

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON FEBRUARY 10TH, 2026, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

- 22524 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 22524 PUBLIC HEARING
- 1) Public Hearing on the increase in Non-City resident library card fees.
 - 2) Public Hearing on the increase in Street fees.
- 22524 RECOGNIZING PERSONS IN THE AUDIENCE
- 22524 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.
- 22524 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: Regular City Council Minutes – January 27, 2026
 - 2) Approve expenditures from 1/28/2026 to 2/10/2026 in the amount of \$522,739.28
(Pulled from Consent Agenda and moved to New Business)
 - 3) Approve payroll for the period of 12/22/2025 to 1/21/2026 in the amount of \$861,960.03
 - 4) Pass resolution #06-2026R – Establishing water rate to be effective March 1, 2026, and authorizing the Mayor and City Clerk to sign.
(Pulled from Consent Agenda and moved to New Business)
 - 5) Pass resolution #07-2026R – Establishing wastewater rate to be effective March 1, 2026, and authorizing the Mayor and City Clerk to sign.
(Pulled from Consent Agenda and moved to New Business)
 - 6) Approve Amendment #1 to the Golf Course Concession agreement and authorize the Mayor and City Clerk to sign.
(Pulled from Consent Agenda and moved to New Business)
 - 7) Pass resolution #08-2026R – Approving the Golf Course Concession agreement and Amendment #1 and authorizing the Mayor and City Clerk to sign.
(Pulled from Consent Agenda and moved to New Business)
 - 8) Approve staff to set a public hearing date to consider adopting a resolution or ordinance authorizing the filing of a Petition for Judicial Confirmation under the Idaho Judicial Confirmation Law to confirm the power of the City to construct and finance an open access fiber optic network #2.
(Pulled from Consent Agenda and moved to New Business)
- 22525 OLD BUSINESS
- 1) Action Item: Deliberation/Decision on the agreement with Azuga and authorize the Mayor to sign.
- 22525 NEW BUSINESS
- 1) Items removed from the Consent Agenda
 - 2) Action Item: Deliberation/Decision regarding resolution #04-2026R – Establishing Non-Residential Library Card cost, and authorizing the Mayor and City Clerk to sign.
 - 3) Action Item: Deliberation/Decision regarding resolution #05-2026R – Establishing street fees and authorizing the Mayor and City Clerk to sign.
 - 4) Action Item: Deliberation/Decision regarding availability fees associated with the Conditional Use permit located at 1410 American Legion Blvd, and a potential appeals process by the applicants, Matt and Julie Buckley.
 - 5) Action Item: Acknowledge and cure an inadvertent Open Meeting Law violation that occurred on February 6, 2026.
(Removed from Agenda)
- 22528 FINAL COMMENTS
- 22528 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON FEBRUARY 10TH, 2026 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 February 10, 2026. A quorum was established with Councilman Harjo, Councilwoman Wirkkala, Councilman McCarthy, and Mayor Sykes being present. Councilman Sanders present via Teams Call.

PUBLIC HEARING

1) Public Hearing on the increase in Non-City resident library card fees.

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

The public hearing closed at 5:02 P.M

2) Public Hearing on the increase in Street fees.

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

The public hearing closed at 5:02 P.M

RECOGNIZING PERSONS IN THE AUDIENCE

Bud Adams came forward to discuss a traffic issue and asked if traffic mirrors could be placed across from the turn on to Main Street.

Don Gust came forward to ask again for information on the Railroad Park project and brought up various areas in town that have graffiti.

Dara Corvus came forward to discuss citizen concerns about ICE and the impact it might have on our workforce.

Mayor Sykes asked before going into any conflict of interests, and asked to amend the agenda to remove New Business Number 5 and asked Legal to explain.

Paul Fitzer, City Attorney, explained Open Meeting law and how to amend and add things to agendas.

Councilman Harjo made a motion to pull New Business Number 5 from the agenda. 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 City Council agenda? If so, please set forth the nature of the contact.

