

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON OCTOBER 28TH, 2025, AT 5:00 P.M.
AT MOUNTAIN HOME CITY HALL CHAMBERS
MOUNTAIN HOME, IDAHO

- 22474 CALL MEETING TO ORDER/ESTABLISH A QUORUM
- 22474 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.
(Pulled from the Agenda)
- 22474 RECOGNIZING PERSONS IN THE AUDIENCE
- 22474 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.
- 22474 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 14, 2025.
 - 2) Approval acceptance of minutes: Planning & Zoning Commission – September 16, 2025.
 - 3) Approve expenditures from 10/15/2025 to 10/28/2025 in the amount of \$1,090,876.39.
 - 4) Approve the service agreement with Mountain Home Arts Council, Inc., and authorize the Mayor and City Clerk to sign
 - 5) Approve the service agreement with Mountain Home Senior Citizens, Inc., and authorize the Mayor and City Clerk to sign.
 - 6) Approve the service agreement with Mountain Home Change of Commerce, Inc. for the Desert Mountain Visitor Center, and authorize the Mayor and City Clerk to sign.
 - 7) Approve the service agreement with Treasure Valley Transit, Inc., and authorize the Mayor and City Clerk to sign.
 - 8) Approve the service agreement with Mountain Home Historical Society, Inc., and authorize the Mayor and City Clerk to sign.
 - 9) Approve the service agreement with Elmore County Domestic Violence Council, Inc., and authorize the Mayor and City Clerk to sign.
 - 10) Approve the agreement with Azuga and authorize the Mayor to sign.
(Pulled from the Agenda and to be tabled)
 - 11) Approve expenditure from October 14, 2025, voiding the check to Dale King and reissuing on November 12, 2025.
- 22474 OLD BUSINESS
1) Action Item: Deliberation/Decision on proposed land lease agreement for Mellen Water District.
- 22475 NEW BUSINESS
1) Items removed from the Consent Agenda
2) Non-Action Item: Discussion regarding frequency congestion at Mountain Home Airport.
3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts for the requested preliminary plat "Albatross Greens" with conditions.
4) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to rezone to C-3 PUD entitled "Albatross Greens" with conditions.
- 22475 FINAL COMMENTS
- 22475 ADJOURN

MINUTES OF THE REGULAR MEETING OF THE
COUNCIL OF THE CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO,
HELD ON OCTOBER 28TH, 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 October 28th, 2025. A quorum was established with Councilwoman Garvey, Councilman Brennan, Councilman Harjo, and Mayor Sykes being present. Councilwoman Wirkkala was present via phone.

Mayor Sykes asked to pull the executive session and Item 10 from the Consent Agenda.

Councilman Harjo made a motion to pull Executive Session and Item 10 from the Consent Agenda. Councilman Brennan 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.

RECOGNIZING PERSONS IN THE AUDIENCE

Ted Thompson came forward to speak on frequency congestion at the Airport. He also spoke about the weather station being the cause of the problem and said that he would like it turned off.

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.

No Council Members had anything to declare.

CONSENT AGENDA

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- 5) Approve the service agreement with Mountain Home Senior Citizens, Inc., and authorize the Mayor and City Clerk to sign.
- 6) Approve the service agreement with Mountain Home Chamber of Commerce, Inc., for the Mountain Visitor Center, and authorize the Mayor and City Clerk to sign.
- 7) Approve the service agreement with Treasure Valley Transit, Inc., and authorize the Mayor and City Clerk to sign.
- 8) Approve the service agreement with Mountain Home Historical Society, Inc., and authorize the Mayor and City Clerk to sign.
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- 11) Approve expenditure from October 14, 2025, voiding the check to Dale King and reissuing on November 12, 2025.

Councilwoman Wirkkala said that she saw that all the civic groups were back on with their edits made in red, however did not see that as the case for Item 8.

Tiffany Belt, City Clerk, said that the edits were made, but for some reason they were not in red, and that the language on it reads the same as the other civic groups.

Councilwoman Wirkkala thanked Tiffany Belt for her clarification.

Councilman Harjo made a motion to pass the Consent Agenda as printed with the exception of pulling Item 10 as previously stated. Councilman Brennan seconded the motion. The vote goes as follows: Councilwoman Wirkkala; aye, Councilman Harjo; aye, Councilwoman Garvey; aye, Councilman Brennan; aye. The motion passed by unanimous vote.

OLD BUSINESS

1) Action Item: Deliberation/Decision on proposed land lease agreement for Mellen Water District.

Councilman Harjo said the updated lease agreement established a 30-year term as previously requested by the Council. He noted that some details still needed finalizing, including the water meter cost, and added that the agreement set the emergency service rate at one and a half times the City's standard water rate, with all other terms accurately reflected.

