



**THE CITY OF EAGLE
CITY COUNCIL
AGENDA**
Eagle City Hall, 660 E. Civic Lane, Idaho
October 22, 2024 5:30 PM

INVOCATION

1. **CALL TO ORDER**
2. **ROLL CALL: GINDLESPERGER, KVAMME, MAY, RUSSELL.**
3. **PLEDGE OF ALLEGIANCE**
4. **ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA**
5. **RECOGNITION**
 - A. **Presentation of the "JustServe" Volunteer Medallion and Certificate of Achievement to Evelyn Whiting and Bryn Beardall.**
6. **REPORTS:**
 - A. Mayor and Council
 - B. Department Supervisor
 - C. Eagle Police Department
 - D. City Attorney
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. **Minutes of September 24, 2024.** (TEO)
 - C. **Minutes of September 30, 2024.** (TEO)
 - D. **Minutes of October 8, 2024.** (TEO)
 - E. **National Nurse Practitioner Week Proclamation:** A proclamation for the City of Eagle declaring November 10-16, 2024 as National Nurse Practitioner Week in the City of Eagle, Idaho. (BKP)
[Proclamation - National Nurse Practitioner Week 2024](#)
 - F. **Independent Contract Agreement Between the City of Eagle and Ed Bellante:** An Independent Contract Agreement between the City of Eagle and Ed Bellante to provide Santa performances during Country Christmas. Compensation shall be at a rate of \$1,650.00 for the performances. (JDH)
 - G. **Independent Contractor Agreement Between the City of Eagle and Kristina Schmid:** An Independent Contractor Agreement between the City of Eagle and Kristina Schmid to provide educational opportunities. Compensation shall be at a rate of 70% of the total revenue generated by registration fees. (AMM)
 - H. **Annual Subscription Agreement Between the City of Eagle and Springshare:** Annual Subscription Agreement between the City of Eagle and Springshare to provide digital marketing tools for the Eagle Public Library in an amount not to exceed \$8,245.00. (SJB)
 - I. **Master Services Agreement Between the City of Eagle and Darktrace:** Master Services Agreement between the City of Eagle and Darktrace to provide Cyber Security. An annual amount not to exceed

\$38,881. (DNG)

