



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
September 9, 2025 5:30 PM

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1. **PLEDGE OF ALLEGIANCE**
 2. **CALL TO ORDER**
 3. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
 4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
 5. **RECOGNITION:**
 - A. **Recognition of Candice Hopkins for her five years of service on the Eagle Public Library Board.**
 6. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor
 - C. Eagle Police Department
 7. **CONSENT AGENDA: ALL CONSENT AGENDA ITEMS ARE CONSIDERED ACTION ITEMS.** Consent Agenda items are considered to be routine and are acted on with one motion. There will be no separate discussion on these items unless the Mayor, a Councilmember, member of City Staff, or a citizen requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda in a sequence determined by the City Council. Any item on the Consent Agenda which contains written Conditions of Approval from the City of Eagle City Staff, Planning & Zoning Commission, or Design Review Board shall be adopted as part of the City Council's Consent Agenda approval motion unless specifically stated otherwise.
 - A. **Claims Against the City.**
 - B. **Constitution Week Proclamation:** A proclamation for the City of Eagle declaring September 17-23 as Constitution Week in the City of Eagle, Idaho. (BKP)
[Proclamation - Constitution Week 2025](#)
 - C. **National Opioid Settlement - Secondary Manufacturers Participation Agreement:** The City has the opportunity to join the state of Idaho in opting in on the Secondary Manufacturers Settlement agreement with eight (8) opioid manufacturers: Alvogen, Amneal, Apotex, Hikma, Invidior, Mylan, Sun and Zydus for nationwide opioid settlement. Staff is requesting authorization for the Mayor to sign a Subdivision Participation Form for the Secondary Manufacturers Participation Agreement for the aforementioned entities. Funds will continue to be reallocated to Central District Health per previous Council action. (TEO & LWL)
 - D. **Independent Contractor Agreement Between the City of Eagle and Ed Bellante:** Independent Contractor Agreement between the City of Eagle and Ed Bellante to provide Santa services for Eagle Country Christmas on December 6, 2025, in amount not to exceed \$450.00. (SLC)
 - E. **Donation Agreement Between Clyde Development and the City of Eagle:** Clyde Development wishes to donate monies to the City of Eagle with the preference of funds to be utilized at the library facility, however recognizes that the City has final authority to distribute funds where they may best serve the citizens of Eagle. The donation amount will be a total of \$10,000.00. (HNC & TEO)
 - F. **Eagle Regional Sports Complex:** First Amendment to the Construction and Cost Share Agreement between the City of Eagle and Valnova, LLC for the funding and construction of transportation improvement on SH-16 and within the City Park. With the city's proportionate share not to exceed \$1,704,104.12. (NBS)

- G. **Animal Welfare and Enforcement Agreement Between the City of Eagle and The Idaho Humane Society for Fiscal Year 2025-2026:** Council approval and authorization of the Mayor to execute an agreement between the City of Eagle and The Idaho Humane Society to provide animal control services for fiscal year 2025-2026 in an amount not to exceed \$188,280.00. (TEO)
- H. **Joint Powers Agreement Between the City of Eagle and Ada County Sheriff's Office (ACSO):** A Joint Powers Agreement between the City of Eagle and ACSO for Law Enforcement Services for Fiscal Year 2025-2026. Council approval and authorization for the Mayor to execute an agreement between the City of Eagle and the Ada County Sheriff's Office in an amount not to exceed \$5,971,319.00 for fiscal year 2025-2026 for law enforcement services. (BKP)
- I. **Amended Emergency Management Joint Powers Agreement Between the City of Eagle and Ada County Emergency Management:** Amended Emergency Management Joint Powers Agreement between the City of Eagle and Ada County Emergency Management to provide disaster preparedness and coordination responses for the City of Eagle and surrounding municipalities. The membership contributions shall not exceed \$16,707.00 annually. (BKP)
- J. **Water Easement Agreements Between Terra View, LLC and the City of Eagle :** Request for approval of two Water Easement Agreements (one temporary and one permanent) between Terra View, LLC and the City of Eagle for offsite City of Eagle water system improvements located within property located within Terra View Subdivision No. 3 on the north side of West Beacon Light Road between North Hartley Road and State Highway 16. (ASG)
[Terra View Subdivision No. 3 Temporary Water Easement Agreement](#)
- K. **Resolution 25-11 - Declaring Personal Property Surplus - 94 West Aikens Road:** A Resolution of The City of Eagle, Idaho Declaring Personal Property Surplus; Declaring A Minimum Sales Price; Authorizing The Disposal Of Surplus Property; Authorizing The City Clerk To Publish Notice And Providing An Effective Date. (TEO)
[Resolution 25-11 - Declaration of Surplus Personal Property - 97 West Aikens Road](#)
- L. **Resolution 25-12 - Declaring Personal Property Surplus - 8660 West Equest Lane:** A Resolution Of The City Of Eagle, Idaho Declaring Personal Property Surplus; Declaring A Minimum Sales Price; Authorizing The Disposal Of Surplus Property; Authorizing The City Clerk To Publish Notice And Providing An Effective Date. (TEO)
[Resolution 25-12 - Declaration of Surplus Personal Property - 8660 West Equest](#)
- M. **Property Boundary Adjustment and Pathway Acquisition Agreement Between Colyn R. Levandoske and Piper S. Levandoske, husband and wife ("Levandoske"), James W. Broich and Debra M. Broich, husband and wife ("Broich"), and the City of Eagle ("City"):** Property Boundary Adjustment and Pathway Acquisition Agreement to reconfigure the boundaries of Lots 12, 13, 14, Block 1, Bogus Ridge Subdivision, to better reflect the on-site conditions, including the location of Dry Creek, and for City acquisition of a portion of Lot 11, Block 1, for a future public pathway connecting Lots 9 and 13, Block 1. The site is located approximately 750-feet south of Beacon Light Road and approximately 350-feet west of the western terminus of E. Deer Point Court. (WEV)
- N. **Development Agreement for RZ-2008-12 MOD5 - Restored Community Church:** Council authorization for Mayor to execute the modifications to the development agreement associated with the Restored Community Church. The 5.52-acre site is located approximately 1,055 feet east of the intersection of North Park Lane and West Floating Feather Road at 3633 West Floating Feather Road. (KRD)
[Restored Community Church Development Agreement Modification](#)
- O. **DR-2025-47 - Change of Use of a Residential Dwelling to a Tasting Room, Including a Production Facility for Bruneel Winery - Steven Bruneel:** Steven Bruneel, represented by Dominic Pera with JGT Architecture, is requesting design review approval to change the use of an existing 6,900-square foot residential dwelling to a winery, including a tasting room, and an addition of a 19,090-square foot production facility for the winery operations. The 30-acre site is located on the northeast corner of West Homer Road and North Gooder John Lane at 4952 North Gooder John Lane (Lots 4, 5, and 6, Block 1, Bruneel Subdivision). (AGM)
[Bruneel Winery - Design Review Action](#)
- P. **DR-2025-48 - Multi-Tenant Office (Business and Professional) Building Within Ashbury**