Councilman Brennan had a question for Legal on paragraph two under rent amount, the second half of the final paragraph where it says, "unless otherwise agreed to in writing".

Paul Fitzer, City Attorney, explained that the agreement outlines how rent would increase each year. He said the phrase “unless otherwise agreed to” provided flexibility, noting that if inflation rose significantly—say 11%—it could become illegal for citizens to subsidize another subdivision, making the contract voidable. Conversely, if inflation only rose 1%, the City could be overcharging. He said he would prefer to keep the clause somewhat vague, as it allowed adjustments for changing conditions while the preceding 5% increase provided a clear baseline for annual rent adjustments.

Councilwoman Garvey asked what action was expected that evening, noting that the section on installing the water meter device had not yet been addressed.

Tiffany Belt explained that the only remaining decision was determining the meter’s size and type so the district would know what to purchase, as discussed at the last meeting. She said the district already had a copy of the agreement for review and needed to move forward for DEQ and funding purposes. She added that the vote that evening, pending the meter size, was all she was requesting.

Councilwoman Garvey made a motion to approve proposed land lease agreement for Mellen Water District pending the water meter spec to be inserted once finalized under paragraph 7. Councilman Harjo seconded the motion. The vote goes as follows: Councilwoman Garvey; aye, Councilman Brennan; aye, Councilman Harjo; aye, Councilwoman Wirkkala; aye. The motion passed by unanimous vote.

NEW BUSINESS

1) Items removed from the Consent Agenda

There were no Items removed for the Consent Agenda for consideration as Item 10 was removed and tabled.

2) Non-Action Item: Discussion regarding frequency congestion at Mountain Home Airport.

Mayor Sykes called AJ Lewis and Martin Pike, with the Airport Advisory Committee, to come forward and join the discussion.

AJ Lewis said the Airport Advisory Committee spent six to seven months discussing congestion on Mountain Home Airport’s common frequency, 122.8, but could not reach a consensus, so they brought the issue to City Council. The committee presented pros and cons neutrally, with Martin Pike presenting arguments for a frequency change.

Martin Pike explained that changing Mountain Home Municipal Airport’s frequency would reduce congestion on 122.8 frequency, which carries traffic from nearby airports like Jerome and Gooding. He said this would improve situational awareness, ensure emergency calls are heard, and reduce interference from local and visiting aircraft, benefiting both Mountain Home and surrounding airports.

There was a discussion between Councilman Brennan, AJ Lewis, and Martin Pike regarding changing Mountain Home Municipal Airport’s frequency, a new frequency would be unique to Mountain Home, and military aircraft would switch via NOTAM. AJ Lewis confirmed the change would not impact safety or general aviation–military separation.

AJ Lewis outlined arguments against changing the airport’s frequency, citing adaptation periods, updates to signage and materials, FAA coordination, frequency availability, potential pilot annoyance, and added workload for overflying aircraft.

Councilwoman Wirkkala asked if pilots would need to include the new frequency in pre-flight planning, likening it to an area code change, and AJ Lewis confirmed they would, noting that mistakes can still occur.

There was a discussion between Mayor Sykes and AJ Lewis about airport frequencies, with AJ Lewis explaining that several airports near Mountain Home share a frequency to reduce congestion and that the advisory committee’s research would address whether surrounding airport managers support a frequency change.

Councilman Brennan asked to clarify that there would be no guarantee of what frequency we would get, do you do that analysis before the City decided to make a switch to see how private that frequency would be or how congested it might be.

AJ Lewis explained that an FAA spectrum analysis is needed before changing frequencies, reviewed risks given low nearby traffic, and outlined three options—keep the current frequency, request a change, or install a \$350,000 AWOS—emphasizing pilot responsibility and Council non-liability..

There was a discussion between Councilwoman Garvey and Martin Pike regarding AWOS systems and FAA funding.

Councilman Brennan asked if funding the AWOS would be new money or come from existing funds, and Toby Epler clarified it would replace a project already on the Capital Improvement Plan.

There was a discussion between Councilman Brennan, AJ Lewis, and Martin Pike about the “clicking” pilots do to access weather information and control runway lights.

Mayor Sykes thanked AJ Lewis and Martin Pike for their presentation and all the information that they

Council Minutes – October 28, 2025

provided.

Councilwoman Wirkkala asked if Tom Mahoney with the Idaho Transportation Department (Division of Aeronautics) was present and if he would discuss the email that he sent to the Council.

Tom Mahoney noted rising traffic at Mountain Home Airport, saying a dedicated frequency could improve safety, and a certified AWOS (\$350,000) would aid instrument and medical flights, with limited FAA funding but possible state or cheaper alternatives.

