

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JANUARY 27<sup>TH</sup>, 2026, AT 5:00 P.M.  
AT MOUNTAIN HOME CITY HALL CHAMBERS  
MOUNTAIN HOME, IDAHO

- 22518 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 22518 PRESENTATION  
1) Officer of the Year recognition and presentation by Chief Larsen
- 22518 RECOGNIZING PERSONS IN THE AUDIENCE
- 22518 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.
- 22518 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: Planning & Zoning Commission – December 16, 2025
  - 2) Approval acceptance of minutes: Regular City Council Minutes – January 13, 2026
  - 3) Approval acceptance of minutes: Special City Council Minutes – January 15, 2026
  - 4) Approve expenditures from 1/14/2026 to 1/27/2026 in the amount of \$359,361.54
  - 5) Treasurer's Report for the period ending 12/31/2025
  - 6) Approve the appointment of Amber Henninger to the Library Board with a term that will expire in February 2030.
  - 7) Pass resolution #03-2026R – Approving Reappointment of Alan Bermensolo as a member of the Urban Renewal board for an additional 4-year term expiring on January 31, 2029, and authorizing the Mayor and City Clerk to sign.
- 22519 OLD BUSINESS
- 22519 NEW BUSINESS
- 1) Items removed from the Consent Agenda
  - 2) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions.
  - 3) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for preliminary plat "Aslin Ranch Subdivision" with conditions.
  - 4) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions.
  - 5) Workshop/discussion regarding the progression of the Railroad Park Project.
- 22521 ORDINANCE  
1) Ordinance 1814- Amending City Code 8-1B-1-E Sidewalk, Curbs, and Gutters, 8-4-5 Excavation Fee, and 8-4-6 Bonding Fees.
- 22521 FINAL COMMENTS
- 22522 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE  
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,  
HELD ON JANUARY 27<sup>TH</sup>, 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 3<sup>rd</sup> East, Mountain Home, Idaho, on January 27, 2026. A quorum was established with Councilman Harjo, Councilwoman Wirkkala, Councilman McCarthy, Councilman Sanders, and Mayor Sykes being present.

PRESENTATION

1) Officer of the Year recognition and presentation by Chief Larsen

Chief Larsen spoke and presented the award for Officer of the Year to Corporal Tacke and read the nomination letter that was submitted on her behalf by Sergeant Kyle Rawlins.

RECOGNIZING PERSONS IN THE AUDIENCE

Bud Adams came forward to give his opinion on a comment Mayor Sykes made at the previous City Council Meeting regarding the Council.

Kathy Brooks said thanked the Mayor and Councilwoman Wirkkala for making her feel respected this week.

Don Gust asked about Railroad Park, the underpass graffiti, and other issues he's seen around the City.

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 received an email from Rod Dudley regarding the statement in recognizing persons in the audience on the agenda.

Councilman Sanders received the same email from Rod Dudley.

Councilman McCarthy also received the same email from Rod Dudley. He also stated that he had a conversation with Jeannie Crane regarding number 5 item and that he spoke with ITD District 3 staff regarding number 5.

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 Councilmember 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: Planning & Zoning Commission – December 16, 2025
- 2) Approval acceptance of minutes: Regular City Council Minutes – January 13, 2026
- 3) Approval acceptance of minutes: Special City Council Minutes – January 15, 2026
- 4) Approve expenditures from 1/14/2026 to 1/27/2026 in the amount of \$359,361.54
- 5) Treasurer's Report for the period ending 12/31/2025
- 6) Approve the appointment of Amber Henninger to the Library Board with a term that will expire in February 2030
- 7) Pass Resolution #03-2026R- Approving the Reappointment of Alan Bermensolo as a member of the Urban Renewal board for an additional 4-year term expiring on January 31, 2029, and authorizing the Mayor and City Clerk to sign.

Councilman Harjo said there was a small amendment that needed to be made to the P&Z Agenda from the December 16, 2025 meeting, in Public Hearing it was stated as heavy commercial when it should be heavy industrial.

Councilman McCarthy asked for clarification on the Treasurer's Report, he asked if it was a Quarterly report, if not when was the start date.

Tiffany Belt, City Clerk, stated that they were monthly reports.

Councilman McCarthy asked if Amber Henninger was here and asked to pull Item 6 to discuss.

Councilman Sanders asked to pull Item 7 to discuss.

Councilman McCarthy asked Chris Curtis, Public Works director for a status update on the report for the declining balance part two.

Chris Curtis said that he had the final draft and that he was reviewing it, once that was done he hoped to have for the next Council meeting.

Councilman Harjo made a motion to approve the Consent Agenda addressing Item 1 through interlineation and pulling Items 6 and 7. 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.

#### OLD BUSINESS

There was no Old Business to be discussed at this time.

#### NEW BUSINESS

##### 1) Items removed from the Consent Agenda.

##### 6) Approve the appointment of Amber Henninger to the Library Board with a term that will expire in February 2030.

Mayor Sykes called Amber Henninger forward.

