CITY COUNCIL MEETING
Thursday, October 8, 2020
7:30 p.m.

CITY COUNCIL CHAMBERS
680 Park Avenue
Idaho Falls, ID 83402

Thank you for your interest in City Government. In compliance with the Idaho Rebounds Stage 4 guidelines which discourage public gatherings, the City of Idaho Falls hereby provides reasonable means for citizens to participate in the above-noticed meeting. The City believes strongly in public participation and has therefore identified the following ways to participate in this meeting:

General Meeting Participation.

1. *Livestream on the Internet*. The public may view the meeting at www.idahofallsidaho.gov. Meetings are also archived for later viewing on the City's website.
2. *Email.* Public comments may be shared with the Mayor and members of the City Council via email at any time. Electronic addresses for elected officials are located at https://www.idahofallsidaho.gov/398/City-Council.
3. *In-person attendance*. The public may view the meeting from the Council Chambers, or, if the Chambers are full, via livestream in a nearby room. To comply with the Centers for Disease Control and Prevention (CDC) social distancing guidelines, appropriate seating will be provided in the Council Chambers and in a nearby overflow room. Such seating is available on a first-come, first-served basis. *Citizens are required to wear face masks for the protection of others.*

Official Public Hearing Participation. Members of the public wishing to participate in a public hearing noticed on this agenda may do so. Public testimony on an agenda item will be taken only for public hearings indicated on this agenda. Please note that not all meeting agenda items include a public hearing or the opportunity for public comment.

1. *Written Public Hearing Testimony*. The public may provide written comments via postal mail sent to City Hall or via email sent to the City Clerk at IFClerk@idahofallsidaho.gov. Comments will be distributed to the members of the Council and become a part of the official public hearing record. Written testimony must be received **no later than 4:00 p.m.** the date of the hearing.
2. *Remote Public Hearing Testimony*. The public may provide live testimony remotely via the WebEx meeting platform with a phone or a computer. This platform will allow citizens to provide hearing testimony at the appropriate time. Those desiring public hearing access MUST send a valid and accurate email address to PAlexander@idahofallsidaho.gov no later than 4:00 p.m. the day of the hearing so log-in information can be sent to you prior to the meeting. Please indicate for which public hearing you wish to offer testimony.
3. *In-person Testimony*. Live testimony will be received in the Council Chambers at the appropriate time throughout the meeting. To comply with the Centers for Disease Control and Prevention (CDC) social distancing guidelines, appropriate seating will be provided in the Council Chambers and in a nearby overflow room. Such seating is available on a first-come, first-served basis. *Citizens are required to wear face masks for the protection of others.*

Please be aware that an amendment to this agenda may be made in the meeting upon passage of a motion that states the reason for the amendment and the good faith reason why the desired change was not included in the original agenda posting. All regularly scheduled City Council Meetings are live-streamed and then archived on the city website (barring electronic failure). If communication aids, services or other physical accommodations are needed to facilitate participation or access for this meeting, please contact City Clerk Kathy Hampton at 208-612-8414 or the ADA Coordinator Lisa Farris at 208-612-8323 as soon as possible so they can seek to accommodate your needs.

1. **Call to Order.**

2. **Pledge of Allegiance.**

3. **Public Comment.** *Members of the public may address the City Council regarding matters that are **not** on this agenda or already noticed for a public hearing. When you address the Council, please state your name and city for the record and please limit your remarks to three (3) minutes. Please note that matters currently pending before the*

Planning Commission or Board of Adjustment, which may be the subject of a pending enforcement action or which are relative to a City personnel matter, are not suitable for public comment.

4. **Coronavirus (COVID-19) Update (as needed).**

5. **Consent Agenda.** *Any item may be removed from the Consent Agenda at the request of any member of the Council for separate consideration.*

A. Item from Idaho Falls Power:

1) Power Trade Confirmation Agreements

B. Items from Municipal Services:

1) Quote 20-039, Purchase of Inventory for Idaho Falls Power
2) Treasurer's Report for the month of August 2020
3) Minutes from the September 21, 2020 City Council Work Session and September 24, 2020 City Council Meeting
4) License Applications, all carrying the required approvals

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

6. **Regular Agenda.**

A. Fire Department

1) Sole Source Purchase of Motorola Portable Radios and Mobile Repeater: On April 7, 2020 Gov. Little signed executive Order 2020-07, establishing a process to allocate Federal coronavirus funding provided through the CARES Act and creating the Coronavirus Financial Advisory Committee (CFAC). The authorization to purchase the Motorola dual band encrypted radio and mobile repeater creates solutions to issues created by the COVID-19 pandemic and provides enhanced operational safety in the future.

RECOMMENDED ACTION: Approve sole source purchase based on the quotes received from MOTOROLA Solutions to purchase portable radios and vehicle mount mobile repeater for a total of $1,038,287.15 based on compatibility of the radios with the Fire Department's existing system, equipment, and enhanced safety features unique to Motorola (or take other action deemed appropriate).

B. Parks and Recreation

1) Comprehensive and Strategic Master Plan Approval by Mayor and Council: The Master Plan gives the Parks and Recreation Department a chance to prioritize their planning actions and strategies through community input and data analyses for the next five to twenty years.

RECOMMENDED ACTION: Approve the Comprehensive and Strategic Master Plan for the Idaho Falls Parks and Recreation Department System which was presented to Council on September 21, 2020 (or take other action deemed appropriate).

C. Municipal Services

1) IF-21-01, Line Clearance Services for Idaho Falls Power: This contract will provide power line clearance services for Idaho Falls Power.

RECOMMENDED ACTION: Accept and approve the bid from the lowest responsive and responsible bidder, Davey Tree Surgery Company for a total of $442,374.40 (or take other action deemed appropriate).

2) Approval of Professional Services Contract for Underwriting Services: Qualified underwriting services will be used to prepare and market certificates of participation for the City to construct a Law Enforcement Complex. If appropriated, the lease payments will be general obligations of the City payable from any lawful funds, which could include all unrestricted revenues of the City plus all unrestricted reserves. The lease payments would be subject to annual budget appropriation by the City Council.

RECOMMENDED ACTION: Approve the professional services contract with Stifel, Nicolaus & Company, Inc. for underwriting services for a series 2020/21 annual appropriation certificates of participation for the proposed Law Enforcement Complex (or take other action deemed appropriate).

D. Community Development Services

1) Public Hearing – Annexation and initial zoning of LM, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, LM, M&B: 5.496 Acres, SW1/4 of Section 1, Township 2 North, Range 37 East: For consideration is the application for Annexation/Initial Zoning to LM, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: 5.496 Acres, SW1/4 of Section 1, Township 2 North, Range 37 East. This is property owned by the City but that has not yet been annexed. The Planning and Zoning Commission considered this item at its September 15, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.
RECOMMENDED ACTIONS (in sequential order):

a. Approve the Ordinance annexing 5.496 Acres, SW1/4 of Section 1, Township 2 North, Range 37 East 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).

b. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 5.496 Acres, SW1/4 of Section 1, Township 2 North, Range 37 East and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

c. Assign a Comprehensive Plan Designation of "Public Facilities, Open Space" and approve the Ordinance establishing the initial zoning for LM under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office 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).

d. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning for LM and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

2) Public Hearing – Annexation and Initial Zoning of LC, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, LC, M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road: For consideration is the application for Annexation/Initial Zoning to LC, Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road. The Planning and Zoning Commission considered this item at its June 2, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

a. Approve the Ordinance annexing M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road, 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).

b. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road, and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

c. Assign a Comprehensive Plan Designation of "Park" and approve the Ordinance establishing the initial zoning for LC under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office 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).
d. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning for LC and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

3) Public Hearing – Form Based Code Amendment to allow residential uses on the ground floor: For consideration is the Ordinance amending the Form Based Code, to allow residential uses on the ground floor with certain restrictions. The Planning and Zoning Commission considered this item at its September 15, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTION: Approve the Ordinance amending the Form Based Code to allow residential uses on the ground floor of a Storefront Building 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).

4) Public Hearing – Rezone from HC to LC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended: For consideration is the application for Rezone from HC to LC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, for a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended. The Planning and Zoning Commission considered this item at its September 15, 2020, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

a. Approve the Ordinance Rezoning a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended, 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).

b. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from HC to LC of a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended, and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

7. **Announcements.**

8. **Adjournment.**

IDAHO FALLS

MEMORANDUM

FROM: Bear Prairie, General Manager
DATE: Wednesday, September 30, 2020
RE: Power Trade Confirmation Agreements

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc)

Ratify Shell Energy trade agreements (or take other action deemed appropriate).

Description, Background Information & Purpose

Idaho Falls Power requests ratification of Power Trade Agreements with Shell Energy North America (US), LP to purchase 10-MWs of heavy load energy for the months of January through March 2021 and sell 20-MWs of surplus energy for the months of April through June 2021.

Relevant PBB Results & Department Strategic Plan

☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

This action supports our readiness for good governance by supporting decision making with timely and accurate short-term and long-range analysis that enhances vision and planning, ensuring access to reliable and affordable power. It also supports the financial stability and risk management element of the IFP Strategic Plan.

Interdepartmental Coordination

n/a

Fiscal Impact

These transactions are within the acceptable range of our budget and comply with risk management policies. The total purchase amount is $376,960.00 and the total sales amount is $593,040.00.

Legal Review

n/a.

Shell Energy North America (US), L.P.
1000 MAIN ST FL 12
HOUSTON, TX 77002-6367
877-504-2491

September 25, 2020 Deal No. 3759550

CITY OF IDAHO FALLS
140 S CAPITOL AVENUE,
IDAHO FALLS, ID 83405
Fax: 1(208)612-8435

CONFIRMATION AGREEMENT

This confirmation agreement (this "Confirmation" or "Agreement") shall confirm the agreement reached on September 24, 2020, between Shell Energy North America (US), L.P. ("Shell Energy") and CITY OF IDAHO FALLS ("CounterParty") (herein sometimes referred to as a "Party" and collectively as the "Parties") regarding the sale of electric capacity and/or electric energy under the terms and conditions set forth below.

BUYER:	Shell Energy North America (US), L.P.
SELLER:	CITY OF IDAHO FALLS
PRODUCT/FIRMNESS:	FIRM
PERIOD OF DELIVERY	04/01/2021 through 06/30/2021
QUANTITY:	20 Mws of energy per hour
PRICE:	$ 17.50/Mwhr Fixed
DELIVERY POINT(S):	BPA
SCHEDULING:	Monday thru Saturday, Hours ending 0700 thru 2200 Excluding NERC Holidays
TIME ZONE:	PPT
TOTAL MWH:	24,640
SPECIAL CONDITIONS:	Seller and Buyer agree to notify each other as soon as practically possible of any interuption or curtailment affecting this transaction. Seller should notify Coral at 1-(800) 267-2562.

SUBJECT TO MASTER AGREEMENT DATED: WSPP as amended 02/01/2000

No Challenges; Defense of Agreement. Neither Party will exercise any of its respective rights under Section 205 or Section 206 of the Federal Power Acts to challenge or seek to modify any of the rates or other terms and conditions of this Agreement.

Mobile-Sierra.

(a) Absent the agreement of all parties to the proposed change, the standard of review for changes to any portion of this Agreement or any Transaction entered into hereunder proposed by a Party, a non-party, or the Federal Energy Regulatory Commission acting sua sponte, shall be the "public interest" standard of review set forth in United Gas Pipe Line Co. v. Mobile Gas Service Corp., 350 U.S. 332 (1956) and Federal Power Commission v. Sierra Pacific Power Co., 350 U.S. 348 (1956) (the "Mobile-Sierra" doctrine).

(b) The Parties agree that, if and to the extent that FERC adopts a final Mobile-Sierra policy statement in Docket No. PL02-7-000 ("Final Policy Statement"), which requires that, in order to exclude application of the "just and reasonable" standard under Sections 205 and 206 of the Federal Power Act, the Parties must agree to language which varies from that set forth in clause (a) immediately above, then, without further action of either Party, such Section shall be deemed amended to incorporate the specific language in the Final Policy Statement that requires the "public interest" standard of review.

Shell Energy North America (US), L.P.

Deal No. 3759550

This Confirmation sets forth the terms of the transaction into which the Parties have entered into and shall constitute the entire agreement between the Parties relating to the contemplated purchase and sale of electric energy and/or electric capacity please have this confirmation executed by an authorized representative or officer of your company and return via facsimile to (713) 767 5414. If no facsimile objection to this Confirmation has been received by Shell Energy by facsimile transmission by 5:00 p.m., Houston, Texas time, five (5) business days after delivery of this Confirmation to the other Party by facsimile, then this Confirmation (i) shall be binding and enforceable against Counterparty and Shell Energy and (ii) shall be the final expression of all the terms hereof, regardless whether executed by the other Party.

CITY OF IDAHO FALLS

By: Rear Pruain

Name:

Title: GM

Date: 9-29-20

Shell Energy North America (US), L.P.

By: John W. Pillion

Name: John W. Pillion

Title: Confirmations Team Lead

Date: 09/25/2020

Shell Energy North America (US), L.P.
1000 MAIN ST FL 12
HOUSTON, TX 77002-6367
877-504-2491

September 25, 2020 Deal No. 3759551

CITY OF IDAHO FALLS
140 S CAPITOL AVENUE,
IDAHO FALLS, ID 83405
Fax: 1(208)612-8435

CONFIRMATION AGREEMENT

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BUYER:	Shell Energy North America (US), L.P.
SELLER:	CITY OF IDAHO FALLS
PRODUCT/FIRMNESS:	FIRM
PERIOD OF DELIVERY	04/01/2021 through 06/30/2021
QUANTITY:	20 Mws of energy per hour
PRICE:	$ 8.50/Mwhr Fixed
DELIVERY POINT(S):	BPA
SCHEDULING:	NERC Holidays , Hours ending 0100 thru 2400; Monday thru Saturday, Hours ending 0100 thru 0600; Monday thru Saturday, Hours ending 2300 thru 2400; Sunday thru Sunday, Hours ending 0100 thru 2400
TIME ZONE:	PPT
TOTAL MWH:	19,040
SPECIAL CONDITIONS:	Seller and Buyer agree to notify each other as soon as practically possible of any interuption or curtailment affecting this transaction. Seller should notify Coral at 1-(800) 267-2562.

SUBJECT TO MASTER AGREEMENT DATED: WSPP as amended 02/01/2000

No Challenges; Defense of Agreement. Neither Party will exercise any of its respective rights under Section 205 or Section 206 of the Federal Power Acts to challenge or seek to modify any of the rates or other terms and conditions of this Agreement.

Mobile-Sierra.

(a) Absent the agreement of all parties to the proposed change, the standard of review for changes to any portion of this Agreement or any Transaction entered into hereunder proposed by a Party, a non-party, or the Federal Energy Regulatory Commission acting sua sponte, shall be the "public interest" standard of review set forth in United Gas Pipe Line Co. v. Mobile Gas Service Corp., 350 U.S. 332 (1956) and Federal Power Commission v. Sierra Pacific Power Co., 350 U.S. 348 (1956) (the "Mobile-Sierra" doctrine).

(b) The Parties agree that, if and to the extent that FERC adopts a final Mobile-Sierra policy statement in Docket No. PL02-7-000 ("Final Policy Statement"), which requires that, in order to exclude application of the "just and reasonable" standard under Sections 205 and 206 of the Federal Power Act, the Parties must agree to language which varies from that set forth in clause (a) immediately above, then, without further action of either Party, such Section shall be deemed amended to incorporate the specific language in the Final Policy Statement that requires the "public interest" standard of review.

Shell Energy North America (US), L.P.

Deal No. 3759551

This Confirmation sets forth the terms of the transaction into which the Parties have entered into and shall constitute the entire agreement between the Parties relating to the contemplated purchase and sale of electric energy and/or electric capacity please have this confirmation executed by an authorized representative or officer of your company and return via facsimile to (713) 767 5414. If no facsimile objection to this Confirmation has been received by Shell Energy by facsimile transmission by 5:00 p.m., Houston, Texas time, five (5) business days after delivery of this Confirmation to the other Party by facsimile, then this Confirmation (i) shall be binding and enforceable against Counterparty and Shell Energy and (ii) shall be the final expression of all the terms hereof, regardless whether executed by the other Party.

CITY OF IDAHO FALLS

By: Bear Duaime

Name:

Title: GM

Date: 9-29-20

Shell Energy North America (US), L.P.

By: John W. Pillion

Name: John W. Pillion

Title: Confirmations Team Lead

Date: 09/25/2020

Shell Energy North America (US), L.P.
1000 MAIN ST FL 12
HOUSTON, TX 77002-6367
877-504-2491

September 25, 2020 Deal No. 3759552

CITY OF IDAHO FALLS
140 S CAPITOL AVENUE,
IDAHO FALLS, ID 83405
Fax: 1(208)612-8435

CONFIRMATION AGREEMENT

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BUYER:	CITY OF IDAHO FALLS
SELLER:	Shell Energy North America (US), L.P.
PRODUCT/FIRMNESS:	FIRM
PERIOD OF DELIVERY	01/01/2021 through 03/31/2021
QUANTITY:	10 Mws of energy per hour
PRICE:	$ 31/Mwhr Fixed
DELIVERY POINT(S):	MONA
SCHEDULING:	Monday thru Saturday, Hours ending 0700 thru 2200 Excluding NERC Holidays
TIME ZONE:	PPT
TOTAL MWH:	12,160
SPECIAL CONDITIONS:	Seller and Buyer agree to notify each other as soon as practically possible of any interuption or curtailment affecting this transaction. Buyer should notify Coral at 1-(800) 267-2562.

SUBJECT TO MASTER AGREEMENT DATED: WSPP as amended 02/01/2000

No Challenges; Defense of Agreement. Neither Party will exercise any of its respective rights under Section 205 or Section 206 of the Federal Power Acts to challenge or seek to modify any of the rates or other terms and conditions of this Agreement.

Mobile-Sierra.

(a) Absent the agreement of all parties to the proposed change, the standard of review for changes to any portion of this Agreement or any Transaction entered into hereunder proposed by a Party, a non-party, or the Federal Energy Regulatory Commission acting sua sponte, shall be the "public interest" standard of review set forth in United Gas Pipe Line Co. v. Mobile Gas Service Corp., 350 U.S. 332 (1956) and Federal Power Commission v. Sierra Pacific Power Co., 350 U.S. 348 (1956) (the "Mobile-Sierra" doctrine).

(b) The Parties agree that, if and to the extent that FERC adopts a final Mobile-Sierra policy statement in Docket No. PL02-7-000 ("Final Policy Statement"), which requires that, in order to exclude application of the "just and reasonable" standard under Sections 205 and 206 of the Federal Power Act, the Parties must agree to language which varies from that set forth in clause (a) immediately above, then, without further action of either Party, such Section shall be deemed amended to incorporate the specific language in the Final Policy Statement that requires the "public interest" standard of review.

Shell Energy North America (US), L.P.

Deal No. 3759552

This Confirmation sets forth the terms of the transaction into which the Parties have entered into and shall constitute the entire agreement between the Parties relating to the contemplated purchase and sale of electric energy and/or electric capacity please have this confirmation executed by an authorized representative or officer of your company and return via facsimile to (713) 767 5414. If no facsimile objection to this Confirmation has been received by Shell Energy by facsimile transmission by 5:00 p.m., Houston, Texas time, five (5) business days after delivery of this Confirmation to the other Party by facsimile, then this Confirmation (i) shall be binding and enforceable against Counterparty and Shell Energy and (ii) shall be the final expression of all the terms hereof, regardless whether executed by the other Party.

CITY OF IDAHO FALLS

By: [signature]

Name:

Title: GM

Date: 9-29-20

Shell Energy North America (US), L.P.

By: John W. Pillion

Name: John W. Pillion

Title: Confirmations Team Lead

Date: 09/25/2020

Companies within the Shell Trading business may monitor and record communications for legal, regulatory and/or business purposes. Such communications will be controlled by Shell Energy North America (US) LP on behalf of all Shell Trading entities within the United States and by Shell International Trading and Shipping Company Ltd for all other Shell Trading entities. Personal data is handled and protected in accordance with applicable data protection laws and relevant Shell policies and rules. Personal data may be disclosed to other Shell companies and to third party organizations providing services to the relevant Shell Company or as required by law.

IDAHO FALLS

MEMORANDUM

FROM: Pam Alexander, Municipal Services Director

DATE: Tuesday, September 29, 2020

RE: Quote 20-039, Purchase of Inventory for Idaho Falls Power

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc)

Accept and approve the lowest quotes received for a total of $73,337.46 or take other action deemed appropriate.

Description, Background Information & Purpose

These purchases will provide inventory for Idaho Falls Power.

Relevant PBB Results & Department Strategic Plan

☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐

These purchases support the well-planned growth and development community-oriented result by replenishing required inventory for the Idaho Falls Power warehouse.

Interdepartmental Coordination

Idaho Falls Power concurs with Municipal Services Department recommendation for award.

Fiscal Impact

Funds for the inventory are budgeted within the 2020/21 Idaho Falls Power budget.

Legal Review

Legal concurs the Council action desired is within State Statute.