Councilman McCarthy received past City Council packets regarding Items 2, 4 and 5 of New Business from Rod Dudley. He asked Legal if there was a conflict for the Library items as his wife is a member of the Library Board.

Paul Fitzer said that him bringing it up was the proper thing to do. He then asked if he or his wife gain anything by his voting and then if it created a bias for him; to which Councilman McCarthy responded no to both.

CONSENT AGENDA

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- 5) Pass resolution #07-2026R – Establishing wastewater rate to be effective March 1, 2026, and authorizing the Mayor and City Clerk to sign.
- 6) Approve Amendment #1 to the Golf Course Concession agreement and authorize the Mayor and City Clerk to sign.
- 7) Pass resolution #08-2026R – Approving the Golf Course Concession agreement and Amendment #1 and authorizing the Mayor and City Clerk to sign.
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Councilwoman Wirkkala asked to pull Items 4 and 5.

Councilman McCarthy asked to pull Items 2, 6 and 8.

Councilman Sanders asked to pull Item 7.

Councilwoman Wirkkala made a motion to approve the consent agenda, and pulling Items 2, 4, 5, 6, 7, and 8. Councilman Harjo seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman McCarthy; aye, Councilman Sanders; aye. The motion passed by unanimous vote.

OLD BUSINESS

1) Action Item: Deliberation/Decision on the agreement with Azuga and authorize the Mayor to sign.

Councilwoman Wirkkala made a motion to approve the agreement with Azuga and authorize the Mayor to sign. Councilman Sanders seconded the motion. The vote goes as follows: Councilman Sanders; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye, Councilman McCarthy; aye. The motion passed by unanimous vote.

NEW BUSINESS

1) Items removed from the Consent Agenda.

2) Approve expenditures from 1/28/2026 to 2/10/2026 in the amount of \$522,739.28

There was a discussion between Councilman McCarthy and Tiffany Belt, City Clerk regarding the payments to Tischler and what they were for. They also discussed that there would be a joint meeting with the City Council, Planning and Zoning/DIFAC committee, and Legal and that Tischler could be requested to attend via Zoom.

Councilman McCarthy made a motion to approve expenditures from 1/28/2026 to 2/10/2026 in the amount of \$522,739.28. Councilman Harjo seconded the motion. The vote goes as follows: Councilman McCarthy; aye, Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman Sanders; aye. The motion passed by unanimous vote.

4) Pass resolution #06-2026R – Establishing water rate to be effective March 1, 2026, and authorizing the Mayor and City Clerk to sign.

Councilwoman Wirkkala said that she wanted to let the Council know that she would not approve an increase on water and wastewater due to the amount of in-kind work taking place on the Railroad Park project.

Councilman McCarthy said that he had the same concerns with the in-kind work. He had some spreadsheets that he shared showing financials that had been spent and professional fees. He also reiterated that he wanted to hold a workshop with Keller.

Councilman Harjo said that professional fees were a part of municipal expenditure when it came to infrastructure. He said that the cost of goods and services go up annually, the increase was intended to keep up with the maintenance and operations of both the water and wastewater systems. He asked how they could be expected to discuss the direction to go, without the actual study that showed timelines and alternatives and how to pay for a system once one was selected.

Councilman McCarthy expressed frustration in being told that he was not present at specific meetings. He stated that there is no harm in asking questions about what is happening and how taxpayer money is being spent, and suggested bringing in experts so the public can better understand the process.

Councilman Harjo made a motion to pass resolution #06-2026R – Establishing water rate to be effective March 1, 2026, and authorizing the Mayor and City Clerk to sign. Motion dies due to lack of a second.

Councilman McCarthy made a motion to deny resolution #06-2026R – Establishing water rate to be effective March 1, 2026, and authorizing the Mayor and City Clerk to sign. Councilwoman Wirkkala seconded the motion.

Councilman Harjo said he had two concerns regarding the motion: that the projected increases were already accounted for in the 2025–2026 budget cycle, and that it was unclear what the goal was in reshaping those factors based on what appeared to be a lack of understanding. He also asked Tiffany Belt and Chris Curtis, Public Works Director, what hurdles existed in posting and reposting.