Councilman McCarthy thanked Amber Henninger for applying for the position and asked if she would tell a little about herself, her qualifications, and why she was interested in the Library Board.

Amber Henninger went on to talk about how she was a long-time resident of the City and how she grew up utilizing the Library and that it was something she was passionate about. She said that she had seen how the Library had progressed and wanted to keep seeing the good happen and wanted to have a hand in continuing progress.

Councilman McCarthy asked Amber Henninger what her thoughts were on video recording the Library Board meetings for transparency.

Amber Henninger said that she was not opposed to it but did not know if the Library was set up for that, and if not, those sort of expenses would need to be discussed as a board.

Councilman Harjo made a motion to approve the appointment of Amber Henninger to the Library Board with a term that will expire in February 2030. 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.

##### 7) Pass resolution #03-2026R – Approving the Reappointment of Alan Bermensolo as a member of the Urban Renewal board for an additional 4-year term expiring on January 31, 2029, and authorizing the Mayor and City Clerk to sign.

Councilman Sanders started by saying that Mr. Bermensolo as a member of the URA was an example that all the members of the URA should aspire to. He said that there was an opportunity before the URA sunsets for a new person to come in and get the experience and knowledge should a new URA be established in the future.

Councilman Harjo made a motion to pass resolution #03-2026R – Approving the Reappointment of Alan Bermensolo as a member of the Urban Renewal board. There being no second the motion died.

Mayor Sykes spoke on how Alan Bermensolo had the knowledge and with there being only three years left and the uncertainty at the State House, as there is a push to get rid of urban renewal agencies, he asked that he be able to remain for the last three years, until it sunsets. He continued to say that Alan Bermensolo had been a member since the inception of the board, and he asked that the Council approve the reappointment.

Councilman Harjo brought up the multitude of projects that the URA had scoped from now until sunsetting and that it would take a legacy of knowledge that Alan provides, his experience as commissioner, treasurer, and secretary of that body. He said that there are a great many reasons that we would need to keep that historical knowledge to keep someone of that nature on the commission.

Councilwoman Wirkkala asked Councilman Sanders if he knew of another person that was willing or interested in filling the role.

Councilman Sanders said that he had not spoken with anyone about it as the will of the Council had not been expressed, but he imagined that since there had been folks who were very interested in sitting in these seats that either would be an apt student coming into the URA if either were willing to take on the role.

Councilman McCarthy said that his opinion with these appointments that it would be nice to be able to discuss with potential appointees for the Council to be able to ask the questions that they had. He said that he would like to have Mr. Bermensolo come and answer questions if possible.

Councilman Harjo made a motion to table this discussion until Mr. Bermensolo can come and speak before the City Council. Councilwoman Wirkkala seconded the motion.

Councilman Sanders asked about the expiration date of Mr. Bermensolo's current appointment, if it was at the first of the year. He continued to say that per the resolution, he was allowed to keep that vacancy until a replacement was selected, so although his term was expired he was still serving.

Mayor Sykes called for the question. The vote goes as follows: Councilman McCarthy; aye, Councilwoman Wirkkala; aye, Councilman Harjo; aye, Councilman Sanders; aye. The motion passed by unanimous vote.

2) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions.

Councilman Harjo noted that the staff report included fire department conditions that should be reflected in the council's findings. He summarized the fire requirements related to response distance, access, sprinklers, hydrant spacing, and building setback limits, emphasizing that these conditions must be met before permits or occupancy are approved and should be formally carried forward in the council's findings.

Councilwoman Wirkkala noted her concerns as well, referencing the remarks from Keller & Associates made in the report regarding the impact on the need for wastewater treatment facility upgrades. She said that it would potentially add burden onto the City by annexation, we should take care of what was inside the City's limits before bringing in annexation from the County.

Councilman McCarthy and Councilwoman Wirkkala had a discussion regarding the potential for an annexation agreement.

Councilman Harjo said similar capacity discussions had occurred before and noted that clarity would improve once the declining balance tool was completed. He stated that legal and public works staff had previously provided information on land use practices showing that development capacity is contingent on availability under existing agreements. He then asked staff for approximate numbers on current EDUs and the number of units entitled in the development pipeline.

There was an in-depth discussion with Brenda Ellis, Senior City Planner, the Council, Mayor Sykes, and Paul Fitzer regarding number of building permits and EDU availability, as well as requirements for annexation and agreements and fees.

Councilwoman Wirkkala made a motion to table New Business Number 2 to come up with specific terms with engineers on an annexation agreement. Councilman Sanders seconded the motion.

There was an in-depth discussion between the Council, City staff, and Legal about infrastructure capacity, project sequence, and the City's legal limits in managing development.

Mayor Sykes called Jaden Schneider, the applicant, and Gary Allen, owner and developer, to come forward to join the discussion.

Councilman Harjo said he would like the Council to first identify the elements they want in an annexation agreement before denying or tabling an item, noting that doing so would require several months of work and could place undue stress on a small development.

Councilwoman Wirkkala said she supports land use rights but wants to ensure the City's wastewater infrastructure can handle new development. She emphasized seeking professional input as a way to responsibly evaluate the annexation rather than approving it blindly.

