



City Council Meeting

Agenda

680 Park Avenue
Idaho Falls, ID 83402

Thursday, December 18, 2025

7:30 PM

City Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Public Comment

Please see guidelines on previous page.

4. Presentation of Mayor's Choice Awards
5. Remarks - Mayor Casper
6. **CONSENT AGENDA**

Any Consent Agenda item may be moved to the Regular Agenda for separate consideration if requested by a Council member. Other changes to this agenda may require the approval of a majority of Council.

A) OFFICE OF THE MAYOR

- 1) Appointment and Reappointments to City Boards, Committees, and Commissions pursuant to Idaho Falls City Code Title 2 **25-496**

Attachments: MO Memo - R&R
P&R Memo
Golf Memo - Freeman
Title 2 Chapter 5
Title 2 Chapter 4
Title 2 Chapter 6

B) MUNICIPAL SERVICES

- 1) RFQ-25-010, Bulk Ammunition for Idaho Falls Police Department **25-498**

Attachments: Specifications
Bid Tab

- 2) Compact Wheel Loader for Idaho Falls Regional Airport **25-501**

Attachments: Quote
Photo

- 3) Quote, Software and License Renewal for Information Technology **25-502**

Attachments: Pricing

- 4) Treasurer's Report for October 2025 25-505

Attachments: October 2025 Treasurer's Report

C) AIRPORT

- 1) Non-Exclusive Rental Car Concession Agreement with Overland West, Inc. 25-504

Attachments: Agreement

- 2) Turo Inc. Peer-to-Peer Car Sharing Operating Agreement 25-506

Attachments: Agreement

D) OFFICE OF THE CITY CLERK

- 1) City Council Meeting Minutes 25-465

Attachments: 04.26.24

- 2) November 2025 Licensing through the Office of the City Clerk 25-463

Attachments: New
Renewed
Contractors

- 3) Regular and Runoff Election Results 25-474

Attachments: 11.04.25
12.02.25

Action:

Approve, accept, or receive all items on the Consent Agenda according to the recommendations presented (or take other action deemed appropriate).

7. REGULAR AGENDA

A) IDAHO FALLS POWER

- 1) Resolution Establishing Standards for Greenbelt Maintenance 25-486

Under IFP's FERC license to operate hydroelectric dams on the Snake River, IFP must provide recreation opportunities surrounding its projects to mitigate the impacts these projects have on the natural ecosystem and public river usage. Historically, IFP and P&R have shared responsibility for the City's Riverfront properties using different funding sources. It is expected that the resolution will take advantage of natural efficiencies associated with each department's expertise.

IFP's contribution to the Greenbelt Capital Fund will be four percent of the gross hydro generation value and six percent to the Greenbelt Maintenance and Operations Fund. The gross hydro generation value will be calculated as being the average of the last five years of generation times IFP's residential rate.

Action Item(s):

Approve the Resolution authorizing Idaho Falls Power (IFP) to contribute ten percent of its annual gross hydro generation value to Idaho Falls Parks and Recreation (P&R) for greenbelt maintenance and improvements within the FERC project boundary, and authorize the Mayor and City Clerk to execute all necessary documents (or take other appropriate action).

Attachments: Resolution & Agreement

B) PUBLIC WORKS

- 1) Local Professional Services Agreement with Horrocks Engineers in support of the Holmes Avenue, Sunnyside Road to Taylorview Improvement Project **25-499**

The purpose of the agreement is to establish a contract to provide design engineering, planning, materials reports and surveying for the Holmes Avenue, Sunnyside Road to Taylorview Improvement project.

Action Item(s):

Approve the Professional Services Agreement with Horrocks Engineers, Inc., and authorize the Mayor to execute the document (or take other action deemed appropriate).

Attachments: Agreement

- 2) Resolution for Grant Application to Rehabilitate the Lincoln Road Bridge over the Idaho Canal **25-500**

Attached for your consideration is a Resolution facilitating submittal of a grant application for federal aid funding to rehabilitate the Lincoln Road bridge over the Idaho Canal.