City of Idaho Falls
Q20-039/76530 Power Inventory

Vendor	Quantity	1) General Pacific Fairview, OR	2.) Northern Power Centerville, UT	3.) Anixter Salt Lake City, UT	5.) Border States Billings, MT	6.) Irby Salt Lake City, UT	7.) American Air Filter Chicago, IL
ITEM 1 - Filter, Bag Type Air							
Price Per Each	16	$ -	$ -	$ -	$ -	$ -	$ 29.25
TOTAL		No Quote	No Quote	NO QUOTE	no quote	NO QUOTE	$ 468.00
Delivery Time							2-3 days
ITEM 2 - Coupling: 1" Female							
Price Per Each	10	$ 1.17	$ -	$ -	$ 0.2490	$ 0.2500	
TOTAL		$ 58.50	No Quote	NO QUOTE	$ 2.49	$ 2.50	
Delivery Time		2-3 Weeks			2 weeks	stock	
ITEM 3 -Bell End: 2 1/2"							
Price Per Each	40	$ 6.9400	$ -	$ -	$ 2.4068	$ 2.2000	
TOTAL		$ 277.60	No Quote	NO QUOTE	$ 96.27	$ 88.00	
Delivery Time		2-3 Weeks			2 weeks	stock	
ITEM 4 -Bell End: 4' PVC							
Price Per Each	20	$ -	$ -	$ 2.65	$ 3.18	$ 2.9600	
TOTAL		No Quote	No Quote	$ 53.00	$ 63.50	$ 59.20	
Delivery Time				stock	1 week	stock	
ITEM 5 - J-Box: 13" x 24" x 12"							
Price Per Each	8	$ -	$ -	$ -	$ 252.3700	$ 136.0000	
TOTAL		No Quote	No Quote	NO QUOTE	$ 2,018.96	$ 1,088.00	
Delivery Time					2 weeks	3-5 weeks	
ITEM 6 -Bolt: 5/8" x 14"							
Price Per Each	150	$ 1.7300	$ 2.0000	$ 1.3000	$ 1.3800	$ 1.5300	
TOTAL		$ 259.50	$ 300.00	$ 195.00	$ 207.00	$ 229.50	
Delivery Time		Stock	stock - 4 weeks	stock	stock	stock	
ITEM 7 -Bolt: 5/8" x 18"							
Price Per Each	50	$ 2.0900	$ 3.0000	$ 1.80	$ 2.2700	$ 1.7300	
TOTAL		$ 104.50	$ 150.00	$ 90.00	$ 113.50	$ 86.50	
Delivery Time		stock	stock	stock	stock	stock	
ITEM 8 -Bolt: 3/4" x 14"							
Price Per Each	50	$ 3.9900	$ 3.0000	$ 2.10	$ 2.81	$ 2.4000	
TOTAL		$ 199.50	$ 150.00	$ 105.00	$ 140.50	$ 120.00	
Delivery Time		stock	4 weeks	stock	stock	stock	
ITEM 9 - Bracket: Secondary							
Price Per Each	150	$ 14.2500	$ 14.6500	$ 10.75	$ 12.5800	$ 12.2500	
TOTAL		$ 2,280.00	$ 2,197.50	$ 1,612.50	$ 1,887.00	$ 1,837.50	
Delivery Time		10-12 weeks	stock	8 weeks	3 weeks	2-4 weeks	

City of Idaho Falls
Q20-039/76530 Power Inventory

Vendor		1) General Pacific	2.) Northern Power	3.) Anixter	5.) Border States	6.) Irby	7.) American Air Filter
		Fairview, OR	Centerville, UT	Salt Lake City, UT	Billings, MT	Salt Lake City, UT	Chicago, IL
ITEM 10 - Protective Cap: 15KV							
Price Per Each	240	$ 21.5400	$ 23.0000	$ 20.55	$ 21.3000	$ 22.1000	
TOTAL		$ 5,169.60	$ 5,520.00	$ 4,932.00	$ 5,112.00	$ 5,304.00	
Delivery Time		Stock	stock	stock	4 weeks	8-10 weeks	
ITEM 11 - Coupling: 2" PVC							
Price Per Each	120	$ 0.6500	$ -	$ 0.40	$ 0.3390	$ 0.3500	
TOTAL		$ 78.00	No Quote	$ 48.00	$ 40.68	$ 42.00	
Delivery Time		6-8 weeks		stock	2 weeks	stock	
ITEM 12 - Transformer Case Ground							
Price Per Each	200	$ 3.6600	$ 2.7000	$ 3.32	$ 2.96	$ 3.0000	
TOTAL		$ 732.00	$ 540.00	$ 664.00	$ 592.00	$ 600.00	
Delivery Time		7-9 weeks	stock	2-3 weeks	4 weeks	2-4 weeks	
ITEM 13 -Street Light Connector							
Price Per Each	40	$ 33.1600	$ 34.0000	$ -	$ -	$ 34.7200	
TOTAL		$ 1,326.40	$ 1,360.00	NO QUOTE	NO QUOTE	$ 1,388.80	
Delivery Time		12-14 weeks	11 Weeks			4-6 weeks	
ITEM 14 -Sectionalizing Terminal							
Price Per Each	12	$ -	$ -	$ -	$ 856.8500	$ 825.0000	
TOTAL		No quote	$ -	NO QUOTE	$ 10,282.20	$ 9,900.00	
Delivery Time			No Quote		2 weeks	stock	
ITEM 15 Guard: Line for Glass							
Price Per Each	120	$ 61.1400	$ 51.5000	$ 52.00	$ 62.4700	$ -	
TOTAL		$ 7,336.80	$ 6,180.00	$ 6,240.00	$ 7,496.40	no quote	
Delivery Time			6-7 weeks	6-8 weeks	4 weeks		
ITEM 16 - Standoff Bushing							
Price Per Each	100	$ -	$ 33.0000	$ 30.60	$ 38.26	$ 29.3000	
TOTAL		no quote	$ 3,300.00	$ 3,060.00	$ 3,826.00	$ 2,930.00	
Delivery Time			stock	8 weeks	2 weeks	6-8 weeks	
ITEM 17 -Flood Seal Connector							
Price Per Each	160	$ 19.7000	$ 26.7800	$ 19.25	$ 100.5100	$ 24.5000	
TOTAL		$ 3,152.00	$ 4,284.80	$ 3,080.00	$ 16,081.60	$ 3,920.00	
Delivery Time		2-3 weeks	stock	2-3 weeks	5 weeks	2-4 weeks	
ITEM 18 -Splice: #2 STR, Long							
Price Per Each	10	$ 104.8200	$ 135.0000	$ -	$ 116.9200	$ 107.2500	
TOTAL		$ 1,048.20	$ 1,350.00	NO QUOTE	$ 1,169.20	$ 1,072.50	
Delivery Time		stock	1 week		stock	stock	

City of Idaho Falls
Q20-039/76530 Power Inventory

Vendor		1) General Pacific	2.) Northern Power	3.) Anixter	5.) Border States	6.) Irby	7.) American Air Filter
		Fairview, OR	Centerville, UT	Salt Lake City, UT	Billings, MT	Salt Lake City, UT	Chicago, IL
ITEM 19 -Terminator: #1100 STR							
Price Per Each	12	$ 135.5200	$ 147.0000	$ 81.45	$ 135.1100	$ 124.7500	
TOTAL		$ 1,626.24	$ 1,764.00	$ 977.40	$ 1,621.32	$ 1,497.00	
Delivery Time		stock	1 week	stock	2 weeks	stock	
ITEM 20 -Elbow: #1/0 STR							
Price Per Each	200	$ -	$ -	$ 24.4000	$ 27.6600	$ 21.6500	
TOTAL		no quote	no quote	$ 4,880.0000	$ 5,532.0000	$ 4,330.0000	
Delivery Time				4-6 weeks	3 weeks	2-4 weeks	
ITEM 21 -Unistrut: 10' Sections							
Price Per Foot	150	$ -	$ -	$ -	$ 1.3785	$ 1.3900	
TOTAL		no quote	no quote	no quote	$ 206.7750	$ 208.5000	
Delivery Time					stock	stock	
ITEM 22 -Conduit: 4" x 10' PVC							
Price Per Foot	5,700	$ -	$ 3.5700	$ 3.6500	$ 2.9944	$ 3.2600	
TOTAL		no quote	$ 20,349.0000	$ 20,805.0000	$ 17,068.0800	$ 18,582.0000	
Delivery Time			4-6 weeks	4-6 weeks	4 weeks	stock	
ITEM 23 -Conduit: 2" x 10' PVC							
Price Per Foot	4,200	$ -	$ 1.3800	$ 1.4000	$ 1.1331	$ 1.2500	
TOTAL		no quote	$ 5,796.0000	$ 5,880.0000	$ 4,759.0200	$ 5,250.0000	
Delivery Time			4-6 weeks	4-6 weeks	6 weeks	stock	
ITEM 24 - Conduit: 2" Rigid Steel							
Price Per Foot	200	$ 7.2600		$ 6.4000	$ 5.7784	$ 5.5800	
TOTAL		$ 1,452.0000	no quote	$ 1,280.0000	$ 1,155.6800	$ 1,116.0000	
Delivery Time				stock	stock	stock	
ITEM 25 - Elbow: 2" PVC 45 degree							
Price Per Each	10	$ 17.4800			$ 5.6158	$ 7.3000	
TOTAL		$ 174.8000	no quote	no quote	$ 56.1580	$ 73.0000	
Delivery Time		2-3 weeks			stock	3-4 weeks	
ITEM 26 - Elbow: 4" PVC							
Price Per Each	10	$ 42.2200			$ 14.7345	$ 13.9000	
TOTAL		$ 422.2000	no quote	no quote	$ 147.3450	$ 139.0000	
Delivery Time		7-9 weeks			4 weeks	3-4 weeks	
ITEM 27 - Elbow: 2" PVC 90 degree							
Price Per Each	100	$ 18.4000			$ 3.2542	$ 6.3000	
TOTAL		$ 1,840.0000	no quote	no quote	$ 325.4200	$ 630.0000	
Delivery Time		2-7 weeks			stock	3-4 weeks	
ITEM 28 - Elbow: 2 1/2" Rigid Steel 90 degree							
Price Per Each	5	$ 26.9100	$ 22.1500		$ 19.8667	$ 21.5000	
TOTAL		$ 134.5500	$ 110.7500	no quote	$ 99.3335	$ 107.5000	
Delivery Time			stock - 1 week		stock	stock	
ITEM 29 - Elbow: 2" Rigid Long							
Price Per Each	10	$ 65.4600	$ 54.0000		$ 41.9000	$ 53.0000	
TOTAL		$ 654.6000	$ 540.0000	no quote	$ 419.0000	$ 530.0000	
Delivery Time			stock - 1 week		3 weeks	stock	

City of Idaho Falls
Q20-039/76530 Power Inventory

Vendor		1) General Pacific	2.) Northern Power	3.) Anixter	5.) Border States	6.) Irby	7.) American Air Filter
		Fairview, OR	Centerville, UT	Salt Lake City, UT	Billings, MT	Salt Lake City, UT	Chicago, IL
ITEM 30 - Lubricant: 2 1/2 gallon							
Price Per Each	60	$ 33.2400	$ 37.0000	$ 37.6000	$ 37.5500	$ 34.5000	
TOTAL		$ 1,994.4000	$ 2,220.0000	$ 2,256.0000	$ 2,253.0000	$ 2,070.0000	
Delivery Time		3-6 weeks	1 week	stock	3 weeks	stock	
ITEM 31 - Elbow: 4" PVC							
Price Per Each	100	$ 6.7700		$ 9.9500	$ 6.9379	$ 8.7600	
TOTAL		$ 677.0000	no quote	$ 995.0000	$ 693.7900	$ 876.0000	
Delivery Time		2-3 weeks		4-6 weeks	5 weeks	stock	
ITEM 32 - Elbow: 4" Rigid Long							
Price Per Each	40	$ 154.7900	$ 127.0000		$ 99.0700	$ 133.0000	
TOTAL		$ 6,191.6000	$ 5,080.0000	no quote	$ 3,962.8000	$ 5,320.0000	
Delivery Time			stock - 1 week		4 weeks	stock	
ITEM 33 - Elbow: 4" Rigid Steel							
Price Per Each	20	$ 68.8400	$ 57.0000		$ 49.4153	$ 54.1200	
TOTAL		$ 1,376.8000	$ 1,140.0000	no quote	$ 988.3060	$ 1,082.4000	
Delivery Time			stock - 1 week		3 weeks	stock	
ITEM 34 - Strap: 2" Unistrut							
Price Per Each	100		$ 1.3000	$ 1.0500	$ 1.0562	$ 0.9500	
TOTAL		no quote	$ 130.0000	$ 105.0000	$ 105.6200	$ 95.0000	
Delivery Time			stock	stock	stock	stock	
ITEM 35 - Bell End: 2" PVC							
Price Per Each	200	$ 6.1700		$ 1.9000	$ 2.2034	$ 2.5600	
TOTAL		$ 1,234.0000	no quote	$ 380.0000	$ 440.6800	$ 512.0000	
Delivery Time		2-3 weeks		stock	4 weeks	stock	
ITEM 36 - Filter: Bag Type Air							
Price Per Each	16						$ 29.25
TOTAL		no quote	no quote	no quote	no quote	no quote	$ 468.00
Delivery Time							2-3 days
ITEM 37 - Transformer Pad: 42" x 45" x 3"							
Price Per Each	10		$ 160.0000				
TOTAL		no quote	$ 1,600.0000	no quote	no quote	no quote	
Delivery Time			stock				
Total		$ 29,991.2400	$ 64,062.0500	$ 57,637.9000	$ 88,963.6315	$ 71,086.9000	$ 936.00
Total Awarded		**$ 5,046.0000**	**$ 8,320.0000**	**$ 11,334.9000**	**$ 27,928.0625**	**$ 19,772.5000**	**$ 936.00**
Total Purchased		$ 73,337.46					

IDAHO FALLS

MEMORANDUM

FROM: Josh Roos, City Treasurer
DATE: Tuesday, September 29, 2020
RE: Treasurer's Report for August 2020

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc)

Accept and approve the Treasurer's Report for the month-ending August 2020 (or take other action deemed appropriate).

Description, Background Information & Purpose

A monthly Treasurer's Report is required pursuant to Resolution 2018-06 for City Council review and approval. For the month ending August 2020, total cash and investments total $139.3M. Total receipts received and reconciled to the general ledger were reported at $21.6M, which includes revenues of $10.4M and interdepartmental transfers of $11.2M. Total disbursements reconciled to the general ledger were reported at $25M, which includes salary and benefits of $5.7M, operating costs of $8.1M and interdepartmental transfers of $11.2M. There was $7.1M in MERF fund transfers in anticipation for the fiscal year-end audit. As reported in the attached investment report, the total investments reconciled to the general ledger were reported at $129.7M.

Relevant PBB Results & Department Strategic Plan

☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

The monthly Treasurer's Report supports the Good Governance result by providing sound fiscal management and enable trust and transparency.

Interdepartmental Coordination

Not applicable.

Fiscal Impact

Not applicable.

Legal Review

Not applicable.

CITY OF IDAHO FALLS MONTHLY TREASURER'S REPORT
August, 2020

FUND	BEGINNING CASH & INVESTMENTS	TOTAL RECEIPTS	TOTAL DISBURSEMENTS	ENDING BALANCE CASH & INVESTMENTS
GENERAL	$14,687,914.22	$2,216,374.81	$4,501,723.43	$12,402,565.60
STREET	$4,519,470.04	$249,940.15	$340,848.52	$4,428,561.67
RECREATION	($79,584.90)	$38,598.88	$121,193.19	($162,179.21)
LIBRARY	$3,538,872.93	$295,311.43	$286,225.63	$3,547,958.73
AIRPORT PFC FUND	$1,000.00	$34,090.69	$35,089.52	$1.17
MUNICIPAL EQUIP. REPLCMT.	$13,932,175.03	$229,197.78	$8,415,355.36	$5,746,017.45
EL. LT. WEATHERIZATION FD	$3,237,363.76	$69,224.54	$97,879.75	$3,208,708.55
BUSINESS IMPRV. DISTRICT	$96,781.30	$868.69	$117.38	$97,532.61
GOLF	($188,787.50)	$381,930.66	$299,595.40	($106,452.24)
SELF-INSURANCE FD.	$3,147,520.55	$150,104.48	$63,033.86	$3,234,591.17
HEALTH & ACCIDENT INSUR.	$4,652,982.32	$5,431.24	$5,643.53	$4,652,770.03
WILDLAND	$178,071.01	$207.85	$148,300.24	$29,978.62
SANITARY SEWER CAP IMP.	$2,912,459.05	$38,690.59	$3,532.48	$2,947,617.16
MUNICIPAL CAPITAL IMP.	$1,924,550.17	$5,795.88	$2,334.26	$1,928,011.79
STREET CAPITAL IMPROVEMENT	$919,462.41	$260,073.25	$1,115.20	$1,178,420.46
BRIDGE & ARTERIAL STREET	$905,969.22	$15,453.85	$1,098.84	$920,324.23
WATER CAPITAL IMPROVEMENT	$4,963,924.14	$128,042.18	$6,020.67	$5,085,945.65
SURFACE DRAINAGE	$213,469.81	$2,345.20	$258.91	$215,556.10
TRAFFIC LIGHT CAPITAL IMPRV.	$1,107,360.32	$37,088.41	$9,403.10	$1,135,045.63
PARKS CAPITAL IMPROVEMENT	$30,841.22	$904.16	$10,391.54	$21,353.84
FIRE CAPITAL IMPROVEMENT	($2,467,974.01)	$1,822.43	$0.00	($2,466,151.58)
ZOO CAPITAL IMPROVEMENT	$152,850.29	$9,907.42	$185.39	$162,572.32
CIVIC AUDITORIUM CAPITAL IMP.	$204,193.61	$238.35	$247.66	$204,184.30
GOLF CAPITAL IMP.	$232,797.45	$29,720.15	$282.36	$262,235.24
POLICE CAPITAL IMPROVEMENT	($667,059.95)	$0.00	$0.00	($667,059.95)
AIRPORT *	$901,033.86	$366,654.42	$633,652.58	$634,035.70
WATER *	$6,555,940.26	$1,861,128.17	$932,526.96	$7,484,541.47
SANITATION *	$3,794,488.03	$2,058,528.31	$500,055.47	$5,352,960.87
AMBULANCE *	($1,458,710.98)	$655,293.43	$995,162.29	($1,798,579.84)
IDAHO FALLS POWER *	$55,008,743.89	$7,377,565.41	$5,407,755.87	$56,978,553.43
FIBER *	($736,821.80)	$1,235,999.68	$365,365.97	$133,811.91
WASTEWATER *	$20,484,697.35	$3,877,422.20	$1,826,638.80	$22,535,480.75
TOTAL ALL FUNDS	**$142,705,993.10**	**$21,633,954.69**	**$25,011,034.16**	**$139,328,913.63**

* MERF funds were transferred to these funds in anticipation for the year end audit

CITY OF IDAHO FALLS
INVESTMENT RECONCILIATION
Aug-20

	BOND	AGENCY	TREASURY	CERTIFICATES	MONEY MARKET	CASH/EQUIVALENT	TOTAL
LPL				$1,259,244.69		$13,511.35	$1,272,756.04
LGIP					$30,247,735.69		$30,247,735.69
WELLS FARGO	$43,872,710.16	$12,652,133.37	$9,366,601.77	$6,004,215.52	$5,838,752.52		$77,734,413.34
DA DAVIDSON				$1,027,307.50		$256,540.50	$1,283,848.00
WASHINGTON FEDERAL				$257,204.26			$257,204.26
ISU				$267,040.03			$267,040.03
KEY BANK	$1,777,376.35	$1,540,200.52	$2,348,516.75			$64,139.91	$5,730,233.53
IDAHO CENTRAL				$4,279,306.35			$4,279,306.35
BANK OF IDAHO				$6,622,199.44			$6,622,199.44
BANK OF COMMERCE				$2,019,720.50			$2,019,720.50
	$45,650,086.51	$14,192,333.89	$11,715,118.52	$21,736,238.29	$36,086,488.21	$334,191.76	**$129,714,457.18**

September 21, 2020 Work Session - Unapproved

The City Council of the City of Idaho Falls met in Council Work Session, Monday, September 21, 2020, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 3:00 p.m.

Call to Order and Roll Call:
There were present:
Mayor Rebecca L. Noah Casper
Council President Michelle Ziel-Dingman (via WebEx)
Councilor John Radford (via WebEx)
Councilor Thomas Hally
Councilor Jim Freeman (via WebEx)
Councilor Jim Francis
Councilor Shelly Smede

Also present:
PJ Holm, Parks and Recreation Director
Neelay Bhatt, Pros Consulting
Philip Parnin, Pros Consulting
Laura Smith, CRSA
Brad Cramer, Community Development Services Director
Kerry Beutler, Community Development Services Planning Director
Dana Briggs, Economic Development Coordinator
Eric Day, Fire Department Deputy Chief
Mark Hagedorn, Controller
Josh Roos, Treasurer
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Mayor Casper called the meeting to order at 3:00 p.m. with the following items:

Calendars, Announcements and Reports
Mayor Casper stated the Citizens Police Academy has recently begun and is one of the largest-attended sessions. She also stated the Idaho Falls Police Department (IFPD) has reached out to the African American Alliance and several leaders of the Hispanic community and introduced the liaison program. She noted Police Chief Bryce Johnson has assigned officers to particular neighborhoods as a virtual 'beat'. Mayor Casper stated she attended the Navigate Program graduation which has been developed by the Idaho Falls Rescue Mission for homeless individuals. She stated she also attended a Chaplain faith-based program.

September 23, Rotary lunch featuring Ball Ventures
September 24, Idaho Falls Power (IFP) Board Meeting; Eastern Idaho Public Health (EIPH) board Meeting; City Club featuring Wayne Hoffman; local officials task force briefing on Nuclear Reactors Innovation Center (NRIC); and City Council Meeting
October 8, Regional Economic Development for Eastern Idaho (REDI) Virtual Summit

Mayor Casper stated the recording of the Governors call (scheduled for September 21) will be forwarded to all elected officials; the City will be requiring identification badges for all City employees in the near future, this will allow access into individual buildings as needed; and Comprehensive Planning and Strategic Planning will be simultaneously occurring in fall 2020 by Agnew:Beck.

Coronavirus (COVID-19) Update:
There was no update.

Liaison Reports and Council Concerns:

Council President Dingman stated a new name for Targhee Regional Public Transit Authority (TRPTA) will be occurring in the near future, and the closing of the TRPTA property will be occurring October 14. She also stated a formal presentation of public transportation will be forthcoming.
Councilor Hally stated he and Councilor Smede were able to participate in promotions with the Idaho Falls Fire Department (IFFD). He also stated the Community Development Services Department provided a survey at the Parade of Homes for housing and development issues. He noted the housing industry is very robust.
Councilor Radford stated, as part of the policymakers counsel for American Public Power Association (APPA), there are issues with public power and with the budget revolving around the National election. The continuing resolutions must be done by September 30, this could affect IFP.
Councilor Smede reiterated the promotion participation for IFFD, she indicated the level of expectation for the captains was very impressive. She also stated Municipal Services is preparing for the annual audit.
Councilor Freeman stated Rogers Street and North Park Drive at Tautphaus Park have been recently paved, and the gate going into Rose Hill Cemetery has been opened. He also stated the Broadway Bridge is currently being repaved, he recommended an alternate route of traffic.
Councilor Francis stated the new striping on Rogers Street will take some public education.

Acceptance and/or Receipt of Minutes:
It was moved by Councilor Francis, seconded by Councilor Radford, to receive the recommendations from the Planning and Zoning Commission meeting of September 15, 2020 pursuant to the Local Land Use Planning Act (LLUPA). Roll call as follows: Aye – Councilors Smede, Hally, Radford, Dingman, Freeman, Francis. Nay – none. Motion carried.

Presentation and Discussion of Master Plan:
Director Holm stated the consultants have been working on this plan for the previous two (2) years. In July 2018, Parks and Recreation (P&R) published a Request for Qualifications (RFQ) for a Strategic and Master Plan, and Pros Consulting was selected by the committee in September of 2018. The first public meeting for RECreate Idaho Falls (the name of the plan) was held in October 2018, although the plan was delayed due to a change of leadership at P&R. Director Holm recognized those individuals from Pros Consulting and CRSA.

