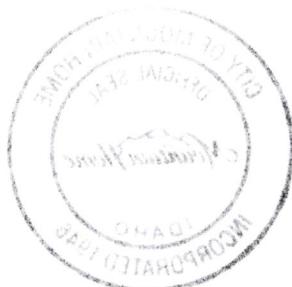


MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON NOVEMBER 12TH, 2025, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

- 22479 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 22479 RECOGNIZING PERSONS IN THE AUDIENCE
- 22479 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.
- 22479 PRESENTATION/GUEST
1) Presentation by Clearwater Financial regarding the Master Facilities & Comprehensive Financial Planning Project
- 22479 EXECUTIVE SESSION
1) 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.
- 22480 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– October 28, 2025.
 - 2) Approve expenditures from 10/29/2025 to 11/12/2025 in the amount of \$531,417.57
 - 3) Approve payroll for the period of 09/22/2025 to 10/21/2025 in the amount of \$868,991.82
 - 4) Set a Public Hearing for December 9, 2025, to clarify and increase the Developer Fee.
(Pulled from the Consent Agenda and moved to New Business)
 - 5) Approve the airport hangar land lease with NJF Holdings LLC., and authorize the Mayor to sign.
 - 6) Approve the request from NJF Holding to allow Paul Hibbard to sub-lease the property.
 - 7) Approve the Addendum 1 with Clearwater Financial for the Master Facilities Comprehensive Financial plan
(Pulled from the Consent Agenda and moved to New Business)
- 22480 OLD BUSINESS
1) Action Item: Deliberation/Decision regarding frequency congestion at Mountain Home Airport.
2) Approve the general maximum price for the Railroad Park project and authorize GUHO to proceed with the project.
- 22480 NEW BUSINESS
1) Items removed from the Consent Agenda
2) Action Item: Deliberation/Decision on proposed donation and branding agreement for Railroad Park/Plaza project and authorize the Mayor to sign.
3) Action Item: Deliberation/Decision regarding proposed 2026 Golf Fee increase.
4) Action Item: Deliberation/Decision regarding Resolution 22-2026R to increase Golf Fees for 2026 and authorize the Mayor to sign.
5) Action Item: Deliberation/Decision to authorize purchase of current golf course equipment or approval of a new lease-purchase for replacement mowers, and allocation of Equipment Inventory funds to offset the FY26 payment.
- 22484 FINAL COMMENTS
- 22484 ADJOURN



MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON NOVEMBER 12TH, 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 3rd East, Mountain Home, Idaho, on November 12th, 2025. A quorum was established with Councilwoman Garvey, Councilwoman Wirkkala, Councilman Brennan, Councilman Harjo, and Mayor Sykes being present.

Mayor Sykes asked to move Executive Session to the beginning as Paul Fitzer has a short window of time of availability and the discussion should not take more than five to six minutes.

Councilman Brennan made a motion to amend the agenda to move Executive Session first position before recognizing persons in the audience. 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.

EXECUTIVE SESSION

1) 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 a motion to enter into Executive Session pursuant to Idaho Code Section 74-206(1)(f). 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.

The Council went into Executive Session at 5:04 p.m.

The Council came out of Executive Session at 5:15 p.m.

Councilman Brennan made a motion to exit Executive Session. Councilman Harjo 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.

RECOGNIZING PERSONS IN THE AUDIENCE

Jeff Groat said that he wanted to put a face to his name on the invitation that went out for the Giving Machine's luncheon launch.

Cletus Warner came forward to discuss his concerns that he had about North 19th East at a previous Council meeting, and asked if there was follow-up from the City Attorney.

Brendan McCarthy addressed concerns regarding Railroad Park project and the fact that it would be taking place on a State highway.

Decker Sanders expressed concern with Consent Agenda Items 5, 6, and 7, and suggested that they be pulled for further discussion. He also expressed concern with New Business Item 2.

Terri Manduca spoke on her concerns with increasing the golf fees for 2026.

Ted Thompson came to address the concerns that Decker Sanders expressed on airport hangars.

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.

Councilwoman Wirkkala stated that she had received an email from Rod Dudley regarding New Business Item Two and Ted Thompson regarding Old Business Number One and there was no conflict.