Commercial Subdivision - South Eagle Holdings: South Eagle Holdings, represented by Walt Lindgren with Lindgren Labrie Architecture, is requesting design review approval for a 5,094-square foot multi-tenant office (business and professional) building. The 0.52-acre site is located on the south side of West Bavaria Street approximately 968-feet west of North Meridian Road at 3501 West Bavaria Street (Lot 6, Block 1, Ashbury Commercial Subdivision). (ERF)

[Ashbury Office Building - Design Review Action](#)

- Q. **DR-2025-49 - Master Sign Plan for a Multi-Tenant Office (Business and Professional) Building in Ashbury Commercial Subdivision - South Eagle Holdings:** South Eagle Holdings, represented by Walt Lindgren with Lindgren Labrie Architecture, is requesting design review approval for a master sign plan for a multi-tenant office (business and professional) building in Ashbury Commercial Subdivision. The 0.52-acre site is located on the south side of West Bavaria Street approximately 968-feet west of North Meridian Road at 3501 West Bavaria Street (Lot 6, Block 1, Ashbury Commercial Subdivision). (ERF)

[Ashbury Office Building Master Sign Plan - Design Review Action](#)

- R. **DR-2025-50 - Common Area Landscaping and Amenities Within Wilderndest River Subdivision - Teal Point Custom Homes, LLC:** Teal Point Custom Homes, LLC, represented by Stephanie Hopkins with KM Engineering, LLP, is requesting design review approval of the common area landscaping and amenities within Wilderndest River Subdivision. The 88-acre site is located at the southern terminus of South Isla Del Rio Way, South Lago Way, and South Riparian Way at 850 and 856 East Williamson Lane. (BAW)

[Wilderndest River Subdivision - Design Review Action](#)

- S. **DR-2003-08-MOD2 - Building Addition to an Existing Office (Business and Professional) Building - The Pacific Companies:** The Pacific Companies, represented by Lindsey Burks with Pacific West Builders, is requesting design review approval to modify an 8,058-square foot office (business and professional) building by adding 950-square feet. The 0.75-acre site is located on the north side of East State Street approximately 230-feet west of North Stierman Way at 410 and 420 East State Street (Units 6 and 7 of Moffat Park Condominium an amendment to Lot 3, Block 1, House Subdivision). (BAW)

[Heritage Square Building Addition - Findings](#)

- T. **Findings of Fact and Conclusions of Law for the Approval of FPUD-2025-05/FP-2025-13 - Final Planned Unit Development and Final Plat for Torrente Secco Subdivision No. 3 - Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, is requesting final development plan and final plat approval for Torrente Secco Subdivision No. 3, a 36-lot (27-buildable, 9-common) residential planned unit development. The 19.83-acre site is located at the northeast corner of North Palmer Lane and West Floating Feather Road at 6868 West Floating Feather Road. (ASG)

[Torrente Secco Subdivision No. 3 - Staff Packet](#)

8. **EXECUTIVE SESSION:** 74-206 (1) An executive session at which members of the public are excluded may be held, but only for the purposes and only in the manner set forth in this section. The motion to go into executive session shall identify the specific subsections of this section that authorize the executive session. There shall be a roll call vote on the motion and the vote shall be recorded in the minutes. An executive session shall be authorized by a two-thirds (2/3) vote of the governing body. An executive session may be held: (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general; (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. The mere presence of legal counsel at an executive session does not satisfy this requirement;

A. **ACTION ITEM: Action Regarding the Hiring of a Public Officer, Employee, Staff Member or Individual Agent.**

B. **ACTION ITEM: Action Regarding Pending Threatened Litigation.**

9. **ADJOURNMENT**

The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk's Office at (208) 939-6813 at least 24 hours in advance of the meeting date and time.