- J. **Cooperative Agreement Between the City of Eagle and Valley Regional Transit:** A Cooperative Agreement between Valley Regional Transit and the City of Eagle for Public Transportation. A contribution in an amount not to exceed \$37,999.00 for Fiscal Year 2024-2025. (NBS)
[FY2025 City of Eagle Cooperative Agreement with VRT](#)
- K. **Eagle Arts Advisory Committee Grant Funding Approval:** The Eagle Arts Advisory Committee is seeking Council approval to award the Idaho Concerts in Care a grant not to exceed \$3,267.00. This is a budgeted amount. (BLA)
- L. **Eagle Arts Advisory Committee Grant Funding Approval:** The Eagle Arts Advisory Committee is seeking Council approval to award the Eagle Jazz & Blues Fest 2025 a grant not to exceed \$5,000.00. This is a budgeted amount. (BLA)
- M. **Eagle Arts Advisory Committee Grant Funding Approval:** The Eagle Arts Advisory Committee is seeking Council approval to award the Eagle Plein Air Festival a grant not to exceed \$5,000.00. This is a budgeted amount. (BLA)
- N. **DR-2023-11 MOD1 – Modification to the Common Area Landscaping and Amenities within Kingswood Estates Subdivision – TBC Land Holdings LLC:** TBC Land Holdings LLC is requesting design review approval to modify the common area landscaping and amenities within Kingswood Estates Subdivision. The 38.81-acre site is located on the west side of North Linder Road approximately 1,430-feet north of the intersection of North Linder Road and West Floating Feather Road. (ERF)
[Kingswood Estates Subdivision Landscaping](#)
- O. **DR-2024-38 – Two Subdivision Entry Monument Signs for Kingswood Estates Subdivision – TBC Land Holdings LLC:** TBC Land Holdings LLC represented by Terry Brown with Lytle Signs, is requesting design review approval for two halo illuminated subdivision entry monument signs for Kingswood Estates Subdivision. The 38.81-acre site is located on the west side of North Linder Road approximately 1,430-feet north of the intersection of North Linder Road and West Floating Feather Road. (ERF)
[Kingswood Estates Subdivision Signage](#)
- P. **DR-2024-36 – Creekside Bible Church Building – Creekside Bible Church:** Creekside Bible Church, represented by Walter Lindgren with Lindgren Labrie Architecture, is requesting design review approval for a 10,740-square foot church building. The 3.26-acre site is located on the north side of East State Street approximately 386-feet east of North 2nd Street at 350 East State Street. (ERF)
[Creekside Bible Church Building](#)
- Q. **DR-2020-52 MOD4 – Addition of Three Enclosed Storage Buildings – Rob Martin:** Rob Martin, represented by Jeff Hatch with Hatch Design Architecture, is requesting design review approval for three new enclosed storage buildings totaling 30,371-square feet. The 6.4-acre site is located on the south side of West State Street approximately 670-feet west of the intersection of South Payette Way and West State Street at 1653 West State Street. (BAW)
[Premier Storage Modification](#)
- R. **DR-2024-44 – Multi-tenant Building within East End Riverside – Rennison Companies:** Rennison Companies, represented by Zach Turner, is requesting design review approval for a 6,400-square foot multi-tenant retail/restaurant/personal improvement/personal services building. The 1.2-acre site is generally located on the southeast corner of State Highway 44 and South Edgewood Lane at 1632 East Riverside Drive within East End Riverside (portion of Lot 2, Block 1, Tennis Club Plaza Subdivision No. 1). (BAW)
[Multi-tenant Building VI](#)
- S. **DR-2024-45 – Master Sign Plan for a Multi-tenant Building within East End Riverside – Rennison Companies:** Rennison Companies, represented by Zach Turner, is requesting design review approval for a master sign plan for a multi-tenant retail/restaurant/personal improvement/personal services building. The 1.2-acre site is generally located on the southeast corner of State Highway 44 and South Edgewood Lane at 1632 East Riverside Drive within East End Riverside (portion of Lot 2, Block 1, Tennis Club Plaza Subdivision No. 1). (BAW)
[Multi-tenant Building VI Master Sign Plan](#)

- T. **FP-2024-13 – Final Plat for Amberly Ranch Subdivision – Fred Alexander with Core Building Company:** Fred Alexander with Core Building Company is requesting final plat approval for Amberly Ranch Subdivision, a 4-lot (3-buildable, 1-common) residential subdivision. The 7-acre site is located on the southwest corner of West Beacon Light Road and North Ballantyne Lane at 2141 West Beacon Light Road. (KD)
[Amberly Ranch Subdivision Final Plat](#)
- U. **DR-2024-21 – Linder Senior Living Facility – Intermountain Pacific:** Intermountain Pacific, represented by Mike Chidester with Elton Development, is requesting design review approval of a 139-unit senior living facility and 18-units for independent living for the Linder Senior Living facility. The 10.44-acre site is located on the east side of North Linder Road approximately 90-feet south of the intersection of West Temple Drive and North Linder Road at 6910 and 6940 North Linder Road. (BAW)
[Linder Senior Living](#)
- V. **DR-2024-22 – Monument Sign for the Linder Senior Living Facility – Intermountain Pacific:** Intermountain Pacific, represented by Mike Chidester with Elton Development, is requesting design review approval of a monument sign for the Linder Senior Living facility. The 10.44-acre site is located on the east side of North Linder Road approximately 90-feet south of the intersection of West Temple Drive and North Linder Road at 6910 and 6940 North Linder Road. (BAW)
[Linder Senior Living Monument Sign](#)
- W. **FP-2024-19 – Final Plat for Avimor Howell Vineyards Subdivision – Avimor Development, LLC:** Avimor Development LLC, represented by Brad Pfannmuller, is requesting final plat approval for the Avimor Howell Vineyards Subdivision, a 28-lot (26-buildable and 2-common) residential subdivision. The 8.06-acre site is located in Boise County on the east side of State Highway 55 at North McLeod Way, approximately 1.60-miles north of the intersection of State Highway 55 and West Avimor Drive. (DLM)
[Avimor Howell Vineyards No. 1 Final Plat](#)
- X. **Permanent Pathway Easement Agreement Between the City of Eagle and Scott and Kathleen Hendricks for a Public Pathway within Northern Lights Subdivision:** Scott and Kathleen Hendricks are requesting approval of a permanent pathway easement agreement for the public pathway located within Northern Lights Subdivision. The approximately 4.52-acre site is located on the southeast corner of East Beacon Light Road and North Rocket Bar Road at 2636 North Rocket Bar Road. (KD)
[Northern Lights Pathway Easement Agreement](#)
- Y. **Permanent Pathway Easement Agreement Between City of Eagle and Toll Southwest LLC for a Public Pathway within Carrara Estates Subdivision No. 1:** Toll Southwest LLC is requesting approval of a permanent pathway easement agreement for the public pathway located within Carrara Estates No. 1 subdivision. The 24.93-acre site is located on the north side of West Floating Feather Road approximately 2,280-feet west of North Eagle Road. (DLM)
[Carrara Estates No. 1 - Pathway Easement Agreement](#)
- Z. **Heritage Park Engineer Scope:** Scope of work with HECO Engineers for the Engineering, Design and Bidding Services in the amount not to exceed \$100,250.00. (NBS)
- AA. **Professional Services Agreement Between the City of Eagle and Integra Reality Resources:** Letter of Agreement for professional services between the City of Eagle and Integra Reality Resources for appraisal services in an amount not to exceed \$5,500.00. (NBS)