Councilmembers Harjo, Garvey, and Brennan all stated that they had received the same emails and there was no conflict.

PRESENTATION/GUEST

1) Presentation by Clearwater Financial regarding the Master Facilities & Comprehensive Financial Planning project.

Sheridan Sylvester began by presenting a commemorative plaque for closing the fiber optic LID, which they helped with the financing.

Sheridan Sylvester and Christine Stoll of Clearwater Financial presented a long-term planning approach for the City, including a demographic report. Their 14-month, five-phase process would assess City facilities, would develop financial strategies, and would incorporate public input through committees, surveys, and events. Projects would be prioritized by safety, cost, and community benefit, with timelines, funding plans, and annual reviews to adapt to evolving needs.

There was a discussion between Councilwoman Garvey, Christine Stoll, and Tiffany Belt, City Clerk, regarding the purpose of the planning project, to identify potential needs for new buildings, improvements, and how to go about pursuing those needs and comparing it against current occupancy.

There was a discussion between Councilwoman Wirkkala, Councilwoman Garvey, Christine Stoll and Tiffany Belt regarding current cost versus future costs and how the contract has been written.

Councilwoman Garvey said that she would prefer a cleaner contract that spelled out what would be achieved with the \$41,000 allocated as the full cost of the total project would be \$119,000 which would be binding future Councils to.

Councilman Harjo said that he understood Councilwoman Garvey's perspective, but across just about every other part of their operation of the City, they already bind this Council and future Councils to financial decisions they make. He continued to say that it would not be any different and that it was already that way when Councilwoman Wirkkala and himself adopted a budget they had no part in.

Councilwoman Garvey responded that when you bind a future Council with equipment, it's in the CIP and spelled out how long it would take to pay off, it would have to roll over in each budget, but this project would be a totally different scenario. She continued to say that with this situation, we would be signing a contract and when budget session comes around next year, it may not be funded in its entirety.

Councilman Brennan said that this project felt repetitive for work they had already done and mentioned that Mark Moore, Fire Chief, had a study done on his building to see how it could be improved upon.

Chief Moore reported that the Fire Department had begun evaluating future growth needs and had completed an initial study of the Council Minutes – November 12, 2025

current building. He explained that they had not yet explored potential sites for construction but had examined both expansion options of building outward or adding a second story. He noted they were still awaiting engineering reviews to determine whether building upward was feasible.

Councilman Brennan asked if we had engaged a professional about how much expected growth the City was going to have and that it fell way short.

Councilwoman Wirkkala asked if Clearwater Financial was the entity that went to try to secure the loan for LID #1.

Tiffany Belt clarified that they were the financial advisors that helped the City through the process of the loan.

Councilwoman Wirkkala asked then if they were then able to secure the loan and if it was finalized.

Tiffany Belt confirmed that it had been finalized.

The Mayor thanked Sheridan Sylvester and Christine Stoll for coming and the discussion.

CONSENT AGENDA

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- 5) Approve the airport hangar land lease with NJF Holdings LLC., and authorize the Mayor to sign.
- 6) Approve the request from NJF Holdings to allow Paul Hibbard to sub-lease the property.
- 7) Approve the Addendum 1 with Clearwater Financial for the Master Facilities Comprehensive Financial plan.

Councilman Brennan asked for Items 4 and 7 to be pulled from the Consent Agenda.

Councilman Harjo made a motion to approve the Consent Agenda after pulling Items 4 and 7. 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) Action Item: Deliberation/Decision regarding frequency congestion at Mountain Home Airport.

Councilwoman Garvey said that she would like to see this item approved regarding changing the frequency to 122.9 from 122.8.

Councilman Harjo said that that frequency is already spoken for as it the back country frequency as defined by the FAA, we can't change to that.

Councilwoman Garvey said scratch that, and made a motion to approve changing the frequency.

Councilwoman Wirkkala asked if the motion could include using Tom Mahoney, Administrator of the Idaho Division of Aeronautics, as a point of contact to assist with those changes.

Councilwoman Garvey amended her motion to approve changing the frequency adding that we relied on Tom Mahoney, with his help to implement the change and implement in a timely manner. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye, Councilman Brennan; nay. The vote being a tie Mayor Sykes voted nay. The majority of the vote being against, the motion failed.