Mr. Bhatt believes a 5-10 year road map can help shape the future of P&R. Project Process - Where are we today?; Where are we going tomorrow?; and How do we get there? Mr. Bhatt stated there were a number of avenues to promote this plan including the website and the HAPPiFEET app. There were more than 700 total participants. The goal for the online survey was 350 respondents, 503 respondents were received. Mr. Bhatt stated the survey results include a 95% level of confidence with a 4.3% margin of error. He reviewed survey questions including Demographics – Gender; Demographic – Age; Demographic – Years in Idaho Falls; Overall Value from P&R; Visits to City Parks; Physical Condition of Parks and Facilities; Learning About Programs/Activities; Quality of Programs; Reasons for Not Participating in P&R Programs; Level of Support for Actions; Actions Willing to Fund; Allocation of Funds; Top Priorities – Parks and Facilities; and Top Priorities – Programs.

Mr. Parnin stated Idaho Falls was compared to Salt Lake County, Utah; Bend, OR; Sioux Falls, SD; Boise, ID, and Medford, OR for benchmark findings. Mr. Parnin reviewed the Study including Parks (Idaho Falls has 32.25 total acres per 1,000 residents); Trails (Idaho Falls has .40 trail miles per 10,000 residents) Capacity (Idaho Falls has 12.5 Full-Time Employees (FTEs) per 10,000 residents); Non-tax revenue ($80.25 revenue per resident); Operating Expense ($226.35 per resident); Cost Recovery (35% – NRPA median = 27%); and Capital Improvement Projects (CIP) ($645,000 – includes renovation, development, acquisition, and other).

Ms. Smith stated considerations of the Feasibility Study include site assessment; peer community facilities; and community input. She reviewed considerations for Sports Field Lighting at Old Butte Park (would maximize healthy outdoor venue, has highest potential number of simultaneous events/patrons, least expensive improvement of the three (3) facilities); Rec Center and Indoor Aquatics (important all-season use, existing facilities are expensive to operate, and cannot expand without eliminating needed parking); and Splash Pad (healthy outdoor venue, and first on community's list of wanted new facilities).

Mr. Bhatt believes the key will be funding. Funding strategy considerations include grants – Federal and State; earned income – user fees, capital, and operational sponsorships; private funding – foundations, businesses, and non-profits; volunteer sources – conservancy, trusts, and fundraising; and operations – advertising, web-page revenue, and concessions. He stated there was a visioning workshop with a large group of P&R staff with the idea to start with Core Values that include diversity and inclusion; excellent customer service; healthy fun (safe and secure experience); stewardship (social, environmental, and financial); and teamwork (initiative, collaboration, and building relationships). Mr. Bhatt stated the vision is to be the leaders in providing healthy, fun experiences. He also stated the new mission statement is to enrich the community.

Mr. Bhatt reviewed big moves and strategies (for the next 10-15 years) including trail expansion and infrastructure improvements; implement the recommendations of the Wes Deist Aquatic Center assessment; feasibility of a new multi-gen recreation center with a pool; adequate resources to effectively and efficiently operate (staffing, dollars, equipment, etc); evaluate market potential for athletic complex to support leagues, host local, regional, and state tournaments; and improve and upgrade revenue generating facilities – Tautphaus Park, the Zoo, and Funland. Next Steps including feedback from Council (the report has been reviewed by the P&R Commission), and final report.

General discussion followed including vandalism issues at restrooms and parks (possibly using sensors or timed-locking doors); multiple/additional uses at the golf courses (walking paths, open dog park spaces, and club house uses); and impact fees (for new projects). Director Holm stated the draft report has been received, approval will be requested in the near future. He believes this will be a good plan moving forward in P&R.

IdaHome Committee Presentation:

Director Cramer stated the IdaHome Committee consists of several individuals from the private and public sectors who traveled to Grand Junction, CO earlier in the year as part of Community Builders. Community Builders hosts Building Better Places Training for cities and counties who are struggling with growth issues. The Idaho Falls application focused on a severe need to address housing issues. Director Cramer stated per a 2018 study by the National Low-Income Housing Coalition, out of 3007 counties there are no individuals who could afford* (*spending no more than 30% of their income on housing) a 2-bedroom apartment at the fair market rate from a minimum-wage, 40-hour work week. He indicated wages have stagnated while housing costs have increased and housing is one of the largest costs for individuals. Mr. Cramer reviewed cost burdened renters for Idaho Falls and cost burdened owners for Idaho Falls. He stated a range as high as 91% of owners are paying more than 30% of their income for housing costs. He also reviewed cost/price per square foot – $117 as of August 28, 2020 (Director Cramer indicated this may be a low amount); median list price – $356,000 as of August 28, 2020 (Director Cramer believes this may be somewhat attributed to supply and demand); and For Sale inventory – 171 as of July 19, 2019 (Director Cramer indicated there is less than 30 days of inventory on the market). Director Cramer stated additional housing concerns are focused around growth pressures including projects at the Idaho National Laboratory (INL) and constant new jobs/businesses coming. He noted this has been one of the busiest years for his department. He stated another housing concern is the increased rate of land consumption for low-density housing. He noted while housing is important it doesn't cover its costs to provide the necessary services for infrastructure. Director Cramer stated staff has worked hard in the zoning updates to try to encourage/incentivize building alternative-types of housing although there is still significant 'not in my backyard' and there still is reluctance from the Planning and Zoning Commission (P&Z) and City Council for controversial housing projects. He noted there have been several infill projects over the last few years although the design was still not there. Director Cramer recognized additional IdaHome Committee members: Erin Cannon, developer and builder; Chris Lee, real estate agent; Margaret Wimborne, P&Z Commissioner and school district representative; Lindsey Romankiw, P&Z Commissioner and attorney; John Radford, City Councilmember; Jim Francis, City Councilmember; Ms. Briggs; and Mr. Beutler. He noted the training was focused around developing a successful strategy on how to address housing issues. The overall goal was to increase housing choices across the community as approximately 91% of the housing stock is single-unit family homes; 25% of all annexed acreage is single-unit housing; and 3.2% of all annexed acreage is multi-unit housing. There is not a diverse housing stock. Director Cramer stated the committee was asked to identify signs of success which included: strong community buy-in of a shared vision; increased diversity of housing stock; stronger continent of involved neighborhood groups; a demonstrated and proven path to profitability for quality, alternative housing types; and a

smarter development code and development policies. He also stated the committee was asked to identity a "Path to Victory" which included: recruit influencers from the public and private sectors; put community character and needs first: develop and implement a robust community outreach strategy; and research and remove barriers. Achievements and progress made regarding the goals include: increased invitations to Idahome Committee meetings; developing partnerships within the private sector to provide training to staff and the P&Z Commission; contract with Agnew:Beck to develop comprehensive plan outreach strategy; identified eight (8) geographic regions of the City where we will conduct "neighborhood" meetings to talk about the specific needs and concerns of those areas; and Opticos Design report on Missing Middle Housing and recommended policies for the City's plan and code. Director Cramer stated a kick-off event occurred at the Parade of Homes. He reviewed results of the survey including where do you live; challenges or barriers when trying to find housing; importance of diversity; preferred housing type; preferred styles/types of housing; housing types in your area; housing types with development standards and restrictions; and housing types that would not be appropriate. Director Cramer stated next steps include: Comprehensive Plan outreach (refine the survey and send to the general public and neighborhood meetings in 2021); code audit and proposed code changes; Idahome Committee to continue to help recruit, advocate, and collaborate; ongoing elected and appointed official training; October 29 Dr. Yun event; and Idaho Falls driving tour with Council and P&Z. He believes a neighborhood should not be exempt from radical change, however, a neighborhood should not be exempt from some change. Small changes make home ownership possible while not being intrusive.

Ms. Briggs stated Dr. Lawrence Yun is the National Association of Realtors Economist. She also stated this event is in partnership with IdaHome, the Greater Idaho Falls Association of Realtors (GIFAR), and the City Club of Idaho Falls. She believes this will be good information to share with the community. Ms. Briggs noted the IdaHome Committee has been holding monthly meetings since the conference in February. Councilor Hally suggested the survey include those individuals who may now be working at home. Per Councilor Smede, Director Cramer stated there is always an ebb and flow with construction costs. There are additional factors that may increase housing costs for a while. Per Councilor Francis, Director Cramer is unsure of local housing price increases versus other cities. Council President Dingman believes long-term residents may be being forced out of their neighborhoods due to the housing costs increase. Mayor Casper stated markets do best when provided with reliable data. She questioned if the survey data included out-of-state home buyers. Director Cramer believes data points are being collected for the Census. He stated there is a burden to citizens with new development. There is also a role for services offered and taxes charged. Mayor Casper believes these will be important points of emphasis. She also believes there needs to be a strategic philosophy of how to grow. Brief comments followed.

Donation of Ambulance to Clark County Discussion

Director Alexander stated one (1) ambulance has been scheduled for replacement. The garage estimated the replacement to be approximately $5,000 if the ambulance was sold on public surplus. The IFFD has proposed donating this specific ambulance to Clark County Emergency Medical Services. Per Mayor Casper, Director Alexander stated the City has good relationships with smaller communities and Clark County is not expecting to put a large amount of miles on this ambulance. Mayor Casper stated the smaller communities may not have the funding to purchase this equipment. She indicated per Fire Chief Duane Nelson, the City receives several donations from the federal government. This is a way to pay-it-forward to those smaller communities. Deputy Chief Day stated the ambulance has lived its expected life with the IFFD. He also stated the ambulance purchased by Clark County was a lemon and the backup ambulance was unable to meet their needs. Clark County serves as a back to Mud Lake, therefore, IFFD has been responding as needed. This item will be included on the September 24 Council Meeting.

Law Enforcement Complex (LEC) Financing Update

Director Alexander reviewed the Certificate of Participation (COP) financing update:

Municipal Advisor – Zion's public finance; Bond Counsel – Hawley Troxell; City Finance Team – Director Alexander, Mr. Hagedorn, and Mr. Roos; final stages of completing the financing due diligence; published Request for Proposal (RFP) for underwriter; City underwriter evaluation committee – Director Alexander, Mr. Hagedorn, Mr. Roos, and Council President Dingman; and bond trustee - price quote received.

Director Alexander also reviewed the COP timeline:

Evaluate underwriter proposals – RFP Committee by October 2

Discuss underwriter and trustee recommendations – RFP Committee, Mayor and City Council by October 5
Approve underwriter and trustee recommendations – Mayor and City Council by October 8
Financing assignments – Zions Public Finance, Hawley Troxell, approved underwriter, trustee, and City Finance Team by October 9 - November 20
Discussion recommending finance plan – Mayor, City Council and City Finance Team on November 9
Adopt financing ordinance – Mayor and City Council on November 24
Negotiated bond sale – project Finance Team on/around December 10
Bond sale closing – project Finance Team on December 30

Director Alexander stated the City wants to leverage the current finance rates. The bond rating will determine the amount and the recommended finance plan, and there is no anticipation of repaying the amount in a 10-year period. Mr. Hagedorn reviewed the estimated $30M total cost to the City including principal and interest. He stated the longer time frame of the loan would increase the interest payment. A lower payment, approximately $1.6M for 30 years, would amount to approximately $17M in interest. A payment of $2M for 20 years would amount to approximately $8M in interest. Mr. Hagedorn noted the funding options proposal in November will give a series of choices and determine the best interest for the City. Director Alexander noted this will be a long process. She also noted regular conference calls have been occurring with Zion's Public Finance and Hawley Troxell. She expressed her appreciation to Council President Dingman for serving on the RFP underwriter committee. Council President Dingman believes the process has gone smoothly to this point; the timeline is important for Council expectations and the various decisions; the finance team will have recommendations for the Council to consider and to control; and it's prudent to use dollars as wisely as possible. Mayor Casper also believes the timeline is helpful. Councilor Radford does not believe there was a Council vote to approve the LEC. Mayor Casper stated that decision will occur on November 24. Council President Dingman indicated the budget that was passed for the upcoming fiscal year included a financial commitment for this project. She believes the finance team is moving forward based upon the consensus and feedback from the individual Councilmembers. She also believes this timeline would allow discussion and education moving forward. Per Mayor Casper, Director Alexander believes this aggressive schedule is achievable.

There being no further business, the meeting adjourned at 5:39 p.m.

Kathy Hampton, City Clerk	Rebecca L. Noah Casper, Mayor

September 24, 2020 City Council Meeting - Unapproved

The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, September 24, 2020, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 7:30 p.m.

Call to Order:

There were present:
Mayor Rebecca L. Noah Casper
Councilor John Radford (by WebEx)
Councilor Thomas Hally
Councilor Jim Freeman (by WebEx)
Councilor Jim Francis
Councilor Shelly Smede

Absent:
Council President Michelle Ziel-Dingman

Also present:
All available Department Directors
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Pledge of Allegiance:

Mayor Casper led those present in the Pledge of Allegiance.

Public Comment:

Mayor Casper requested any public comment not related to items currently listed on the agenda or not related to a pending matter. No one appeared.

Coronavirus (COVID-19) Update:

Mayor Casper stated the State numbers are increasing and closing in on 500 cases with 457 deaths, there were no updated numbers for Bonneville County. She also stated these numbers are being attributed to back-to-school and another incubation period, and nationally, Idaho is approximately 13th in the nation for the number of cases. Shortly after keeping national statistics, Bonneville County has been in the red for the majority of days. Mayor Casper stated the order remains in place for Bonneville County. She noted Eastern Idaho Public Health (EIPH) removed Custer County from the order. The EIPH Board members strongly recommended Custer County continue to observe best health practices. The EIPH Board continues to recommend 14 days of isolation with direct exposure. This differs by an individuals' personal situation and any individual should be cleared with their physician prior to returning to the public. Mayor Casper noted a number of doctors made a point of clear/scientific teaching for the 14-day isolation. She stated testing is in somewhat short supply and the turn-around time of testing is less than three (3) days.

Consent Agenda:

Municipal Services requested approval of Bid IF-20-24, Purchase Automatic Side Load Refuse Truck for Parks and Recreation; minutes from the September 8, 2020 City Council Work Session and September 10, 2020 City Council Meeting; and, license applications, all carrying the required approvals.

It was moved by Councilor Smede, seconded by Councilor Radford, to approve, accept, or receive all items on the Consent Agenda according to the recommendations presented. Roll call as follows: Aye – Councilors Freeman, Francis, Hally, Radford, Smede. Nay – none. Motion carried.

Regular Agenda:

Idaho Falls Power

Subject: Large Load Power Sales Agreement N9+, LLC

Approval of this agreement will establish N9+, LLC as a new large single load customer in excess of 1 megawatt as required by our rate ordinance for service.

Councilor Radford stated this item was discussed at the September 24 Idaho Falls Power (IFP) Board Meeting. Councilor Hally stated this agreement has a limit of five (5) megawatts and the sale only occurs in the months that the City has excess power. He believes it is good for the ratepayers.

It was moved by Councilor Radford, seconded by Councilor Freeman, to approve the large load power sales agreement with N9+, LLC for up to five (5) megawatts of total interconnected load service and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilors Radford, Freeman, Smede, Francis, Hally. Nay – none. Motion carried.

Subject: Change Order No. 1 - Construction Agreement for Fiber Optic Cable Splicing

The purpose of this change order is to allow the current contractor to perform additional work beyond the original stated scope of $100,000. Approval of this change order will allow Idaho Falls Power/Fiber (IFP/IFF) to contract for services with the same contractors at the same per-unit price, through the first quarter of the new fiscal year on an as-needed basis for the best pricing for fiber optic cable splicing. IFF will use the lowest cost available contractor for each specific splicing project. IFF plans to conduct a formal bid for splicing work in the second quarter.

Councilor Radford believes fiber is a great service for the ratepayers. Mayor Casper noted the memo included a typo, the correct amount is $185,000.

It was moved by Councilor Radford, seconded by Councilor Freeman, to approve Change Order No. 1 - Construction Agreement for fiber optic cable splicing with Advanced Cable Technology, LLC., Cook Cabling, and Spligitty for a not-to-exceed total amount of $85,000 and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Hally, Smede, Freeman, Francis, Radford. Nay – none. Motion carried.

Fire Department

Subject: Jefferson County Ambulance Service Agreement

This Service Agreement allows the City and Jefferson County to work together to provide a proficient and cost-effective method of delivering Emergency Medical Transport Services to Jefferson County residents.

Councilor Hally stated the agreement will include a 10% increase from the previous year, and will be in the amount of $212,784. The agreement is adjusted to the actual reflected costs. Fire Chief Duane Nelson reiterated the increase is to right-size the contract. He stated the City may continue to see increases in the next few years. He noted there is a very good relationship with Jefferson County.

It was moved by Councilor Hally, seconded by Councilor Smede, to approve the Ambulance Service Agreement between the City and Jefferson County and give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows: Aye – Councilors Smede, Hally, Radford, Freeman, Francis. Nay – none. Motion carried.

Municipal Services

Subject: Transfer of Ambulance to Clark County Emergency Medical Services

In 2012, the Idaho Falls Fire department acquired through the Municipal Equipment Replacement Fund (MERF) an ambulance to provide advanced life support services for the residents of the City of Idaho Falls and surrounding counties. This ambulance was scheduled for replacement this fiscal year as recommended. Based on years of service and mileage, it is estimated the ambulance would receive approximately $5,000 through public surplus.

Councilor Smede stated this item was discussed at the September 21 Council Work Session.

It was moved by Councilor Smede, seconded by Councilor Francis, to approve the transfer of City property pursuant to Idaho Statute §67-2322 one 2012 Ford F450 ambulance to Clark County Emergency Medical Services. Roll call as follows: Aye – Councilors Smede, Francis, Freeman, Hally, Radford. Nay – none. Motion carried.

Subject: Approval of Professional Services Contract for Outsourcing City Utility Billing

As part of ongoing efforts to improve the cost and efficiency of city utility services, representatives from Municipal Services, Idaho Falls Power and Public Works reviewed and evaluated proposals for outsourcing city utility billing. City staff are estimating saving over $100,000-$125,000 per year in staff time, paper, envelopes and postage by outsourcing the utility billing. A total of thirteen proposals were received, reviewed and evaluated by the evaluation team. The top three scored proposals were invited to provide a presentation. Following the presentations, the city evaluation team unanimously selected Information Source.

Councilor Smede stated Municipal Services is looking to save 50% of the current $250,000 being spent. Municipal Services Director Pamela Alexander stated the current billing system is very antiquated. She estimated 23,000 utility bills will go through this outsourcing; the outsourcing will stuff envelopes, including any inserts, and apply postage; and it will have the ability to gather and consolidate multiple bills into one (1) envelope. She stated this contract will begin December 1. She noted the City will use the current inventory of paper, ink, and envelopes prior to shifting to outsourcing. Councilor Smede noted this outsource will help shift staff to other needs. Per Councilor Francis, Director Alexander stated this item was briefly discussed at a previous IFP Board Meeting as well as a previous Council finance presentation; this will benefit staff; and the savings will come through staff time, inventory items and supplies, equipment/equipment maintenance; and will directly impact Public Works and IFP. She noted this is a pilot project. Director Alexander confirmed this only involves the manual labor of utility billing. Per Councilor Freeman, Director Alexander stated this will not change the collection process. Councilor Radford believes this will save taxpayer dollars. Also per Councilor Radford, Director Alexander stated a field processing group consisting of members of Municipal Services, IFP, and Public Works work as a team to improve customer services. Per Mayor Casper, Director Alexander stated all options for bill paying are discussed with new customers, including auto pay. Councilor Radford believes this should be celebrated through the Public Information Officer (PIO)/media.

It was moved by Councilor Smede, seconded by Councilor Francis, to approve a professional services contract with Information Source, a division of Standard Printing Company for an annual contract not to exceed $125,000 based on the estimated volume of 23,000 mailed bills per month, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Francis, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Subject: Approval of Workers' Compensation and Employer's Liability Insurance for Fiscal Year 2020/21

The total of $221,908 is an increase of $43,754 from last fiscal year's amount of $178,154. City staff is recommending the purchase of workers' compensation insurance with Safety National (option 1) for an annual cost of $155,453, plus a workers' compensation bond in the amount of $7,455. The workers' compensation and employer's liability rate has increased due to an increase in payroll from $46M to $53M and industry increases to

medical costs and property and casualty loss rates. The insurance policy also includes a $500,000 retention for wildland fire coverage. City staff is also recommending an increase in the Moreton & Company contract by $20,000 to develop a specialized on-site safety training curriculum focusing on areas with an increase in liability claims.

Councilor Smede stated this is a routine annual agenda item. Director Alexander stated this insurance coverage begins October 1. She stated the increase is due to changes in the interest rate. She also reiterated the on-site training curriculum. This training will occur in a team environment. Per Councilor Francis, Director Alexander stated the annual presentation from Moreton and Company was delayed due to COVID. She also stated workers' compensation is a team effort between the Idaho Counties Risk Management Program (ICRMP) and Moreton and Company. Mayor Casper noted safety culture is important for everyday jobs. She stated this is targeted and designed for injuries and any associated liability.

It was moved by Councilor Smede, seconded by Councilor Francis, to approve the workers' compensation and employer's liability consulting, training and insurance policy contracts for the 2020/21 fiscal year for a total of $221,908. Roll call as follows: Aye – Councilors Smede, Hally, Radford, Freeman, Francis. Nay – none. Motion carried.

Public Works

Subject: Approval of State/Local Cooperative Agreement with Idaho Transportation Department for the Pedestrian Improvements project

For consideration is a State/Local Cooperative Agreement and Resolution with the Idaho Transportation Department (ITD) for development of the Pedestrian Improvements project. This project will provide a Pedestrian Hybrid Beacon (PHB) signal crossing at the intersection of Dale Drive and Broadway (US20). The agreement allows for the City to design and construct the project and to be reimbursed by the State on or after July 1, 2021. The agreement, if approved, allows this PHB to be installed this fiscal year rather than after July of next year.

Councilor Freeman stated construction has begun and the State reimbursement will be received in the next year. He noted actual costs will be significantly less than $345,000. Councilor Radford stated a citizens group advocated for this solution. He believes this will keep pedestrians, specifically students, safe in this area. He also believes it is important to make this a priority. Councilor Francis stated this item has been discussed for some time. He noted it really addresses the direct problem for anyone crossing Broadway. He believes it also made good use of surplus equipment.

It was moved by Councilor Freeman, seconded by Councilor Radford, to approve the Agreement and the accompanying Resolution and give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows: Aye – Councilors Hally, Francis, Radford, Smede, Freeman. Nay – none. Motion carried.

