

AGENDA  
SPECIAL CITY COUNCIL MEETING  
HELD ON THURSDAY, JANUARY 15<sup>th</sup>, 2026 AT 5:30 P.M.  
AT THE MOUNTAIN HOME CITY HALL  
160 SOUTH 3<sup>RD</sup> EAST STREET

CALL MEETING TO ORDER/ESTABLISH A QUORUM

CONFLICT OF INTEREST DECLARATION

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

AGENDA ITEM

- 1) Discussion/Decision with relevant parties and City Legal regarding Railroad Park project concerns, contracts, and in-kind work.

ADJOURN



MINUTES OF THE SPECIAL MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON THURSDAY, JANUARY 15<sup>th</sup>, 2026 AT 5:30 P.M.  
AT THE MOUNTAIN HOME CITY HALL  
160 SOUTH 3<sup>RD</sup> EAST STREET

The Council of the City of Mountain Home, Elmore County, Idaho, met at Mountain Home City Hall, 160 South 3<sup>rd</sup> East, Mountain Home, Idaho, on January 15<sup>th</sup>, 2026. A quorum was established with Councilman Harjo, Councilwoman Wirkkala, Councilman McCarthy, Councilman Sanders, and Mayor Sykes.

Councilman Sanders made a motion to amend the agenda to add "Decision" to Agenda Item 1. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilman Sanders; aye, Councilman McCarthy; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

CONFLICT OF INTEREST DECLARATION

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

Councilman Sanders said that he received email from Dennis Pearl and Nicholas Gatjen and had a conversation with Mayor Sykes.

Councilman Harjo said that he received an email from Dennis Pearl.

Councilwoman Wirkkala said that she received an email from Dennis Pearl.

Councilman McCarthy said that he received an email from Dennis Pearl and Nicholas Gatjen. He also had conversations with Hunter Dill, Daniel Brennan, and Becky Garvey.

AGENDA ITEM

1) Discussion/Decision with relevant parties and City Legal regarding Railroad Park project concerns, contracts, and in-kind work.

Councilman Sanders apologized for how the issue was brought forward, saying the timing was due to circumstances and concern that it would not otherwise be discussed. He said his goal was to gather information on possible alternatives and then allow the Council to vote on how to proceed. He also asked the Mayor about the response from project partners to the invitations.

Mayor Sykes said that he asked them all personally, and due to the short notice they were unavailable or had spoken enough already.

Councilman Sanders said that his next question was directed to Legal, regarding the questions that were had regarding the contract and the abilities within the contract.

Paul Fitzer, City Attorney, said he had reviewed all agreements and addendums, including those with the contractor and the URA. He explained that the City had three options: proceed under the existing contract, modify the agreement with consent of all parties, or terminate the agreement. He said modifications were allowed under the contract but could create complications due to payment schedules and subcontractor commitments. He cautioned that while modification would not constitute a breach, it could have significant downstream impacts and should be approached carefully.

There was a discussion going through sections of the CM/GC contract regarding the final payment requirements and clarification on the contingency fee portion.

Councilman Sanders stated that without all critical partners present, the Council could not properly evaluate the opportunity, assess risks, or determine feasibility, but felt obligated to raise the issue in the interest of potential taxpayer savings.

Councilman Harjo questioned the purpose of the meeting, noting that the contracts were already executed, the project was underway, and that delaying or canceling it could have significant consequences. He repeatedly emphasized the need for clarity on what specific action or outcome the Council was actually seeking before proceeding.

Councilman Sanders stated that the City's financial contribution to the project had not been clearly defined and that existing funding only covered part of the overall contract. He said the Council needed to discuss what actions were possible, including validating the current agreements, modifying them if partners were willing, or considering termination as a last resort. He emphasized that the purpose of the discussion was to determine whether any of these options were in the City's best interest before bringing forward a formal motion.

Councilwoman Wirkkala said she supported further discussion to determine whether there was a funding shortfall. She stated she did not want to terminate the project, but suggested a short delay could be considered if it would avoid significant taxpayer costs. She asked legal counsel to clarify whether the contract allowed for such a delay.

Paul Fitzer summarized the three potential options of action as continuation, delay, or cancellation of the project. He said that he was happy to hear that cancellation of the project option was not being entertained. He also said that his legal advice was to not jeopardize option one, continuation of the project, by chasing a dime by spending a dollar. He said that option two, delay, is pursuant to all parties agreeing.

Councilman Sanders made a motion to move forward with the existing contracts and continued contract management to see the project and the contracts of all involved to fruition. Councilman Harjo seconded the motion.

There was continued discussion between Council regarding the in-kind work and costs and potential cost savings possibilities and whether there was favor towards continuation or delay of the project, but no one wanted to cancel the project.

Councilman Sanders extended his thanks to Councilman Harjo for his support on the motion and asked Mayor Sykes to call for the question.

The vote goes as follows: Councilman Sanders; aye, Councilman Harjo; aye, Councilwoman Wirkkala; nay, Councilman McCarthy; aye. The motion passed by majority vote.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 6:18 P.M. by orders from Mayor Sykes.

  
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Rich Sykes, Mayor

ATTEST:   
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Tiffany Belf, City Clerk