Mayor Sykes said that if it was the will of the Council to move forward, he supported replacing the outdated, non-certified weather system to reduce call volume, then addressing next steps afterward. He suggested involving Toby Epler, Tom Mahoney, the airport manager, and Chris Curtis in the process, noting that Tom Mahoney could still participate.

Councilman Brennan said that liability concerns were often raised, but he believed it was equal either way. If the frequency was changed and a crash occurred, the City could be blamed; if nothing was done and congestion caused a crash, the City could also be blamed. He emphasized that ultimately, it was the pilot's responsibility to listen and follow radio instructions, so liability should not be viewed as heavier on one side than the other.

2) Approve the general maximum price for the Railroad Park project and authorize GUHO to proceed with the project.

Mayor Sykes said that a Council-elect Decker Sanders had raised a good point about the project time clock, which he had not previously considered, the time bank for the rail park project would begin once the project was completed. He asked Tiffany Belt to confirm this, noting that he had not reviewed that portion of the contract.

Tiffany Belt said her assumption, based on how Legal had written the contract, was that all branding would be completed at the start of the project, the time bank would then begin once the City signed off and declared the project complete. She clarified that it would not restart with each logo change and noted that she was not the author of the contract.

Paul Fitzer said he had reviewed the contract and did not interpret it the same way as Decker Sanders, explaining that he understood the agreement to have a 15-year term. He noted that if Decker could reasonably read it differently, others likely could as well, which made clarification necessary. He recommended that if the Council chose to approve the agreement, the motion should clearly state the term as 15 years and specify that improvements could be installed at any time but would not extend the overall 15-year duration. He added that if improvements were added later in the timeline, such as in year eleven, the contract would still conclude four years later, preventing conflicting interpretations.

Councilman Brennan suggested reorganizing the agenda by moving the contract authorization item to follow the discussion and decision on the proposed donation and branding agreement.

Mayor Sykes asked Paul Fitzer whether this adjustment was permitted.

Paul Fitzer confirmed that it was allowed. He explained that it was a non-material change since the items were simply being reordered for clarity, and he advised the council to make a motion to amend the agenda accordingly.

Councilman Brennan made a motion to move Old Business Item 2 to right below New Business Item 2. Councilwoman Wirkkala 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.

NEW BUSINESS

1) Items removed from the Consent Agenda

4) Set a Public Hearing for December 9, 2025, to clarify and increase Developer Fee.

Councilman Brennan asked if Chris Curtis, Public Works Director, could help explain the changes that were made.

Chris Curtis explained two changes: the \$3,600 base fee for connections outside the LIDs stayed the same, but the per-foot charge beyond 100 feet dropped from \$36 to \$20. Residential and commercial fees were combined and reviewed for the first time since the original resolution to account for inflation and rising costs, ensuring only users paid for fiber.

There was a discussion between Councilman Brennan and Chris Curtis about the differences in the \$3,600 fee versus the \$2,400 fee, where the \$3,600 fee would be for residents outside the LID and the \$2,400 fee would be for the developers connecting new construction, as they install much more of the infrastructure themselves.

Councilman Brennan asked what would happen if a developer had not installed the conduit.

Chris Curtis explained that no developer could finalize a plat until the City verified conduit installation. He said that he was working on a new ordinance to strengthen enforcement and address shortfalls in the current process.

Councilman Brennan asked about outside of the big developers, just one person for their home.

Tiffany Belt said that Number 4 specifically said a developer fee with a development agreement, so they would have to have an agreement, or they would not qualify so they would fall into Number 1.

Mayor Sykes said that this was just to set a public hearing, not to approve the fee as they would still have to hear from the public.

Councilman Brennan made a motion to set a Public Hearing for December 9, 2025, to clarify and increase Developer Fee. 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.

1) Items removed from the Consent Agenda

7) Approve the Addendum 1 with Clearwater Financial for the Master Facilities Comprehensive Financial plan.

Councilman Brennan said that although he had been a strong advocate for a facilities plan, he felt much of the presentation contained unnecessary detail. He noted that many questions were met with vague responses like "we'll see," "we'll look," or "we'll try," and stated that he would not support the request that day.