RESOLUTION 2020-24

WHEREAS, THE IDAHO TRANSPORTATION DEPARTMENT, HEREAFTER CALLED THE STATE, HAS SUBMITTED AN AGREEMENT STATING OBLIGATIONS OF THE STATE AND THE CITY OF IDAHO FALLS, HEREAFTER CALLED THE CITY, FOR CONSTRUCTION OF PEDESTRIAN IMPROVEMENTS.

Subject: Ordinance Revision Amending Title 8, Chapters 1, 2 and 4 Eliminating Capital Improvement Funds and Fuel Flowage Fees Fund

The proposed revision to City Code is being brought forward for your consideration to comply with General Accounting Standard Board (GASB), Title 33 requirements as identified by recent City audits. Elimination of the City Code Sections in question will resolve both internal and external concerns and will still allow the City to

manage enterprise monies in a legal and responsible way that complies with applicable and generally accepted governmental accounting principles and practices.

Councilor Freeman stated this item also involved the Airport and Legal Department. He stated it is an ordinance clean-up.

It was moved by Councilor Freeman, seconded by Councilor Radford, to approve the Ordinance amending City Code regarding the creation of capital improvement funds for water, sewer and fuel flowage fees fund under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. Roll call as follows: Aye – Councilors Freeman, Radford, Smede, Francis, Hally. Nay – none. Motion carried.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:

ORDINANCE NO. 3335

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING CHAPTERS 1, 2, AND 4 OF TITLE 8 OF THE CITY CODE TO ELIMINATE CAPITAL EXPENSE FUNDS THAT ARE INCONSISTENT WITH THE GENERAL ACCOUNTING STANDARDS; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

Subject: Professional Services Agreement with Murraysmith Incorporated to update the 2015 Water Facility Plan

For consideration is a Professional Services Agreement with Murrysmith, Inc. to update the 2015 Water Facility Plan. Updating the Water Facility Plan will provide necessary planning to ensure that anticipated future needs of the Water Division are met and provide crucial information for water rate analysis.

Councilor Freeman stated this agreement updates the Water Facility Plan for the upcoming five (5) years. He noted Murraysmith is a leader in this field. The cost of the service is $152,553. Councilor Freeman believes this is money well spent.

It was moved by Councilor Freeman, seconded by Councilor Radford, to approve the Professional Services Agreement with Murraysmith Incorporated and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilors Hally, Radford, Francis, Smede, Freeman. Nay – none. Motion carried.

Legal

Subject: Sidewalk Violation Ordinance

The City requires sidewalk, curb, and gutter construction and maintenance. When there is a violation of the ordinance, City staff needs to contact the person responsible for violation. For this reason, City Code should be clear about the contents of the Notice of Violation, the order to correct it, and whom the Notice should be given to.

Councilor Hally stated a sidewalk must be constructed during development. The maintenance of a sidewalk is the responsibility of the property owner and any violation must be corrected within a certain amount of time.

It was moved by Councilor Hally, seconded by Councilor Freeman, to approve the Ordinance clarifying order and notice requirements under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. Roll call as follows: Aye – Councilors Francis, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:

ORDINANCE NO. 3336

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING TITLE 8, CHAPTER 10, SECTION 2 TO CLARIFY ORDER AND NOTICE REQUIREMENTS WHERE THERE IS A VIOLATION OF THE CITY'S SIDEWALK AND CURB CONSTRUCTION AND MAINTENANCE ORDINANCE; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

Community Development Services

Subject: Development Agreement Between the City of Idaho Falls and the Idaho Falls Redevelopment Agency

In the FY2020-2021 budget, $200,000 was allocated to the Idaho Falls Redevelopment Agency (IFRdA) for establishing potential future redevelopment districts in the 1st Street and Northgate Mile areas. Because there are no current districts in that area, and because IFRdA typically does not have authority to spend funds outside of a district, the attached agreement is intended to grant temporary authority to spend the funds outside of an existing district.

Councilor Francis stated the $200,000 approved in the budget is seed money to begin another redevelopment agency project within the City. Community Development Services Director Brad Cramer stated $1.4M will be distributed by the County from the recent closure of an agency project. An estimated $705,000 will be distributed to the city.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the City of Idaho Falls and the Idaho Falls Redevelopment Agency Development Agreement and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilors Smede, Hally, Radford, Freeman, Francis. Nay – none. Motion carried.

Subject: Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Providence Point Division 1

For consideration is the application for Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Providence Point Division 1. The Planning and Zoning Commission (P&Z) considered this item at its August 4, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Councilor Francis stated the property is 15.78 acres of land. He noted there are some lots set aside for storm water retention and a walking path is included. He believes the lot sizes and configuration will encourage a variety of home sizes which is an identified need and a best practice.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Development Agreement for Providence Point Division 1 Subdivision, and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilors Hally, Francis, Radford, Smede, Freeman. Nay – none. Motion carried.

It was moved by Councilor Francis, seconded by Councilor Radford, to accept the Final Plat for Providence Point Division 1 Subdivision, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. Roll call as follows: Aye – Councilors Freeman, Radford, Smede, Francis, Hally. Nay – none. Motion carried.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Providence Point Division 1 Subdivision, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Hally, Radford, Francis, Smede, Freeman. Nay – none. Motion carried.

Subject: Public Hearing – Annexation and initial zoning of HC, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, HC, M&B: 17.46 acres NE1/4 SE1/4 Section 8, Township 2 North, Range 38 East, Lot 5, Block 1, Lots 1-5 and a portion of Lots 7 and 10, Block 2, Lots 1-5, Block 4, Hodson Addition and Lots 12-15, Block 2 and Lots 6-7, Block 4, Hodson Addition First Amended

For consideration is the application for Annexation/Initial Zoning to HC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: 17.46 acres NE1/4 SE1/4 Section 8, Township 2 North, Range 38 East, Lot 5, Block 1, Lots 1-5 and a portion of Lots 7 and 10, Block 2, Lots 1-5, Block 4, Hodson Addition and Lots 12-15, Block 2 and Lots 6-7, Block 4, Hodson Addition First Amended. The Planning and Zoning Commission considered this item at its September 1, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Mayor Casper opened the public hearing and ordered all items presented be entered into the record. She requested a staff presentation.

Director Cramer stated this is a City-initiated annexation. He then presented the following:
Slide 1 – Property under consideration in current zoning
Director Cramer stated this is the final City-initiated annexation of properties that have City utilities and are contiguous. He noted it was unknown that the properties were receiving City utilities at the time when other adjacent parcels were annexed.
Slide 2 – Comprehensive Plan Future Land Use Map
Slide 3 – Aerial photo of property under consideration
Director Cramer noted for the most part this is developed land. He also noted there is some residential use to the west but for the most part this entire area is commercial in nature.
Slide 4 – Additional aerial photo of property under consideration
Director Cramer stated the undeveloped parcels were included due to the same ownership of the developed parcels.
Slide 5 – Aerial photo of property under consideration with Annexation Principles
Director Cramer noted not all the parcels in the annexation have City utility, however, per the City's statement of annexation principles these parcels are included as they qualified under the document.
Slide 6 – Utility map for this area
Director Cramer stated staff went through the Category B procedures although there was no neighborhood meeting due to COVID. He noted there was no contact or testimony received.

Per Councilor Smede, Director Cramer stated these parcels were identified by the adjacent neighbors and Public Works confirmed by testing/locating the lines. Per Councilor Francis, Director Cramer stated Woodruff Avenue has been annexed into the City. Per Councilor Freeman, Director Cramer stated the outlier parcel was missed in the previous annexation.

Mayor Casper requested any public comment. Seeing no additional testimony, Mayor Casper closed the public hearing.

Councilor Francis stated this property clearly meets the categories in the annexation principles. He also stated the properties benefit from City services including the City road. This area is also within the Area of Impact.

Councilor Francis believes, in order to make the annexation statement accurate, the 'whereas' clause in the ordinance needs amended to reflect consent or no opposition to the annexation.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Ordinance annexing: 17.46 acres NE1/4 SE1/4 Section 8, Township 2 North, Range 38 East, Lot 5, Block 1, Lots 1-5 and a portion of Lots 7 and 10, Block 2, Lots 1-5, Block 4, Hodson Addition and Lots 12-15, Block 2 and Lots 6-7, Block 4, Hodson Addition First Amended under a suspension, and as amended in the recitals, of the rules requiring three complete and separate readings and request that it be read by title and published by summary. Roll call as follows: Aye – Councilors Francis, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Mayor Casper noted the 'whereas' clauses do not change the effectiveness of the law/ordinance although she appreciates the consistency for the additional actions.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:

ORDINANCE NO. 3337

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 17.46 ACRES DESCRIBED IN EXHIBITS A AND B OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of: 17.46 acres NE1/4 SE1/4 Section 8, Township 2 North, Range 38 East, Lot 5, Block 1, Lots 1-5 and a portion of Lots 7 and 10, Block 2, Lots 1-5, Block 4, Hodson Addition and Lots 12-15, Block 2 and Lots 6-7, Block 4, Hodson Addition First Amended and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Freeman, Francis, Hally, Radford, Smede. Nay – none. Motion carried.

It was moved by Councilor Francis, seconded by Councilor Radford, to assign a Comprehensive Plan Designation of "Commercial" and approve the Ordinance establishing the initial zoning for HC under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office summary. Roll call as follows: Aye – Councilors Radford, Francis, Smede, Hally, Freeman. Nay – none. Motion carried.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:

ORDINANCE NO. 3338

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 17.46 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS HC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning for HC and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Radford, Freeman, Smede, Francis, Hally. Nay – none. Motion carried.

Subject: Public Hearing – Annexation and initial zoning of R3A, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, R3A, M&B: 2.237 Acres, Section 7, Township 2 North, Range 38 East

For consideration is the application for Annexation/Initial Zoning to R3A, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: 2.237 Acres, Section 7, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its September 1, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Mayor Casper opened the public hearing and ordered all items presented be entered into the record.

Mayor Casper requested a presentation from Johnny Arbuckle, the applicant.

Johnny Arbuckle, Scratch Development, appeared via WebEx. Mr. Arbuckle stated Scratch Development is working to bring a tenant to this location that will create 200 jobs. He believes this is an exciting project for Idaho Falls as this project is in competition with other cities. Mr. Arbuckle stated the parcel fronts Energy Drive on the north and DOE Place on the south. It is an orphan piece that is surrounded by current City property. Mr. Arbuckle noted the additional/following application relates to the parcel directly to the west of this piece that relates to the rezone to make both parcels available for development of this project. The requested initial zoning is R3A, the parcels to the north and the east are currently R3, the parcels to the west and the south are R&D. Mr. Arbuckle believes the R3A is a good transition and allows a mix of uses. He stated the primary reason for the zoning designation is for the narrowness of these parcels and for the planned development of the parking needs for the anticipated tenant. He also stated the R3A has a setback that allows the needed layout and allows for professional services for a future office building.

Mayor Casper requested a staff presentation.

Director Cramer presented the following:
Slide 1 – Property under consideration in current zoning
Director Cramer stated prior to 2018, this area was all industrial zoning. Staff identified this area as needing a rezone away from industrial toward R&D or professional office. Staff also believed this area would develop together as the R&D zone is intended for large parcels because it requires a significant amount of landscaping and setbacks. Director Cramer stated these parcels are not going to develop together at this point because the ownerships are different.
Slide 4 – Aerial photo of property under consideration
Director Cramer stated Allied Avenue was not considered, this road is required to be connected to Energy Drive somewhere. If not connected, Energy Place and DOE Place become too long of a roadway to meet the subdivision and fire codes. Director Cramer indicated the applicant is intending to develop as one (1) parcel, however, if this is not the case these are separate parcels and the road cut through would leave a small parcel that has R&D setback requirements. Most of the lot would be eaten up by setbacks and landscaping. The R&D does not make sense on this parcel and would make it almost undevelopable.
Slide 2 – Comprehensive Plan Future Land Use Map
Director Cramer stated Higher Education has been used before and regularly and it allows professional offices and small-scale commercial uses.
Slide 3 – Additional aerial photo of property under consideration
Slide 5 – Photo looking southwest across the property from Energy Drive
Slide 6 – Photo looking northeast across the property from Energy Place

Per Mayor Casper, Director Cramer stated the concern of Allied Avenue will affect the zoning, the road alignment will be addressed in the final plat. Per Councilor Francis, Director Cramer confirmed R3A has a transitional element. Per Councilor Freeman, Director Cramer stated the parking requirements would limit the height on R3A unless the parking becomes structured or goes underground.

Mayor Casper requested any public testimony.

Councilor Freeman questioned the number of parking stalls or parking structure. It was noted concerns of parking are not relevant to the annexation.

Seeing no additional testimony, Mayor Casper closed the public hearing.

Councilor Francis noted this is a Category A annexation. He believes this is a walkable concept, it's a transition, there is R3 nearby, and it will be supportive of other adjacent areas. He also believes R3A will give an option for housing and offices. The zoning will also provide support for those individuals working in this area.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Ordinance annexing: 2.237 Acres, Section 7, Township 2 North, Range 38 East under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. Roll call as follows: Aye – Councilors Hally, Smede, Freeman, Francis, Radford. Nay – none. Motion carried.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:

ORDINANCE NO. 3339

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 2.237 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of: 2.237 Acres, Section 7, Township 2 North, Range 38 East and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Smede, Hally, Radford, Freeman, Francis. Nay – none. Motion carried.

It was moved by Councilor Francis, seconded by Councilor Radford, to assign a Comprehensive Plan Designation of "Higher Education Center" and approve the Ordinance establishing the initial zoning for R3A under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office summary. Roll call as follows: Aye – Councilors Smede, Francis, Freeman, Hally, Radford. Nay – none. Motion carried.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:

ORDINANCE NO. 3340

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 2.237 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS R3A ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning for R3A and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Francis, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Subject: Public Hearing – Rezone from R&D to R3A, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: 1.76 Acres, Lot 1, Block 2, Energy Plaza

For consideration is the application for Rezoning from R&D to R3A, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: 1.76 Acres, Lot 1, Block 2, Energy Plaza. The Planning and Zoning

Commission considered this item at its September 1, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Mayor Casper noted this property is adjacent to the immediate west of the previous annexation and zoning.

Mayor Casper opened the public hearing and ordered all items presented be entered into the record.

Mayor Casper requested a presentation from Johnny Arbuckle, the applicant.

Johnny Arbuckle, Scratch Development, appeared via WebEx. Mr. Arbuckle stated the parcel is currently zoned R&D. He also stated several reasons for the rezone relates to the setback requirements for the landscaping buffer along Energy Drive, Energy Place, and in the future for Allied Avenue that will extend through these parcels. This will create a difficulty to get the parking filled and the required building for development. Mr. Arbuckle stated the rezone will allow for professional services with less of a setback requirement from the street and would be consistent with the overall plan for this area.

Mayor Casper requested a staff presentation.

Director Cramer presented the following:
Slide 2 – Comprehensive Plan Future Land Use Map
Director Cramer stated Higher Education Center promotes a number of different uses to support higher education including housing, commercial, office, and research and development. R3A is consistent with that designation. He noted the remaining slides are the same from the previous hearing.

Mayor Casper requested any public comments. Seeing no one appearing, Mayor Casper closed the public hearing.

Councilor Francis stated there is R3A directly to the east, R3 to the north, and this still fits with the Comprehensive (Comp) Plan. He noted the R&D does not work well with the use of this land.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Ordinance Rezoning M&B: 1.76 Acres, Lot 1, Block 2, Energy Plaza from R&D to R3A under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. Roll call as follows: Aye – Councilors Smede, Hally, Radford, Freeman, Francis. Nay – none. Motion carried.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:

ORDINANCE NO. 3341

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 1.76 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM R&D ZONE TO R3A ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from R&D to R3A of M&B: 1.76 Acres, Lot 1, Block 2, Energy Plaza, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Hally, Francis, Radford, Smede, Freeman. Nay – none. Motion carried.

Subject: Public Hearing – Rezone from I&M to R3A, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: Lots 3, 4, and 5, Block 1, McNeil Business Park Division 2, SE ¼, Section 25, T 2N, R37

For consideration is the application for Rezoning from I&M to R3A, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: Lots 3, 4, and 5, Block 1, McNeil Business Park Division 2, SE ¼, Section 25, T 2N, R37. The Planning and Zoning Commission considered this item at its September 1, 2020 meeting and recommended approval by a 5-1 vote with one abstention. Although the motion passed by a fairly wide margin, the discussion was not as unanimous. Staff highly recommends a careful review of the minutes for this item.

Councilor Radford noted he had previous discussion with a citizen regarding this issue not realizing it was quasi-judicial at the time. He also noted the discussion was comments only.

Mayor Casper opened the public hearing and ordered all items presented be entered into the record.

Mayor Casper requested a presentation from Victor Sutherland, the applicant.

Mr. Sutherland believes there are several reasons why this area should be developed and rezoned to R3A including the Thayer Bridge fountains and walkability to the zoo; this fits within the Comp Plan as Sunnyside is south of the three (3) lots; and the current zone is Industrial and Manufacturing (I&M) with a variety of adjacent businesses that do not fit this zone. He also believes this is a great opportunity.

Mayor Casper requested a staff presentation. She noted Director Cramer will read written testimonies that arrived prior to the deadline.

Director Cramer reiterated, per the memo submitted, staff recommendation was to carefully review the minutes from the P&Z meeting as there were two (2) members of the P&Z that did not vote. Those two (2) members opposed the rezone. Director Cramer stated this is not an easy decision as there are arguments from the Comp Plan that support the rezone and arguments that support denial of the rezone. He then presented the following:
Slide 1 – Property under consideration in current zoning
Director Cramer stated most of the area to the west, north, and south is zoned I&M. The immediate east area is zoned R3A.
Slide 2 – Future Land Use Map of the Comprehensive Plan
Director Cramer stated this area is shown as an intersection of higher-density residential, employment center, and highway-related industrial. He noted the lines (of the Comp Plan) are not drawn to follow parcel lines. They are meant as an idea of what will happen in the future.
Slide 3 – Aerial photo of property under consideration
Director Cramer stated the parcel is currently undeveloped and there is a significant amount of undeveloped land in the immediate area. He also stated concerns raised are the industrial-type traffic that runs along McNeil in order to access Sunnyside. The nearest access to Yellowstone is north onto 25th. Director Cramer stated the Comp Plan policies that do not support the rezone are in regard to industrial land. Page 52 of Comp Plan states that land served by railroad and Airport facilities and near or adjacent to State highways shall be retained for industrial development with the idea that those industrial uses need easy access to transportation facilities. Director Cramer stated this is an important policy of the Comp Plan. The Comp Plan also states the City needs to assure industrial and heavy-commercial traffic does not move through neighboring residential areas. There is no neighboring residential road this connects to although the proposal is to put a zone that is primarily residential next to a road that is used by industrial and heavy-commercial traffic. There are principles that would suggest the rezone is not appropriate.
Slide 4 – Additional aerial photo of property under consideration
Director Cramer stated a principle that staff used in support of the rezone has to do with the adjacent residential development where the plan addresses buffering industrial uses from residential. The R3A provides a buffer to the existing neighbors to their immediate west. If this were to develop as residential, it is buffered by McNeil Drive and by the setbacks and buffering and landscaping requirements to any development that would happen west of McNeil Drive. Director Cramer stated rezone requests include what is happening in the area. He noted changes are happening in both directions in support of residential in the area. There have also been a number of rezones to Limited Commercial (LC) to the north. LC allows residential at the same standard as an R3A zone. Director Cramer stated staff has recently met with a potential developer in the area to the west although any plans have not been officially submitted. These plans also indicate changes to the area. Director Cramer stated the old code, prior

to 2018, only required 30' setback from McNeil Drive, a 15' landscaping strip along the road, and no buffering between the residential and the industrial unless it was parking or loading zones. He also stated when the code was re-written in 2018, the City added a requirement of a 30' setback in the rear of the property when industrial is against residential and the 30' must be landscaped unless a masonry wall is installed. On this particular site, because of the narrow lots, the 30' setbacks in the front and the rear ate up roughly 40% of the site in setback requirements. This is a concern for potential developers of this lot. Staff recognized a different zone would make the lot easier to develop.
Slide 5 – Photo looking south along McNeil Drive
Slide 6 – Photos looking north and south along McNeil Drive
Slide 7 – Photo looking at commercial and industrial development to the west of the site
Director Cramer stated staff re-visited the site to observe/watch the area. Staff believes it may not be inappropriate to have residential today although it may not make sense if industrial continues to occur in this area. Director Cramer noted this is a challenging application from the staff perspective.

Councilor Francis questioned the connection to Thayer Bridge. Director Cramer stated these are private roads so there is no requirement from the City to connect. Councilor Francis also questioned the amount of commercial in the industrial area. Director Cramer stated industrial is very broad. He believes this is a market-driven development pattern. Per Councilor Francis, Director Cramer stated there are less setbacks, buffers, and allowed uses; industrial is very intentional on protecting adjacent residential development from the nuisances; and the access would be McNeil Drive. Mayor Casper questioned the traffic concerns. Director Cramer believes the volume of commercial and industrial traffic will increase and will make an unsafe environment. Per Mayor Casper, Mr. Fife stated the negligence issues and the development is not relevant to the zone. He also stated the Council must consider all uses allowed within the zone including safety. Per Councilor Freeman, Director Cramer confirmed the setback comparisons of R3A and LC, and a fair amount of land for setbacks would be lost with either zone because of the adjacent residential.

Director Cramer then read the following emails/letters into the record that were submitted earlier in the day.

