THE CITY OF EAGLE
CITY COUNCIL
AGENDA
Eagle City Hall, 660 E. Civic Lane, Idaho
August 18, 2026 5:30 PM

---

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **ROLL CALL: GILLIS, KVAMME, MAY, MERRILL.**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
5. **PRESENTATIONS:**
   A. **Hardin Sanitation**: An operations update will be provided by Site Manager Aaron Murphy.
   B. **McAlvain Companies Inc.:** An update on the Eagle Regional Athletic Park.
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 or a member of City Staff 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. **Minutes of July 8, 2026.** (TEO)
   C. **Minutes of July 21, 2026.** (TEO)
   D. **Minutes of July 22, 2026.** (TEO)
   E. **Minutes of July 28, 2026.** (TEO)
   F. **Reappointment to the Eagle Urban Renewal Agency - Seat 4:** In accordance with Resolution 24-05, Mayor Pike is requesting Council confirmation of the reappointment of Dale "Mac" McOmber to the City of Eagle Urban Renewal Agency. Mr. McOmber will be continuing to serve as Seat 4 for the Agency, the two (2) year term will expire in August 2028. (BKP)
   G. **Temporary Noise Ordinance Waiver Request:** Brady Johnson is requesting a Temporary Noise Waiver for a wedding event being held at The Cottage at Riverbend on August 29, 2026 between the hours of 3:00 pm and 12:00 am. (TEO)
   H. **Temporary Noise Ordinance Waiver Request:** Ezekiel Gilbert is requesting a Temporary Noise Waiver for a wedding event being held at The Cottages at Riverbend on September 9, 2026 between the hours of 4:00 pm and 11:30 pm. (TEO)
   I. **Temporary Noise Ordinance Waiver Request:** Garrett Chadderdon is requesting a Temporary Noise Waiver for the wedding event being held at The Cottage at Riverbend on September 12, 2026 between the hours of 3:00 pm and 11:00 pm. (TEO)
   J. **Call for Artists - "Art That's Small at City Hall":** The Eagle Arts Advisory Committee is seeking Council approval to publish a Call for Artists for "Art That's Small at City Hall" and to authorize using EAAC funds for prize money and a reception in an amount not to exceed $1,500.00. (BLA)

K. **Independent Contractor Agreement Between the City of Eagle and Patricia Kruse:** Independent Contractor Agreement between the City of Eagle and Patricia Kruse to provide dance classes for adults and youth aged 10+. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMP)

L. **Independent Contractor Agreement Between the City of Eagle and ENKIDS LLC:** Independent Contractor Agreement between the City of Eagle and ENKIDS LLC to provide STEAM programs for youth aged 3-17. Compensation shall be at a rate of 70% of the total revenue generated by registration. (AMP)

M. **Live Performance Agreement Between the City of Eagle and Sam Henry Music LLC:** Live Performance Agreement between the City of Eagle and Sam Henry Music LLC to perform at Eagle Harvest Fest on October 10, 2026. Compensation shall be at a rate of $1,000.00 for specified event. (JDH)

N. **Live Performance Agreement Between the City of Eagle and Edward Coughenour:** Live Performance Agreement between the City of Eagle and Edward Coughenour to perform at the Eagle Gazebo Concert Series on September 24, 2026. Compensation shall be at a rate of $1,600.00 for specified event. (JDH)

O. **DR-2023-08-MOD1 - Modification to the Common Area Landscaping within Shingle Creek Subdivision - Cook Brothers Construction:** Cook Brothers Construction, represented by Mike Cook, is requesting design review approval to modify the common area landscaping within Shingle Creek Subdivision, specifically the addition of a composite fence on top of the berm along State Highway 44. The 4.41-acre site is located on the north side of State Highway 44 approximately 400-feet west of the intersection of West State Street and State Highway 44 at 2500 West State Street. (ERF)
Shingle Creek Subdivision Landscaping - City Council Packet