Councilman Brennan made a motion to deny the Addendum 1 with Clearwater Financial for the Master Facilities Comprehensive Financial plan. Councilwoman Wirkkala seconded the motion.

Councilwoman Garvey said she wanted the language in the addendum to be clearer. She expressed concern that it did not specify payment for services as they occurred and that several important elements were missing, making her uncomfortable moving forward. She also suggested including a clause to release the city from liability if full funding is not committed in the next budget cycle.

Councilman Harjo expressed the same sentiment as Councilwoman Garvey.

Tiffany Belt asked for clarification on the motion to deny, questioning whether it meant the item would not return or if it was effectively tabled to be brought back with more details, because that's not what denied means.

Councilwoman Garvey said she probably would not be present for a future discussion but did not want the item to disappear entirely. She felt it needed clarification, particularly regarding the inclusion of land, which she considered an important part of the plan. She indicated she could support tabling it so it would not be dismissed indefinitely.

Councilwoman Wirkkala said that she stands by her second on the original motion.

Councilman Brennan asked if he needed to clarify his motion better.

Councilman Harjo said that the way he understood the motion that was made was to deny this outright at this point and not with any intent to bring this back.

Councilman Brennan said that was his motion and he wasn't impressed.

Mayor Sykes reminded the Council that it had been motioned and seconded and called for the question. The vote goes as follows: Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilwoman Garvey; aye, Councilman Harjo; nay. The motion passed by majority vote.

2) Action Item: Deliberation/Decision on proposed donation and branding agreement for Railroad Park/Plaza project and authorize the Mayor to sign.

Councilman Brennan said that, to be honest, he did not see anything new from the last meeting. He stated that he fully supported submitting the agreement to the proposed donor for approval and felt that without that signature, there was no further discussion to be had.

Councilwoman Garvey asked Alan Bermensolo and Randy Valley with the URA to come forward in case there were any questions that might need clarifying.

Councilwoman Wirkkala revisited a presentation from April 9, 2024, noting that she had recorded the statements verbatim. She summarized that the URA had an annual tax increment revenue of \$634,000, with \$95,000 in administrative costs, leaving a positive cash flow of \$538,000 per year. She recalled that the URA district was legally required to disband by 2031, and if no other projects were undertaken and Marathon Cheese continued operations and paid taxes, the URA would accumulate \$3.2 million from 2025 to 2031, with a total of \$5.4 million by the end of its life. At that time, it was stated that the project could be fully funded without taking on additional projects.

Councilwoman Wirkkala then referenced a more recent consent agenda, where a budget breakdown by GUHO was presented. She noted that no numbers were previously included for the City's in-kind contribution, but the updated figures now listed the total City in-kind contribution as \$522,048. She questioned why the project appeared to be rushed to finish earlier than originally presented and approved, asking for clarification on the new intended completion timeline.

Alan Bermensolo said the new planned completion date was Memorial Day of 2026.

Councilwoman Wirkkala expressed further concern and confusion about the project timeline and funding. She explained that the original plan presented and approved by the Council in April 2024 included phased implementation with City in-kind work and donor contributions. She noted that the current agenda suddenly presented the project as needing to be completed all at once, without phasing, and included a total City in-kind contribution of \$522,048. She questioned where the funding would come from within the previously approved budget and emphasized that her concern was with the City's planning and budgeting, not with the URA itself. She asked for clarification on the current plan and next steps.

Alan Bermensolo clarified the funding situation for the Railroad Park project. He agreed with Councilwoman Wirkkala's summary of the original plan from 2024, noting that after administrative expenses, the URA had a positive annual cash flow and that \$2.8 million had already been committed to the project. He explained that the change came after a presentation by the Mayor, Tiffany, and Randy to Pioneer Federal Credit Union, who indicated they might provide \$2 million to accelerate the project if branding was approved. This funding would allow the project to be completed in a single construction season rather than phased over several years. He emphasized that approving the branding would free up \$2 million in future URA income for other projects, though he noted that the in-kind city contributions were a separate matter outside of his purview.

