

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON MARCH 11<sup>TH</sup>, 2025, AT 5:00 P.M.  
AT MOUNTAIN HOME CITY HALL CHAMBERS  
MOUNTAIN HOME, IDAHO

22315 CALL MEETING TO ORDER/ESTABLISH A QUORUM

22317 PRESENTATION

1) Presentation of FY24 Audit - Harris & Co.

2) Discussion with Elmore County Commissioners regarding  
Elmore County Impact Fees.

22320 RECOGNIZING PERSONS IN THE AUDIENCE

22321 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.

22321 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.**

- A. Approval/Acceptance of Minutes
  - Planning & Zoning Commission - February 18, 2025
  - Planning & Zoning Commission - February 20, 2025
  - Special City Council Meeting - February 26, 2025
  - Regular City Council Meeting - February 26, 2025
- B. Bills - 2/26/2025 to 3/11/2025 in the amount of \$667,363.32
- C. Payroll for the period ending 1/22/2025 to 2/21/2025 in the amount of \$791,571.71
- D. Approve the appointment of Marshall Carruthers to the Impact Fee Advisory Committee, filling the vacancy from Philip Mills's resignation.
- E. Set a public hearing for April 8, 2025, to establish a fee for Missing and/or Replacement Keys for City Golf Carts.
- F. Approve the Findings of Facts to amend an existing conditional use permit at Optimist Park with conditions.
- G. Pass Resolution #06-2025R allowing the destruction of City records and authorizing the Mayor and Clerk to sign.

22322 OLD BUSINESS

- 1) Action Item: Deliberation/decision to reconsider allowing City Staff to proceed with the request for a proposal process for a preliminary engineering study to relocate and extend a portion of the railroad.
- 2) Action Item: Deliberation/decision review, edit, and potentially approve Dylan's IDWR letter.

22324 NEW BUSINESS

- 1) Items removed from the Consent Agenda
- 2) Non-Action Item: Discussion with Military Liaison, Marty Anderson, regarding a discussion with American Classic Charter and a public records request.
- 3) Non-Action Item: Discussion with Col. Hanson from Mountain Home Air Force Base.
- 4) Action Item: Deliberation/decision regarding Golf Tournament Fees, Tournament User Fee for Season Pass holders, and Golf Tournament payouts.

5) Non-Action Item: Discussion on Airport Advisory committee recommendation for the City to consider adopting Elmore County's airport zoning regulations for properties requesting to be annexed into the City of Mountain Home.

6) Non-Action Item: Discussion with Elmore County Commissioners regarding Elmore County Impact Fees.  
**(Pulled from New Business and moved to Presentation)**

32330

FINAL COMMENTS

32332

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON MARCH 11TH, 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 3<sup>rd</sup> East, Mountain Home, Idaho on March 11<sup>th</sup>, 2025. A quorum was established with, Councilman Harjo, Councilwoman Garvey, Councilman Brennan, Councilwoman Wirkkala and Mayor Sykes being present.

Councilman Harjo made the motion to amend the agenda to move New Business Item 6 after the Harris and Co. Audit presentation and to also add Executive Session for Idaho Code Section 74-206(1)(B) and (F) to the end of the meeting and to switch the order of New Business Item 2 and Item 3. Councilman Brennan seconded the motion.

The following vote was recorded:

Councilman Harjo	AYE
Councilwoman Wirkkala	AYE
Councilman Brennan	AYE
Councilwoman Garvey	AYE

The vote being unanimous, the motion was carried and so ordered.

PRESENTATION

1) Presentation of FY24 Audit - Harris & Co.

Paula Szafranski introduced Josh Tyree and Morgan Browning with Harris & Co., they performed the compliance audit after Cassie Zattiero with Bailey & Co. completed their audit for the City. She asked if there were any questions.

Morgan Browning, Audit Director, came forward to discuss the results FY24 audit in three different reports and then open up discussions to any questions there may be.

Morgan Browning said the first report that he is going to discuss is the independent audit report, this discusses management responsibility to prepare the financial statements and to establish internal controls to prevent and detect misstatements. He said the opinion that they are rendering for FY24 is termed in their profession as an unmodified opinion, it's the highest level of assurance that one can obtain in an audit. He gave his congratulations to Paula Szafranski, City Treasurer and Tiffany Belt, City Clerk, for getting a clean opinion on the financial statements.

Morgan Browning continued with the second report, the report required by government auditing standards, which has two parts, internal controls and compliance. He reported that for FY24 that there were no findings with internal controls and no non-compliance noted for the City of Mountain Home.

Morgan Browning went on to talk about the third report, a report for compliance with major federal reward programs. He said it requires auditors to determine major programs and test compliance with those programs. The two programs they selected were the Coronavirus State and Local Fiscal Recovery Funds and the Drinking Water State Revolving Loan Fund. He said the opinion that they rendered was unmodified, it is their opinion that the City complied in all respects by the program requirements. He said there were also no internal control issues noted, or non-compliance noted.