8. **UNFINISHED BUSINESS:**

- A. **ACTION ITEM: Resolution 24-16 for Fiscal Year 2025-2029 Capital Plan:** Adoption of the City of Eagle Fiscal Year 2024-2025 Capital Plan. (NBS)
[Resolution 24-16 FY24-28 - Capital Plan](#)
[Resolution 24-16 Exhibit A](#)
- B. **ACTION ITEM: Eagle Senior Center, Eagle Community Hall and Eagle City Hall Meeting Room Policies:** *Public Comment will be taken.* (MM)
[Eagle Senior Center Facility Reservation Policy - Final](#)
[Eagle Community Hall Facility Reservation Policy - Final](#)
[Eagle City Hall Facility Reservation Policy - Final](#)

9. **NEW BUSINESS:**

- A. **ACTION ITEM: Three Cities River Crossing (3CRX) Scope of Work:** Staff is seeking Council review and approval of the scope of work between the City of Eagle, COMPASS, and Idaho Transportation Department District 3 for the Phase 1 reviews of the existing documentation for the Three Cities River Crossing Study. (NBS)
[3CRX Scope of Services - DRAFT](#)
- B. **ACTION ITEM: Jackson House Adaptive Re-Use Study:** Staff is seeking Council review and approval of the scope of work for the Jackson House Adaptive Re-use study and approve staff to begin professional services contracting process. (NBS/AD/ELZ)
[Scope of Work - Reuse Study 10-22-24 DRAFT](#)
- C. **ACTION ITEM: Ordinance 938 - Rezone Ordinance - Capella Estates Subdivision:** An ordinance changing the zoning classification of the real property described herein from A (Agricultural) to R-3-DA (Residential with a development agreement); amending the zoning map of the City of Eagle to reflect said change; providing a severability clause; and providing an effective date. The 54.24-acre site is located on the north side of West State Street across from the intersection of North Riverview Street and West State Street. (WEV)
[Ordinance 938 - Capella Estates](#)
- D. **ACTION ITEM: Ordinance 939 - Rezone Ordinance - Bruneel Subdivision:** An ordinance changing the zoning classification of the real property described herein from R-E-DA (Residential Estates with a development agreement) to A-R-DA (Agricultural-Residential with a development agreement); amending the zoning map of the City of Eagle to reflect said change; providing a severability clause, and providing an effective date. The 39-acre site is located on the northeast corner of West Homer Road and North Gooder John Lane. (WEV)
[Ordinance 939 - Bruneel Rezone](#)
[Bruneel Vicinity Map](#)

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**