MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON AUGUST 12th, 2025, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

22427 CALL MEETING TO ORDER/ESTABLISH A QUORUM

22427 PUBLIC HEARING
1) Public Hearing on proposed new Pool fees for Parks and Recreation

22427 RECOGNIZING PERSONS IN THE AUDIENCE

22427 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.

22427 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: City Council Meeting- July 15, 2025
2) Approval acceptance of minutes: City Council Meeting- July 16, 2025
3) Approval acceptance of minutes: City Council Meeting- July 17, 2025
4) Approval acceptance of minutes: City Council Meeting- July 22, 2025
5) Bills from 7/23/2025 to 8/12/2025 in the amount of $933,981.56
6) Approve payroll for the period of 6/22/2025 to 7/21/2025 in the amount of $866,865.36
7) Approve Mayor's recommendation to appoint Dale King as City Economic Development Director.
8) Approve the emergency water use agreement for Meadows Manufactured Home Park and authorize the Mayor to sign.
9) Authorize City staff to proceed with ordering one unmarked 2026 Ford Escape vehicle.
10) Authorize City staff to proceed with ordering eight (8) 2026 Ford Explorer vehicles.
11) Approve request to lease purchase (8) 2026 Ford Explorers for the Police Department with the Lease paperwork through Mountain West Bank for the Fiscal Year 2026.
12) Pass Resolution #16-2025R – Authorizing the Execution and Delivery of an Equipment Lease Agreement and all other schedules attached thereto with Mountain West Bank for (8) 2026 Ford Explorers for the Police Department and Authorize the Mayor and City Clerk to sign.
13) Authorize a general fund transfer in the amount of $297,873.00 to the Golf Course Revenue Fund for the pump replacement project.
14) Authorize City staff to go out to bid for the irrigation pump station and wet well at Desert Canyon Golf Course.
15) Approve the land lease with Idaho Power for a staging yard and authorize the Mayor to sign.
16) Authorize the Mayor and City Clerk to sign all required documents for grant application 2025/26-002
17) Authorize the Mayor and City Clerk to sign all required documents for grant application 2025/26-003
18) Approve the proposed service agreement with the Military Affairs Committee and authorize the Mayor to sign.
(Pulled from the Consent Agenda and moved to New Business)
19) Award Solid Rock LLC. for the Construction of an Aircraft Hangar at the City Airport and authorize the Mayor to sign the notice of award.
20) Approve the agreement between the City of Mountain Home and Gonzales regarding property at 305 Bradford Street and authorize the Mayor to sign.

22428 OLD BUSINESS
1) Action Item: Deliberation/Decision regarding Idaho Power's easement request.

22428 NEW BUSINESS
1) Action Item: Items removed from Consent Agenda
2) Action Item: Deliberation/Decision to approve Resolution #15-2025R for the new Pool fees for Parks and Recreation.
3) Action Item: Deliberation/Decision regarding draft Resolution regarding 50/50 sidewalk repair.
4) Action Item: Deliberation/Decision regarding ordinance 1807.
5) Action Item: Deliberation/Decision regarding draft ordinance 1808 regarding temporary dumpsters.

22431 ORDINANCE
1) Ordinance 1807 – Authorizing the issuance of confirming the sale of the Fiber

Optic Local Improvement District No. 1 Bond, Series 2025.
2) Ordinance 1808 – Amending Title 7, Chapter 3, Section 2 of the Mountain Home City Code.

22431 SWEARING IN
1) Dale King, Economic Development Director

22431 FINAL COMMENTS

22432 EXECUTIVE SESSION
1) Pursuant to Idaho Code Section 74-206(1)(c) – to acquire an interest in real property not owned by a public agency.
2) Pursuant to Idaho Code Section 74-206(1)(f) – to communicate with legal council 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.

22432 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO, HELD ON AUGUST 12th, 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 August 12th, 2025. A quorum was established with Councilwoman Garvey, Councilman Brennan, Councilman Harjo, Councilwoman Wirkkala and Mayor Sykes being present.

Mayor Sykes asked that before the public hearing occurs that he would like to add something to the agenda that was left off, New Business – any items removed from the Consent Agenda as New Business 1 and then the subsequent items adjusted to reflect.

Councilman Brennan made a motion to amend the Agenda for Items removed from the Consent Agenda. Councilman Harjo seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman Brennan; aye. The motion passed by unanimous vote.

PUBLIC HEARING

1) Public Hearing on proposed new Pool fees for Parks and Recreation.

The public hearing opened at 5:02 P.M.

The public hearing closed at 5:03 P.M.