Mayor Sykes asked what material weaknesses mean.

Morgan Browning explained that material weaknesses are the most severe

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deficiency, and it means that there is probably going to be a misstatement. He said that the City had none for the FY24 audit.

Morgan Browning went on to explain the audit process that they use and asset changes and expenses for the year. He said that Paula and Tiffany worked very hard with Cassie at Bailey & Co to keep the books and records really clean. He then asked if the Council had any questions.

Councilwoman Garvey asked if they ever include in the reports what they tested, and if they could see that.

Morgan Browning said that they include that in their audit working papers and that it's quite a big file. He said they set a government wide materiality, and they look at the City's major funds and set a materiality for that individual fund. He said they take more of an analytical approach in testing revenues and expenditures and that it's over 600 hours of research.

Mayor Sykes thanked Josh and Morgan for their presentation.

## 2) Discussion with Elmore County Commissioners regarding

Mayor Sykes invited the Elmore County Commissioners, Bud Corbus, Crystal Rodgers and Al Hofer to come forward.

Abbey Germaine with Elam & Burke, Outside Legal Council for Elmore County, came forward to discuss the status of implementation of the County Impact Fees within the City of Mountain Home. She said this has been an issue on everyone's radar for some time. She said she'd like to provide a status update of where things are at and hopefully get a path forward that everyone can agree on as far as getting these implemented sooner rather than later.

Geoff Shroeder, City Attorney, said that there is nothing precluding the members of the Development Impact Fee Advisory Committee from speaking with members of the County Commission, members of the City Council, or members of County staff on their own.

Abbey Germaine said that what needs to be done is to set a date for the public hearing for the adoption of the Elmore County's CIP, to set everyone on a timeline and on the same page.

Councilwoman Garvey asked if it was the City's public hearing or the County's, or both.

Abbey Germaine said that it is her understanding that the City Council adopting the County's CIP, a portion specially to EMS. She said that she believes the County may take advantage of that public hearing and might adopt some amendments to its CIP at the time. She said it could hopefully be a joint public hearing, if not simultaneous for both government entities.

Councilwoman Garvey said she thought they were at a standstill because they weren't quite sure if the County's CIP was correct or something along those lines.

Geoff Shroeder said that what needs to be done is to adopt Elmore County's CIP that's for EMS. He said that it may require the County to amend theirs, but what the City is going to adopt requires a public hearing.

Councilwoman Garvey asked if the City has a public hearing to adopt the County's CIP, they can remove a portions of it, such as the jail and strictly focus on the EMS portion of it.

Geoff Shroeder said that, or the County can create a separate CIP that will be heard at this public hearing that is just for EMS.

Abbey Germaine said that the County is happy to prepare a separate CIP that addresses EMS for the purpose of getting that portion of this moving

forward.

Mayor Sykes asked legal if they'll get the City's fixed as well.

Councilwoman Wirkkala said that she's good with setting a date today and asked what a good date would be.

Abbey Germaine said that she believes the County needs some time to coordinate on its CIP and suggested 30 days out.

Geoff Shroeder said that they can set a public hearing if they publish it, it can be no longer than 30 days out. He said that Abbey and he have some work to do on proposing an intergovernmental agreement as well as an ordinance. He said he doesn't think 30 days from now is feasible, he would say 60 or 90 days would be the soonest.

Commissioner Hofer asked if they're going to have to do this round and round again for the jail, since the City is dialed in on EMS. He said sooner or later it has to come back to the table.

Councilwoman Garvey said to let's just get something on the table and get it moving. It was a general consensus of both the County and the City that the jail CIP needed some work.

Councilman Brennan said that he doesn't understand why the jail got pushed off and asked why it can't be attacked at the same time.

Abbey Germaine said from her perspective that the concerns and comments that they have heard from the Council and from the Impact Advisory Committee related to the numbers and date that was used to support the impact fee for the jail portion of the CIP. She said for that to be explored it's going to require a consultant to look at the numbers again, which will take more time than getting the EMS fees adopted immediately.

Mayor Sykes asked City Legal why it would take 60 to 90 days.

Geoff Shroeder said that they have to have prepared land use assumptions, if they don't already exist, they have to be adopted by the City and the County's Planning and Zoning commission. He said it shouldn't take long but they have to have that document ready along with the revised CIP; depending on how long it takes to edit and make it an EMS alone, plus the land use assumptions.

Commissioner Hofer asked County Legal what a reasonable length of time would be.

Abbey Germaine said that she absolutely thinks they can do it within 60 days, 30 to 60 days is reasonable. She said if we run into hiccups, it can be extended as long as the proper notice requirements are given.

