

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON AUGUST 26th, 2025, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

22442 CALL MEETING TO ORDER/ESTABLISH A QUORUM

22442 PUBLIC HEARING

- 1) The City proposed budget for the Fiscal Year 2025-2026 (FY26).

22442 RECOGNIZING PERSONS IN THE AUDIENCE

22442 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.

22442 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 - August 12, 2025
- 2) Approval acceptance of minutes: Special City Council - August 18, 2025
- 3) Approval acceptance of minutes: Planning & Zoning Commission- June 17, 2025
- 4) Bills from 8/13/2025 to 8/26/2025 in the amount of \$418,402.11
- 5) Treasurer's report for the period ending 7/31/2025
- 6) Approve City alcohol license renewals for 2025/2026
- 7) Authorize City staff to go out to bid for the new restroom/concession building to be located in Carl Miller Park.
- 8) Pass Resolution 12-2025R adopting the Master Transportation Plan
- 9) Pass Resolution 18-2025R regarding 50/50 sidewalk, curb, and gutter repair and authorize the Mayor to sign.
- 10) Continue with GBS (Leavitt Group Company) as the Benefits Service Administrator for the City of Mountain Home for 2025-2026 and authorize the Mayor to sign.
- 11) Continue with Regence BlueShield of Idaho as the City of Mountain Home medical insurance provider for 2025-2026 and authorize the Mayor to sign.
- 12) Continue with Delta Dental as a dental insurance provider for the City of Mountain Home for 2025-2026 and authorize the Mayor to sign.
- 13) Continue with Willamette Dental as a dental insurance provider for the City of Mountain Home for 2025-2026 and authorize the Mayor to sign.
- 14) Continue with VSP as the vision insurance provider for the City of Mountain Home for 2025-2026 and authorize the Mayor to sign.
- 15) Continue with United Heritage as a life insurance provider for the City of Mountain Home for 2025-2026 and authorize the Mayor to sign.
- 16) Continue with National Benefits Services LLC., as benefits administrator for the City of Mountain Home for 2025-2026 and authorize the Mayor to sign.
- 17) Approve the appointment of Erika Pedroza to the Planning and Zoning Commission, for a term of 4 years, which expires August 2029.
- 18) Approve the request to terminate the agreement with OpenGov per the agreement effective May 1, 2026 and authorize staff to send a termination letter.
- 19) Approve the contract for implementation with CivicPlus for website management software, and authorize the Mayor to sign.
- 20) Approve the contract for implementation with CivicPlus for the community development module, and authorize the Mayor to sign.
- 21) Approve the contract for implementation with CivicPlus for the asset management module, and authorize the Mayor to sign.
- 22) Approve the contract for implementation with CivicPlus for the nextrequest software, and authorize the Mayor to sign.

22443 OLD BUSINESS

- 1) Update regarding the Mellen Water District well.
- 2) Action Item: Deliberation/Decision to amend Resolution 17-2025R and authorize the Mayor to sign.
- 3) Action Item: Deliberation/Decision regarding Idaho Power's easement request.
- 4) Action Item: Deliberation/Decision regarding Ordinance 1808- Amending Title 7, Chapter 3, Section 2 of Mountain Home City Code.

22445 NEW BUSINESS

- 1) Adopt tentative FY26 Budget
- 2) Certify L2 for FY26 Budget and Authorize the Treasurer to sign.
- 3) Action Item: Deliberation/Decision concerning the declaration of the intent of the City to exchange City-owned real property owned by AgEquity LLC., and set a public hearing date of September 23, 2025.
- 4) Discussion regarding non-residential fees for the City, such as Parks & Recreation, Golf Course, and the Cemetery.
- 5) Discussion regarding the creation of a golf advisory committee.
- 6) Action Item: Deliberation/Decision regarding draft Resolution declaring the City of Mountain Home to be a Second Amendment Sanctuary City.

22446 ORDINANCE

1) Action Item: Ordinance #1809- Adopting the Fiscal Year 2025-2026 (FY26) budget.