RECOGNIZING PERSONS IN THE AUDIENCE

Gisela Light said she requested a meeting with the Mayor in June 2025 but, after limited follow-up, received a letter denying her request. She expressed disappointment, citing her 50 years as a taxpayer, and reiterated her wish to meet with the Mayor.

Decker Sanders came forward to speak about Consent Agenda Items 13, 14, and 18.

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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14) Authorize City staff to go out to bid for the irrigation pump station and wet well at Desert Canyon Golf Course.
15) Approve the land lease with Idaho Power for a staging yard and authorize the Mayor to sign.
16) Authorize the Mayor and City Clerk to sign all required documents for grant application

2025/26-002

17) Authorize the Mayor and City Clerk to sign all required documents for grant application 2025/26-003
18) Approve the proposed service agreement with the Military Affairs Committee and authorize the Mayor to sign.
19) Award Solid Rock LLC. for the Construction of an Aircraft Hangar at the City Airport and authorize the Mayor to sign the notice of award.
20) Approve the agreement between the City of Mountain Home and Gonzales regarding property located at 305 Bradford Street and authorize the Mayor to sign.

Councilwoman Garvey said that she needed to recuse her vote on Item 5 for the bill run and had a question about Item 13. She said that it was specified for the pump, but she last recalled it was possibly being for chairs, AC, and other items being worked on. She continued to say that we hadn't gone out to bid yet for the pump as that was what Item 14 was to authorize going out for bid. She wanted to know where we were with the other items.

There was a discussion between the Council, Mayor Sykes and Paula Szfranski, City Treasurer, regarding the options and what funds could be used and which fiscal year this would apply to.

Councilman Harjo said that his notes showed that the 24-25 Budget Season contingency fund were to be used on the pump and pumphouse, and that the funding in 25-26 would be for HVAC and chairs and siding.

Councilman Brennan said that he would like to remove Item 18 and asked for clarification that they were all in agreement that Item 13 and 14 was strictly for the pump and pumphouse.

Councilman Brennan asked that Dale King come forward and introduce himself.

Councilman Harjo made a motion to approve the Consent Agenda as printed, pulling Item 18 and noting Councilwoman Garvey's recusal on the bill run, Item 5. The vote goes as follows: Councilwoman Wirkkala; aye, Councilman Harjo; aye, Councilman Brennan; aye, Councilwoman Garvey; aye. The motion passed by unanimous vote.

<u>OLD BUSINESS</u>

<u>1) Action Item: Deliberation/Decision regarding Idaho Power's easement request.</u>

Paris Dickenson and Steve Smith, Project Manager, came forward to discuss their request with the Council. Councilwoman Wirkkala stated that they received their email saying that Idaho Power is unable to provide an annual or onetime payment for the transmission structure of the easement and asked that they explain.

Paris Dickenson said that Idaho Power had a franchise agreement with the City of Mountain Home, and that agreement explicitly stated it was to be the sole payment to the City for the ability to use City property. She said that they had spoken with their legal counsel and determined they were within the bounds of that agreement to rely on it as the payment.

Councilman Brennan mentioned how earlier on the agenda was a land lease where Idaho Power was offering payment for, and asked what the difference was.

Paris Dickenson said that one request was for an easement, which would fall under the franchise agreement, while the land lease covered a much larger area that they would be occupying, making it otherwise unusable for the City during that time.

There was a discussion between Councilman Brennan, Paris Dickenson, Steve Smith, and Paul Fitzer, City Attorney, about the differences in the projects and the franchise agreement.

Councilwoman Wirkkala said that she thought it would be a good idea to table this until Legal had an opportunity to read the franchise agreement.

There was a discussion between Paris Dickenson and Paul Fitzer about the franchise agreement and what it entails.

Councilwoman Wirkkala made a motion to table Old Business Item 1 regarding Idaho Power's easement request until next Council meeting on August 26, 2025. Councilman Harjo seconded the motion. The vote goes as follows: Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye, Councilwoman Garvey; aye. The motion passed by unanimous vote.

<u>NEW BUSINESS</u>

<u>1) Action Item: Items removed from Consent Agenda</u>

<u>Item 18: Approve the proposed service agreement with the Military Affairs Committee and authorize the Mayor to sign.</u>

Councilman Brennan said that he was struggling with the agreement with the Military Affairs Committee and the idea of handing over the remaining amount in the budget. He explained that the MAC had been given the opportunity to put in writing what they wanted as financial contributions, and all they had requested was their top-tier membership of $5,000. He continued that, upon clarification, they had not requested anything else, such as hiring a military liaison, so he felt this was coming from the City as handout money simply because it was the end of the fiscal year.