Councilman Brennan asked if the consultant that provided the numbers, was way off when it came to the jail.

Abbey Germaine said that she doesn't believe that there were miscalculations on the jail CIP, but she thinks there might be factors that could more accurately represent the projected need for the facility and that it's worth reevaluating before implementation.

Councilwoman Garvey said May 13 would put it at about 60 days, that is the first Council Meeting in May or even May 27, the second Council Meeting.

Abbey Germaine said that she thinks it would be helpful to inform the advisory committee that a public hearing is intended to be held on May 13 and that if they do have comments to get them to Council before that or provide them at that public hearing date.



Legal discussed with Council the items that will need to be done before the public hearing takes place.

Councilman Brennan asked what the timeframe of implementation would be after the public hearing.

Abbey Germaine said that as soon as the intergovernmental agreement is in place and after the ordinances are adopted, she thinks it should happen around that same timeframe.

Geoff Shroeder said that the adoption of the ordinance can't be done on the same night; it has to have at least two readings.

Councilwoman Garvey said that the Council has not been able to meet with either the County or City Impact Fee Committees at all and would that be something they could do to get questions answered to before the day of the public hearing.

Commissioner Corbus said that the committees are meeting on Thursday night.

Councilman Brennan asked Legal that since they are stacking some big topics together to do a couple public hearings in one night, would the latter date help with that.

Abbey Germaine suggested to keep May 13, 2025, to handle some of the items that are ready to go on that date and then to also plan May 27 as the second reading or to handle other items that are not finalized on May 13.

Geoff Shroeder said that was what he was going to suggest as well.

Mayor Sykes thanked the County Commissioners for attending this meeting.

#### RECOGNIZING PERSONS IN THE AUDIENCE

- Brendon McCarthy asked to set the record straight on the comments of the Impact Advisory Committee working on this for two years. He said that they did not receive this until November, he said it's not on the City's Impact Fee Committee. He disclosed that there is a lawsuit in Eastern Idaho for a CIP that was done by the same consultant that did the County and the City CIP.

- Helen Stoles, Secretary of the Mountain Home Ladies Golf Association, came to speak about the Golf Course. She said she is concerned how the Council will be supporting the leagues with all the changes that have been made.

- Roger McClain, new resident and a member of the DAV and VFW, wanted to express his gratitude for allowing him to be here.

- Marcella Trueba expressed her gratitude for approving the Nicholas Trueba Memorial Golf Scramble to be held once again on July 12, 2025. She said she is concerned about the season passes not being valid for tournament play and that all greens fees must be paid with tournament fees. She asks that this be reconsidered for all fundraising tournaments as it negatively affects the charitable contributions from these events.

- Brenda Schwartz with the Elks Lodge #2276 Golf Tournament came forward to discuss the cost of greens fees for season pass holders in tournaments and the cart fee costs. She is concerned about pricing out golfers from playing in their tournaments. She suggested that the City golf course come up with a tournament fee with a cart at a discount.

- Terry Manduca came forward to speak regarding the golf course. She said that she just discovered that the weekday pass that she just purchased

excludes Friday play. She said this change was not mentioned by City Staff when she made her purchase or physically noted on her card. She also discussed the tournaments and fee changes.

- Paula Riggs came forward to express the same sentiments that have been expressed regarding the golf course changes and tournaments.

- Kimberly Mulkey provided some stats on the food distributions that are done every month.

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.

- Councilwoman Wirkkala said that she spoke with Terry Manduca and received an email from Helen Stoles for New Business 4. She also thanked Councilwoman Garvey for getting that Action Item on the agenda.

- Councilman Harjo said that he also received an email from Helen Stoles.

- Councilwoman Garvey said that she has informally spoke with a lot of people, but formally she received Helen Stoles email and also talked with Terry Manduca all regarding the golf course.

- Councilman Brennan said that he received the same email from Helen Stoles, and he also received an email from William Lamb about Non-Action Item 3 on New Business. He said that he did not respond either in writing or verbally and has an unbiased opinion.

- Councilwoman Garvey said that she also received William Lamb's email.

#### CONSENT AGENDA

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

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- G. Pass Resolution #06-2025R allowing the destruction of city records and authorizing the Mayor and City Clerk to sign.

Councilman Harjo made a motion to change some verbiage in Meeting Minutes for February 25, 2025 through interlineation. He said the statement says "Councilman Harjo disclosed that he attended a County Commission meeting as a citizen under Old Business Item 1 present a document that pertains to the water study". He said he would like to clarify that he didn't present a document, he was there to witness a presentation.

Councilwoman Garvey made a motion to approve the Consent Agenda with the changes that Councilman Harjo just presented. Councilman Harjo seconded the motion.