Tiffany Belt said that these were done by resolution and because they were under 5%, they did not require public hearing, however it would impact the budget.

Councilwoman Wirkkala said that she would have approved this like was done in prior years because what Councilman Harjo said she believes, however everyone knew why she wasn't approving it because of the in-kind work being done at the park.

Mayor Sykes asked if the resolution did not pass, could he bring it back if Keller were to recommend it.

Councilman Sanders asked if it was possible to table this until information was obtained.

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

5) Pass resolution #07-2026R – Establishing wastewater rate to be effective March 1, 2026, and authorizing the Mayor and City Clerk to sign.

Councilwoman Wirkkala said that her feelings on wastewater rate increase was the same as the water rate increase.

Councilman McCarthy said that he was concerned at the idea of tabling would just prolong and not get answers, whereas a denial would speed up the process.

Councilman McCarthy made a motion to deny resolution #07-2026R – Establishing wastewater rate to be effective March 1, 2026, and authorizing the Mayor and City Clerk to sign. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilman Sanders; aye, Councilman Harjo; nay, Councilwoman Wirkkala; aye, Councilman McCarthy; aye. The motion passed by majority vote.

6) Approve Amendment #1 to the Golf Course Concession agreement and authorize the Mayor and City Clerk to sign.

Councilman McCarthy said that looking at the original contract there was only an option for a one-year extension, but the agreement up for discussion shows two years and he asked for clarification as to why.

Tiffany Belt said that this was a typo.

Councilman Harjo said that said that it could be remedied by amending by interlineation before presenting to the concessionaire and change the date through the motion to extend by one year.

Councilman Sanders said that he had concerns with the language in the original contract, but if they approve the amendment that said the existing terms then if he wanted to change term in the next item, he was in between a rock and a hard place.

Councilman Harjo said that he would retract his motion in order to address the order of operation on the agenda.

Councilman Sanders made a motion to amend the agenda to discuss Item 7 before continuing with Item 6 from the Consent Agenda. Councilman Harjo 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.

7) Pass resolution #08-2026R – Approving the Golf Course Concession agreement and Amendment #1 and authorizing the Mayor and City Clerk to sign.

There was a discussion between Mayor Sykes, Councilman Harjo, Councilman Sanders and Tiffany Belt about plate fees with the previous concession agreement and potentially adding a cap to that specific portion of the agreement.

Councilwoman Wirkkala asked if the owner of Birdies would be willing to come and speak with the Council if they tabled the discussion as she did not want to make any decisions without their input.

Tiffany Belt said that she had been in communication with the owner via text as he was coaching a basketball game. She said believed he would have dialogue with the Council.

Councilwoman Wirkkala made a motion to table Consent Agenda Items 6 and 7 until the first Council meeting in March. Councilman Harjo seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman McCarthy; aye, Councilman Sanders; aye. The motion passed by unanimous vote.

8) Approve staff to set a public hearing date to consider adopting a resolution or ordinance authorizing the filing of a Petition for Judicial Confirmation under the Idaho Judicial Confirmation Law to confirm the power of the City to construct and finance an open access fiber optic network #2.

Councilman McCarthy asked for clarification on the item up for discussion and what the plan would be.

Mayor Sykes said that he recalled the Council had tabled the discussion until they saw how the payments were for LID #1. He said that this was just an ask to see if the Council wanted to do LID #2 as they had been asked frequently about when and if another LID would be taking place.

Councilman McCarthy asked if there had been a dialogue or overview to see if LID #1 was "in the black".
Council Minutes – February 10, 2026

He said that going through the treasurer reports, the expenditure was always higher than the revenue. He then pulled up a spreadsheet to share. He said that before considering LID #2, he would like the Council to thoroughly review LID #1 via workshop and provide an after-the-fact report for the public.

There was a discussion between Councilman Harjo and Councilman McCarthy regarding where the numbers for the spreadsheet came from.