Councilman Harjo said that the Mayor, Tiffany Belt, City Clerk, Paula Szafranski, City Treasurer, and he had met with some of the MAC leadership to discuss what the $5,000 request would cover. He explained that neither the City nor the MAC currently had a liaison, and the hope was for the MAC to partner with the City to fulfill that need. He continued that the idea behind this one-time expenditure, which was included in the 2024–2025 budget, was to allow those funds to be used in partnership to help locate a military liaison.

Councilman Brennan asked if the MAC intended to hire their own liaison in their clarification.

Councilman Harjo answered to say yes and that this would be some of the funding that would promote that within the agreement that follows the memo for this they go on to describe the partnership with the City.

Councilman Brennan said that he felt this was going to become another civic organization. He expressed that in the 2025-2026 budget no more than the approved $5,000.00, but when they get this $19,500.00 they would be back for more which would turn into another civic contribution. He continued to say that he had stood against from day one for the most part.

Councilman Brennan made a motion to deny the proposed service agreement with the Military Affairs Committee. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; nay, Councilwoman Garvey; nay.

The vote being a tie the Mayor voted nay, the motion failed.

Councilman Harjo made a motion to approve the proposed service agreement with the Military Affairs Committee and authorize the Mayor to sign. Councilwoman Garvey seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Harjo; aye, Councilman Brennan; nay, Councilwoman Wirkkala; nay.

The vote being a tie the Mayor voted aye, the motion passed.

2) Action Item: Deliberation/Decision to approve Resolution #15-2025R for new Pool fees for Parks and Recreation.

Councilman Brennan brought up again his desire to add non-resident fees for Parks and Recreation, just the same as it was for the Library. He asked the Council if they would like to hear what his recommendations were.

Mayor Sykes asked to hear what those recommendations were.

Councilman Brennan went on to state that a majority of his recommendations were that the non-resident fee be 1.5 times the amount of the resident fee, excluding private pool parties. He also stated that he was against the family pass for four people, as no one on City staff has convinced him as to why the decision was made.

Councilwoman Wirkkala said that she supported all of that except for the family pass for four people, just because recreation is very important to the youth, and this is not the wealthiest community for residents. She continued to say that the non-residents have other options such as Glenns Ferry and the Base.

Councilman Harjo and Paul Fitzer discussed the current listed fees for this specific ordinance, and adding non-resident fees would require a new publishing in the newspaper and an additional public hearing.

Councilwoman Garvey said that a discussion with Parks and Recreation needed to be had to get a plan in place on how to handle kids going to the pool, not knowing if they were City or County.

Dennis Pings, Recreation Superintendent, and Bryanna Strom, Recreation Coordinator, came forward to discuss with the Council about Councilwoman Garvey's concerns.

Councilman Brennan said that he'll support as it is currently for the remainder of the season, but he would like a commitment to get it on the next agenda a non-resident fee schedule for Parks and Recreation.

Councilman Harjo asked if Councilman Brennan would be willing to setting out that publication and publication for after the current season.

Councilman Brennan said that he was willing, but he would like to start the discussion on the next agenda.

Councilwoman Wirkkala made a motion to approve Resolution #15-2025R for new Pool fees for Parks and Recreation. Councilman Harjo 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.

3) Action Item: Deliberation/Decision regarding draft Resolution regarding 50/50 sidewalk repair.

Councilwoman Garvey asked if ADA ramps are included or not.

Chris Curtis, Public Works Director, clarified to say that any sidewalk, ADA ramps, whether residential or commercial corridors, was all-encompassing in the program.

Councilman Brennan asked if this program had been around for a long time and if this was a new typed up resolution to make it formal.

Chris Curtis answered saying that there was never any formal guidance before, so smartly, they were asked to provide written guidance.

Councilman Brennan asked a follow-up question regarding how ordinances and building codes specified a sidewalk, curb and a gutter, are we incorporating that or simply sidewalk only.

Chris Curtis explained that they look at curb, gutter and sidewalk as all one item, and we would only repair what was damaged. He continued to say that the curbs and gutters rarely had damage, it was the sidewalks that they typically see needing repairs.

Councilman Brennan requested that the language of curb, gutter and sidewalk be added to the language through interlineation, to match the rest of the City codes that specifies all three differently.

Councilman Brennan made a motion to approve the draft Resolution regarding 50/50 sidewalk repair by adding curb and gutter where applicable to the sidewalks. 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.

4) Action Item: Deliberation/Decision regarding ordinance 1807.

Councilwoman Garvey had some questions about dollar amounts, and Mayor Sykes offered to call Cameron Kisner with Clearwater Financial to join the discussion.

