

Agenda Item Type: Information / Discussion with Direction
Requested

Executive Summary

Mountain Home is growing, and that growth is arriving with real pressure. Long-run indicators show population and covered employment gains, while affordability and out-commuting (wage leakage) are increasing community strain. The recommended policy response for 2026 is a disciplined Industry Cluster Strategy paired with site readiness and workforce alignment—because it targets the structural drivers of prosperity: local job capture, wage growth, and business density.

Purpose and Alignment with the 2020 Comprehensive Plan / CEDS

This report out is designed to maintain continuity with the City’s 2020 economic development framework (Comprehensive Plan, Chapter 3: Economic Development) by: (1) reporting current conditions using credible public data; (2) summarizing 2025 program progress; and (3) presenting a focused 2026 work plan tied to measurable outcomes.

The 2020 plan defines economic development as creating places where people want to invest, work, and live—by making connections between people, companies, institutions, and communities. Consistent with that framing, this report focuses on four practical outcomes:

- Attract and create diverse jobs (with a focus on higher-wage sectors).
- Enhance workforce readiness (especially trades and technical pathways).
- Business Retention and Expansion (BRE) as a core program lane.
- Community development through building partnerships (regional/state/federal and local).

2025 Look Back – Program Progress (Big Rocks)

In 2025, the Economic Development program began the focus on competing for higher-wage jobs. The following areas are in the beginning stages, which include:

Recruitment pipeline and network building

- Defined target markets and began building a durable recruitment pipeline (especially aerospace/defense-adjacent and advanced manufacturing, with agriculture/value-added as a parallel lane).
- Expanded relationships and warm introductions across targeted industries, site-selection intermediaries, and regional/state partners.

Stakeholder alignment and credibility

- Deepened relationships with local stakeholders and regional/state partners to support projects, funding opportunities, and long-term execution.
- Established a clearer organizing framework—Industry Clusters—to replace one-off recruitment with a scalable, measurable approach.

Community and Economy Snapshot (Key Indicators)

This snapshot is designed to ground the discussion in credible public data while keeping the main report readable. Detailed tables and sources appear in Exhibits A and D.

Indicator	Latest Point-in-Time	Why it matters
Population (City of Mountain Home)	16,064 (2020) → 16,912 (2024)	Growth is real.
Covered employment (Elmore County, QCEW)	6,543 (2014) → 7,517 (2024)	Long-run job growth; focus on job quality and capture.
Average annual wage (Elmore County, QCEW)	\$30,995 (2014) → \$47,790 (2024)	Wage growth is improving, but affordability pressures persist.
Manufacturing (Elmore County, QCEW)	515 jobs (2014) → 772 (2024)	Manufacturing is a viable lane; supports higher wage capture.
Unemployment (Elmore County)	4.3% (Aug 2025) vs 4.1% (Aug 2024)	Labor market remains within a typical range; workforce supply is still tight.

Commuting (Elmore County, LEHD)	Out-commuters: 5,485 (2019) → 6,395 (2022)	Wage leakage reduces local daytime spending and business vitality.
Housing pressure (Elmore County / MH area)	FHFA HPI: 186.42 (2019) → 334.06 (2024); Median listing price: \$375k (Nov 2025)	Affordability is a core community pressure point; tied to workforce attraction/retention.
Mountain Home AFB (FY24)	\$909M impact; 8,092 jobs supported; 3,698 active duty + 398 reserve/ANG	Base is the region's economic engine and a technical talent pipeline.
Trade wages (SW Idaho region, OEWS)	Electricians ~\$60.7k; Machinists ~\$61.4k; Aircraft mechanics ~\$67.5k	Trades align with target clusters; training capacity is a growth lever.

Interpretation (non-defensive framing): When residents feel “decline,” it is often less about raw population or job counts and more about affordability, congestion, and whether local wages keep pace. The practical response is to increase local job capture, wage growth, and business density through site readiness and disciplined recruitment.

2026 Forward Plan – Industry Cluster Strategy Implementation

The Industry Cluster Strategy is designed to convert growth into durable local prosperity by increasing job capture and wage growth in targeted sectors. In practice, this means recruiting and supporting a related set of employers, suppliers, and workforce pipelines that reinforce one another.