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The following vote was recorded:

Councilwoman Garvey	AYE
Councilman Harjo	AYE
Councilwoman Wirkkala	AYE
Councilman Brennan	AYE

The vote being unanimous, the motion was carried and so ordered.

#### OLD BUSINESS

1) Action Item: Deliberation/decision to reconsider allowing City Staff to proceed with the request for a proposal process for a preliminary engineering study to relocate and extend a portion of the railroad.

Councilwoman Garvey said for over two years, she had been working with Kevin Halverson and Jag Prakasam and his team and learning about what the conceptual plans for expanding the runway would look like. She said they need to start planning for this land. She asked why this RFP got put on the back burner as she was not at that meeting. She said there was mention that it needed to wait until the budget season, but if there isn't an idea of how much it will cost, how it can be implemented into the budget. She asked for reconsideration to at least allow the City to go out for the RFP to keep momentum going on the runway expansion and railroad movement.

Councilwoman Wirkkala said that she's the one that made the motion to put on hold until October of this year. She said it was due to there being no mention of a feasibility study. She also said with potentially two big ticket items coming down the road with the wastewater and dispatch issues, it was not a top priority, in her opinion.

Tiffany Belt, City Clerk, said that Councilwoman Wirkkala is correct, this was pushed to October 1<sup>st</sup>. She said to understand the cost of the study; they need those proposals to get that cost in order to adequately budget for them and decide whether you want to budget for it or delay longer.

Councilwoman Garvey said that they aren't even at the feasibility study point yet, they don't even have an RFP yet. She said the RFP costs nothing to get, it is essentially asking for interest from companies or groups. She asked again for reconsideration to allow the City to go out for RFP.

Councilwoman Garvey made a motion to approve the City to seek an RFP for the railroad movement.

Councilman Harjo asked if City Staff had the bandwidth to tackle this along with other things at this time.

Mayor Sykes said that he doesn't need to ask for RFP, but he wanted Council buy-in. He said he did the wishes of the Council and that's why they didn't go out for it.

Tiffany Belt said that they have been working on a land exchange for the growth of Mountain Home for over a year and a half. She said that she has the bandwidth to do that and to see the future forethought that was supported by the Council.

Councilman Harjo seconded Councilwoman Garvey's motion to approve the City to seek RFP for the railroad movement.

The following vote was recorded:

Councilman Harjo	AYE
Councilwoman Garvey	AYE
Councilman Brennan	AYE
Councilwoman Wirkkala	NAY

The majority of the vote being in favor, the motion was carried and so ordered.

2)Action Item: Deliberation/decision review, edit, and potentially approve Dylan's IDWR letter.

Councilwoman Wirkkala said that she read the letter and saw Geoff Schroder , City Attorney, revisions. She said that she's glad they have it to review and that she supports it.

Councilman Harjo said that some of the language under pressurized irrigation starts to go down the road of detailing what the City could consider on a case-by-case basis for existing subdivisions. He said that's the language that he doesn't know if he is comfortable with.

Councilwoman Garvey said those were her concerns as well when the meeting was had weeks ago and that they are conceptually designing pressurized irrigation for the City and the costs being the responsibility of the City. She said the language goes a little too far and she would like to see that all taken out.

Councilwoman Wirkkala said that she agrees that should be omitted.

Councilman Brennan asked for clarification on how much to be omitted.

Councilwoman Garvey said there are several paragraphs that she's not comfortable sending over. She said that she would be happy to rewrite or edit it and send it to legal.

Councilwoman Wirkkala asked where else Councilwoman Garvey is looking because she only sees the first paragraph underneath pressurized irrigation.

Councilwoman Garvey said that she would encourage the whole Council sit down and read the letter again. She said there are quite a few areas of language that are somewhat binding to the City, in her opinion. She said it's not her not supporting the project in general, but the fine details of use.

Mayor Sykes asked if this is something that can be sent to Tiffany Belt with their edits and then she can send it out with the edits.

Councilman Brennan stated for the record that he doesn't have a problem with the letter and doesn't think that there is anything absolutely binding.

Councilman Brennan made a motion to approve the letter from Dylan Lawrence with City Legal's adjustments.

Councilman Harjo had a discussion with Legal if there are risks in removing portions of the letter.

Councilwoman Wirkkala said that she would support the letter if the portion discussed previously is removed.

Councilman Brennan amended his previous motion to eliminate the use of existing residential subdivisions from the letter and leave the rest as previously stated for new subdivisions.

Councilwoman Garvey requested that if the Council goes forward with signing that her name be removed.

Councilwoman Wirkkala seconded Councilman Brennan's amended motion to approve the letter with the removal of existing residential subdivisions language.

Councilman Harjo asked if the Council would mind changing the use of the word "would" in the very last sentence to "could".

Paul Fitzer, City Attorney, suggested adding that "while the City has not committed to anything yet" in order to appease.