The Honorable Rebecca Casper and Members of the City Council,
Old Faithful Beverage Company of Idaho Falls, Inc. has been a valued business member of the community since 1902. We have been located in our current business complex for over 26 years. We wish to express our opposition and submit opposing arguments to the City of Idaho Falls Planning and Zoning Commission in reference to the above referenced rezone application. Commission failed to adequately consider the consequences of approval and evaluate the foreseeable impacts of the rezone on the surrounding landowners and future occupants of the residential development planned on the rezoned property. The requested rezone is nothing more than an accommodation of the developer's plan to construct residential high-density housing in an area completely surrounded by property zoned for industrial and commercial development. Approval of the rezone will create an immediate and increasing traffic safety problem on McNeil Drive with heavy commercial traffic moving through a newly established residential area. In addition, rezoning this property to R3A will extend residential use beyond the existing transition boundary between the Thayer Bridge residential development and the industrial and commercial property of the McNeil Business Park, a development never intended for residential occupation. Additionally, approval of the rezone creates a permanent conflict between dramatically different land uses. The property requested for rezone fronting McNeil Drive, is almost exclusively used by heavy commercial vehicles and local commercial and industrial business travel. The Commission's Staff Report acknowledges that the heavy commercial traffic moving through a residential area "has the potential to create conflicts of nuisances where there is now a mix of traffic types, where before there wasn't". Old Faithful operates from 3 a.m. to 9 p.m. on any day of the year. Our business alone creates semi-truck and delivery truck traffic exceeding 100 trips per day. Heavy commercial vehicular use will create both safety and nuisance issues for residents who will find this constant traffic and noise unacceptable. With business growth and future development, this problem will only compound. More importantly, the heavy commercial vehicles have extended stopping distances, even at low speeds, presenting a danger and risk to pedestrians or children playing in the area. No viable, safe option exists to reroute the existing traffic away from the planned housing development. Further, the rezone of existing IM property in the McNeil business park to R3A is an overreach of the Comprehensive Plan Policies. Planning and Zoning based part of their decision to approve

the parcel zoning change on the fact that it borders other High-Density Residential property. This is true, but the existing residential property exits onto Rollandet Street. That existing residential development backs to property fronted by McNeil Drive and the McNeil Business Park, which, until now, served to buffer and transition to IM property. The property was last zoned Light Manufacturing, as stated in the Commission's Staff Report "consistent with the heavier commercial uses that have developed in the area" (P&Z Staff Report, 9/1/2020). Rezoning this property to R3A thrusts high density housing past the existing residential buffer into commercial and industrial zoned property, an area never intentioned for residential housing. This in turn will create yet another immediate and unsolvable conflict. Old Faithful Beverage Company of Idaho Falls, Inc. and other existing property owners with parcels fronting McNeil Drive in McNeil Business Park support new development consistent with IM use. Allowing this rezone will promote opposition by new residential owners or tenants against property owners of existing IM property. This proposed high density residential development will be isolated and surrounded by commercial and industrial use, plagued by increasing traffic, noise and safety concerns. This will result in a foreseeable but impossible to resolve constant stream of complaints about the existing business operations' adverse impact on residents' quality of life, peace and safety. Old Faithful Beverage Company of Idaho Falls, Inc. contends that the City Council cannot rationally condone the immediate and increasing conflict, and confrontation, that will arise along with the risk, hazard, and nuisance associated with housing located on McNeil Drive. Accordingly, we request that the Mayor and City Council deny the Planning and Zoning Commission's requested action to rezone from IM to R3A.
Respectfully Submitted, Erik Hutchings General Manager, Old Faithful Beverage Co. Pepsi Cola of Idaho Falls.

Dear Honorable Rebecca Casper and Members of the City Council,
Burns Concrete, Inc. is a professional concrete and aggregates production company serving Eastern Idaho since 1988 from our current location. Burns is a major landowner of industrial property in, and adjacent to, McNeil Business Park, and makes extensive use of McNeil Drive in our operations. We are writing to express our opposition to the Idaho Falls Planning Commission's recommendation to approve the referenced rezone request, and provide the justification for our position. While the Commission's Requested Action is supported by the Staff Report of 9/1/2020, the Commission has not sufficiently evaluated and reported the resultant serious repercussions of approval. The rezone will have adverse impact on the surrounding landowners, newly mint a predictable mixed-use conflict and create safety concerns with any future occupants of the residential development planned on the rezoned property. The requested rezone will allow a developer to construct residential high-density housing in an area previously only zoned for industrial and commercial development. In effect, the housing project will be an isolated, mixed use carve out that will be incompatible with future planned development of the surrounding property. The housing development will create an immediate traffic safety problem on McNeil Drive. McNeil Drive now carries a high volume of heavy commercial vehicles, traffic that will operate immediately in front of the residential property. Over time, the commercial traffic volume will only increase. As pointed out in the Commission's Staff Report, the heavy commercial traffic operating through a residential area "has the potential to create conflicts or nuisances where there is now a mix of traffic types, where before there wasn't". We posit that this outcome is a certainty, not a "potential". As evidence, Burns Concrete regularly operates from 1 a.m. to 9 p.m. on any day of the year. During daily operation, Burns Concrete Mixer Trucks, Aggregate Dump Trucks with attached Pup Trailers and supplier tandem Cement Bulkers combined can exceed 200 trips per day on Mc Neil Drive. Other businesses create additional semi-truck and delivery truck traffic. McNeil Drive is not illuminated with street lights, and traffic operates with headlights outside of daylight hours. This condition will create a nuisance, and result in both a safety and noise issue for uninformed future residential residents who will find this constant traffic and noise over extended hours intolerable. More seriously, the heavy commercial traffic presents a danger and risk to pedestrians or children playing in the area due the extended stopping distances of these vehicles. Reducing the road speed limit will not eliminate this risk, and the options to reroute commercial traffic off of McNeil are neither feasible or safe. To reiterate, this road does not currently carry residential pedestrian or vehicle traffic, and placing a high-density residential building adjacent to McNeil Drive will endanger the future resident families and children. In addition, the rezone of existing IM property in the McNeil Business Park to R3A requires liberal interpretation of the Policies in the City's Comprehensive Plan. Rezoning this property to R3A extends residential use beyond the existing transition boundary and buffer provided by the Thayer Bridge high density residential development and the industrial and commercial property of the McNeil Business Park. Planning and Zoning partially based their decision to approve the parcel zone change on the fact that it borders Thayer Bridge, however traffic from Thayer

Bridge exits via Rollandet Street, not McNeil. Pushing high density residential property past the existing residential buffer into commercial and industrial property, which was never intended for residential occupation, is also inconsistent with previous zoning for this parcel. Again, referencing the Commission's Staff Report, the property was also previously zoned Light Manufacturing "consistent with the heavier commercial uses that have developed in the area". As surrounding property is developed for commercial and industrial uses, the mixed-use conflict resulting from the proposed zoning will be permanent, and without a solution. Burns Concrete, Inc., acquired property in McNeil Business Park for planned expansion, consolidation of other remote business operations, and development of new, industrial and manufacturing related business. All of Burns planned development is suitable for IM zoned property, and will create significant additional commercial traffic and noise. We are aware that other property owners surrounding the proposed rezone have similar plans to develop their property utilizing the current IM zone designation. One can easily extrapolate from the avoidable situation that will be created by the rezone, that existing property owners will have to contend with the sum of the residential complaints, and objections when any new development proposal will increasingly make the problem worse. Allowing the rezone will establish future IM development opposition from new residential owners or tenants. Recognize that this opposition would be directed toward plans for which the existing IM property was originally acquired, and intentionally separated from residential use. In the future, this housing development may very well be the only residential property in the area, with planned IM development steadily adding to increasing traffic, noise, and safety issues. Residential occupants will have no solution to the problems that will diminish the quiet enjoyment of their property. Burns Concrete asserts that the City Council cannot reasonably approve this rezone request when it will result in predictable, permanent, and incompatible mixed-use interests and needs. Future residential occupants of the planned development, having no prior knowledge of the hazards and nuisance produced by the normal operations of the surrounding businesses, will generate complaints to the adjacent businesses who are not responsible for the situation, and cannot provide relief to their concerns. The City of Idaho Falls will have to contend with the constant stream of complaints. Residential development within McNeil Business Park creates an immediate, permanent conflict of interests between future family residents and both the current, and planned IM development uses of the surrounding property. The liability created by approving the rezone can only rest with the City of Idaho Falls, and not the existing business and property owners. Fortunately, this situation can and should be prevented from occurring. Therefore, we request that the Mayor and City Council deny the Planning and Zoning Commission's requested action to rezone from IM to R3A.
Respectfully Submitted, Kirk Burns, President, Burns Concrete, Inc.

Dear Mayor Casper and Members of City Council,
IE Productions is located at 2975 McNeil Drive in Idaho Falls, directly adjacent to the proposed Rezone plots from IM to R3A in McNeil Business Park. We feel that the requested rezone would have a negative impact to the businesses that currently exist in and around McNeil Business Park. We specifically built our studio facilities in this development because it was zoned commercial use only. We did not want to put our studios in a residential area for fear of constant noise interruptions and or noise complaints while we are recording. We feel that having high density housing located directly next to us may have potential conflict with our daily business operation, and potential residential neighbors. Another conflict we see is that McNeil Business Park already has a very high volume of heavy commercial truck traffic that use McNeil Drive daily including Old Faithful Beverages, Electrical Wholesale, Melaleuca, Burns Concrete and The Idaho National Guard. This type of traffic creates safety and noise conflicts with potential residents and existing and future businesses that will operate in the business park. For these and many more reasons I respectfully request that Mayor and City Council deny the Planning and Zoning Commissions request to rezone this property from 1M to R3A.
Chad Hammond/Gary Stewart, Principals, IE Productions

Dear Council Members,
I want to thank you in advance for taking time to read this carefully.
McNeil Development, Rollie and Lorin Walker are the ones who paid for the install of McNeil Dr. We purchased land and worked with Land Owners to get the rights to put in a public City street with utilities etc. Some Landowners would not participate therefore the crook in the road. That was under the advice of Chad Stanger then City Planner I believe. They are the ones on the North end and East side of McNeil Drive. The reason the City was enthusiastic about supporting us with the install of McNeil Drive was all because of the need to get heavy industrial

traffic off of Rollandet. Mission Accomplished. Now we understand that the planning division of the City is allowing High Density Housing to be built which will clearly and candidly put kids and bicycles mixed with HEAVY DUTY Industrial trucks back in this area and on this street. It clearly defeats the purpose for which it was originally approved. The parcel in question was sold as zoned. Ml. It should remain as such. Please deny any changes that will defeat the enthusiastic purpose and need for which McNeil Drive was built.
Kindest Regards, Rollie Walker, McNeil Development

Mayor Casper requested testimony in favor of the proposal. No one appeared. She then requested any additional testimony.

Rick Hoffla, Vice President of Operations for Burns Concrete, appeared. Mr. Hoffla summarized the four (4) elements: 1) this will create an unavoidable traffic safety problem on McNeil Drive, 2) this represents poor planning by pushing the residential development beyond the existing transition boundary and into industrial property, 3) this will distract from future residents' quality of life which results from the nuisance of the existing and growing industrial traffic on McNeil Drive, 4) this will create a new conflict of new residents with existing landowners. Mr. Hoffla stated Burns Concrete believes P&Z may not have and should not have approved the request if they would have adequately considered the application for residential development. He read excerpts of the P&Z minutes from the September 1 P&Z meeting from Commissioners Black, Wimborne, Morrison, and Hicks. Mr. Hoffla believes the rezone request should never have come before the City Council. He respectfully requested to deny the application for the rezone.

Rollie Walker, Idaho Falls, appeared. Mr. Walker stated when he approached Chad Stanger (former Public Works Director) many years ago about putting in the road Mr. Stanger was excited. He stated the challenge was Rollandet Street because the industrial heavy trucks had no options until McNeil Drive. He believes the road was a relief, it was needed, it was the right thing to do, and was done in compatibility and rightfully accepted by the City for the intended purpose. Mr. Walker reiterated the City was excited to have an alternate route to get the heavy traffic off of Rollandet and he does not believe there would have been another alternate route. He stated McNeil Drive was built wide to allow space for tandem trailers. He believes the road has been useful for several reasons. He noted the heavy industrial trucks are very courteous although he also believes residential would bring the families onto Rollandet with the industrial trucks.

Eric Hutchins, General Manager of Pepsi Cola, appeared. Mr. Hutchins believes the letters cover this issue well, and this is a simple issue. He stated the trucks are extremely large and can be scary in traffic. Mr. Hutchins cannot believe there should be a residential area with these trucks. He noted Pepsi Cola plans to make a large donation to the Idaho Falls Event Center, Pepsi Cola is proud of the things they do for the community, and they like doing business in this community.

Kurt Burns, President, owner, and founder of Burns Concrete, appeared. Mr. Burns stated he has spent the last 20 years assembling the acreage of the industrial ground. He identified the land owned by Burns Concrete on Slide 1. He described the prior route and current route to Burns Concrete including the use of McNeil Drive. He stated Burns Concrete purchased the additional acreage adjacent to Pepsi Cola to expand the facility into multiple businesses. Mr. Burns stated he has been approached by an individual, with high-volume traffic, to put in a road for an alternate route to access their acreage. He expressed his concern for this as he has been in other zoning hearings in other counties and nobody wants this type of business in their backyard. Mr. Burns believes industrial would be not approved in residential, and he believes the opposite is being requested with this applicant. He stated the land was purchased with the idea of this being an industrial area. He also stated Burns Concrete is the only concrete company within the City that pays taxes and supports the community. He indicated this is frustrating. Mr. Burns identified the boundary on Slide 4. He believes it would be very difficult to develop and it would have the same type of a building with variance. He described other buildings within the area. He also displayed/supplied photos of trailers parked on McNeil Drive. Mr. Burns stated they have worked with the Child Development Center (in this area) over the course of years but they are very controlled with good crossings and know what to expect. He believes future residents may not fully understand the housing situation. He respectfully requested the application be denied.

Robert Nobles, resident of Thayer Bridge, appeared. Mr. Nobles agrees that an adequate buffer zone is already there. Any kind of residential area would be a disaster in his opinion.

Linda Simhardt, office manager at Burns Concrete, appeared. Ms. Simhardt stated there are currently two (2) commercial buildings in McNeil Business Park – IE Productions and the Walkers' building. She stated the code change in 2018 changed the setback configuration which would not allow the current buildings with the original setback configuration. Mr. Simhadrt stated at the P&Z hearing, applicant Blake Jolley stated "the parcel is small for I&M and the size makes it difficult to develop with I&M with the required setbacks. Since the ordinance change before the business park was built out, these parcels should be a candidate for a Board of Adjustment hearing to allow for the same setbacks for the original business park that was proposed. This would make the development of the lots more attractive to developers." Ms. Simhardt stated the Comp Plan shows the area for employment centers and high density on Rollandet, not on McNeil Drive. The high-density residential housing is not compatible with the existing industrial uses and would not be compatible with the goals of the Comp Plan. Mr. Simhardt believes high-density includes tenants that may be leasing/renting online that would have no idea of the current industrial companies. She does not support the rezone and she requested denial of the rezone.

Chad Hammond, via WebEx, believes his (previous) letter expressed his concerns.

Victor Sutherland appeared via WebEx for rebuttal. Mr. Sutherland believes the question that should be asked is what's best for Idaho Falls, not what's best for one (1) or two (2) businesses. He reiterated the project is barely off of Sunnyside. He identified the adjacent existing businesses. He believes this is a safe place to park and it is not too busy of a road. Mr. Sutherland stated the rezone does not affect other lots and how they want to develop. He also stated it would be nearly impossible to develop the lot in the current zone. Mr. Sutherland noted there was one (1) resident of Thayer Bridge in favor of the rezone. He reiterated the P&Z voted 5-1 in favor of the rezone and he believes this is a great opportunity for Idaho Falls to develop what is needed.

Mayor Casper reminded the Council the focus is on the rezone and all potential uses allowed in the zone. She indicated an official application has not been received for any stated use. Per Councilor Francis, Director Cramer stated the purpose statements of each zone clarifies R3A is intended to be predominantly residential and LC is intended to be predominantly commercial.

Mayor Casper closed the public hearing.

Councilor Francis believes there is no connection between Thayer Bridge and this development and there is no potential for development. He also believes this unique development makes his transition statement less valid. He indicated there is a potential problem of R3A so close to something different. Councilor Freeman believes this is a spot zone which is possibly putting a residential development in an industrial/manufacturing zone. He sees this as conflict and is not supportive. Councilor Smede understands a business wanting to expand with residential concerns. She does not believe this seems appropriate. Councilor Hally stated he has seen an increase of truck activity over the course of years. He does not believes it is a good idea for residential as he believes this would be an accident waiting to happen. Councilor Radford believes the conversation was professional and well thought-out although he believes this might be in the wrong place if the neighbors can't be persuaded. He expressed his appreciation for the civil and informed approach. He hopes this doesn't dissuade high-density housing in other areas. Councilor Francis believes the Councils' responsibility is to sort out property rights and private property rights. He is not supportive of this change.

It was moved by Councilor Francis, seconded by Councilor Radford, to reject the Ordinance Rezoning M&B: Lots 3, 4, and 5, Block 1, McNeil Business Park Division 2, SE ¼, Section 25, T 2N, R37 from I&M to R3A. Roll call as follows: Aye – Councilors Freeman, Radford, Smede, Francis, Hally. Nay – none. Motion carried.

Councilor Francis stated, for the Reasoned Statement of Relevant Criteria and Standards, the rezone does not work well as a transition zone between the industrial area and the current adjacent residential zone because of the barrier; it does not work well because of the use of McNeil Drive as Rollandet is more for the residential use and this would

only come out on McNeil Drive; this is not the right place to put housing in industrial area; and the conflict between residents and businesses.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Reasoned Statement of Relevant Criteria and Standards for the rejection of the rezone from I&M to R3A of M&B: Lots 3, 4, and 5, Block 1, McNeil Business Park Division 2, SE ¼, Section 25, T 2N, R37, and give authorization for the Mayor to execute the necessary documents. The basis of the Reasoned Statement of Relevant Criteria and Standards would be based on the previous statements. Roll call as follows: Aye – Councilors Hally, Radford, Francis, Smede, Freeman. Nay – none. Motion carried.

Announcements

Mayor Casper stated the Regional Economic Development for Eastern Idaho (REDI) Virtual Conference will be held October 8.

Adjournment:

There being no further business, the meeting adjourned at 10:39 p.m.

Kathy Hampton, City Clerk	Rebecca L. Noah Casper, Mayor

IDAHO FALLS

MEMORANDUM

FROM: Duane A Nelson; Fire Chief

DATE: Tuesday, October 6, 2020

RE: Sole Source Purchase of Motorola Portable Radios and Mobile Repeater

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc)

Approve sole source purchase based on the quotes received from MOTOROLA Solutions to purchase portable radios and vehicle mount mobile repeater for a total of $1,038,287.15 based on compatibility of the radios with the Fire Department's existing system, equipment, and enhanced safety features unique to Motorola (or take other action deemed appropriate).

Description, Background Information & Purpose

On April 7, 2020 Gov. Little signed executive Order 2020-07, establishing a process to allocate Federal coronavirus funding provided through the CARES Act and creating the Coronavirus Financial Advisory Committee (CFAC). Operating expenditures to improve capabilities and compliance with COVID-19 public health and safety precautions are recognized and meet the requirements of eligible expenditures. During this Pandemic the Fire Department has identified several health and safety issues to firefighters with the current operations of our portable radios. These include but were not limited to; the number of current department radios required the need to transfer portable radios to personnel without the appropriate time or equipment available to properly sanitize or disinfect this equipment. The lack of technology incorporated in the current portable radios did not allow for encrypted communication to occur with law enforcement personnel placing these personnel in close proximity to symptomatic patients or arriving on scene without vital information. The inability to communicate with state and federal partners on urban interface fires or wildland fire operations was due to the lack of portable radios with dual band capabilities. This placed firefighters in situations where best practices and their compliance with the Great Basin Geographic Area-Wildfire Response COVID-19 Pandemic Plan could not be followed. This operational plan relies on proper radio communications between Incident Command and firefighting personnel. The process of physical distancing eliminates crews from across the country from coming in close contact during mobilizations,

briefings, and fire operations. The authorization of purchase of the Motorola dual band encrypted radio and mobile repeater creates solutions to these issues during the COVID-19 pandemic and provides enhanced operational safety in the future.

Relevant PBB Results & Department Strategic Plan

☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐

The purchase of these radios and mobile repeater supports the safe and secure community-oriented results by enhancing the equipment and readiness of our fire department and personnel.

Interdepartmental Coordination

The Fire Department worked closely with Municipal Services, finance and treasurer divisions to obtain pre-approval funding through the CARES Act.

Fiscal Impact

This purchase will be a 100% reimbursable grant through the CARES Act and has been pre-approved by the State Controllers Coronavirus Financial Advisory Committee (CFAC).

Legal Review

Legal department's review of this sole source purchase is compliant with § 67-2808. Emergency expenditures and sole source expenditures.

IDAHO FALLS

MEMORANDUM

FROM: PJ Holm, Director, Parks and Recreation Dept.

DATE: Thursday, October 1, 2020

RE: Comprehensive and Strategic Master Plan Approval by Mayor and Council

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc)

Approval of the Comprehensive and Strategic Master Plan for the Idaho Falls Parks and Recreation Department System which was presented to Council on September 21, 2020 (or take other action deemed appropriate).

Description, Background Information & Purpose

The Master Plan gives the Parks and Recreation Department a chance to prioritize their planning actions and strategies through community input and data analyses for the next five to twenty years.

Relevant PBB Results & Department Strategic Plan

☒ ☒ ☐ ☐ ☒ ☐ ☐ ☐

This Master Plan supports Community-Oriented Results by providing a plan for high quality, affordable, and accessible recreation activities along with easily accessible parks, trails, green spaces and recreational facilities to meet community expectations.

Interdepartmental Coordination

N/A

Fiscal Impact

Prioritization, funding strategies and revenue planning will be addressed for each annual budget over the course of many years to be able to implement any improvements and suggestions that are addressed in the Master Plan.

Legal Review

N/A

IDAHO FALLS

MEMORANDUM

FROM: Pam Alexander, Municipal Services Director

DATE: Tuesday, September 29, 2020

RE: IF-21-01, Line Clearance Services for Idaho Falls Power

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc)

Accept and approve the bid from the lowest responsive and responsible bidder, Davey Tree Surgery Company for a total of $442,374.40 or take other action deemed appropriate.

Description, Background Information & Purpose

This contract will provide power line clearance services for Idaho Falls Power.

Relevant PBB Results & Department Strategic Plan

☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐

The purchase of line clearance services supports the safe and secure community-oriented result by trimming trees and removing tree debris in the vicinity of City power lines.

Interdepartmental Coordination

Idaho Falls Power concurs with Municipal Services Department recommendation for this bid award.

Fiscal Impact

Funds for these vegetation management services are budgeted within the 2020/21 Idaho Falls Power budget.

Legal Review

Legal has reviewed the bid process and concurs the Council action desired is within State Statute.