22446 FINAL COMMENTS

22446 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
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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 26th, 2025. A quorum was established with Councilwoman Garvey, Councilman Brennan, Councilman Harjo, Councilwoman Wirkkala and Mayor Sykes being present.

PUBLIC HEARING

- 1) The City proposed budget for the Fiscal year 2025-2026 (FY26).

The public hearing opened at 5:04 P.M.

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

RECOGNIZING PERSONS IN THE AUDIENCE

Decker Sanders opposed charging nonresidents higher recreation fees, arguing it could reduce participation and revenue while adding administrative costs. He also called for reinstating the Golf Advisory Board, noting its past success in lowering deficits and uniting the community.

Brendan McCarthy expressed frustration over impact fee management and the possible end of his committee service. He said current fees are based on inaccurate growth rates, leaving taxpayers to cover shortfalls, and criticized the lack of communication and denied requests for financial reports. He stressed the committee's statutory authority and called for transparency and answers on expenditures, including \$600,000 spent with Keller and Associates.

Bill Van Handel, a local business owner, requested that future presentations include visual or geographic references as this would help the council and public better understand the locations and properties affected.

Don Gust raised multiple concerns, including library access, road and sidewalk maintenance, water waste, and airport developments. He emphasized that all residents pay taxes and should benefit fairly, expressed frustration with poor upkeep of public facilities, and urged more attention to seniors and safety, particularly around sidewalks and gutters.

CONFLICT OF INTEREST DECLARATION

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

Councilman Harjo said that he and the rest of the Council had received dozens of emails regarding New Business Item 6.

CONSENT AGENDA

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Councilman Brennan asked Erika Pedroza to come forward and talk about why she wanted to join on Planning and Zoning.

Erika Pedroza said that she was asked if she would like to participate and she thought it could be something she could learn from and contribute to the community.

Councilwoman Wirkkala and Erika Pedroza had a brief discussion on what her background was.

Councilman Harjo said he had a question for staff on Item 18 under Consent Agenda. He asked Tiffany Belt, City Clerk, about the termination of OpenGov, if we are prepared with all the CivicPlus modules.

Tiffany Belt said that this would provide per the contract, the notice of termination to meet the contractual requirements with OpenGov and to be able to deploy the software now, specifically the community development module would allow the time to get them set up and everything transferred and merged and then proceed with the May 1, 2026 deadline.

Councilman Harjo followed up by asking if there would be an archive for historical use.

Tiffany Belt explained that the community development module will allow data setup and merging before the May 1 deadline. It mainly impacts development and land use tracking, while the licensing side benefits by no longer requiring citizens to create accounts. Minor transition issues may occur, but the module is expected to complete the final software merge.

Councilwoman Wirkkala asked about page 3 of the bill run for code enforcement property compliance, which listed four addresses, and requested an explanation of what the expenses were for.

Mayor Sykes called Hank Patrick, Building Official, to come forward.

Hank Patrick said that whenever a violation is issued to a property and it is not corrected, the City requests bids to have the property cleaned up. The resulting bill is then sent and paid from that line.

Councilman Harjo made a motion to approve the Consent Agenda as printed. Councilwoman Wirkkala 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.

OLD BUSINESS

1) Update regarding the Mellen Water District well.

Erika Pedroza came forward to provide an update on the well situation. She said that the DEQ was working with HRD, the engineers handling the facility plan. She continued that, in order for them to approve and move forward, they were requesting a renewed lease agreement from the City so the project would not become a dead end, as well as a map outlining the relevant area. Lastly, she noted that in the future, if they experienced another water loss, the City would continue to provide emergency assistance.

Mayor Sykes asked whether the plan was still to move the well 20 feet from its current location and whether there would be enough room to do so.

Erika Pedroza said that was what was originally discussed, but that she would ask them to confirm that information.

Mayor Sykes asked for clarification for his understanding that the City needed to update the current lease to a new lease. He asked whether a map was needed for DEQ purposes and confirmed that, for emergency purposes only, the City would provide water.

Erika Pedroza responded that they had requested a map to show the size of the parcel being rented and confirmed that this was correct. She added that this is what they were waiting for from the City in order to move forward.