Councilman Brennan requested to restate his motion to approve Legal's changes, to take out the use of "existing residential subdivisions" and then change the last paragraph's use of the word "would" to "could". Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilwoman Wirkkala	AYE
Councilman Brennan	AYE
Councilman Harjo	AYE
Councilwoman Garvey	NAY

The majority of the vote being in favor, the motion was carried and so ordered.

#### NEW BUSINESS

##### 1) Items removed from the Consent Agenda

There were no Items removed from the Consent Agenda for consideration.

##### 2) Non-Action Item: Discussion with Military Liaison, Marty Anderson, regarding a discussion with American Classic Charter and a public records request.

Councilwoman Wirkkala addressed Marty Anderson, Military Liaison, and said that when the Military Liaison report for January of this year was received, it was mentioned that he had spoken with The Founders Group for American Classical Schools Chair, Ron Stonebreaker. She asked for an update on what his intent was and what he has been doing.

Marty Anderson said that he has had members of the American Classical Academy reach out to him and ask about the potential interest in coming out to Mountain Home. He said all he did was set them up with some developers to have conversations. He said that where those conversations went, he was not sure of, the committee would have to be addressed for that information.

Councilwoman Wirkkala stated that there was a mutual understanding between the City, School District, and the Base that if the Mountain Home School Superintendent applied for the PSMI Grant, discussions about charter schools would be paused or stopped due to their potential impact on the local school district. This conversation occurred in the fall of the previous year, but recent records indicate that new discussions started earlier this year. She questioned what the unwritten agreement entailed.

Marty Anderson explained that the American Classical Academy, along with Gem Prep, proposed building a charter school on the Mountain Home Air Force Base. He mentioned that in talks with Superintendent Gilbert, they discussed securing funds, either through the Community Project Fund or their own resources, to cover 20% of the costs. After these discussions, Mountain Home School District notified the City and Mountain Home Air Force Base that they would pursue the Stephensen project, which was relayed to the two charter, and that was the end of it. Marty Anderson added that he was unaware of any agreements stating there would be no discussions about charter schools, as that statement was never made.

Councilwoman Wirkkala asked if it was still Marty Anderson's intent to pursue a charter school for Mountain Home.

Marty Anderson said that it is up to the community to decide. He asked what the approval process is for a charter school.

Councilwoman Wirkkala said that for them they have to find land. She said she doesn't know where Marty Anderson plans on putting this school.

Marty Anderson stated that the charter school's interest in coming to Mountain Home was not his vision, but rather their desire to help improve education in the area. He explained that the approval process for the charter school would involve them securing land, completing the platting, obtaining permits, and then going through P&Z before seeking approval from the Council. He mentioned that this is where the committee would come in, engaging with citizens to gauge their interest in the project.

Councilwoman Wirkkala said that when you say citizens when a request comes out that he has been doing this research, Council is the one that hears about it and has to answer on behalf of what he's been doing.

Marty Anderson said that he's been making connections as the Liaison with the developers so the conversations can be started.

Councilman Brennan asked Marty Anderson to clarify if the Superintendent or the School District has to come up with the 20% for the Stephensen build and are they also committing another 20% for the charter school.

Marty Anderson said no, that's the benefit of the American Classical Schools for the community would be that it is private funds, there would be no bonding and no levy that comes here.

Councilman Brennan asked if his reference of 20% was solely for Stephensen.

Marty Anderson said yes, that is solely for Stephensen that is in accordance of the PMSI Grant. He said we were one of 150 but we were 38<sup>th</sup> on the list and we were selected in order to do that. He said a new school would be an investment to our community and to our base.

Councilman Harjo asked if it was known how many students would be enrolled, is there any data about what their initial projections in a potential charter school.

Marty Anderson said not that he was aware of. He said he heard the School District use numbers of approximately 400, but he doesn't know of any studies or anything.

Councilman Harjo noted that the local school district is funded based on enrollment, head count, and attendance. He questioned why the City of Mountain Home was discussing legislation related to school choice programs and tax credits. His concern was that pursuing this path could lead to a decrease in headcount, which would reduce funding and result in fewer teachers.

Mayor Sykes said that he thinks that all Marty Anderson did was to have a conversation with Mr. Stonebreaker that probably went along the lines of asking who some developers are in the area.

Councilwoman Wirkkala asked what Marty Anderson had been lobbying at the Capitol about.

Marty Anderson said the only thing he had been lobbying for was House Bill 40, which is the military retired pay.

Councilwoman Wirkkala asked if he had been lobbying for House Bill 257.

Marty Anderson said that he has not.