Councilman McCarthy requested that Councilwoman Wirkkala state her motion again as there had been much discussion.

Councilwoman Wirkkala restated her motion to table New Business Number 2 to come up with specific terms with our engineer on the annexation agreement.

There was a discussion regarding the task order and getting a quote from Keller and Associates and other potential options with Council, Mayor and the applicant.

Councilman McCarthy asked Councilwoman Wirkkala if she was open to amend her motion to until Keller could come in and close out and get final answers on task orders that have already been pre-approved.

Tiffany Belt said she supports Councilwoman Wirkkala's approach of having professionals help draft annexation agreements that address water and wastewater usage. She emphasized the importance of understanding the costs up front so the City can budget appropriately, given both residential and industrial development pressures.

Mayor Sykes called for the question. The vote goes as follows: Councilman Harjo; nay, Councilman McCarthy; aye, Councilman Sanders; nay, Councilwoman Wirkkala; aye. The vote being a tie Mayor Sykes votes nay and the motion dies.

Councilman Harjo made a motion to approve the Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions including the language regarding fire. Councilman Sanders seconded the motion. The vote goes as follows: Councilman Sanders; aye, Councilwoman Wirkkala; nay, Councilman Harjo; aye, Councilman McCarthy; aye. The motion passed by majority vote.

3) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for preliminary plat "Aslin Ranch Subdivision" with conditions.

Councilman Sanders made a motion to approve the Planning and Zoning Commission's recommendations and Finding of Facts for preliminary plat "Aslin Ranch Subdivision" with conditions. Councilman Harjo seconded the motion. The vote goes as follows: Councilwoman Wirkkala; nay, Councilman Harjo; aye, Councilman McCarthy; aye, Councilman Sanders; aye. The motion passed by majority vote.

4) Action Item: Deliberation/Decision on Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions.

Councilman Harjo made a motion to approve the Planning and Zoning Commission's recommendations and Finding of Facts for annexation with conditions. Councilman Sanders seconded the motion.

Councilwoman Wirkkala asked Brenda Ellis to clarify what this annexation is for the public.

Brenda Ellis explained that this application was for annexation of City owned parcels that are above the airport, 272 acres that are in the County and we would like to bring them into the City. She said that this was so any development going forward was under the control of this Council.

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

5) Workshop/discussion regarding the progression of the Railroad Park Project.

Councilman McCarthy thanked Chris Curtis for the documents tracking in-kind work. He expressed concerns about the project's in-kind work, noting uncertainty around actual labor, equipment, and supply costs. He questioned whether estimates like Guho's \$522,000 accurately reflect costs compared with potential subcontracting.

Tiffany Belt confirmed that Guho's original \$522,000 estimate reflected what it would have cost them to complete the work, before any in-kind work was projected to be done by the city.

There was a discussion between Councilman McCarthy and Tiffany Belt regarding the Farmer's Market and what their location would be while construction was taking place. Tiffany Belt stated that a meeting to discuss the following day had already been scheduled.

Councilman McCarthy reiterated that he inherited this project and he didn't want to see it fall off the radar and then find out later down the road that something came up and the project is being pushed out further. He also said that it sounded like a lot of the boxes were being checked on progress, but that he would like to keep an eye on this project.

Tiffany Belt stated that this was a very large project and while staff was pushing as hard as possible, they were also dealing with third party contractors, so there was always the potential for the project to go longer than expected.

ORDINANCE

1) Ordinance 1814- Amending City Code 8-1B-1-E Sidewalk, Curbs and Gutters, 8-4-5 Excavation Fee, and 8-4-6 Bonding Fees.

Councilman Harjo made a motion to suspend the three-reading rule and hear the reading for its one and only reading. 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.

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

FINAL COMMENTS

Councilman Sanders thanked Mayor Sykes for sending out the message on the passing of Mayor McNeal. He also said that he did not want the notion of an annexation agreement to get lost in the shuffle, he wanted to see that a workshop occurred or that it was something that City staff worked on.

Mayor Sykes guaranteed Councilman Sanders that it would come back and that staff would get started on the required steps tomorrow. He agreed that it was something the City definitely needed.

Mayor Sykes congratulated Jeff Paradise, Patty Ferrel, and Randy Valley on their awards at the 81<sup>st</sup> Council Minutes – January 27, 2026

Chamber Banquet.

Councilwoman Wirkkala asked if there was going to be a joint meeting with the P&Z Committee.

Brenda Ellis said that the joint meeting would take place on February 24, 2026 and the Public Hearing would begin at 4:00pm.

Councilwoman Wirkkala asked if there was any way that time could be pushed back as she would still be working.

Mayor Sykes said that he would ask Geoff Schroder, City Attorney, about pushing the time back as they were the ones that had set the time.

Councilman Harjo stated that they had discussed holding a post-election council "land use boot camp" or workshop to cover topics like interpreting the comprehensive plan and other land use knowledge

Tiffany Belt clarified that there had been a discussion with Geoff Schroder and it would be coming.

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