Councilwoman Wirkkala stated that she wanted to bring the Council up to date on the new plan, which differed from her expectations

of a phased approach. She expressed strong opposition to the proposed donation and branding, citing concerns over the aesthetics and scale of the Pioneer Federal Credit Union branding, including extensive blue signage and logos. She emphasized her preference to fund the project solely through URA-generated revenue, implementing improvements gradually over five to six years. She likened the phased approach to making incremental home improvements, allowing the City to continually enhance the park without relying on external donations or accepting conditions tied to branding.

Councilwoman Garvey respectfully disagreed with Councilwoman Wirkkala, stating that if \$2 million were being offered, it should be accepted. She clarified that her concern was not with the donors or the URA, but with the project's numbers, which she felt did not align. She explained that with \$2.8 million from the URA and \$2 million from Pioneer Federal Credit Union, the total project cost of \$4.9 million would still leave a shortfall of approximately \$147,000. She emphasized that this funding gap needed to be resolved before proceeding and noted that this issue was a City matter, not a URA issue.

Tiffany Belt clarified that if the project were completed using a phased approach, the total cost would be \$5.2 million, assuming prices remain stable, however, under the proposed accelerated timeline, the maximum cost would be \$4.9 million.

Randy Valley added that with the first phase and the City's in-kind contributions, they could complete phase one using the \$2.8 million already allocated. He said including the \$2 million donation, they would have sufficient funds to complete the project without needing the additional \$147,000 shortfall.

Councilwoman Garvey expressed concern about the \$522,000 in in-kind work attributed to the City for the project. She explained that much of this was not truly in-kind, but actual expenditures, including \$211,000 for stormwater drainage, \$17,000 for sanitary sewer, \$182,000 from the streets budget, and \$106,000 from the parks budget, all of which had not been budgeted in July. She noted that these costs did not include salaries for City staff performing the work and questioned why taxpayer funds were being used for a project the URA had committed to fully fund. She emphasized that this created a shortfall and raised concerns about how the City would manage its impact on its other budgets.

Councilman Brennan followed up on Councilwoman Garvey's concerns, suggesting that the City could potentially use the \$522,000 in in-kind work combined with the \$2.8 million URA funds to cover tangible project expenses, while the City itself would only cover the labor costs to complete the project immediately. He acknowledged that decisions like this likely could not be made on the spot by the URA Council but raised it as a possible approach.

There was a discussion between Councilman Brennan and Alan Bermensolo on the \$522,000 and when the URA received funds, which the URA received funds typically the same time as the City, around July.

Councilman Brennan asked Paul Fitzer whether the City could cover the additional \$522,000 expense upfront and then be reimbursed by the URA with the next tax revenue payment within the same fiscal year. He clarified that this amount had not yet been collected and wanted to confirm that such an arrangement would be feasible.

Paul Fitzer confirmed that the City could cover the \$522,000 upfront, but noted that the URA would need to evaluate the repayment terms, such as timing, as he was not their legal counsel.

Councilman Brennan asked Randy Valley and Alan Bermensolo if that sounded like a possibility.

Alan Bermensolo, speaking as treasurer, explained that while he could not speak for the Commissioners, he expected that any positive cash flow would logically be used for economic development or resolving slum and blight issues within the district. He noted, however, that the funds could not be spent until they were actually received.

Councilwoman Garvey acknowledged that the City could not spend the funds until they were received. She asked if the contract could be revised to reflect that the URA would help cover that portion of the cost.

Tiffany Belt clarified that the City currently had an existing agreement with the URA for \$2.8 million, and that this was separate from the current discussion about additional funding and reimbursement.

Councilwoman Garvey asked Paul Fitzer whether it was possible to create a separate agreement above and beyond the existing \$2.8 million URA commitment. She added that if approved by the URA, she was willing to attend the next meeting to formally request funding for that additional portion. She asked whether he would recommend a separate agreement or combining it with the existing one.

Paul Fitzer responded that if securing the additional amount would delay or complicate the existing \$2.8 million agreement, it would be appropriate to create a separate agreement. He noted that his preference would be to include it in the same agreement, but he was not strongly opposed to doing it separately.

Councilman Brennan and Randy Valley discussed scheduling the next meeting and adding this topic to their agenda, which was set for the following Tuesday.