CITY OF IDAHO FALLS
BID OPENING

DATE OF OPENING: Friday, September 18, 2020 TIME: 11:00 A.M.
LOCATION: Purchasing Office, 308 Constitution Way, Idaho Falls, ID 83402
PROJECT: Bid IF-21-01 Line Clearance Idaho Falls Power

Vendor:	1) Davey Tree Surgery Company			2) Wright Tree Services, Inc.			3)			4)		
City, State	Livermore, CA			West Des Moines, IA								
Public Works License #	PWC-C-15418-AAA-4			NONE								
Addenda Acknowledged?	YES			YES								
	$/Hour	$/40 Hours	$/ Hour O/T Rate	$/Hour	$/40 Hours	$/ Hour O/T Rate	$/Hour	$/40 Hours	$/ Hour O/T Rate	$/Hour	$/40 Hours	$/ Hour O/T Rate
Qualified Working Foreman	$ 33.92	$ 1,356.80	$ 42.74	$ 63.38	$ 2,535.20	$ 81.28						
Qualified Trimmer	$ 28.17	$ 1,126.80	$ 35.49	$ 54.00	$ 2,160.00	$ 68.27						
Apprentice Trimmer	$ 27.28	$ 1,091.20	$ 34.37	$ 52.99	$ 2,119.60	$ 66.96						
Qualified Ground Person	$ 17.68	$ 707.20	$ 22.28	$ 44.61	$ 1,784.40	$ 55.25						
55' Aerial Lift with Chip Box	$ 15.90	$ 636.00	$ 15.90	$ 13.00	$ 520.00	$ 13.00						
Chipper	$ 3.65			$ 4.25								
Pickup	$ 7.02			$ 9.32								
Dump Truck	$ 10.63			$ 9.00								
Stump Grinding - per Caliper Inch	$ 4.25			$ 4.75								
Sterilant per gallon, ie: Garlon 4	$ 55.43			$ 99.78								
Total Base Bid Price Based on a 40/hr Work Week												
1 Crew		$ 4,253.60			$ 9,662.00							
2 Crews		$ 8,507.20			$ 19,324.00							
Two working crews x 52 calendar weeks		$ 442,374.40			$ 1,004,848.00							

CONTRACT FOR CONSTRUCTION

Idaho Falls Power Line Clearance Project

THIS CONTRACT, made and entered into this _____ day of_____, 2020 by and between the City of Idaho Falls, Idaho, (hereinafter "CITY"), and Davey Tree Surgery Company of 2617 South Vasco Rd., Livermore, CA 94550, (hereinafter "CONTRACTOR").

WITNESSETH THAT, CITY and CONTRACTOR in consideration of the mutual covenants hereinafter set forth, agree as follows:

CONTRACT DOCUMENTS

CONTRACTOR agrees, at his own proper cost and expense, to do all the work and furnish all the materials, tools, labor and all appliances, machinery, and appurtenances for the Line Clearance Project in accordance with the Proposal made by CONTRACTOR on the 15th day of September, all in full compliance with the Contract Documents referred to herein. The "ADVERTISEMENT FOR BIDS," the signed copy of the "PROPOSAL", the "INSTRUCTIONS TO BIDDERS," and the "SPECIFICATIONS" titled **Line Clearance Contract Specifications** and the fully executed "PAYMENT BOND," "PERFORMANCE BOND," "CERTIFICATE(s) INSURANCE," Liability and Workers Compensation, are hereby referred to and by reference all made a part of this Contract, as fully and completely as if the same were fully set forth herein.

CITY agrees to pay to CONTRACTOR for the performance of said Contract a total Contract price as stated in the proposal.

CONTRACT TIME AND PAYMENT

The term of this Contract shall commence from the date of execution by all parties and shall terminate on September 30, 2021

CONTRACTOR agrees to complete the work within the time specified herein and to accept as full payment for all work, materials or services rendered on or delivered to the Project, an amount determined by the unit price method set forth in the Contract Documents and the Proposal, or the lump sum amount set forth in the Proposal. All work contemplated in the Proposal and the Contract Documents shall be completed by September 30, 2021.

OPTION TO RENEW

CITY shall have the right and option to renew this Contract on the same terms for three (3) additional consecutive annual terms, provided that CITY first give written notice of its intent to exercise such option at least sixty (60) days prior to September 30 of the calendar year work was performed pursuant to this Contract or preceding extended terms, as the case may be. In the event that CITY fails to give such notice, CITY shall forfeit all successive options to renew thereafter.

CONTRACTOR shall have the right to terminate the option to renew by providing written notice to CITY within (30) days after receiving CITY's notice of its intent to exercise the option to renew. In the event that CONTRACTOR terminates any option to renew then all successive options to renew shall automatically terminate thereafter.

In the event that this Contract is renewed, all work performed under the renewal shall be performed by September 30 of the calendar year of the applicable renewal.

TERMINATION FOR CONVENIENCE

CITY reserves the right to terminate this contract at any time at its sole discretion, with or without cause. In such event, CITY shall serve written notice upon CONTRACTOR of its exercise of such right, which notice shall be delivered not less than seven (7) days prior to the date of such termination. Such notice shall be deemed delivered upon its deposit in the U.S. mail, postage prepaid, addressed to CONTRACTOR's last known mailing address, or upon physical delivery of such notice to an officer or agent of CONTRACTOR.

In the event of such termination, CITY shall, within thirty (30) days after the date of termination, pay CONTRACTOR for all work performed prior to the termination date, in accordance with the payment provisions of this Contract.

CONTRACT EXECUTION AND BONDS

CONTRACTOR agrees to execute this Contract and to deliver to CITY, security for faithful performance of the Contract in the amount of one hundred percent (100%) of the Contract amount and security for the protection of persons supplying labor or materials for the Contract in the amount of one hundred percent (100%) of the Contract amount within ten (10) days after receipt of notification of acceptance of his Proposal. Such security may be in the form of a Certified Check or Cashier's Check drawn on a bank in good standing; Performance Bond and Payment Bond in the form specified in the Contract Documents and issued by a Surety authorized to issue such bonds in the State of Idaho; or Government Obligations, as defined under Idaho Code Section 54-1901 (2)(h).

If Government Obligations are used in lieu of payment and performance bonds, then separate obligations shall be delivered for the payment and performance security. Such obligations shall be physically delivered to the City in accordance with the provisions of Idaho Code Section 54-1926A and shall be accompanied by a Power of Attorney executed by all owners thereof and in the form specified in the Contract Documents. Each of the obligations shall have a market value on the date of their delivery to CITY, of not less than one hundred percent (100%) of the Contract amount. If CONTRACTOR elects to deliver a certified check or cashier's check, CONTRACTOR shall also execute and deliver performance and payment security agreements in the form specified by CITY. In the event the market value of either of such bonds decreases to an amount less than one hundred percent (100%) of the contract amount, at any time during the performance of the contract, CONTRACTOR shall immediately, upon demand of CITY, furnish additional government obligations or cash security sufficient to restore the amount of the security to the amount set forth above. If CONTRACTOR fails to provide such additional obligations, CITY may immediately and without further notice terminate CONTRACTOR's right to complete the remainder of the work. In such event, CONTRACTOR shall remain responsible for any damages suffered by CITY as a result of such termination.

CERTIFICATE OF INSURANCE

CONTRACTOR agrees to furnish to the CITY, **Certificate or Certificates of Liability and Worker's Compensation** insurance, executed by insurance companies authorized to do insurance business in Idaho, certifying that policies of insurance as required by the Contract have been duly issued to the CONTRACTOR and its subcontractors where required. **This paragraph applies to all insurance required by the Contract, including, but not limited to, Worker's Compensation Insurance.**

PAYMENT OF TAXES, EXCISES, AND LICENSE FEES

Pursuant to the provisions Section 63-1503 of the Idaho Code, CONTRACTOR, in consideration of securing the business of erecting or constructing public works in the State of Idaho, recognizing that the business in which CONTRACTOR is engaged is of a transitory character, and that in the pursuit thereof, CONTRACTOR's property used therein may be without the State of Idaho when taxes, excises, or license fees to which CONTRACTOR is liable become payable, agrees:

a) To pay promptly when due all taxes (other than on real property), excises, and license fees due to the State of Idaho, its subdivisions, and municipal and quasi-municipal corporations therein, accrued or accruing during the term of this Contract, whether or not the same shall be payable at the end of such term;

b) That if the said taxes, excises, and license fees are not payable at the end of said term, but liability for the payment thereof exists, even though the same constitute liens upon his property, to secure the same to the satisfaction of the respective officers charged with the collection thereof;

c) That, in the event of CONTRACTOR's default in the payment or securing of such taxes, excises, and license fees, to consent that CITY may withhold from any payment due CONTRACTOR under the Contract the estimated amount of such accrued and accruing taxes, excises, and license fees for the benefit of all taxing units to which said CONTRACTOR is liable.

d) That pursuant to the provisions Section 63-1504 of the Idaho Code, the CONTRACTOR shall furnish CITY evidence that CONTRACTOR has paid all taxes, excises, and license fees due to the State of Idaho and its taxing units, due and payable during the term of the Contract for such construction, and that CONTRACTOR has secured all such taxes, excises and license fees liability for the payment of which has accrued during the term of such Contract, notwithstanding that they may not yet be due or payable.

e) **TO FILL OUT AND RETURN THE IDAHO STATE TAX COMMISSION FORM WH-5 TO THE CITY WITH THE SIGNED CONTRACT.**

APPLICATION FOR PAYMENT

If CONTRACTOR faithfully performs the work herein embraced, in accordance with the Contract Documents, CITY agrees to pay to CONTRACTOR the amounts set forth in the Proposal, and the Contract Documents, in the manner and at the times provided in the Contract Documents. CITY must receive a Public Works Contract Tax Release fully executed by the State of Idaho, Department of Revenue and Taxation prior to payment of retainage to CONTRACTOR.

WARRANTY

CONTRACTOR warrants all defects in the workmanship or materials performed or furnished under this Contract for which there are no specifications or specific provisions in the Contract Documents for a period of one (1) year after the acceptance thereof by CITY. In the event of CONTRACTOR's breach or failure to conform to the specifications set forth in the Contract Documents, CITY may require CONTRACTOR to remedy such breach at any time within five (5) years after final acceptance of the project by CITY.

ATTORNEY FEES, JURISDICTION, AND VENUE

In the event either party incurs legal expenses to enforce the terms and conditions of this Contract, the prevailing party is entitled to recover reasonable attorney's fees and other costs and expenses, whether the same are incurred with or without suit.

It is agreed that this Contract shall be construed under and governed by the laws of the State of Idaho. In the event of litigation concerning this Contract is initiated, it is agreed that proper venue shall be the District Court of the Seventh Judicial District of the State of Idaho, in and for the County of Bonneville.

FINAL AGREEMENT

This Contract evidences the complete and final agreement of the parties hereto and no other prior statement, understanding or representation shall be binding upon the parties hereto, except as expressly set forth herein.

BINDING EFFECT

This Contract shall be binding upon the heirs, successors, personal representatives, successors and assigns of the parties hereto.

NON-DISCRIMINATION

CONTRACTOR shall not discriminate against any employee or applicant for employment on the basis of race, color, religion, creed, political ideals, sex, age, marital status, physical, or mental handicap, gender identity/expression, sexual orientation, or national origin.

IN WITNESS WHEREOF, the parties hereto, each herewith subscribe the same this 23rd day of September, 2020.

CITY OF IDAHO FALLS, IDAHO

(seal)

Mayor

Attest:
City Clerk

Davey Tree Surgery Company
(contractor)

(seal)

(signature) Emil Stahli

SEE NOTAR ATTACHMEN
Date: 9
Initials:

(title) Vice President of Finance

Attest:
(secretary) Kevin Peters
Secretary

(witness)

Davey Tree Surgery Company of 2617 South Vasco Rd., Livermore, CA 94550
(complete business address)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California

County of Alameda

On 9/24/20 Before me, Raj Gautam, Notary Public, personally appeared:

EMIL STAHLI

Who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to this instrument, and acknowledged that he/she/they executed the same in his/her/their authorized capacity (ies) and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

RAJ GAUTAM
COMM. #2260853
Notary Public - California
Alameda County
My Comm. Expires Oct. 1, 2022
NRO1

Raj Gautam, Notary Public

Optional Section

Capacity claimed by signer

- ○ Individual
- ○ Corporate Officer(s)

Title(s)

- ○ Partners
- ○ Limited
- ○ General
- ○ Attorney in Fact
- ○ Trustee
- ○ Guardian/Conservator
- ○ Other

Signer is representing:

Name of person(s) or entity(ies)

Optional Section

Title or type of document

Number of pages _____ Date of document _____

IDAHO FALLS

MEMORANDUM

FROM: Pam Alexander, Municipal Services Director

DATE: Tuesday, October 6, 2020

RE: Approval of Professional Services Contract for Underwriting Services

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc)

Approve the professional services contract with Stifel, Nicolaus & Company, Inc. for underwriting services for a series 2020/21 annual appropriation certificates of participation for the proposed Law Enforcement Complex (or take other action deemed appropriate).

Description, Background Information & Purpose

Qualified underwriting services will be used to prepare and market certificates of participation for the City to construct a Law Enforcement Complex. If appropriated, the lease payments will be general obligations of the City payable from any lawful funds, which could include all unrestricted revenues of the City plus all unrestricted reserves. The lease payments would be subject to annual budget appropriation by the City Council.

Relevant PBB Results & Department Strategic Plan

☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

Underwriting services support the good governance community oriented result by ensuring the most qualified and responsive proposal for professional services.

Interdepartmental Coordination

Representatives from the interdepartmental underwriting proposal evaluation team concur with the recommendation to award a professional services contract to Stifel, Nicolaus & Company, Inc.

Fiscal Impact

Funds to pay for the underwriting services would be included in the total Police Complex financing package.

Legal Review

Legal concurs the Council action desired is within State Statute.

CITY OF IDAHO FALLS, IDAHO

Request for Proposal Number 21-075
Underwriting Services

Series 2020 Annual Appropriation Certificates of Participation

SUBMISSION DEADLINE:
WEDNESDAY, SEPTEMBER 30, 2020 AT 4:00 PM MT

IDAHO FALLS

STIFEL

STIFEL

September 30, 2020

Lisa Lathouris, Purchasing Agent
City of Idaho Falls
308 Constitution Way, Second Floor
Idaho Falls, Idaho 83405

Christian Anderson, Vice President
Zions Public Finance, Inc.
800 W Main Street, Suite 700
Boise, ID 83702

Re: Request for Proposal Number 21-075 Underwriting Services – Series 2020 Annual Appropriation Certificates of Participation

Dear Ms. Lathouris and Mr. Anderson:

On behalf of Stifel, Nicolaus & Company, Incorporated ("Stifel"), we are pleased to submit to the City of Idaho Falls, Idaho (the "City") our response to its Request for Proposals to provide underwriting services for the proposed Series 2020 Annual Appropriation Certificates of Participation (the "COPs"). We believe the following items highlight our qualifications to serve the City:

#1 Underwriter Nationally: Stifel is the #1 ranked firm in the national market ranked by the number of senior-managed negotiated transactions for each of the last five consecutive years, recently completing 853 financings in 2019. Most importantly, Stifel was also the #1 ranked underwriter of transactions similarly sized (under $30 million) to the City's proposed transactions (by number of issues, per SDC).

National Lead Managed Financings
2019 Negotiated Issues (Ranked by # of Issues)

Rank	Firm	# of Issues
1	STIFEL	853
2	RBC	605
3	Raymond James	438
4	Piper Sandler	397
5	D.A. Davidson	367

Source: SDC 1/2/2020

National Lead Managed Financings
2019 Negotiated Issues under $30 million

Rank	Firm	# of Issues
1	STIFEL	708
2	RBC	416
3	Raymond James	343
4	D.A. Davidson	328
5	Piper Sandler	303

Source: SDC 1/2/2020

#1 Lease Revenue Bond Underwriter: For 2019, Stifel was also the #1 ranked underwriter of negotiated lease revenue bonds/certificate of participation transactions (per SDC), completing 95 transactions for total aggregate par $1,765.8 million. Underwriting more transactions than any other firm, Stifel's underwriters have a strong understanding of investor preferences for annual appropriation credits, enabling them to generate strong investor demand, ultimately reducing yields and producing the lowest possible borrowing cost for the City. Most importantly, Stifel has served on 57 annual appropriation COP transactions that have priced since the onset of COVID-19 in March 2020, which provides Stifel an unmatched understanding of COP credits in the quickly evolving municipal market during the recovery from COVID. The Stifel Team within this proposal is also engaged on seven more COP transactions expected to price over the next 6 months.

Experience Structuring Certificates of Participation Credits: Stifel's consistent involvement in the certificates of participation market informs our ability to market and structure COPs optimally for municipal issuers. Stifel has assisted states, school districts, cities, towns, and counties in financing a variety of COP transactions. Many of these transactions utilized differing structuring techniques depending on the issuer's unique credit characteristics and managing both long/short-term goals.

Balanced Platform to Deliver Institutional and Idaho Retail Investors: The firm has 26 financial advisors throughout six offices in Idaho. They are located in **Idaho Falls**, Boise, Coeur d'Alene, Ketchum, Lewiston, and Pocatello, managing approximately $1.6 billion in assets across 13,277 accounts. Within the Rocky Mountain Region (ID, CO, MT, UT, WY and NM), Stifel has 83 financial advisors covering 62,752 accounts with over $8.1 billion of assets. Stifel also operates one of the municipal industry's most active institutional distribution operation, with 220 sales representatives covering over 8,500 accounts across the country.

We appreciate this opportunity to present our qualifications to the City and its Municipal Advisor. We believe the enclosed response reflects our desire to assist the City's financing team in structuring and marketing its COPs at the lowest possible interest cost. As signatory, I am authorized to commit Stifel to the representations made within this proposal.

Respectfully submitted,

Bryan Stelmack, *Director*
(303) 291-5288
stelmackb@stifel.com

STIFEL

CITY OF IDAHO FALLS, IDAHO
Proposal to Provide Underwriting Services
Series 2020 Annual Appropriation Certificates of Participation

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1. Team Description

a) *Please provide the name, title, address, telephone, and e-mail of the banker who will serve as your firm's lead contact. Include a brief resume for this individual that includes his or her experience in this role.*

The team that will serve the City will be led by Mr. Bryan Stelmack located in our Denver office at the following address:
Stifel, Nicolaus & Company, Incorporated ("Stifel")
1401 Lawrence Street, Suite 900
Denver, CO 80202
(303-291-5288 (phone); (303) 291-5323 (facsimile)
Attn: Bryan Stelmack, stelmackb@stifel.com

Bryan Stelmack*, Director*. Bryan Stelmack joined Stifel's Public Finance Department in 2012, bringing over a decade of experience working with Rocky Mountain issuers while working at his prior firm, Piper Sandler. Mr. Stelmack will directly manage the transaction, from document preparation, to marketing of the certificates, and through a successful closing. Mr. Stelmack has experience providing banking, analytical, and sales support on over 230 transactions with a total par amount of approximately $15.5 billion. Experience within the Rocky Mountain region includes: Pocatello Airport Urban Renewal Authority (ID), the City of Bozeman (MT), the City and County of Denver, the City of Aurora (CO), the State of Colorado, the State of Montana, City of Bozeman (MT), Colorado Department of Transportation, Montana Department of Transportation, the City of Colorado Springs, Denver Water, the City of Helena (MT), Billings Public Schools and the City of Billings (MT). Additional COP/appropriation experience includes the Denver Housing Authority, City and County of Denver, the State of Colorado, the Colorado Department of Transportation, the City of Aurora (CO), El Paso County (CO), the City of Helena (MT), Colorado Mountain College, Denver Public Schools, the City of Greeley (CO), the City of Golden (CO), South Suburban Park and Recreation District, El Paso County (CO) and the City of Westminster (CO). Mr. Stelmack is a graduate of Tulane University, receiving both a Bachelor's of Science in Management degree with a concentration in finance and a Masters of Finance. Mr. Stelmack maintains Series 7, 50 and 63 registrations.

b) *Please provide the name, title, address, telephone, and e-mail of the individual who will serve as your firm's lead underwriter. Include a brief resume for this individual that includes his or her years of experience in this role.*

Stifel's national head of underwriting, Mike Imhoff, will serve as lead underwriter to the City:
Stifel
1401 Lawrence Street, Suite 900
Denver, CO 80202
(303-291-5383 (phone); (303) 291-5323 (facsimile)
Attn: Mike Imhoff, mimhoff@stifel.com

Mike Imhoff, *Managing Director.* Based in Denver, Mr. Imhoff manages Stifel's national underwriting operations and directs secondary market trading for the firm. As the firm's lead underwriter, Mr. Imhoff has served numerous large and small issuers from coast-to-coast over his 34 years of industry experience. Mr. Imhoff currently serves on the FINRA Fixed Income Committee and the SIFMA Municipal Executive Committee. He served on the Municipal Securities Rulemaking Board (MSRB), and is a past Director of The Bond Market Association. Mr. Imhoff received his BS in Finance and International Finance from the University of Colorado at Boulder, and studied at the London School of Business.

c) *Please provide contact information for any other core team members who would work on the proposed transaction. Please summarize the function of these individuals within your organization as well as their professional background and experience.*

Bryan Stelmack and Mike Imhoff will additionally be supported by the following people:

Name and Title	Engagement Role	Office	Years of Experience		Managed Par ($ Billion)
			Firm	Industry	
Regional Leadership					
Josh Benninghoff, *Managing Director*		**Denver**	**8**	**17**	**$18.2**
Phone: (303) 291-5240		Email: benninghoffj@stifel.com			

Josh Benninghoff manages five offices between Colorado and Texas, and directly supervises over 20 public finance personnel. Mr. Benninghoff serves some of the largest public finance entities in our region, including Denver Public Schools, Littleton Public Schools, Colorado State University, the Cities of Tulsa and Oklahoma City, and the State of Oklahoma. Mr. Benninghoff has a BA in Economics and an MA in Public Policy from the University of Michigan.

Name and Title	Engagement Role	Office	Years of Experience		Managed Par ($ Billion)
			Firm	Industry	
Quantitative Support					
Les Willson, *Director*	**Structuring Expertise**	**Denver**	**26**	**33**	**n/a**
Phone: (303) 291-5368		Email: willsonl@stifel.com			
Mr. Willson joined Stifel Nicolaus' Public Finance Department in 1993. Since joining Stifel Nicolaus, Mr. Willson has structured over 600 issues for clients throughout the Country totaling over $6.5 billion in debt. His extensive experience in municipal finance includes structuring refunding bond issues and escrow accounts, and formulating cash flows for complex issues such as state revolving loan programs. Prior to joining Stifel Nicolaus, Mr. Willson spent 2-1/2 years as the Finance Manager for the Colorado Water Resources and Power Development Authority where he negotiated the sale of utility revenue bonds.					
Stacey Berlinger, *AVP*	**Credit Analysis/Transaction Support**	**Denver**	**3**	**7**	**n/a**
Phone: (303) 291-5299		Email: berlingers@stifel.com			
Ms. Berlinger joined Stifel's Public Finance team in 2017. Ms. Berlinger started her career in municipal finance at Piper Sandler in 2013, where she worked on the fixed income sales and trading desk and in the public finance department. She will provide transaction support throughout all phases of the process. Ms. Berlinger has experience serving a variety of municipal issuers throughout the region: the State of Colorado, Denver Public Schools, City of Bozeman (MT), State of Montana, City of Billings (MT), Larimer County (CO), City of Westminster (CO), Town of Firestone (CO), and El Paso County (CO). Ms. Berlinger received her Bachelor of Science in Finance from the University of Colorado at Boulder and currently is licensed with Series 7, 63, 50 and 52.					
Municipal Credit Strategy					
Debbie Hontz, *Managing Director*	**Credit Strategy**	**Baltimore**	**4**	**30**	**n/a**
Phone: (443) 224-1929		Email: hontzd@stifel.com			
Ms. Hontz publishes research reports on individual credits, speaks at conferences and assists investors in workout situations.					
Janet Chenoweth, *Credit Analyst*	**Credit Strategy Support**	**Baltimore**	**9**	**35**	**n/a**
Phone: (443) 224-1991		Email: chenowethj@stifel.com			
Ms. Chenoweth provides Stifel's sales force with analysis of individual credits through the marketing process, ensuring investors have all of the necessary information to conduct their individual credit reviews.					

d) Please provide information concerning any legal or disciplinary events in the last 10 years with a securities regulatory body involving the individuals identified in a), b), or c) above.

