

AGENDA
SPECIAL CITY COUNCIL MEETING
HELD ON TUESDAY, DECEMBER 16th, 2025 AT 10:00 A.M.
AT THE MOUNTAIN HOME CITY HALL
160 SOUTH 3RD 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) Action Item: Deliberation/Decision regarding donation agreement with Pioneer, and authorize execution of document.
- 2) Action Item: Deliberation/Decision regarding Railroad Park project maximum price and authorize execution of document.
- 3) Action Item: Deliberation/Decision authorizing GUHO to proceed with project construction.
- 4) Action Item: Deliberation/Decision regarding the reallocation of Parks, Streets, Water, and Wastewater FY26 funds to Railroad Park project.

ADJOURN



MINUTES OF THE SPECIAL MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON TUESDAY, DECEMBER 16th, 2025 AT 10:00 A.M.
AT THE MOUNTAIN HOME CITY HALL
160 SOUTH 3RD EAST STREET

The Council of the City of Mountain Home, Elmore County, Idaho, met at Mountain Home City Hall, 160 South 3rd East, Mountain Home, Idaho, on December 16th, 2025. A quorum was established with Councilwoman Garvey, Councilman Brennan, Councilman Harjo, and Mayor Sykes. Councilwoman Wirkkala was present via Teams.

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.

All Council Members stated that they had received emails from several citizens of the community regarding the Railroad Park project.

Councilman Brennan read a portion of Terri Manduka's email stating that the current Council should not vote on something that the new Council would be "burdened" with. He continued to say that his decisions were not a burden to the community or himself. He acknowledged that they may not agree with them, but they were not a burden. He also acknowledged Megan Champion's email stating that he did not feel that the City or the Council were hiding anything and that they had been transparent throughout the several meetings that had occurred. He finished with saying that he would remain neutral and none of these emails would be a conflict of interest.

AGENDA ITEM

1) Action Item: Deliberation/Decision regarding donation agreement with Pioneer, and authorize execution of document.

Councilwoman Wirkkala said that the whole agenda should be tabled until the next Council meeting, as she felt there wasn't adequate time to prepare. She then asked if anyone on the Council supported that.

There was no comment from the rest of the Council.

Councilwoman Wirkkala asked if the branding agreement was the original one presented or if there had been any changes made.

Tiffany Belt, City Clerk, explained the modifications that had been made to the agreement.

Councilwoman Wirkkala made a motion to table Action Item 1 Deliberation/Decision regarding donation agreement with Pioneer, and authorize execution of document until the next Council meeting.

Councilwoman Garvey said that time was of the essence and the longer they put off this project the more it would cost in the long run. She continued to say the changes that were made were what was asked for in the last Council meeting.

Councilwoman Wirkkala said that she only received the packet as the meeting started and that she was reviewing it in real time.

Mayor Sykes said that hearing no second, the motion died.

Councilman Brennan made a motion to approve the donation agreement with Pioneer, and authorize execution of document. Councilman Harjo seconded the motion. The vote goes as follows: Councilman Harjo; aye, Councilman Brennan; aye, Councilwoman Garvey; aye, Councilwoman Wirkkala, nay. The motion passed with majority vote.

2) Action Item: Deliberation/Decision regarding Railroad Park project maximum price and authorize execution of document.

Councilwoman Garvey said that since the initial meeting, changes had significantly reduced the City's financial burden. She explained that the URA increased its donation, creating about \$153,000 in excess funds and removing the City's responsibility for major material costs. She noted that only limited fuel, power, and labor costs remained, a 10 percent contingency was included in the Railroad Park bid, and approving the contract now would avoid higher costs from rebidding.

Councilman Brennan asked Randy Valley and Alan Bermensolo, members of the URA, to come forward to discuss.

There was a discussion between Councilman Brennan, Councilwoman Garvey, Randy Valley, and Alan Bermensolo regarding the amount of funds budgeted and funds that had been since raised, \$2.8 million to \$3.1 million and that they were just waiting on approval to have a new agreement wrote up.

Alan Bermensolo said that the collaboration between the City, Pioneer, and the URA had freed up \$2 million of URA future funds that could be used inside the district to relieve slum & blight, and economic development, and that this was a win for everybody.

Councilwoman Wirkkala and Councilwoman Garvey, Mayor Sykes had a discussion on the donation funds in excess for clarification.

Councilman Brennan made a motion to approve the maximum project price for the Railroad Park project and authorize execution of the document. Councilman Harjo seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; aye, Councilwoman Wirkkala; nay, Councilman Harjo; aye. The motion passed by majority vote.

3) Action Item: Deliberation/Decision authorizing GUHO to proceed with project construction.

Councilman Harjo made a motion to approve and authorize GUHO to proceed with project construction. Councilman Brennan seconded the motion. The vote goes as follows: Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilwoman Garvey; aye, Councilman Harjo; aye. The motion passed by unanimous vote.

4) Action Item: Deliberation/Decision regarding the reallocation of Parks, Streets, Water, and Wastewater FY26 funds to Railroad Park project.

Councilwoman Garvey clarified for Councilwoman Wirkkala that the additional money given by the URA was approximately \$365,000, which was where that number came from that she had asked about earlier. She continued to say with that additional money and the donation from Pioneer, there is an excess of \$153,206.

Councilwoman Garvey and Councilwoman Wirkkala had a discussion on the budget spreadsheet to continue clarification of the numbers and the contingency fund that could be used as needed if needed.

Councilman Brennan said that it appeared that there was no need to reallocate any money from parks, streets, water or wastewater at this time.

Councilman Brennan made a motion that reallocation of money from Parks, Streets, Water, and Wastewater, or any other city department was not necessary at this time. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Harjo; aye, Councilman Brennan; aye, Councilwoman Wirkkala; aye. The motion passed by unanimous vote.

Councilman Brennan said that he was proud of the partnership that had developed. He stated that the City had graciously accepted a donation and that the remaining funds could be used for future projects. He thanked both organizations for their contributions and added that he believed the Council and the Mayor had acted transparently throughout the process. He said that even if some members of the public did not see the project as beneficial, there was no need to use negative language or scare tactics, which he found inappropriate. He concluded by thanking the City, Pioneer, and the URA for helping complete the project.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 10:33 A.M. by orders from Mayor Sykes.



Tiffany Belt, City Clerk



Rich Sykes, Mayor