Brennan suggested adding an additional \$500,000 funding request to the agenda, noting that it was not in the current budget and would require the City to temporarily cover those expenses. He said that including this on the agenda could help address concerns and provide clarity.

Councilwoman Garvey said she wanted to table the discussion until the agreement with Pioneer Federal Credit Union was formally signed, noting that it had not yet been submitted to them. She emphasized that a firm commitment from Pioneer Federal Credit Union was needed before proceeding with decisions about phasing the project and URA funding. She suggested in the meantime formally presenting the request to the URA so that part of the process could be addressed.

Tiffany Belt explained that she could not obtain Pioneer Federal Credit Union's signature until the Council approved of the agreement. She added that it sounded like edits were being requested, which would need to be resolved before that approval.

Councilman Brennan made a motion to approve the proposed donation and branding agreement for Railroad Park/Plaza project, changing through interlineation clarifying a maximum of 15 years from the opening of the park for the branding rights. Councilwoman Garvey seconded the motion.

Councilwoman Wirkkala asked about when Mayor Sykes, Tiffany Belt, and Randy Valley went to speak with Pioneer Federal Credit Union and how that conversation went. She wanted clarification on the original amount requested. She explained she was trying to understand how the discussion unfolded.

Randy Valley explained that they asked Pioneer Federal Credit Union what they were willing to contribute toward the building, estimated at around \$600,000, and reviewed the total project cost. Pioneer Federal Credit Union identified a \$2 million shortfall and asked what they would receive in return for that amount. Randy responded that they would send a proposal, which the City would review and respond to.

Councilwoman Wirkkala clarified that Pioneer Federal Credit Union was who upped the offer to the \$2 million.

Randy Valley added that the discussion began with Pioneer Federal Credit Union expressing interest in contributing specifically toward paying for the building.

Councilwoman Wirkkala expressed concern over receiving an email from Pioneer Federal Credit Union stating they were closing the Glens Ferry branch due to operating at or near break-even and that rebuilding or renovating would require investment that would not realistically be recovered, yet having \$2 million available to donate to a park. She noted this discrepancy gave her "heartburn," though she stated it would not influence her decision.

Mayor Sykes reminded that there was a motion and a second and called for the question. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; aye, Councilwoman Wirkkala; nay, Councilman Harjo; aye. The motion passed by majority vote.

2.1) Old Business Item 2: Approve the general maximum price for the Railroad Park project and authorize GUHO to proceed with the project (Moved to New Business).

Mayor Sykes asked if this topic was going to be tabled or not.

Councilwoman Garvey made a motion to table this portion of the project until both the City's agreement and Pioneer Federal Credit Union's agreement were finalized, ensuring that all project details were clarified and that the financial responsibility was properly accounted for, including any work previously classified as in-kind. Councilman Brennan 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.

Councilman Brennan asked if things come back quickly from the URA or Pioneer Federal Credit Union, if a special meeting could be called to proceed forward as this was a time-sensitive issue. The Council agreed.

Alan Bermensolo clarified that the project was not the URA's but a City project that the URA could fund under Title 50 Idaho Code for slum and blight economic development. He stated that the URA was committed to funding \$2.8 million, whether the project was completed in phases or in a single phase. He suggested that Council members attend the next URA meeting to present their proposal and explore ways to cover any remaining shortfall.

Councilwoman Garvey thanked Alan Bermensolo and Randy Valley for coming.

3) Action Item: Deliberation/Decision regarding proposed 2026 Golf Fee increase.

Councilman Brennan said that he did not believe the Council ever said that they would be in the black this year for golf. He continued that it would be a goal to get towards that, but he did not recall anyone saying we would be there. He also said that they were not trying to hide the 4.9% increase as it was the same thing that happened for water and wastewater by a resolution typically.

Councilwoman Wirkkala stated that when the City's golf course financial challenges first emerged two years ago, several people emphasized gradual annual increases to avoid "sticker shock" after long gaps. She noted that last year's pause in raises had surprised the public and argued that, like water rates, golf course rates could increase 5% annually. She expressed support for this approach.

Councilman Harjo asked if any information beyond the City's metering and budget transfers existed to cover the golf course deficit. He noted that general fund and administration transfers had been used over the past two budget cycles and had grown between 2024–2026. He requested guidance from the Mayor and staff on when current-season revenue data would be available, emphasizing that understanding actual versus projected revenues would help assess whether a 4.9% rate increase was appropriate.