Priority cluster lanes for 2026

- Aerospace and defense-adjacent manufacturing and services (including MRO-adjacent suppliers).
- Advanced manufacturing (machining, fabrication, composites, industrial maintenance, quality).
- Logistics and value-added distribution (leveraging I-84 connectivity and regional growth).
- Value-added agriculture/food and related manufacturing (as an additional diversification lane).

Workforce strategy lane: trades and military transition

- Trades: align training capacity in electrical, welding, machining, industrial maintenance, quality, CDL/logistics, and construction management.

- Military transition: establish a consistent pathway with TAP/SkillBridge, base leadership, and local employers to convert separating service members into local hires.
- Focus on transferable skill sets: aircraft maintenance/avionics, logistics/supply chain, vehicle/fleet maintenance, electrical power/controls, safety/quality/compliance, leadership/supervision.

2026 Work Plan (Quarterly Deliverables)

The work plan is structured to: (1) build a repeatable recruitment machine, (2) convert interest into site activity, (3) increase visibility and credibility with decision-makers, and (4) lock wins and set the 2027 pipeline.

Quarter	Key deliverables
Q1 2026 (Jan–Mar) – Build the machine	<ul style="list-style-type: none"> • Publish the 2026 target list and contact map for priority cluster sectors (OEMs, tier suppliers, service providers). • Finalize a site-selector-ready information packet for priority industrial sites (land, utilities, permitting path, transportation access).
Q2 2026 (Apr–Jun) – Convert interest into site activity	<ul style="list-style-type: none"> • Secure 2–4 site visits aligned with cluster targets. • Stand up a consistent military-transition pathway with partners (TAP/SkillBridge connections and local employer commitments). • Identify at least one funding/grant pathway tied to site readiness and workforce alignment.
Q3 2026 (Jul–Sep) – Showcase assets and accelerate visibility	<ul style="list-style-type: none"> • Expand outreach to West Coast aerospace and advanced manufacturing decision-makers. • Strengthen local supplier engagement to support incoming employer requirements.
Q4 2026 (Oct–Dec) – Lock wins and set 2027 pipeline	<ul style="list-style-type: none"> • Move 1–2 prospects into a defined project stage (RFI/RFP, negotiation, or pre-development).

- Deliver a year-end Council update with outcomes, pipeline movement, and 2027 recommendations.

Performance Measures and Reporting Dashboard

Suggested quarterly reporting to Mayor using the following dashboard metrics:

- Prospect pipeline: number of active prospects by stage (lead, engaged, technical follow-up, site visit, project).
- Site readiness milestones: priority industrial land readiness actions completed (utilities, access, permitting path).
- Workforce alignment: number of employer partnerships and military-transition placements or pathways activated.
- Commuting/wage leakage: annual LEHD commuting update (out-commuters vs lived-and-worked locally).
- Housing pressure: FHFA HPI annual update and median listing price trend (FRED).

A year-end report out will summarize outcomes, pipeline movement, and recommendations for the 2027 work plan.

Fiscal Impact / Budget Considerations

This item is presented primarily for information and direction. Budget impacts (if any) will depend on the Mayors direction regarding: (1) event hosting and marketing; (2) contracted technical support for site readiness; and (3) grant match requirements. Staff will return with specific budget requests or contract approvals as needed.

Key Risks and Mitigations

Economic development outcomes depend on external market conditions, local readiness, and partner alignment. This section focuses on the controllable risks staff can actively manage.

Risk	Mitigation / management response
Site readiness timing (land, utilities, access) slows project conversion	Maintain a clear “critical path” for priority sites (utilities, access, permitting). Use quarterly milestones and bring discrete decisions to Council when needed.

Housing affordability limits workforce attraction/retention	Coordinate with planning, developers, and regional partners to track housing pipeline; emphasize job quality and wages, and prioritize employers who bring higher pay and stable schedules.
Workforce training capacity lags industry needs	Formalize partnerships with CWI, Idaho Dept. of Labor, and local schools; focus on high-demand trades (machining, welding, electrical, industrial maintenance, quality, CDL/logistics).
Pipeline does not convert into site activity (prospects stall)	Run a disciplined outreach cadence, keep “site-selector-ready” packets current, and use convenings/events to increase decision-maker exposure and schedule next steps.
Grant/match requirements create budget uncertainty	Bring grant applications and match requests to Council early with clear ROI framing and alternatives; pursue phased projects when possible.