Councilwoman Garvey asked if she heard correctly that he did not believe that we would be approved to switch frequencies.

Tom Mahoney said that what he meant to say was he believed we would be approved and that it would be one of the seven available frequencies.

Councilwoman Garvey said that to her the pros outweigh the cons to her. She asked the rest of the Council what the next steps were, if this needed to be tabled for further discussion.

There was a discussion between the Council and Tom Mahoney about funding and timelines for potentially taking on this project.

There was a discussion between Councilman Brennan, Tom Mahoney, and Tom Hoegg, Airport Manager regarding UNICOM frequencies, AWOS frequencies, and whether the general public and their opinions on changing.

Mayor Sykes suggested that this topic be tabled until more discussions can be had as no decisions were going to be made at this time.

Councilman Harjo and Tom Mahoney discussed Mountain Home Airport's radio frequencies, with Mahoney noting that frequency changes are low-cost, simple, and improve safety despite limited congestion data.

Councilman Harjo thanked Tom Mahoney for his insight and noted the importance of the topic, expressing appreciation for his input.

There was a discussion between Councilman Brennan and Toby Epler about whether a new frequency would eliminate the need for an AWOS system.

Councilwoman Wirkkala spoke about how it would be better to change the frequency to prevent an accident from happening rather than change the frequency after one had already occurred. She then asked if this could be tabled and made an action item at the next meeting to be voted on.

Councilwoman Garvey said that she supported that idea as having a discussion with no action was meaningless and that she would like to see this topic come back.

Mayor Sykes and the Council thanked everyone for the information that they provided.

3) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts for the requested preliminary plat "Albatross Greens" with conditions.

There was a discussion between Councilman Brennan and Brenda Ellis, Senior City Planner, regarding the townhouse development including cross streets and whether an existing house would be demolished. They also discussed variances beyond lot size, including front, rear, and side setbacks, which are detailed in the Albatross Greens PUD agreement under bulk and coverage standards.

Mayor Sykes asked about the likelihood of the townhouse development moving forward, noting that many proposed plats often fail to meet deadlines.

Brenda Ellis replied that the likelihood is very high, citing the applicants' complete team, investment in a costly traffic study, and overall commitment.

Councilman Brennan made a motion to approve the Planning and Zoning Commission recommendation and Finding of Facts for the requested preliminary plat "Albatross Greens" with conditions. Councilman Harjo seconded the motion. The vote goes as follows: Councilwoman Wirkkala; aye, Councilman Harjo; aye, Councilman Brennan; aye, Councilwoman Garvey; aye. The motion passed by unanimous vote.

4) Action Item: Deliberation/Decision on Planning and Zoning Commission recommendation and Finding of Facts to rezone to C-3 PUD entitled "Albatross Greens" with conditions.

Councilman Brennan asked if staff had anymore recommendations or requests for this.

Brenda Ellis said the applicants initially considered a gated community, which wasn't in the official documents. She noted it likely wouldn't be a material change, but if the Council deems it one, they would need to Council Minutes – October 28, 2025

amend the PUD. She also noted the development would be private and maintained by the HOA. She said that staff had reviewed everything, confirmed it met requirements, and noted the requested reductions from code. Councilman Brennan asked if the fire department had approved the plans.

Brenda Ellis confirmed, explaining that no-parking along roadways and a required fire hydrant would be enforced by the HOA, with Fire Marshal approval.

There was a discussion about wastewater EDUs between Council, Chris Curtis, Public Works Director, and Paul Fitzer, City Attorney.

Councilman Brennan made a motion to approve Planning and Zoning Commission recommendation and Finding of Facts to rezone to C-3 PUD entitled "Albatross Greens" with conditions. Councilman Harjo 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.

FINAL COMMENTS

Councilman Brennan asked Council consent to have an action item on the next agenda for an ordinance on red curbing.

Councilman Harjo reminded everyone that many in the community, including those at the Air Force Base, are affected by the government shutdown. He announced that the City and the Idaho Food Bank will hold a free food distribution this Thursday from 12:30 to 2:30 p.m. at Optimist Park.

There was a discussion between Tiffany Belt and Councilman Brennan about his drafting of the ordinance for the next meeting.

Mayor Sykes said that Parks and Rec and City Staff knocked it out of the park for Spooktacular, it was probably the largest they've ever had!

Councilman Brennan asked Chris Curtis about City staff's involvement in the Railroad Park project and how their time was justified.

Chris Curtis compared it to the pool project, explaining that staff would still maintain city operations and be reassigned to emergencies as needed, emphasizing that public services remain the Public Works Department's top priority.

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 7:02 p.m. by orders from Mayor Sykes.


Rich Sykes, Mayor

ATTEST: 
Tiffany Belt, City Clerk



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
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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