Mayor Sykes recessed the meeting at 6:13 p.m.

The meeting was called to order again at 6:16 p.m.

Councilwoman Garvey and Cameron Kisner discussed loan amounts and where the deposit money is coming from via speaker phone call.

Councilman Brennan and Cameron Kisner discussed the interest rate received, what was originally planned, and how rates came in lower than anticipated.

Councilwoman Garvey and Cameron Kisner discussed how the loan money was to be spent and things to be aware of.

Mayor Sykes and the Council thanked Cameron Kisner for taking their call after hours to discuss it.

Councilman Harjo made a motion to approve Action Item: Deliberation/Decision regarding ordinance 1807. Councilman Brennan seconded the motion. The vote goes as follows: Councilman Brennan; aye, Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilwoman Garvey; aye. The motion passed by unanimous vote.

5) Action Item: Deliberation/Decision regarding draft ordinance 1808 regarding temporary dumpsters.

Councilman Harjo said that he and Mayor Sykes started a conversation where one could foresee a handful of instances where if we had large commercial or industrial projects in town where they would have a duration of more than 14 days and that he'd like to continue that conversation with the rest of the Council.

Councilman Brennan asked for clarification on Councilman Harjo's concern regarding construction projects taking longer than 14 days and that he was requesting it be for as long as the project lasts essentially.

Councilman Harjo said that the language in the provision does not provide him, for example, as a citizen an opportunity to come in and ask for an extension beyond the 14-days.

Mayor Sykes asked Brenda Ellis, Senior City Planner, if we did extensions for the commercial roll-offs people and if they were at a 14-day currently.

Brenda Ellis said that she did not deal with that much, but her understanding was that in the office they did allow for extensions, they would just need to call in or update it in the program.

Mayor Sykes said that they could add that information into the language of the ordinance.

Councilman Harjo said that there was also the other side of the concern, where if the project goes on for a year and a half or more for example. He continued to say that there were a handful of things that he would like to spend a little time working on some language to add or subtract from the ordinance.

Mayor Sykes asked Paul Fitzer if he saw any problem if this were to be put off until the next Council meeting.

Paul Fitzer said that he did not.

Councilman Harjo made a motion to table this pending further language until the next meeting. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilwoman Wirkkala; aye, Councilman Harjo; aye, Councilwoman Garvey; aye, Councilman Brennan; aye. The motion passed by unanimous vote.

ORDINANCE

1) Ordinance 1807 – Authorizing the issuance and confirming the sale of the Fiber Optic Local Improvement District No. 1 Bond, Series 2025.

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

Daniel Mercado, Deputy City Clerk, read the Ordinance for its first and final reading.

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

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

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

Councilman Harjo made a motion to table ordinance 1808 until the following meeting. Councilwoman Wirkkala 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.

SWEARING IN

1) Dale King, Economic Development Director

Daniel Mercado, Deputy City Clerk, swore in Dale King as Economic Development Director, and the meeting continued.

FINAL COMMENTS

Mayor Sykes congratulated Dale King and said that he looked forward to seeing him do great work with the City of Mountain Home.

Ty Larsen, Interim Police Chief, gave a reminder about schools being back in session, and minding speed limits, crosswalks, and school buses.

Chris Curtis discussed the safety supplies provided by the construction company doing work over by West Elementary.

Mayor Sykes discussed the tour that was done over at Richard McKenna Charter School's new classrooms and gyms.

Councilwoman Wirkkala asked where things are with reconfiguring the Impact Fee Committee with P&Z.

Councilwoman Wirkkala asked to see on the next agenda a discussion about having a golf course board.

Councilwoman Wirkkala wanted to put on the record that you can speak about things that are on the agenda during Public Comment, the language is getting tweaked.

Councilwoman Wirkkala asked if a decision was made on the floatation devices.

Councilman Brennan discussed a letter that was sent to Gisela Light addressing some of her concerns.

Councilman Harjo discussed with Mark Moore, Fire Chief, about the memo regarding the overdraft in Repair and Maintenance to Vehicles.

Councilman Brennan and Chris Curtis discussed the memo for the project that came in under the $50,000 purchasing policy.

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-206(1)(c) – to acquire an interest in real property not owned by a public agency.

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

The Council went into Executive Session at 6:45 p.m.

The Council came out of Executive Session at 7:04 p.m.

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

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

The Council went into Executive Session at 6:45 p.m.

The Council came out of Executive Session at 7:04 p.m.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:04 p.m. by orders from Mayor Sykes.

Rich Sykes, Mayor

ATTEST:
Tiffany Belt, City Clerk

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OFFICIAL SEAL
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