Alternatives

- Receive the report and provide direction to proceed with the 2026 work plan as presented.
- Receive the report and direct staff to adjust cluster priorities and/or the 2026 work plan focus areas.
- Defer direction pending additional analysis or budget discussions.

Attachments / Exhibits (for packet)

- Exhibit A: Key Economic Indicator Tables (population, employment/wages, unemployment, commuting, housing, trades, Mountain Home AFB).
- Exhibit B: 2026 Work Plan Timeline and Deliverables (expanded).
- Exhibit C: Glossary of acronyms and terms.
- Exhibit D: Data sources and references.
- Appendix A: 2025 Review and 2026 Forward Plan (detailed narrative).
- Appendix B: 2020 Comprehensive Plan Economic Development Goals (full text).
- Appendix C: Planning Discipline Backstop (internal reference).

Exhibit A – Key Economic Indicator Tables

These tables support the dashboard in the main report.

Population (Mountain Home city)

Indicator	Value	Notes
Population estimates base (Apr 1, 2020)	16,064	Census estimates base (V2024).
Population estimate (Jul 1, 2024)	16,912	Census estimate (V2024).

Employment and wages (Elmore County – covered employment/QCEW)

Category	2014 Jobs	2014 Avg Wage	2023 Jobs	2023 Avg Wage	2024 Jobs	2024 Avg Wage
Total Covered Employment/Wages	6,543	\$30,995	7,479	\$45,377	7,517	\$47,790
Mfg.	515	\$29,328	775	\$44,869	772	\$46,343

Unemployment (Elmore County)

Seasonally adjusted unemployment remained within a typical range. In August 2025, Elmore County's unemployment rate was 4.3%, compared with 4.1% in August 2024.

Commuting and wage leakage (Elmore County)

Year	Lived & Worked in County	In-commuters	Out-commuters
2019	3,968	2,092	5,485
2022	4,025	2,485	6,395

Between 2019 and 2022, out-commuting increased by 910 workers (+16.6%).

Housing pressure (Elmore County and Mountain Home area)

Metric	Year/Month	Value
FHFA HPI (Elmore County, index 2000=100)	2019 (annual)	186.42
FHFA HPI (Elmore County, index 2000=100)	2024 (annual)	334.06
Median Listing Price (Mountain Home CBSA)	Nov 2025	\$375,000

Household economics snapshot (Mountain Home city)

The American Community Survey (2019–2023, in 2023 dollars) reports a Mountain Home city median household income of \$58,486 and a poverty rate of 12.4%.

Trade skills and wages (Southwestern Idaho region, includes Elmore County)

Occupation (SOC)	Regional Employment	Median Hourly	Median Annual
Electricians (47-2111)	2,460	\$29.18	\$60,700
Aircraft Mechanics & Service Techs (49-3011)	480	\$32.43	\$67,460
Machinists (51-4041)	500	\$29.51	\$61,390
Welders, Cutters, Solderers & Brazers (51-4121)	1,390	\$24.80	\$51,570
Industrial Machinery Mechanics (49-9041)	700	\$32.14	\$66,850

Mountain Home AFB – economic engine and talent pipeline

The Air Force FY24 Economic Impact Analysis Summary estimates total economic impact of approximately \$909 million and 8,092 total jobs created/supported (direct plus indirect).

FY24 Indicator	Value	Notes
Active Duty personnel	3,698	Direct personnel count (FY24).
Reserve / Air National Guard	398	Direct personnel count (FY24).
Total estimated economic impact	\$909 million	Output estimate; includes indirect effects.

Exhibit B – 2026 Work Plan Timeline and Deliverables (Expanded)

This exhibit restates the quarterly work plan in a format that can be used for quarterly reporting and check-ins.

2026 Work Plan (Quarterly Deliverables)

The work plan is structured to: (1) build a repeatable recruitment machine, (2) convert interest into site activity, (3) increase visibility and credibility with decision-makers, and (4) lock wins and set the 2027 pipeline.