Councilwoman Wirkkala explained that when discussing percentage increases, it was important to clarify the actual dollar impact. She noted that adult weekday green fees would rise by \$12, junior rates (ages 6–18) by \$0.68, and twilight fees by \$0.97. She emphasized that annual cost-of-living increases naturally affect prices, and that even without additional increases, the city would not be keeping up with rising costs. She indicated openness to discussion if the proposed percentage was not correct but stressed that some increase was necessary.

There was a discussion regarding how to read a report from Paula Szafranski, City Treasurer, on the golf revenue and expenses for the season so far.

Tiffany Belt explained that part of the issue with the fee increases was timing, noting that season passes are typically purchased around this time for the upcoming season, which runs on a calendar-year basis.

Councilman Harjo noted that Councilwoman Wirkkala had done an excellent job detailing the specifics of the 4.9% fee increase and its actual dollar impact. He observed that it was a relatively minor increase but emphasized that the City should remain mindful of overall revenue trends. He also expressed interest in hearing feedback from the rest of the Council regarding the proposed 4.9% increase and the City's goals for balancing revenue growth with expenditure.

Councilman Brennan said that based on what he was seeing, the 4.9% would be a good starting point for this year, to ensure that there would be more time to compare full years, and next year the Council would be able to make a really good and informed decision.

Councilwoman Garvey noted that season pass numbers had consecutively declined. She compared actual revenue for 2024–25 with the 2025–26 budget, she observed a significant projected deficit and said that, given revenue since September 1, she doubted \$25,000 in sales would be achieved. She concluded that the budget seemed quite large and lofty.

Councilman Brennan made a motion to approve the proposed 2026 Golf Fee increase. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Harjo; aye, Councilwoman Wirkkala; aye, Councilman Brennan; aye, Councilwoman Garvey; nay. The motion passed by majority vote.

4) Action Item: Deliberation/Decision regarding Resolution 22-2026R to increase Golf Fees for 2026 and authorize the Mayor to sign.

Councilman Harjo made a motion to approve Resolution 22-2026R to increase Golf Fees for 2026 season. Councilwoman Wirkkala seconded the motion. The vote goes as follows: Councilwoman Garvey; nay, Councilman Brennan; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye. The motion passed by majority vote.

5) Action Item: Deliberation/Decision to authorize purchase of current golf course equipment or approval of a new lease-purchase for replacement mowers, and allocation of Equipment Inventory funds to offset the FY26 payment.

Councilman Harjo noted that the City had been mindful of expenditures in this portion of the budget. He explained that certain equipment purchases, including the Echo robot, Taurus drain rig, and green sprayer, had been deferred due to limited funds. He proposed using \$40,000 from the clubhouse siding project, along with remaining FY26 budget funds, to purchase the equipment outright instead of continuing leases, allowing maintenance to be covered for several years without ongoing lease payments.

Councilwoman Wirkkala asked for clarification that, aside from the HVAC, all of the proposed actions were consistent with what had been approved during the budget session.

Tiffany Belt noted that the budget line did not have sufficient funds to cover all of the listed lease-purchase items.

Councilwoman Wirkkala explained that when the budget was approved, she had carefully marked in her budget book what was approved or denied. She emphasized that the current adjustments only involved reallocating funds to cover items already approved, except for the HVAC, which would be addressed in the next budget cycle. She stressed the importance of upholding the commitments made during the budget session and supported moving forward with the allocations as planned.

Brennan said that he agreed with Harjo on buying the equipment outright and cancelling the clubhouse siding for this year.

Councilwoman Garvey confirmed her understanding of the budget information, noting that based on the approved allocations, the current spending had exceeded the \$37,000 allocation.

Tiffany Belt explained that based on the approved budget, there was a discrepancy between the General Ledger, which showed \$107,000, and the CIP chart, which totaled \$145,000. She noted that the two pieces of deferred equipment, the green sprayer and the Echo robots, would not be purchased at this time. Jake agreed the green sprayer could be deferred, and the Echo robots, which had been on hold during the last budget cycle, would also be postponed, with distributors informed that the purchase would not occur this cycle.