Action Item(s):

Approve the Resolution required as part of the grant application submission for federal funds to rehabilitate the Lincoln Road bridge over the Idaho Canal and authorize the Mayor and City Clerk to sign the document (or take other action deemed appropriate).

Attachments: Resolution

C) COMMUNITY DEVELOPMENT SERVICES

- 1) Final Plat and Reasoned Statement of Relevant Criteria and Standards, Idaho Traffic Safety, Division No. 1. **25-503**

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Idaho Traffic Safety, Division No. 1. On August 5, 2025, The Planning and Zoning Commission unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

Action Item(s):

1. Accept or Approve the Final Plat for Idaho Traffic Safety, Division No. 1 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Idaho Traffic Safety, Division No. 1 and give authorization for the mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map
 Aerial
 Staff Report
 Final Plat
 PC Minutes
 Reasoned Statement

- 2)** Legislative Hearing for Consideration of an Ordinance approving the Urban Renewal Plan for the Riverwalk Urban Renewal District

25-495

Attached for consideration is the ordinance approving the Urban Renewal Plan for the Riverwalk Urban Renewal Project. The ordinance includes four exhibits:

1. The resolution of the Planning and Zoning Commission for the City of Idaho Falls, Idaho, validating conformity of the Urban Renewal Plan for the Riverwalk Urban Renewal Project with the City of Idaho Falls' Comprehensive Plan
2. Legal Notice for the City Council Meeting
3. Riverwalk Urban Renewal Plan
4. Riverwalk Ordinance summary
5. Riverwalk Ordinance

The required notification and summary of the plan have been provided to the appropriate taxing entities. The plan included with the ordinance contains an outline of potential projects which may be completed with tax incrementing financing (TIF) funds and a financial feasibility study demonstrating that the expected tax revenues can cover the costs of the projects. Approval of the ordinance is the final step in the creation of the district, which will allow for TIF to be used to incentivize and assist redevelopment of the area. The Idaho Falls Redevelopment Agency (IFRA) Board approved the plan by resolution at its October 16, 2025, meeting. This is anticipated to be a 20-year plan, the maximum allowed by State Statute.

Action Item(s):

Approve the Ordinance approving the Riverwalk Urban Renewal District under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the

Ordinance, or take other action deemed appropriate).

Attachments: Ordinance
Exhibit 1 - P&Z Resolution
Exhibit 2 - Proof of Publication
Exhibit 3 - Plan
Exhibit 4 - Ordinance Summary

D) MUNICIPAL SERVICES

1) Police Department Vehicle Lease and Upfit Program for FY 2025/26 25-473

Resolution 2024-04 authorizes the execution of a lease-purchase agreement for the acquisition and leasing of certain equipment for the Idaho Falls Police Department for a cost not to exceed \$1,500,000 over the 5-year lease term. This request will authorize the Police Department to enter into a lease purchase agreement with United Fleet Services (RFP 24-01) to lease an additional 14 law enforcement vehicles for a total of \$904,135.00 and essential specialty law enforcement equipment (upfit) with Day Wireless Systems (RFP 24-02) for a total of \$431,583. Resolution 2024-04 was adopted by City Council on January 11, 2024. Municipal Services has worked collaboratively with the Police Department on this program and estimates a total of \$1,368,667 being expended for all leases and upfits for the fiscal year 2025/26 budget as follows: current lease payments with Bancorp (3-year payment) of \$315,314; current lease payments with Unified (year 1 payment with Umpqua Bank) of \$268,839; current lease payments with Unified (KS State Bank) of \$172,104; new lease payment for 14 vehicles \$180,827 plus upfit costs for 14 vehicles \$431,583.