The individuals identified in parts a, b, and c of Question 1 have not been subject to any legal or disciplinary actions in the last 10 years with a securities regulatory body.

2. Experience and Underwriting Capability

a) Please provide, in an appendix, a list of comparable annual appropriation transactions (COP or otherwise) for which your firm has acted as the senior managing underwriter since January 1, 2018. Include both the ratings and the par amount of each issue. Please total the columns detailing the number of transactions and the par amount.

Over the last 30 years, Stifel has served towns, cities, counties and other municipal entities across the Rocky Mountain Region on an expansive breadth of credits. Particular to the City, Stifel would like to highlight the following four case studies demonstrating our recent capabilities serving as underwriter on annual appropriation credits:

- **Town of Castle Rock ("Castle Rock"):** Stifel served as sole manager to Castle Rock, who issued COPs to finance a portion of a parking garage facility.
- **Town of Breckenridge ("Breckenridge"):** Stifel guided Breckenridge through the rating agency process in the midst of COVID-19 and reduced sales tax collections for the mountain community. Breckenridge maintained its existing rating of 'Aa2' from Moody's.
- **Larimer County ("Larimer County"):** Stifel served Larimer County as sole underwriter on its Certificates of Participation, Series 2020, which were issued to finance an expansion of Larimer County's jail.
- **City of Aspen ("Aspen"):** Stifel served as sole manager for Aspen's Certificates of Participation, Series 2019, which were structured with all 5% coupons to maximize future optionality.

#1 Ranked Underwriter Nationally: Stifel's growth to becoming the #1 ranked underwriting firm in the industry (by transaction volume) is a reflection of our ability to deliver more balanced distribution than our Wall Street competition and broader distribution than our regional bank competition. As a firm, Stifel underwrites more negotiated transactions than any other firm. Since January 2018, Stifel has successfully underwritten, as sole or lead manager, 2,093 transactions, including 853 in 2019 (per SDC). As the firm's lead underwriter and manager of each of Stifel's five commitment centers, Mike Imhoff has been underwriting national issues, from Denver, for over 35 years. Stifel has the resources and platform of a leading national firm and leverages these assets to perform underwriting, investment banking, sales and trading activities in many of its local markets.

2019 National Public Finance Rankings (Per SDC)
Negotiated, Fixed Rate, Lead Managed Issues
(Ranked by # of Issues)

Rank	Firm	# of Issues	Mkt. Share
1	STIFEL	853	13.1%
2	RBC	605	9.3
3	Raymond James	438	6.7
4	Piper Jaffray	397	6.1
5	D.A. Davidson	367	5.6

#1 Ranked COP Underwriter: Stifel's recent success in executing lease revenue bond/certificates of participation transactions has been unparalleled by any other firm. Stifel is the #1 ranked national underwriter of lease revenue bond transactions/certificates of participation transactions for 2019, by number of issues and par amount, as detailed in the table to the right. Furthermore, Stifel is the #1 ranked underwriter of lease revenue bonds/certificates of participation transactions for the past five years nationally **and** in the Rocky Mountain region (per SDC). Stifel's consistent involvement with these credits informs our ability to market and structure annual appropriation credits in the most efficient manner for our municipal issuers. Notably for the City, in recent years, Stifel has seen a strong acceptance of various different structures from investors. The following tombstones/table highlights several additional unique structuring and marketing features from some of our recent certificates of participation offerings, and the full list of recent lease revenue bond/COP transactions is included as **Appendix A.** Furthermore, the Stifel Team is currently engaged as senior or sole manager on annual appropriation credits for the State of Colorado, Colorado Mountain College, the Town of Telluride, Adams County Communications Center, South Suburban Park and Recreation District and Pueblo County Library District.

National COP Public Finance Rankings (Per SDC)
Negotiated, Fixed Rate, Lead Managed Issues
(Ranked by # of Issues)

Rank	Firm	# of Issues	Mkt. Share
1	STIFEL	33	31.4%
2	LJ Hart & Co	30	22.56
3	Piper Sandler	13	9.77
4	RBC	8	6.02
5	KeyBanc	6	4.51

$43,810,000
Town of Breckenridge
Certificates of Participation, Series 2020A&B
Sole Manager

$34,455,000
El Paso County
Ref Certificates of Participation, Series 2020
Sole Manager

$43,045,000
Pima County
Certificates of Participation, Series 2020A
Senior Manager

$8,485,000
Town of Castle Rock
Certificates of Participation, Series 2020
Sole Manager

$129,810,000
Denver Housing Authority
Appropriation Rev Bonds, Series 2019
Senior Manager

$8,655,000
Huerfano County
Certificates of Participation, Series 2019
Sole Manager

$32,390,000
South Suburban Park and Rec Dist
COPs, Series 2019
Senior Manager

$79,830,000
Denver Public Schools
Certificates of Participation, Series 2019
Co- Manager

$14,375,000
Aspen Fire Protection District
Certificates of Participation, Series 2019
Sole Manager

$62,935,000
City of Aurora
Certificates of Participation, Series 2019
Senior Manager

$25,300,000
City of Aspen
Certificates of Participation, Series 2019
Sole Manager

$63,020,000
Larimer County
Certificates of Participation, Series 2019
Sole Manager

Issuer	Marketing and Structuring Features
Town of Breckenridge	The Town's rating was affirmed despite weaker financings due to impacts from COVID-19.
El Paso County	Refunded two outstanding series of COPs and due to the decrease in par amount, the collateral that was previously tied to the two outstanding series, was released and a new, smaller collateral package was used
Denver Housing Authority	Issued annual appropriation revenue bonds security by a low income housing property tax to be annually appropriated to the Authority from the City and County of Denver.

Issuer	Marketing and Structuring Features
City of Aurora	Refunded outstanding COPs and leveraged the annual savings to issue additional new money COPs to capitalize on the low interest rate environment.
South Suburban Park and Rec	Issued COPs to finance various projects through the park and recreation district. The leased property used for the COPs was unrelated to any of the new projects, including a golf course and a hotel.
Westminster Public Schools	The District earmarked a portion of its mill levy override revenues authorized in November 2018 to pay lease payments on the COPs.
Denver Public Schools	Structured with a 3-year call, with the intent to refund with anticipated GO bonds.
State of Colorado BEST Program	First tax-exempt advance refunding to price post-tax reform, following guidance from the IRS approving tax-exempt advance refunding of non-tax advanced bonds, such as BABs.
Steamboat Springs	Structured the transaction with a 9-year call. COP proceeds were used to finance a joint police facility with Routt County.
City of Aspen	Sold with exclusively 5.00% coupons for added optionality.

Relevant Case Studies: Stifel has had great success in marketing and structuring transactions for our clients, resulting in strong investor demand, tighter spreads, and reduced borrowing costs. Relative to the City, and as detailed below, Stifel has recently worked with: the Town of Castle Rock (CO), who issued COPs to finance a portion of a parking structure, the Town of Breckenridge (CO), who issued COPs to finance broadband infrastructure and a parking structure, Larimer County (CO), who issued COPs to finance a jail expansion, the City of Aurora, who issued refunding COPs and new money COPs capitalizing on the annual savings generated from the refunding, and the City of Aspen (CO), who issued COPs for a new City Hall. Furthermore, Stifel has included case studies for various other annual appropriation COP transactions as **Appendix B.**

$8,485,000
Town of Castle Rock, CO
Certificates of Participation, Series 2020
Rating: S&P AA
Stifel Role: Sole Manager
Pricing Date: 9/23/2020

Purpose: Stifel served as sole manager to the Town of Castle Rock on its Certificates of Participation, Series 2020. The 2020 COPs will be used to purchase of a portion of a parking garage facility that is being constructed by a private developer pursuant to the Encore CR Downtown Redevelopment and Financing Agreement between the Town and CD-Festival Commons, LLC, which is the developer of the mixed-use project to be known as Encore CR. Encore is planned to include 124 for-sale condominium residential units and 27,000 square feet of retail/office space.

In addition to the Town's general fund revenues that are available to make base rentals on the 2020 COPs, the Town and the Developer from whom the Town is purchasing the portion of the parking structure from have agreed to share the revenues of the general improvement district in which the parking structure is located in, and the Town intends to use those revenues to make base rental payments on the COPs.

Security: Overall, sales and use tax are the largest contributor to the Town's general fund revenues. Despite the COVID-19 pandemic, sales Tax revenues are up approximately 7.7% over the same six months in 2019; the Town originally estimated that Sales Tax revenues could decrease 15%-20% percent in 2020. Sales Taxes on internet sales and food for home consumption buffered significant revenues losses from restaurants/bars and apparel/accessories. However, due to the timing of significant closures during the months of April and May, the impact of these decreases may not be fully realized until the second or third quarters of 2020. The Town currently expects that Sales Tax revenues will increase approximately 4-5% in 2020. Other consumer driven taxes such as Motor Vehicle Tax may also experience continued decreases in 2020.

Results: The Series 2020 COPs were structured as serial bonds maturing in 2033 through 2035 and two term bonds maturing in 2040 and 2048, with an amortization structured to align with projected GID revenues. At the end of the order period, the Town was able to reduce yields in a majority of the maturities by 2 basis points, resulting in a TIC of 2.89%.

$43,810,000
Town of Breckenridge
Certificates of Participation, Series 2020A and 2020B
Rating: Underlying Aa2/--/--
Stifel Role: Sole Manager
Pricing Date: June 17, 2020

TOWN OF BRECKENRIDGE

Stifel served as sole managing underwriter to the Town of Breckenridge, who issued certificates of participation to finance the acquisition, construction, installation, and equipping of broadband infrastructure throughout the Town; the acquisition, construction, installation and equipping of a parking structure; and to refund the Town's outstanding Certificates of Participation, Series 2007.

Emphasizing the Town's Strong Financial Position: In December 2019, Moody's upgraded the Town's COPs to Aa2, citing the Town's strong fiscal management and its limited debt burden. As a result of the COVID-19 pandemic in March 2020, the Town and the Ski Resort were forced to shut down temporarily. Despite reduced revenue forecasts resulting from the shutdown, Moody's affirmed the Town's Aa2 COP rating, emphasizing the Town's conservative budget forecasts and reserve requirements, which include a budget line item earmarked for two years of debt service on the Series 2020 COPs.

Pricing Results: Overall, the Town's Series 2020 COPs were well received by investors. The Series 2020A COPs saw strong demand in the term bonds in 2030, 2035, and 2039, and Stifel commitment capital to take down rough $750,000 of certificates. The Series 2020B COPs received strong subscription across the entire transaction, with a majority of maturities 5x oversubscribed. Ultimately, the Town was able to tighten yields across all maturities on the Series 2020B COPs.

$63,020,000
Larimer County
Certificates of Participation, Series 2019
Ratings: Moody's Aa1; S&P AA+
Pricing Date: October 24, 2019
Stifel Role: Sole Manager

LARIMER COUNTY

Stifel was pleased to serve as lead manager to Larimer County on its Certificates of Participation, Series 2019 (the "Series 2019 COPs"), which were issued to finance the acquisition, construction, installation and equipping of various public improvements to be used at the Larimer County jail facilities.

Strong Ratings: Highlighting the County's large tax base, strong economy, and very conservative budgeting practices, the County received ratings of "Aa1/AA+".

Leased Property: Since the cost of the project and the amount of the COPs was less than the total value of the jail, the County did not want to pledge the entire jail. The County also analyzed its other properties; however, due to the cost of the project and what the proceeds were being used for, the County wanted to use the jail as the leased property. Ultimately, only a portion of the jail facilities was used as the leased property.

Structure: The County is very debt adverse and therefore structured the Series 2019 COPs with a 15-year amortization. Within the County's long-term capital plans, it has another jail expansion project in approximately 7-8 years. Stifel analyzed a shorter call to align with the potential future project; however, the County decided to use a 10-year par call as it provided the lowest cost of capital at this time.

Pricing Results: While supply for 2019 picked up in October, demand continued to outweigh it with the week of pricing experiencing over $1.2 billion of inflows into municipal bond funds. As such, Stifel's underwriter and sales force approached the County's sale with aggressive spreads and in an effort to capitalize on the recent spread compression for COP credits. Several accounts did not participate based on the preliminary spreads, noting they were able to find competing investments at wider spreads. At the end of the order period, several maturities were oversubscribed by a range of 1.1x to 4.1x, and Stifel's underwriters were able to tighten spreads on some of the maturities by 1-3 basis points. The 2025 and 2026 maturities were not fully subscribed for, leaving a balance of $5.165 million, which Stifel committed to take down. Overall, the County's COPs priced with a TIC of 2.16% with a final maturity in 2034.

Series 2019 COPs Final Pricing

12/1 Maturity	Par	Coupon	Yield	Spread
2020	2,785,000	5.00	1.21	0.05
2021	3,080,000	5.00	1.26	0.11
2022	3,235,000	5.00	1.29	0.14
2023	3,400,000	5.00	1.33	0.17
2024	3,570,000	5.00	1.37	0.18
2025	3,745,000	5.00	1.46	0.22
2026	3,935,000	5.00	1.55	0.24
2027	4,130,000	5.00	1.63	0.25
2028	4,335,000	5.00	1.72	0.28
2029	4,555,000	5.00	1.80	0.29
2030	4,780,000	5.00	1.90	0.32
2031	5,020,000	5.00	1.95	0.33
2032	5,270,000	4.00	2.16	0.50
2033	5,480,000	4.00	2.23	0.54
2034	5,700,000	4.00	2.31	0.58

$62,935,000
City of Aurora, CO
Refunding and Improvement Certificates of Participation, Series 2019
Ratings: Moody's Aa1 (Stable Outlook/upgrade from Aa2); S&P AA (Positive Outlook)
Pricing Date: October 16, 2019
Stifel Role: Senior Manager

Stifel was pleased to serve as lead manager to the City of Aurora, CO on its Refunding and Improvement Certificates of Participation, Series 2019 (the "Series 2019 COPs"), which were issued to refund the City's outstanding Refunding Certificates of Participation, Series 2009A, and to finance the construction of various capital improvements to the City's Municipal Center campus.

Achieving the City's Financing Objectives: With both refunding and new money components, the City structured its Series 2019 COPs with the intention of maximizing new money proceeds while remaining under a fixed annual base rental budget. The City also sought to retain future refunding optionality without diminishing its project fund deposit for its capital improvements. Stifel worked with the City and its Financial Advisor to analyze the cost benefit of using a shorter call option, such as an 8-year or 9-year call. Ultimately, the City opted to utilize a 10-year par call, which generated over $13 million of callable par and maximized the project fund deposit ($8.9 million). Notably, the City opted to contribute the existing Debt Service Reserve Fund from the 2009A COPs toward the refunding portion of the 2019 COPs, which also increased the project fund deposit.

Marketing a Recent Ratings Upgrade: Highlighting the City's large tax base, strong economy, and its strong financial management and a history of adhering to its financial management policies, Moody's upgraded the City's underlying rating to 'Aaa' (stable) from 'Aa1', in turn upgrading the City's COP rating to 'Aa1' from 'Aa2', which helped to attract investors as our sales force pre-marketed the City's COPs. Despite an increase in market supply, several investors specifically referenced both the Moody's upgrade and S&P's positive outlook in their rationale for participating.

Series 2019 COPs Final Pricing

12/1 Maturity	Par	Coupon	Yield	Spread
2020	3,760,000	5.00	1.21	0.09
2021	4,220,000	5.00	1.23	0.12
2022	4,430,000	5.00	1.26	0.15
2023	2,000,000	5.00	1.30	0.18
2023	2,650,000	2.00	1.30	0.18
2024	4,805,000	5.00	1.32	0.19
2025	5,045,000	5.00	1.40	0.23
2026	5,295,000	5.00	1.48	0.25
2027	5,560,000	5.00	1.56	0.27
2028	5,840,000	5.00	1.65	0.30
2029	6,130,000	5.00	1.73	0.32
2030	6,440,000	5.00	1.80	0.33
2031	6,760,000	5.00	1.84	0.33

Delivering the Lowest Yields in Aurora's History: In the month leading up to pricing, municipal interest rates experienced increased volatility as a result of geopolitical tensions and weakened economic data. As such, Stifel's underwriter and sales force approached the City's sale with aggressive spreads, in order to capitalize on the recent spread compression for COP credits. Several accounts did not participate based on the preliminary spreads, noting they were able to find competing investments at wider spreads. At the end of the order period, several maturities were oversubscribed by a range of 1.4x to 6.2x, and Stifel's underwriters were able to tighten spreads on those maturities by 1-5 basis points. The 2030 and 2031 maturities were subscribed at 0.25x and 0.73x, leaving a balance of $6.61 million, which Stifel committed to take down. Overall, the City's COPs priced with a TIC of 1.77% with a final maturity in 2031, which resulted in over $13.7 million in refunding savings (18.9% NPV savings) and nearly $8.9 million in new money project proceeds.

City of Aspen, Colorado (the "City")
$25,300,000
Certificates of Participation, Series 2019
Rating: Moody's Aa1
Pricing Date: May 29, 2019

Purpose: The City of Aspen (the "City") issued its Certificates of Participation, Series 2019 (the "COPs") to finance the construction of new administrative offices for the City (the "Project"), which will be added to a civic common that consists of Pitkin County government buildings, Pitkin County Library, and the Aspen Police Department. The Project is planned to be a three-story, 39,000 square foot building with enhanced green spaces and community meeting space for public use. It is anticipated to be a "LEED gold project".

Security and Collateral: The leased property for the COPs consists of the Project, as well as the site on which it is located; 23,555 square feet located in downtown Aspen and owned by the City.

Structure: The COPs are structured with a 30-year term, with level payments, callable on December 1, 2029. The City and their municipal advisor opted for all 5% coupons past the call to preserve optionality in the future. The financing was also structured with two terms in 2044 and 2048, to aggregate block sizes of over $5 million.

Rating Upgrade: The City was able to secure a rating upgrade from Moody's to Aa1 from Aa2 on the COPs, and to Aaa from Aa1 on the City's general obligation credit. Credit strengths acknowledged include the City's strong management team with a strategic focus on financial strength and environmental and social risks, large and affluent tax base, and above-median operating reserves.

Results: By pricing the week of Memorial Day, the City benefited from low supply in the Colorado market ($50 million). The COPs received strong investor interest, achieving 3.7x subscription for the financing in aggregate. After orders were received Stifel was able to lower yields in every maturity by 1 to 7 basis points; most notably in years 2025 through 2033. The financing ultimately secured a borrowing rate (TIC) of 3.35%.

12/1 Maturity	Amount	Coupon	Yield	Spread to MMD
2019	195,000	3.00	1.45	0.04
2020	410,000	4.00	1.45	0.03
2021	425,000	4.00	1.48	0.04
2022	445,000	5.00	1.52	0.07
2023	465,000	5.00	1.55	0.09
2024	490,000	5.00	1.59	0.11
2025	515,000	5.00	1.64	0.12
2026	540,000	5.00	1.69	0.14
2027	565,000	5.00	1.76	0.15
2028	595,000	5.00	1.83	0.16
2029	625,000	5.00	1.91	0.16
2030	655,000	5.00	1.99	0.18
2031	690,000	5.00	2.05	0.19
2032	725,000	5.00	2.14	0.21
2033	760,000	5.00	2.20	0.22
2034	795,000	5.00	2.26	0.23
2035	835,000	5.00	2.30	0.23
2036	880,000	5.00	2.34	0.23
2037	925,000	5.00	2.39	0.24
2038	970,000	5.00	2.43	0.24
2039	1,015,000	5.00	2.46	0.23
2044*	5,900,000	5.00	2.63	0.27
2048*	5,880,000	5.00	2.69	0.29

*Denotes term certificate

b) Provide, in an appendix, a list of comparable city transactions (non-utility issuers) for which your firm has acted as the senior managing underwriter since January 1, 2018. Include both the ratings and the par amount of each issue. Please total the columns detailing the numbers of transactions and the par amount.

Demonstrated Experience working with City Issuers: Stifel has served as underwriter to a variety of city issuers throughout the country. Since 2018, Stifel has served counties as sole or senior manager on 289 negotiated financings, for total aggregate par amount of $5,240.6 million. A detailed list is shown in **Appendix C**.

c) Please provide a statement of the net underwriting capital of your firm as of June 30, 2020 (do not include capital of any firm without full common ownership with your own).

Stifel's Approach to Committing Capital: For any given bond sale, our goal is to find the optimal market-clearing price, providing a broad distribution of bonds among long-term holders at the lowest possible borrowing cost. In dynamic, volatile markets, though, orderly underwritings are not always possible. Stifel's underwriters are confident in their pricings and are able to underwrite unsold bonds into inventory. Stifel benefits from strong net capital and excess net capital positions, while maintaining leverage ratios that are far below our Wall Street competitors. Stifel maintained total capital of $1.32 billion on June 30, 2020. According to SEC Net Capital Rule 15c3-1, we have the ability to underwrite over $5.5 billion as sole manager.

Capital Overview as of June 30, 2020	
Total Capital	$1,324,953,467
Equity Capital	$1,240,425,275
Net Capital	$449,433,297
Excess Net Capital	$425,165,704
Net Capital for Underwriting	$388,764,314
Max. Underwriting Capacity	**$5,553,775,914**

Stifel's Capital Strength: At Stifel, our underwriters are free to allocate our net capital as they see fit and there are no predefined divisions of capital allocations. This process allows our underwriters to take down large unsold balances without interrupting the pricing process. Regardless of the City's issuance size, Stifel has the excess capital necessary to underwrite any unsold balances. *Stifel's head underwriter, and the proposed lead underwriter on this financing, Mike Imhoff, has direct authority to commit the firm's capital on financings he underwrites.*

Commitment to Underwriting Unsold Bonds			
	2019	2018	2017
Total Par Amount[1]:	$17.15BB	$10.97BB	$17.58BB
Unsold Balances Underwritten:	$731MM	$521MM	$741MM
Percentage Underwritten:	4.26%	4.75%	4.22%

[1]Includes all negotiated bond transactions underwritten by Stifel.

d) Please provide three narrative examples from the last six months of your firm's willingness to put your capital at risk by underwriting unsold balances.