There was a discussion between Councilwoman Garvey and Jake Olsen, Golf Course Superintendent, about if there was a contractor in place and timeline of when it would make sense to take on a siding project.

Wirkkala noted that the work was still within the fiscal year and remained part of the approved budget. She emphasized the Council needed to uphold the commitments made in July, and deferring only \$7,500 for HVAC was not significant.

There was a discussion between Councilwoman Garvey, Councilwoman Wirkkala, and Tiffany Belt regarding a budget shortfall. They noted that the total allocation for equipment purchases was \$145,000, but only \$107,000 was in the actual budget, leaving a \$37,000 gap. Entering a new lease for two pieces of equipment, with payments of \$28,000 versus the currently allocated \$19,000, would create an additional shortfall and extend the lease term to 72 months, which is longer than usual.

Councilwoman Wirkkala summarized the agreed-upon budget allocations, stating that \$10,000 was designated for restaurant equipment, \$40,000 for siding, and \$7,500 for HVAC. She clarified that all other items had been denied, including the Echo and T-mower, and noted that the equipment lease for the caller mower system had already been accounted for in the budget.

Paula Szafranski clarified the budget discussion, noting that the capital improvement total was reduced to \$107,925 after removing the HVAC and all items requiring new lease purchases which had totaled \$55,519. She explained that this reflected the agreements made during prior discussions and helped track the council's decisions.

Councilwoman Wirkkala added that she had reviewed every line of the budget in the same manner, marking items as approved or denied. She noted that for the fairway and greens mowers, she had approved a lease renewal and the purchase of new equipment.

There was a discussion between Council and Paula Szafranski regarding the fact that it was mistakenly missed being added when the budget was approved.

Councilman Harjo explained that part of the confusion stemmed from the give-and-take during budget discussions regarding which new golf course equipment to defer and which potential purchases, like irrigation pump equipment, would come out of contingency. He noted that the current \$37,000 budget shortfall could be addressed by deferring the clubhouse siding project to a future CIP and using those funds, along with the already allocated \$19,000, to purchase the equipment.

Councilman Harjo made a motion to authorize purchase of current golf course equipment utilizing \$40,000 from the siding in CIP and allocate that towards the purchase of the 2020 Torro Green Mower for \$24,000 and the 2020 Torro Master Fairway Mower for \$32,000. Councilman Brennan seconded the motion.

Councilwoman Garvey said that there was still a shortage of \$16,000, so they would still need to figure out where that would come from.

Tiffany Belt noted that the existing lease obligations totaled \$93,000, leaving roughly \$14,000 remaining. She acknowledged there was still a minor shortfall of about \$16,000 but pointed out that an additional \$3,700 was available from the equipment replacement and upgrades fund, which could be used to help cover the gap.

Councilman Harjo added to his motion through interlineation, to utilize the remaining funds after chair purchase and stay within the CIP. Councilwoman Garvey 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.

FINAL COMMENTS

There was a discussion between Councilman Brennan and Police Chief Larsen with regards to the Clearwater Financial Presentation, if the Police Department building or space was in imminent need of expansion or remodel and if it was still accommodating current staff.

Councilman Harjo congratulated the newly elected incoming Council members and told them he had collected key city documents on thumb drives to provide them an overview of recent activities and noted additional resources, like emails and upcoming AIC events, to help them start effectively.

The rest of the Council congratulated the newly elected incoming Council members.

Mayor Sykes said that the ceremony for Veteran's Day was phenomenal job. He also said that the cemetery looked phenomenal as well. He went on to thank both American Legion Post #26 and Post #101 for their part as well.

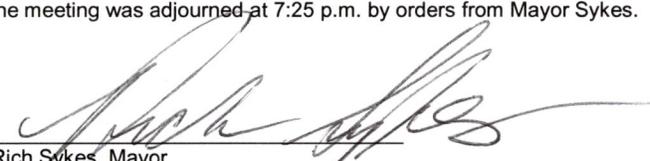
ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:25 p.m. by orders from Mayor Sykes.

ATTEST:


Tiffany Belt, City Clerk

Council Minutes – November 12, 2025


Rich Sykes, Mayor