Councilman Harjo said that the City has an entry on the Sunshine Report through the Secretary of State showing that they have a lobbyist that has lobbied for House Bill 39, which is a school related topic. He said the packet information to today's topic has specific reference to an Council Minutes - March 11<sup>th</sup>, 2025



RS that coincides with House Bill 257. He said this is not just about American Classic Charter Schools; this is a systematic look of non-traditional public school outlets. He said this was documented in the public records request as well as the Sunshine Report. He asked why the City of Mountain Home is injecting themselves into this topic.

Marty Anderson explained that his role is to advocate for the welfare of the installation and its positive impact on the City of Mountain Home. He emphasized that improving education and offering military families more choices would help sustain the base in the future, benefiting both the community and the installation. He clarified that he was only contacted by developers and is not involved in the approval process, which is the responsibility of the Council. He stated that from a base perspective, better schools are essential, and since bonds cannot be issued, charter schools funded by private money would provide educational options without burdening taxpayers through bonds or levies.

Marty Anderson continued to explain that House Bill 257 getting pulled back into committee, it affected not just Mountain Home, but other surrounding bases. He said if housing, schools, and infrastructure aren't in place, there would be the potential for those bases to go away. He said that he's been asked to look at how the City tries to support and ensure the long-term viability of Mountain Home Air Force Base and schools are one of those things.

Councilwoman Wirkkala said that she 100% agrees with school choice has her oldest is homeschooled, her youngest is at a charter school and she teaches at Glenns Ferry School District. She said she sees both sides, but if you start taking heads from existing schools, funding will be drastically affected.

Councilman Harjo clarified what the different house bills were regarding. He said that as the City of Mountain Home, they are involved in multiple school related efforts at the State and Local level that are counter to the local school district. He said that his issue is that these actions are happening under the banner of the City of Mountain Home and that he does not agree with it.

Councilman Brennan asked if American Classic Charter School were to come, is there a choice in terms of a vote by the public for it or is that eliminated if someone pays for it privately.

Marty Anderson said that it would go through the whole process, which he is not a part of that process. He said they would establish as a 501-3C, then they would see if there would be enough initiative or support, which that's where you learn from the community if there is support or not.

Councilman Brennan asked Paul Fitzer, City Attorney, if there is any statutory requirement for a vote of the citizens to bring a school.

Paul Fitzer said no.

Mayor Sykes and the Council thanked Marty Anderson.

### 3)Non-Action Item: Discussion with Col. Hanson from Mountain Home Air Force Base.

Col. Hanson with the Mountain Home Air Force Base came forward to clarify about the Base, the Military, and the charter school conversation. He said at the end of the day, their position on a new charter school is neutral. He said they are not for it as in they are not actively seeking anything for it and that no one in an official capacity has talked to a charter school. He also said that they aren't against one either. He said that he wanted to provide the clarification and let the City know who they can reach out to if any other questions come up after this meeting.



Councilman Brennan thanked Col. Hanson for everything he does. He also asked if he could provide details of the meeting that as had with Superintendent Gilbert.

Col. Hanson said that the most recent conversation was about the confusion regarding the recent bill wasn't supported by the military outright. He said this was due to the Military not supporting but not opposing the bill, they were neutral.

Councilman Brennan asked if there were raised voices or negative comments made to towards a member of the school board.

Col. Hanson said he would say there was more frustration due to miscommunication, but he wouldn't say there were negative comments. He said by the end of the meeting that it was understood on both sides that it was just frustration due to miscommunication.

Mayor Sykes and the Council thanked Col. Hanson for his time.

4)Action Item: Deliberation/decision regarding Golf Tournament Fees, Tournament User Fee for Season Pass holders, and Golf Tournament Payouts.

Councilwoman Garvey asked who came up with this new payout process.

Tiffany Belt, City Clerk, said that isn't defined in the resolution regarding fees. She explained that as a Staff Member it needs to be spelled out, if a season pass gets you into tournament play, let's change the resolution and define it that way.

Councilwoman Garvey said if she's a season pass holder and decides to play in a tournament, that she pays the entire amount of what it costs to play, the greens fees aren't subtracted. She does that because she knows that portion of her money goes to the fundraiser. However, if they change it to the way it's written, the City gets the season pass fees, and the tournament host will have to pay the City versus it going to the community. She also explained that the in-house tournaments bring in people on slow days at the golf course. She went on to reference members who are part of leagues that have passes and will be required additional fees as well.

Councilwoman Garvey went on to reference the job description for when they went out to hire the Golf Course Manager that they would promote tournaments, schedule outside tournament events manage the daily play of golf, and also develop, plan, organize, conduct and manage golf tournaments, clinics, and junior golf programs. She said that this is not happening. She said we need to remember that these people who are planning tournaments are spending hours of their time supporting the community with these events.

Mayor Sykes asked Councilwoman Garvey what she'd like to see changed. He said the Staff needs direction, and if it's a resolution change, they need to know so that they can get it back to the Council sooner rather than later.