Action Item(s):

Accept and approve the Police Department vehicle lease and upfit program for fiscal year 2025/26 and authorize the Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

Attachments: Resolution 2024-04
Methodology & Forecast
Data

2) Appeal Hearing-Impact Fee Assessment for Barnwood Estates Townhomes and Terrace Gate Condominiums 25-497

On October 15, 2025, Terrace Gate Property Fund, LLC, (the "Applicant") submitted an Impact Fee Assessment Application for Barnwood Estates Townhomes and Terrace Gate Condominiums. The application request included: 1) credits for land, dedicating right-of-way strip of approximately 0.17 acres along Skyline Drive; 2) dedication of right-of-way of approximately 0.423 acres for south end of the development; 3) credits for construction, right-of-way strip pavement and excavation, curb, gutter, traffic control, striping, utility relocation, and signage; and 4) prior-use exemption of a single residential unit demolished for development. Documents submitted with this application are referenced as *Exhibit A*.

On November 6, 2025, the Impact Fee Administrator denied the requested system improvement

credits under City Code Sections 10-8-9(A)(2) and 10-8-9(D) because the application was untimely due to the Applicant failing to enter into a written agreement as to the amount of the credits prior to the commencement of the work. However, the Administrator did offer an informal resolution for a portion of the request for the construction credit because the widening of Skyline Drive is part of a capital improvement plan and therefore qualifies as a system improvement. The Impact Fee Administrator offered to reimburse Terrace Gate if the Applicant could provide bids three bids for: 1) additional road widening of Skyline Drive at 1500 square yards; 2) standard curb & gutter at 722 linear feet; 3) 6' sidewalk at 460 square yards; 4) 3 storm inlets; 5) 1 storm manhole; 6) 12' storm pipe at 77 linear feet; 7) a lump sum for storm tech system; and 8) 7' wide landscaping of landscaping strip at 4855 square feet (referenced in Exhibit B). In addition, the Impact Fee Administrator City granted the request for a prior-use exemption of a single residential unit demolished for development pursuant to City Code section 10-8-8(A)(1) for a total of \$5,273.50. Documents submitted with the Administrator's response are referenced as *Exhibit B*.

On November 24, 2025, a Notice of Appeal and Request for Administrative Record Review to the City's November 6, 2025, response was submitted by Terrace Gate Property Fund, LLC., pursuant to Sections 10-8-5(H) and 10-8-10(B) of City Code. The documents submitted with the Notice of Appeal are referenced as *Exhibit C*.

Action Item(s):

Conduct a hearing and render a decision in accordance with Idaho Falls City Code 10-8-9(A)(2), 10-8-9(D), and 10-8-9(C) (or take other action deemed appropriate).

Attachments:

Exhibit A - Application Request Letter - Barnwood Terrace Credits for System Improvements
Exhibit A - Application Supplemental Information - 21068 Terrace Gate & Barnwood Estates SP AS-BUILTS
Exhibit A - Application Supplemental Information - Exhibits Resized and Shrunk
Exhibit A - Appraisal Report 24-152 Barnwood Homes
Exhibit A - Appraisal Report #2 Two Condominium Buildings - Total 48 Units 5-9-25
Exhibit B - City Calculation of Barnwood Estates Townhomes - Take off quantities - 10-24-25
Exhibit B - City Response Terrace Gate Property Fund LLC - Impact Fee Credit Request
Exhibit B - January 25 2024 Development Agreement - W_Agreements_Developments_Subdivisions_Idaho Falls_Barnwood Estates Townhomes_Barnwood Estates Townhomes - INST-1762048
Exhibit C - Appeal to City - Barnwood Terrace Appeal with Exhibits
Exhibit C - Appeal Supplemental Information - TG Edstrom Civil Bid
Exhibit C - Appeal Supplemental Information - TG Knife River Civil Bid--Revised
Exhibit C - Appeal Supplemental Information - TG MD Excavation Bid
Exhibit C - Appeal Supplemental Information - TG Depatco Bid
Title 10 Chapter 8

- 8. Announcements**
- 9. Adjournment**