Tiffany Belt said that the City would provide an exhibit of the land lease property and that GIS could prepare it. She added that they would need the contact information for DEQ or HRD so that the required distance from the existing well could be confirmed and the property lines verified.

Mayor Sykes asked the Council if they would like to start the process and bring it back for the next Council meeting.

Councilman Brennan asked Tiffany Belt if the current lease agreement authorized guaranteed emergency access.

Tiffany Belt said that she and Chris Curtis had a conversation specifically about what had been happening with Meadows compared to Mellen. They agreed that a meter would be installed at that turn-on, so that in the event of future emergency water use, the City would be paid for every gallon that flowed through the meter. She explained that currently, the charges are estimated and are far below what Mountain Home citizens pay. She added that this is where they would adjust the lease language to state that the City would provide emergency water, but the payment would be based on the actual flow measured by the meter provided to the district.

Councilman Brennan said that he would be fine with moving this forward with the discussed stipulations, including the language stating that the City would provide emergency water as needed for the duration of the lease once the well was up and operational, in order to advance the project to completion.

Erika Pedroza said that she would let them know that they were going to meet on this and get them an answer and that she would forward their email.

2) Action Item: Deliberation/Decision to amend Resolution 17-2025R and authorize the Mayor to sign.

Councilman Brennan said that he would like to see it incorporate the entire lot, just extend it out a little further.

Councilman Harjo said that he agreed with Councilman Brennan.

Councilman Brennan said that it did not include Canal Road, they kept the line to the inside of Canyon Creek, but then further down Canal Road was included as the boundary road.

The Council and Tiffany Belt discussed boundary lines and State Code requirements for not splitting parcel lines.

Councilman Brennan made a motion to amend Resolution 17-2025R with the incorporation of the entire lot in question and send it to the Commissioners. Councilman Harjo seconded the motion.

Councilwoman Garvey stated that she would be abstaining from the vote as she was not present for the meeting where this was discussed.

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

3) Action Item: Deliberation/Decision regarding Idaho Power's easement request.

Mayor Sykes and Paul Fitzer, City Attorney, discussed the findings of the 1997 franchise agreement terms and found that they did provide.

Councilman Brennan asked if there was enough land available for the new transfer line.

Tiffany Belt said that it was her understanding that they would be expanding the entire facility out there to take on a main line transfer to the new Bennett substation.

Councilman Brennan said that the question he was going to pose was if there was enough land that the City has that could be leased even further to the east to allow for a potential road to go underneath the overhead line, if needed.

Tiffany Belt said that she wasn't sure if the dirt road could be crossed because then you would be going into the existing landfill.

Councilwoman Wirkkala asked Paul Fitzer if there was anything that could be done or if our backs were up against a wall with the franchise agreement.

Paul Fitzer said that franchise agreement was supported by the statute.

Councilman Harjo made a motion to approve Action Item 3 in Old Business deliberation/decision regarding Idaho Power's easement request. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilwoman Wirkkala; aye, Councilwoman Garvey; aye, Councilman Brennan; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

4) Action Item: Deliberation/Decision regarding Ordinance 1808- Amending Title 7, Chapter 3, Section 2 of Mountain Home City Code.

Councilman Harjo said that it was his understanding that this was tied to a more recent state law change and understanding from staff that there was a process for applying and receiving a permit tied to the solid waste collection containers.

Councilman Harjo made a motion to approve Action Item 4 in Old Business deliberation/decision regarding Ordinance 1808- amending Title 7, Chapter 3, Section 2 of Mountain Home City Code.

Tiffany Belt asked Councilman Harjo if he wanted to have the 14-days or the 30-days just for clarification.

Councilman Harjo said that 30-days was what he thought was the reasonable position on that just to give people time to do their projects.

There was a discussion between Councilwoman Wirkkala and Tiffany Belt regarding extension requests.

Councilwoman Garvey asked Tiffany Belt if the language would be changed to reflect the 30-day instead of the 14-day.

Tiffany Belt said that yes it would be changed in order for it to come back next time to be read.

Councilman Brennan asked Councilman Harjo if the draft that was in front of them, other than the 14 and 30 days, that he was asking to be passed or if there were any other changes.