Councilwoman Garvey said that it's up to the whole Council, but what she'd like to see changed is Resolution 31-2024R, to reflect weekday passes to be Monday through Friday. She also said that if they are a season pass holder and they are playing a tournament, that that money continues going to the community and not the City. She said that we need to clarify league play.

Tiffany Belt, City Clerk, asked if you have a season pass, you don't pay the greens fees for league play or for tournaments.

Councilwoman Wirkkala read some questions from citizens to gain clarification regarding league play and tournament processes. She asked how we can get this information out to the citizens once we have answers.



Councilwoman Garvey said there is a disconnect with Staff at the golf course on what they've been hired for and what is actually being done.

Mayor Sykes asked how tournaments are currently being requested.

Tiffany Belt explained that there is a Google Docs form that generates an approval process into the Clerk's office, the Golf Superintendent, and the Golf Manager. She said the Golf Manager is then putting it into the system and blocking off the tee time dates and corresponding back to the tournament coordinator. She continued explaining that it then comes back into the Clerk's office that is all been approved and that Amber Henninger, the Clerk's Assistant, has been keeping a calendar of these events for tracking purposes.

Councilman Harjo asked Councilwoman Garvey her thoughts on having some of these discussions brought back with golf staff and having a work session with them about this and then follow up with action items on the following agenda to that work session.

Councilwoman Garvey said yes and if it could happen sooner rather than later would be best.

Councilwoman Wirkkala said she'd like to continue asking questions.

Tiffany Belt asked if that as much as possible get defined tonight as it is the responsibility of herself, and the Mayor is to ensure that City Staff are held to the standards that they are.

Councilwoman Wirkkala asked if could be added to the list of questions as to why we are not taking cash payments.

Tiffany Belt said that she thinks some of the cash dilemma was locking it up during the construction.

Councilwoman Wirkkala asked if other golfers will be permitted to play during the Leagues designated times and who decides that.

Councilwoman Garvey said that in the past, if there was tournament play, the staff at Desert Canyon would make the appropriate decisions on letting a random golfer in and place them on a different hole to space out.

Councilwoman Wirkkala continued by asking if there would be enough staff at the course on tournament day or does each tournament chair need to ensure that they have extra personnel to complete the activities.

Mayor Sykes said that the City is hiring part time staff. He said that this body needs to decide how much and what they want staff to do.

Councilwoman Wirkkala asked the next question which was why the fees were change for tournament play without golfers being notified.

Tiffany Belt said that it goes back to the Resolution has no true definition.

Councilwoman Wirkkala asked about the process for reserving carts.

The council, Mayor Sykes, and Terri Manduca, a citizen in the audience, continued to discuss league and tournament requirements and possibly bring in the league heads to discuss.

Councilman Brennan asked if tournaments are taking money away from the Golf Course or the City income that the Golf Course should be creating.

Tiffany Belt said absolutely not.

Councilman Brennan asked if the golf course closes to everyone else if there's a tournament.

Terri Manduca responded that it's been closed for six hours.

Councilman Brennan said that he recalls a conversation with Council earlier where it was said the amount of tournaments that happen on Saturdays are keeping non-tournament daily golfers off of our course because there are so many of them. He asked if the City is getting the money for cart rentals, regardless of how it's paid for.

Mayor Sykes called Marcella Trueba and Paula Riggs to come forward as well to join the discussion.

Marcella Trueba said that the money for the golf carts go 100% to the City.

Terri Manduca said that two of the tournaments elected to not include cart fees into their tournament fees. She said that for those two tournaments, the Chamber of Commerce and the Elks Lodge, carts will be directed to the Golf Course Manager, and they will collect for the City.

There was continued discussion regarding the tournament participants and how many are season pass holders versus how many are not and to whether or not the Golf Course is losing money or not.

Councilman Brennan asked what the golfing industry standard for a weekday pass and that he'd like an answer to that for future discussion.

Tiffany Belt said that in the research that has been done over the last several years we are very comparable, there's a weekday and weekend and full season. She also said that she believes for most, Friday is considered a weekend at most other courses.

Mayor Sykes asked when the Council can meet with the league organizers to get this handled sooner rather than later. He also asked if the whole Council can't meet, would they feel comfortable if Tiffany Belt, himself, a couple of Councilmembers and some league representatives met.

Councilman Brennan requests that the whole Council gets the invite and those that can attend will. He also asked the Golf Management Team to be invited as well.

Councilman Brennan made a motion to table this deliberation/decision of the regarding golf tournament fees until March 25. Councilman Harjo seconded the motion.

The following vote was recorded:

Councilwoman Garvey	AYE
Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilman Harjo	AYE

The vote being unanimous, the motion was carried and so ordered.