Quarter	Key deliverables
Q1 2026 (Jan–Mar) – Build the machine	<ul style="list-style-type: none">• Publish the 2026 target list and contact map for priority cluster sectors (OEMs, tier suppliers, service providers).• Finalize a site-selector-ready information packet for priority industrial sites (land, utilities, permitting path, transportation access).• Host the first annual Economic Development Breakfast (March 2026) to align stakeholders and generate project follow-ups. *EXPLORING
Q2 2026 (Apr–Jun) – Convert interest into site activity	<ul style="list-style-type: none">• Secure 2–4 site visits aligned with cluster targets.• Stand up a consistent military-transition pathway with partners (TAP/SkillBridge connections and local employer commitments).• Identify at least one funding/grant pathway tied to site readiness and workforce alignment.
Q3 2026 (Jul–Sep) – Showcase assets and accelerate visibility	<ul style="list-style-type: none">• Expand outreach to West Coast aerospace and advanced manufacturing decision-makers.• Deliver an invitation-only VIP industry showcase tied to the Thunderbirds Fly-In weekend (Silver Wings of Idaho). *EXPLORING

- Strengthen local supplier engagement to support incoming employer requirements.
- Q4 2026 (Oct–Dec) – Lock wins and set 2027 pipeline
- Move 1–2 prospects into a defined project stage (RFI/RFP, negotiation, or pre-development).
 - Deliver a year-end Council update with outcomes, pipeline movement, and 2027 recommendations.

Suggested quarterly check-in format

- Pipeline: new leads, engagement activity, site visits scheduled/completed, projects advanced.
- Site readiness: milestones completed, next constraints, decisions needed.
- Workforce: partner meetings held, pathways launched, placements (where applicable).
- Communications: events executed, outreach completed, media/visibility wins.
- Budget/grants: applications submitted, awards received, match needs and timing.

Exhibit C – Glossary (Acronyms and Key Terms)

Term	Definition
ACS	American Community Survey (U.S. Census Bureau).
BLS	Bureau of Labor Statistics.
CBSA	Core Based Statistical Area (metro/micropolitan area definition used in some datasets).
CEDS	Comprehensive Economic Development Strategy.
DoD	U.S. Department of Defense.
FHFA	Federal Housing Finance Agency.
FRED	Federal Reserve Economic Data (St. Louis Fed).
FY	Fiscal Year.
HPI	House Price Index.
LAUS	Local Area Unemployment Statistics (BLS program).
LEHD	Longitudinal Employer-Household Dynamics (U.S. Census Bureau).
Mfg.	Manufacturing.
MRO	Maintenance, Repair, and Overhaul (aviation).
OEWS	Occupational Employment and Wage Statistics.
OEM	Original Equipment Manufacturer.

QCEW	Quarterly Census of Employment and Wages.
RFI	Request for Information.
RFP	Request for Proposals.
SkillBridge	DoD program connecting service members with civilian training/internships before separation.
TAP	Transition Assistance Program for service members leaving active duty.
Tier supplier	A supplier level in a manufacturing supply chain (Tier 1 supplies OEM directly; Tier 2 supplies Tier 1, etc.).
Wage leakage	Local earnings leaving the area due to out-commuting.

Exhibit D – Data Sources (for staff file)

- U.S. Census Bureau, QuickFacts: Mountain Home city, Idaho (V2024).
- Idaho Department of Labor, Elmore County Labor Force and Economic Profile, September 2025 (QCEW, LAUS, LEHD).
- FHFA / FRED: All-Transactions House Price Index for Elmore County, ID (ATNHPIUS16039A), annual through 2024.
- FRED / Realtor.com: Housing Inventory: Median Listing Price in Mountain Home, ID (CBSA) (MEDLISPRI34300), monthly; Nov 2025 = \$375,000.
- Idaho Department of Labor, Idaho Occupational Employment & Wage - May 2024 (Released Aug 2025), Southwestern Region (includes Elmore County).
- U.S. Air Force (Defense.gov), Mountain Home AFB FY24 Economic Impact Analysis Summary, dated 16 Dec 2024.