Councilman Harjo said that there were no other changes that stood out to him as needed after discussing with staff, including the discussion about 14 and 30 days.

There was a discussion between Councilman Brennan and Councilman Harjo about cleaning up the language to state any solid waste company.

Councilman Harjo amended his motion to adjust language to reflect 30-days versus 14 and add language under the definition that defined any solid waste company. Councilman Brennan seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilman Brennan; aye, Councilwoman Garvey; aye, Councilwoman Wirkkala; aye. The motion passed by unanimous vote.

NEW BUSINESS

1) Action Item: Adopt tentative FY26 budget.

Councilman Brennan made a motion to adopt the FY26 Budget. 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.

2) Certify L2 for FY26 Budget and Authorize the Treasurer to sign.

Councilman Brennan made a motion to certify the L2 for FY26 Budget. Councilman Harjo 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.

3) Action Item: Deliberation/Decision concerning the declaration of the intent of the City to exchange City-owned real property owned by AgEquity LLC., and set a public hearing date of September 23, 2025.

Councilman Harjo made a motion to approve Action Item 3 under New Business. Councilman Brennan 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.

4) Discussion regarding non-residential fees for the City, such as Parks & Recreation, Golf Course, and the Cemetery.

Councilman Brennan said that he was pretty passionate about this, however he did not feel that there was any support from the Council or the residents that had spoken on the matter, and he was going to pull his request for this topic.

Councilwoman Wirkkala said that she supported it 100% and asked if he still wanted to pull it.

Councilman Brennan said that if anyone wanted to talk about it, he would be open to talking about it.

There was a discussion with Council and Staff about resident and non-resident fees and what locations and departments had them or did not.

Councilman Harjo asked the Council if there was any interest in creating a workshop specifically for the fees and spending a day working it out.

There was continued discussion about raising rates being for and against between Council and Staff and also about setting up the workshop.

Tiffany Belt asked the Council to send her some of the questions that they had so that she could collect the information to be better prepared for the workshop.

The Council, Mayor Sykes, and Staff were all in agreement that they would get together all of their questions and information and decide on a time and date that would work for everyone to workshop.

5) Discussion regarding the creation of a golf advisory committee.

There was a discussion between the Council and Mayor Sykes about the potential of re-establishing a Golf Advisory Committee.

Councilwoman Wirkkala and Councilwoman Garvey discussed the previous committee and their contributions with volunteer work and in providing constructive feedback to the City.

Councilman Brennan and Mayor Sykes suggested that the committee should include both golfers and non-golfers, such as business professionals, to ensure diverse perspectives and effective oversight.

The Council agreed to place the creation of the Golf Advisory Committee on the agenda for the next meeting as an action item.

6) Action Item: Deliberation/Decision regarding draft Resolution declaring the City of Mountain Home to be a Second Amendment Sanctuary City.

Councilman Harjo made a motion to approve Action Item 6 deliberation/decision regarding draft Resolution declaring the City of Mountain Home to be a Second Amendment Sanctuary City. Councilwoman Wirkkala seconded the motion.

Councilman Brennan stated for the record that his full-time employment was with State law enforcement, but he did not believe that there would be any conflict in him voting.

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

ORDINANCE

1) Ordinance #1809 – Adopting the Fiscal Year 2025-2026 (FY26) budget.

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

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

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

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

FINAL COMMENTS

Councilwoman Wirkkala asked for an update on where we are on the reconfiguration of the Impact Fee Committee and Planning & Zoning.

Tiffany Belt said that Legal had directed them to fulfill the role of the vacant seats in Planning & Zoning. She continued to say that they had since had two members of the Impact Fee Advisory Committee that resigned, and Legal had said the next step would be to merge the two or keep them separate.

There was a discussion between Council and Tiffany Belt about the struggles and requirements that need to be fulfilled by both committees.

Councilman Brennan said that he would like to see a policy made for future land use applicants to provide electronic visual aids for Council and public review during meetings.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 6:36 p.m. by orders from Mayor Sykes.


Rich Sykes, Mayor

ATTEST: 
Tiffany Belt, City Clerk