P. **DR-2024-14-MOD4 - Common Area Landscaping within Torrente Secco Subdivision (Phases 10 & 12) - Toll Brothers:** Toll Brothers, represented by Brian Garrett with Brian Garrett Architecture and Design, PLLC, is requesting design review approval for the common area landscaping within Torrente Secco Subdivision (Phases 10 & 12). The 19.36-acre site is located on the south side of West Beacon Light Road approximately 1,260-feet east of North Palmer Lane at 6455 West Beacon Light Road. (ERF)
Torrente Secco Subdivision Landscaping Phases 10 and 12 - City Council Packet

Q. **DR-2026-47 - One Townhome Building (4-Units) Within Valnova Subdivision No. 2 - Tresidio Homes:** Tresidio Homes, represented by Rich Brown, is requesting design review approval for one townhome building (4-units). The 0.17-acre site is located on the southwest corner of North Newbank Way and West Alderman Lane at 5833, 5839, 5845, and 5857 West Alderman Lane within Valnova Subdivision No. 2 (a re-subdivision of Lots 22, Block 1, Spring Valley Subdivision No. 1) (Lots 35-38, Block 6). (BAW)
Valnova Tresidio Townhomes - City Council Packet

8. UNFINISHED BUSINESS:

A. *ACTION ITEM:* **RZ-2021-03-MOD1 - Modification to the Development Agreement for Carrara Estates Subdivision - Toll Southwest, LLC:** Toll Southwest, LLC, represented by Becky McKay with Engineering Solutions, LLP, requests approval of a rezone with development agreement modification to replace the required architectural elevations and amend the fencing standards within the development agreement for Carrara Estates Subdivision. The 66.00-acre site is located on the north side of West Floating Feather Road, approximately 2,280-feet west of North Eagle Road. *This item was continued from the July 14, 2026 City Council meeting.* (HSD)
Carrara Estates Subdivision - City Council Memo
Carrara Estates Subdivision - 7/14/26 City Council Packet
Carrara Estates Subdivision - Written Public Testimony

B. *ACTION ITEM:* **Ordinance No. 942 - Police Regulations:** An ordinance of the City of Eagle, Ada County, Idaho, amending Title 1, "Administrative," Chapter 4, "General Penalty", Section 1; amending Title 4, "Public Health and Safety", Chapter 2, "Garbage and Rubbish", Section 8, and Chapter 9, "Loud Amplification Devices Noise Ordinance", Sections 3 and 4; adding a new title block and new Chapter

12, "Streetlight Maintenance"; amending Title 5, "Police Regulations", Chapter 1, "Minors", Section 1, and adding a new Section 2; amending Chapter 2, "Miscellaneous Offenses", Section 1, and adding Sections 8, 9, and 10; amending Chapter 3, "Prohibited Parking", Sections 4, 5, 6, 7, and 9, and Chapter 8, "Disorderly Conduct", Section 2; amending the title block for Chapter 10, "Speed Limits", and amending Chapter 10, adding Sections 4 and 5; adding the title block for Chapter 12, "Transportation of Uncovered Loads", and adding Sections 1, 2, and 3; and providing a Severability Clause and providing an Effective Date. (WEV) T*his item was continued from the July 28, 2026 City Council Meeting.*
Ordinance No. 942 - Police Regulations 8-13-26 Codifier Version

9. **PUBLIC HEARINGS:** *ALL PUBLIC HEARING ITEMS ARE CONSIDERED ACTION ITEMS.* ***Public Testimony will be taken on items listed in this section.***

- Public Hearings are legally noticed hearings required by state law. The public may provide formal testimony regarding the application or issue before the City Council. This testimony will become part of the hearing record for that application or matter.
- Public hearing testimony time limits: Individuals testifying are allotted three (3) minutes for non-repetitive testimony.
- Disclosure of ex parte and/or conflict of interest.

A. **Resolution No. 26-05 - Penalty Violation Fee Schedule:** In accordance with Idaho State Code 63-1311A, a public hearing for the purpose to consider public testimony regarding a proposal to establish new fees and to increase existing fees in excess of five percent for the City of Eagle infraction violation fees, as well as the violation of police regulations as stated in Eagle City Code Title 1 and Title 5. (WEV) *This item was continued from the July 21, 2026 City Council Meeting.*
Resolution No. 26-05

10. **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:

(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 Pending/Threatened Litigation.**

11. **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.