Councilman McCarthy made a motion to table Consent Agenda Item 8 to workshop. Councilwoman Wirkkala seconded the motion. Councilwoman Wirkkala; aye, Councilman Sanders; aye, Councilman Harjo; aye, Councilman McCarthy; aye. The motion passed by unanimous vote.

End of Items Removed from Consent Agenda

2) Action Item: Deliberation/Decision regarding resolution #04-2026R – Establishing Non-Residential Library Card costs, and authorizing the Mayor and City Clerk to sign.

Councilman Harjo discussed the details provided by the Shasta Hochstrasser, Library Director, with Mayor Sykes and the Council on library card renewals and new cards.

Councilman Harjo made a motion to approve resolution #04-2026R – Establishing Non-Residential Library Card costs, and authorizing the Mayor and City Clerk to sign. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilwoman Wirkkala; aye, Councilman McCarthy; aye, Councilman Sanders; aye. The motion passed by unanimous vote.

3) Action Item: Deliberation/Decision regarding resolution #05-2026R – Establishing street fees and authorizing the Mayor and City Clerk to sign.

Councilman Harjo made a motion to approve resolution #05-2026R – Establishing street fees and authorizing the Mayor and City Clerk to sign. Councilman Sanders seconded the motion.

Councilman McCarthy asked why the fees were being listed as a resolution rather than an ordinance.

Tiffany Belt explained that because they were set by ordinance, which requires full public notice and code amendments each time a fee is changed. She said to make updates more efficient, staff recommended moving the fees into a resolution so they can be adjusted without amending the code, with the costs ultimately absorbed by the permit applicant.

There was a discussion between Councilwoman Wirkkala and Tiffany Belt regarding what these fees are for and who pays for the fees.

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

4) Action Item: Deliberation/Decision regarding availability of fees associated with the Conditional Use permit located at 1410 American Legion, and a potential appeals process by the applicants, Matt and Julie Buckley.

Mayor Sykes called Matt and Julie Buckley forward to discuss with the Council.

There was a discussion between Matt and Julie Buckley and the Council and City staff regarding fees that were charged that were misunderstood on the end of Matt and Julie Buckley in hopes to appeal the fees charged.

Councilman McCarthy thanked those present for the discussion and questioned why availability and hookup fees for water and wastewater were being charged if no new or additional lines were being installed. He expressed concern about small businesses being charged unnecessary fees and said the issue should be addressed, indicating support for refunding or canceling the water and wastewater base fees if appropriate.

Councilman Harjo explained that the discussion centered on a conditional use permit but shifted to the applicability of water and wastewater service availability fees due to a change in the property's use from an office to a food and beverage establishment. He noted that the change of use triggered different fee calculations under the ordinances. The original motion failed, and the motion that passed referenced only the \$2,450 water service availability fee, not the separate \$4,200 wastewater fee.

Mayor Sykes added that the Buckley's did not change anything about the building other than the type of business that was being run from it. He said that he did not recall in the history of his time in the City, where any other business had been charged when they changed uses.

There was continued discussion between the Council, City staff, and Legal regarding Findings of Facts and Ordinances.

Councilwoman Wirkkala asked the Buckley's what their ask was, if it was to waive the wastewater availability fee and to pay the water bill or to void both.

Julie Buckley responded by saying she'd like both to be waived.

There was a discussion between the Council, Mayor Sykes, and Legal on the interpretation of the City ordinance.

Councilman Harjo stated that he'd like to see the fees removed from the Buckley's as the City had not applied these terms of change before and due to there being conflict in the City's code.

There was a discussion between Council and Legal on how to make a proper motion for the item on the agenda.

Councilman Harjo made a motion to institute a waiver for water and wastewater availability fees previously signed to 1410 American Legion Boulevard and update and reissue the Findings of Fact for approval on an upcoming agenda. 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.

FINAL COMMENTS

There were no final comments at this time.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 6:47 p.m. by orders from Mayor Sykes.



[Handwritten signature]
Rich Sykes, Mayor

ATTEST: *[Handwritten signature]*
Tiffany Belt, City Clerk