5)Non-Action Item: Discussion on Airport Advisory committee recommendation for the City to consider adopting Elmore County's airport zoning regulations for properties requesting to be annexed into the City of Mountain Home.

Councilman Harjo said that the movement that has been made protecting the airport space and trading for the 273-acres. He said that this is a no brainer.

Mayor Sykes called Ian Morcott and Tom Hoegg to come forward.



Ian Morcott said that if you wanted to be adopted into the City there is already zoning that you're under. He said he thinks there will be the least amount of resistance with that. He said to go larger and decide that you want to do some zoning in order to protect this area to make it more valuable, you should expect more pushback.

Councilman Harjo said that he feels like there are steps between this initial concept of adopting mirrored language to Elmore County's airport zoning regulations and creating those for the City. He said in the meantime this helps protect from buildings that might be built in the flight pattern, the City would be have the tools to say that this is in the airport overlay zone and is not permissible. He asked Legal if we can't adopt Elmore County's zoning regulations without writing them and approving them as their own.

Paul Fitzer said that is correct.

Mayor Sykes asked if the Council has the desire to do the airport overlay and doing one going forward.

Councilwoman Garvey asked what happened to the one that was already created for the City.

Councilman Harjo said that Brock Cherry had one and it was essentially a mirror of the Elmore County zoning regulations. He said the City has seen this in the past, the Council is now trying to get this through.

Councilman Brennan asked for clarification on that this is strictly about a condition of annexation. He said that he can support that.

Tom Hoegg said that one of the things that needs to be looked at is the development of the airport and the infrastructure it can provide. He said none of this is going to happen overnight. He mentioned when the study was cancelled by Council, he got phone calls on it. He said businesses are looking to come here, it's just a matter of when and how fast. He also brought up that there are FAA guidelines that need to be followed and that they don't want to do anything to inhibit those approaches. He also said that currently there are no flags in place when someone wants to build that it's on or within the airport.

Councilwoman Wirkkala said that when he mentioned that he was getting calls about the study being cancelled, she didn't know that. She asked that going forward that he let her know when these types of calls happen.

Mayor Sykes asked if they could look at the document that Brock Cherry was working on as a group with the Council and with Ian M and Tom Hoegg.

Councilman Harjo asked when the next Airport Advisory meeting is taking place.

Ian Morcott said that it's the quarterly meeting and it's in April, but not sure of the date.

#### FINAL COMMENTS

Councilwoman Wirkkala said that a constituent reached out to her via email and the issue is the congestion on the radio frequency used by pilots operating at the Mountain Home airport and surrounding southern Idaho and northern Nevada and eastern Oregon. She continued with this issue can be easily mitigated by changing the frequency used when at the Mountain Home airport. She asked if that were something that would need to be a future agenda item.

Mayor Sykes asked if Tom Hoegg would be willing to answer that now rather than later.

Tom Hoegg said that this is news to him, but he's heard of this conversation coming up professionally in flying in this area, the agriculture community and fire community and they feel changing the frequency would have a negative impact against them for situational awareness when flying low level. He also said that the FAA was here a couple weeks ago, and they made no mention of this issue.

Councilman Harjo requested to add deliberation/decision of a new draft of the Mountain Home Animal Control MOU to the next Council meeting agenda.

Councilman Harjo said that he'd also like to add an intergovernmental agreement regarding waiving fees, such as building permit fees and potential other similar items between the City and County for the first meeting in April.

Councilman Harjo said that he ran into Ted R earlier and he gave an update on the pool progress.

Tiffany Belt said that she sent his email out already. She also offered to take Council on a field trip to the pool whenever they were interested to check out the progress.

Councilman Brennan asked to be informed when the support letter to the County is ready.

EXECUTIVE SESSION

1) Pursuant to Idaho Code Section 74-201(1)(B) - To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

Councilman Brennan made the motion to enter into Executive Session pursuant to Idaho Code Section 74-206(1)(B). Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilwoman Garvey	AYE
Councilman Harjo	AYE

The vote being unanimous, the motion was carried and so ordered.

The Council went into Executive Session at 8:07 P.M.

The Council came out of Executive Session at 9:33 P.M.

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

Councilman Brennan made the motion to enter into Executive Session pursuant to Idaho Code Section 74-206(1)(F). Councilwoman Wirkkala seconded the motion.

The following vote was recorded:

Councilman Brennan	AYE
Councilwoman Wirkkala	AYE
Councilwoman Garvey	AYE
Councilman Harjo	AYE



The vote being unanimous, the motion was carried and so ordered.

The Council went into Executive Session at 8:07 P.M.


The Council came out of Executive Session at 9:33 P.M.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 9:33 P.M. by orders from Mayor Sykes.

ATTEST:

  
Tiffany Belt, City Clerk

  
Rich Sykes, Mayor