Stifel's Willingness to Commit Capital: While capital position is important to evaluate financial capacity at a point in time, more significant is an underwriter's willingness to put capital to work in support of municipal clients. Time and time again Stifel has underwritten positions for our clients, even in challenging markets and for illiquid securities, to ensure we provide our clients with the most aggressive pricing possible. For any given bond sale, our goal is to find the optimal market-clearing price, providing a broad distribution of bonds among long-term holders at the lowest possible borrowing cost for the issuer. In dynamic volatile markets, though, orderly underwritings are not always possible. Because of our expertise in the municipal sector, Stifel's underwriters are confident in their pricing and are able to step up to underwrite unsold bonds into inventory. The table below summarizes three recent examples of Stifel underwriting unsold balances for our valued clients:

Sale Date	Issuer	State	Par Amount ($)	Amount Underwritten (in dollars)	Amount Underwritten (as % of par)
9/23/20	Jefferson Elementary School	CA	46,980,000	30,000,000	63.86%
9/23/20	Carmel Redevelopment Authority	IN	62,270,000	12,365,000	19.86%
9/17/20	City of Marysville	OH	9,050,000	3,690,000	40.77%

3. Market and Structure Recommendations

a) Provide any structuring ideas you may have to optimize the issue.

Stifel's marketing goal for the City is to maximize the pool of potential investors to create competition for the City's bonds. Stifel expects that a successful marketing plan will deliver an excess of potential investors, which should aid in our ability to lower the City's borrowing costs. In order to maximize investor distribution, Stifel believes the City would benefit from the following for both proposed financings:

1. **Focus on the credit strengths of the City.**
2. **Offer investors the option of a one-on-one call with the City and its Municipal Advisor, based on the City's availability. While investors are unlikely to request a call, the ability to offer these is a sign of management strength.**
3. **If the City would like to target retail investors, Stifel would propose the City and its Municipal Advisor remain open to couponing adjustments and using a retail friendly structure. Retail investors are known to prefer par-like bonds at lower coupon rates, which can further diversify the City's investor base.**

Stifel is a market leader in the structuring of the unique financing tool, certificates of participation or lease appropriation credits. We structure and market COPs for issuers ranging from local municipalities and school districts, to large issuers and agencies throughout the country. For many of these transactions, our desk also serves as a secondary market maker for investors, providing liquidity for our clients and allowing us to remain engaged with COP investors. Accordingly, and as a result of these efforts, Stifel remains aware of investor trends and preferences for COP financings. As opposed to simply serving as "order-takers" for whatever rate levels investors may demand, each of our sales forces embraces the opportunity to "sell" a credit to secure the lowest possible interest costs.

Anticipating Investor Questions: The following credit features are often referenced in the price-talk dialogue with COP investors, along with commentary from our respective underwriting, sales and trading operations. Addressing these credit features in both the rating agency materials, as well as within any investor outreach strategies, should serve to broaden and deepen investor reception into garnering pricing leverage for lower rates. Structural considerations made by the City prior to the sale, will deliver optimal market reception and the lowest cost of capital.

Political Support: Investors continue to see ongoing political unanimity as a positive credit quality, as their long-term investment is dependent upon ongoing appropriations extending beyond the term of any current board/council members. As a way of mitigating this risk, investors, as well as the rating agencies, tend to prefer passive policies mandating the appropriation for base rentals which must be included in the annually submitted budgets from staff. Historically, this has not been a major focus from investors, as most understand that the current composition of the board/council will not guarantee future behaviors. The following points highlight credit positives Stifel would use in marketing the City's COPs;

- The City listed the Police Complex Payment as its first funding priority for its FY2020-21 Budget.[1]
- The decision last year on the Greater Boise Auditorium District v. Frazier will provide the market with more clarity and certainty regarding the validity of future COPs issued in the State of Idaho, relative to article VIII, section 3 of the Idaho

[1] https://www.idahofallsidaho.gov/DocumentCenter/View/11295/Funding-Priorities-7-27-2020

Constitution. Stifel will work with the City and its Municipal Advisor to address any questions from the rating agencies or investors, should this decision come up during the marketing of the COPs.

- Stifel has experience marketing COPs with outstanding litigation (State of Colorado, Series 2018 Rural Colorado COPs, which were issued with outstanding litigation, questioning the validity of the COPs legislative authorization[2]). While the Frazier case has been resolved, this experience communicating with investors on similar litigation matters, and provides Stifel with a foundation to effectively answer any potential questions related to the Frazier case.

Appropriation Timing: Investors prefer appropriation procedures that are as rigid as possible, with long lead times between budget passage and debt service payments. S&P has indicated, albeit informally, that they have a more strong preference of 60 days between the first day of a fiscal year and the first debt service payment within each fiscal year.

- With base rental payments on March 15th and September 15th, the City has approximately six months in between adoption of its annual budget and its first interest payment, which allows for any delay in final budget adoption that may occur (without impairing repayment on the COPs).

Relative Magnitude of Base Rentals vs. Budget: At a basic level, an issuer's fundamental willingness and ability to appropriate is dependent on the essentiality of the asset and the legal structure of the lease. Both rating agencies and investors will look at a "leverage ratio", which is the relative magnitude of the base rentals versus the City's budget. The lower the leverage, the stronger the credit as if revenues were to decrease, the issuer would still be able to make the full lease revenue payments.

- The City's proposed financing falls well within the accepted range for investors and rating agencies. S&P categorizes a ratio of 10%-15% as 'high' and the City's estimated "leverage" is below 3%.

Optionality Considerations: While the Tax Cut and Jobs Act creates new challenges in refunding existing debt on a tax-exempt basis, Stifel led over 1,447 negotiated transactions since the beginning on 2019 and is continually evaluating many different redemption provisions and structuring tools that can be used going forward to create and sustain realistic optionality for the City in the future.

Stifel has considered call features to enhance or replicate the City's optionality, while mitigating investor penalties. Call feature conformity by large issuers nationally will always lead investor acceptance and normalize optionality costs for all issuers. However, investors are still most comfortable with the traditional 10-year par call on tax-exempt issuances and that is still the most common call feature used. With that being said, the City will have an opportunity to determine its optionality preferences leading into the marketing of its upcoming financing. Below we highlight three potential options for the City's COPs call duration.

Call Feature	Considerations
10-Year Call	Most common approach, and least likely to negatively impact the pool of investors.
9-Year Call	Likely no pricing difference in stated spreads between a 9-year and a 10-year call date.
5-Year Call	With a shorter call, the City may be able to bring in additional investors. However this flexibility will result in a higher yield to maturity associated with the bonds maturing after the call date (should the optionality not be exercised). From an investor's perspective, they are able to purchase a longer dated, higher-couponed bond with a shorter duration. *Not recommended unless the City has a strong reason for a short call (i.e., to align with some future event such as another financing or budgetary goals).*

Diversifying Investors by Adjusting Coupons: The City may want to consider utilizing lower coupons in a few select maturities if they would like to target retail investors. While utilizing lower coupons will reduce the City's overall interest cost, in doing so, the City's future optionally is minimized. Stifel would work with the City and its Municipal Advisor to determine the optimal couponing structure at the time of pricing based on the City's short-term and long-term goals.

Debt Service Reserve Fund: After the collapse of the insurance market, many issuers were able to issue COPs without a debt service reserve fund ("DSRF"), although insurers, unlike investors, are more stringent with reserve requirements when providing an insurance policy. However, Stifel has seen insurer's become more flexible around this requirement recently, depending on the strength of the credit. Stifel's market read suggests that a low-supply market permits dropping DSRFs for credits that may not have been able to do so in a higher volume market. **As such, Stifel believes that the current market environment, coupled with the strength of the City's profile will allow for the City to issue COPs without funding a DSRF.** Notably, assuming an AA-/Aa3 rating, investors will most likely not require a premium for an issue structured without a DSRF depending on the collateral; however, Stifel would solicit market feedback from investors once a rating is assigned and provide feedback to the City and its Municipal Advisor. Investors' reactions seem to be driven by two things: whether or not they believe the leased property can be repurposed in the event of non-appropriation and whether the credit rating reports specifically "call out" the lack of a DSRF as a credit weakness. In a report released by Moody's Investor Services on April 21, 2015, entitled "Debt Service Reserve Funds: Sometimes Critical, Sometimes Immaterial", Moody's goes on to

[2] https://www.coloradopolitics.com/news/colorado-s-hospital-provider-fee-is-legal-denver-judge-rules/article_001e1bd0-4070-11e9-893c-b39c3519841a.html

elaborate that a debt service fund "varies by sector" and can be "critical or immaterial". The report goes on to elaborate the context for which a DSRF is of a heightened or limited importance, as summarized in the table below:

Debt Service Reserve Funds in Context

Heightened Importance of DSRF	Limited Importance of DSRF
Could partially meet debt service for a long time	Debt service is more likely "all or nothing"
A "bridge" can make all the difference	A "bridge" just delays the inevitable
Narrow liquidity, no alternative sources	Ample liquidity, or alternative sources
Passive management	Active management
Limitations on ability to raise rates, charges, fees, or taxes	Unlimited ability to raise rates, charges, fees, or taxes
Relatively greater default risk (lower-rated)	Relatively lower default risk (higher-rated)
Narrower debt service coverage by net revenues	Strong coverage

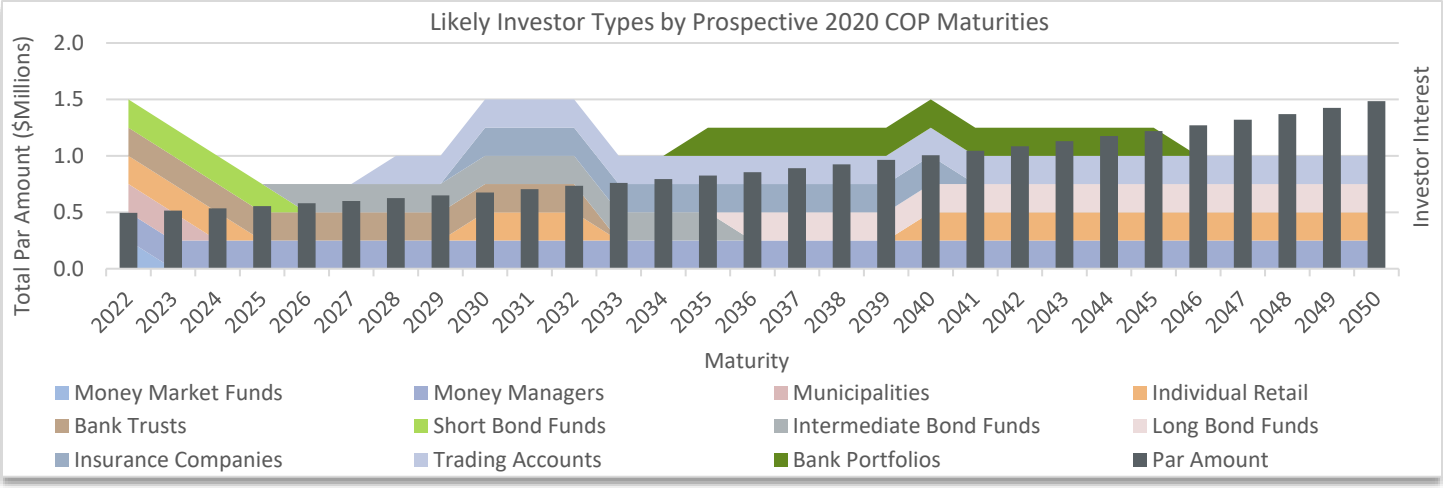
Source: Moody's Investors Services

Customized Marketing Plan Tailored to the City: Stifel believes an effective marketing plan can improve the relative pricing for the City's COPs, by creating a successful plan of attack during the pre-marketing period of the pricing process. Stifel will create a tailored marketing strategy that is centered on the key goals of **structuring the financing to create the greatest demand and achieve the lowest possible interest cost with future flexibility for the City.** Due to the volume of transactions Stifel underwrites, Stifel is uniquely aware of where each investor type is looking to place their money. Stifel uses its coast-to-coast retail and institutional operations to tap into the full spectrum of investors, using the appropriate mix of buyers to achieve the lowest cost of borrowing. Guided by an inclusive approach to maximize investor depth and breadth, Stifel's tactics to accomplish these goals include the following strategies to generate both retail and institutional orders:

- *Early POS release to prevent competing transactions.*
- *Offer one-on-one investor calls during prescheduled times to streamline the process.*
- *Printed advertising to target the retail market*
- *Strategic use of coupons to target the pricing preferences of both retail and institutional investors.*
- *Specific retail order period to encourage more community involvement in the bond sale.*

Likely Sources of Investor Demand: The market is constantly changing and so are investor inclinations, especially over the past several months. As the #1 ranked underwriter by number of deals (per SDC), Stifel is in the market with new financings nearly every day and has a more thorough understanding of current investor preferences than any other firm. An important distinction from our competitors is the regional locations of our institutional investment brokers. This broad geographic distribution of offices allows Stifel's brokers to focus not only on large mutual bond funds, but also on regional and local institutional buyers such as banks, bank trust departments, investment advisors, and small insurance companies. Stifel is currently seeing strong investor demand for almost all credits, and anticipates very strong demand for the City's COPs, as supply of Idaho municipal bonds/COP has been very limited through the first eight months of 2020; down 60.5% compared to 2019 (Source: The Bond Buyer).

Stifel's underwriting desk anticipates that the City will receive interest from a broad pool of investors, as described in the following chart and table. Retail orders and money managers can be expected to bid on maturities throughout the curve, while the short end of the curve will see interest from money market accounts, short-term bond funds, and municipalities. Intermediate bond funds, insurance companies and trading accounts will participate throughout the middle of the curve. While Stifel anticipates similar investor demand for both credits, **the City may see slightly different investor demand from individual retail, bank trusts, and trading accounts, as detailed in the graph below.**

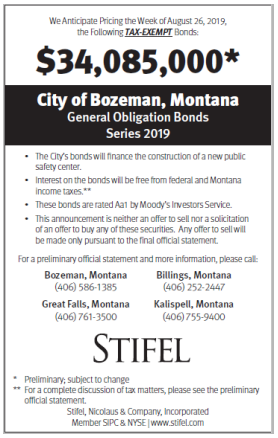


Targeting Current Holders: Our marketing strategy additionally incorporates analyzing existing holders of Idaho lease revenue bonds and national lease revenue bonds in order to target specific accounts to market the City's transactions. Stifel will use this information to reach out to investors who have demonstrated interest in similar credits. It is important to also note that Stifel's sales force has a relationship with each of the accounts shown in the adjacent table. In marketing the City's credits, this type of investor knowledge and insight helps Stifel develop an efficient sale and market the appropriate maturities to the appropriate investors. In doing so, Stifel believes our sales force can achieve aggressive pricing and provide the lowest cost of borrowing for the City.

Idaho COP Holders	National COP Holders
New York Life Group	Vanguard
Macquarie Group	FMR
Blackrock	Blackrock
Vanguard	TIAA-Cref
Sentry Investment Management	JP Morgan
Indiana Farm Bureau Group	Charles Schwab
Guardian Life insurance	Alliance Bernstein
Fort Washington Invest Advisors	Invesco
TIAA-Cref	Goldman Sachs
Amerisafe Inc	Capital Group Companies

Recent Stifel Success in Executing Customized Marketing Retail Marketing Plans: Stifel would recommend the City's consider utilizing a more targeted retail approach. Offering bonds locally provides residents a sense of engagement in supporting the City's endeavors and it may result in lower yields. Stifel has recently had great success with its customized marketing materials, targeting local retail advertisements to market bonds for the City of Bozeman (MT), the City of Aspen (CO), and the City of Greeley (CO). With Stifel serving as sole manager on all three transactions, Stifel developed a unique outreach plan for each transaction to generate additional interest and demand to support the pricing.

- **City of Bozeman, Series 2019 General Obligation Bonds:** The Stifel team served as sole underwriter on the City of Bozeman's $34,405,000 General Obligation Bonds, Series 2019, to finance the ***new public safety center*** approved at the November 2018 election, which includes the police department headquarters, fire station #1, the municipal courts, prosecution and victim services, and other justice services. Highlights of the transaction include:


We Anticipate Pricing the Week of August 26, 2019, the Following *TAX-EXEMPT* Bonds:

$34,085,000*

City of Bozeman, Montana
General Obligation Bonds
Series 2019

- The City's bonds will finance the construction of a new public safety center.
- Interest on the bonds will be free from federal and Montana income taxes.**
- These bonds are rated Aa1 by Moody's Investors Service.
- This announcement is neither an offer to sell nor a solicitation of an offer to buy any of these securities. Any offer to sell will be made only pursuant to the final official statement.

For a preliminary official statement and more information, please call:

Bozeman, Montana (406) 586-1385
Billings, Montana (406) 252-2447
Great Falls, Montana (406) 761-3500
Kalispell, Montana (406) 755-9400

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* Preliminary; subject to change
** For a complete discussion of tax matters, please see the preliminary official statement.

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  - Rating Upgrade: The City of Bozeman **secured a rating upgrade from Moody's to Aa1 from Aa2.** Credit strengths acknowledged include Bozeman's considerable growth and development in Bozeman's local economy that is expected to continue, strong financial management, considerable operating flexibility with substantial capacity and authority to increase taxes, and the stabilizing presence of Montana State University, located within Bozeman. Bozeman's strong rating attracted participation from several institutional investors who are known to be selective on credit.
  - Retail Marketing Effort: Due to Stifel's strong retail presence in Montana (four offices, 16,089 accounts, $1.95 billion assets under management), and Bozeman's desire to target a retail audience, Stifel put together an advertisement than ran in 16 newspapers across Montana. **The Series 2019 Bonds received 56 individual retail orders and 134 retail orders** in total. While the average transaction will see approximately 4% retail participation, approximately 9% of Bozeman's Series 2019 Bonds were allocated to retail accounts across Montana.

- Results of the Sale: The City benefited from the low supply in Montana and being a desirable name for investors to hold. The Series 2019 Bonds received strong investor interest with **over $1 billion in orders**; however, due to the flat shape and inverted front portion of the yield curve the day of pricing, 2021-2024 all priced with the same yields. Due to this unusual scenario, **Stifel ultimately committed capital to underwrite $4.65 million of bonds** in those maturities.

We Anticipate Pricing the Week of March 27, 2017,* the following TAX-EXEMPT Certificates:

$18,520,000*

Certificates of Participation, Series 2017

Evidencing Proportionate Interests in the Base Rentals and other Revenues under an Annually Renewable Lease Purchase Agreement dated as of April 10, 2017,* between Zions Bank, a division of ZB, National Association, solely in its capacity as trustee under the Indenture, as lessor, and the

City of Aspen, Colorado, as lessee

- Interest on the certificates will be exempt from federal and Colorado income taxes.**
- These certificates are rated Aa2 by Moody's.
- This announcement is neither an offer to sell nor a solicitation of an offer to buy any of these securities. Any offer to sell will be made only pursuant to the final official statement. The offering is made by an underwriting syndicate and only by the final official statement. All such information is subject to the information in the final official statement.

For a preliminary official statement and more information, please call:

Mike McCallum
Senior Vice President/Investments, Branch Manager
(970) 945-5275 | (866) 503-6632 or your Stifel financial advisor.

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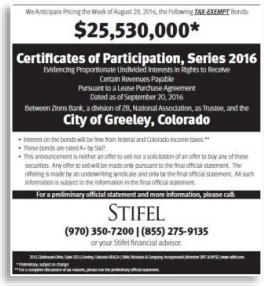
- **City of Aspen, Series 2017 Certificates of Participation:** In April 2017, Stifel worked with the City of Aspen in marketing $17.57 million of COPs. The City's COP sale was used to finance the construction of a new police facility. To promote retail outreach, Stifel worked with the City to post advertisements for the COP sale in the local print circular and online publication. As a 'resort' community with many "second" homeowners, this added outreach targeted investors who live in the community as well as those who primarily reside outside of Colorado. Ultimately, the City of Aspen received $1.065 million of retail orders.


We Anticipate Pricing the Week of August 29, 2016, the Following TAX-EXEMPT Bonds:

$25,530,000*

Certificates of Participation, Series 2016

Evidencing Proportionate Undivided Interests in Rights to Receive Certain Revenues Payable Pursuant to a Lease Purchase Agreement Dated as of September 20, 2016 Between Zions Bank, a division of ZB, National Association, as Trustee, and the

City of Greeley, Colorado

- Interest on the bonds will be free from federal and Colorado income taxes.**
- These bonds are rated A+ by S&P.
- This announcement is neither an offer to sell nor a solicitation of an offer to buy any of these securities. Any offer to sell will be made only pursuant to the final official statement. The offering is made by an underwriting syndicate and only by the final official statement. All such information is subject to the information in the final official statement.

For a preliminary official statement and more information, please call:

STIFEL

(970) 350-7200 | (855) 275-9135
or your Stifel financial advisor.

- **City of Greeley, Series 2016 Certificates of Participation:** Stifel used both its in-state and its national network of retail brokers to market the transaction to retail investors. The marketing efforts included both hosting a retail education luncheon, whereby our retail brokers had the opportunity to get to know the City, the credit, its overall mission and goals, as well as community outreach efforts: advertising the certificates of participation sale on the City's homepage and posting press-releases in three different local circulations.

b) Please provide your opinion regarding which rating agency or agencies to utilize for this issuance.

Given the size of the City's anticipated transaction,
Stifel would recommend that the City obtain only one rating from Moody's.

Stifel takes a very active approach in the rating process. Stifel will assist in the rating strategy, which includes conducting a cost-benefit analysis of which rating agency to include on the financing, as well as assisting in the presentation for the rating meeting or call. In the City's case, this will be an evaluation of which rating agency, Standard and Poor's or Moody's, the City should obtain a rating for its Series 2020 COPs. Given the size of the transaction, Stifel recommends that the City obtain only one rating, as the incremental fixed cost of adding a second rating (estimated at $30,000) directly impacts the total par amount that the City needs to borrow in order to fund the $30 million of capital projects, thus increasing its overall base rental payments. Notably, an additional rating is unlikely to improve the pricing results or expand the investor universe.

The City's thoughtful financial and capital planning and conservative management remain hallmarks of the City's credit and at a minimum should help the City achieve a strong AA-/Aa3 rating. Based on the size of the transaction, investors will only require one rating for the Series 2020 COPs. Moody's has the most familiarity with the City and its demographics since it currently rates Bonneville County School District 91 and used to rate Bonneville, ID, and therefore, Stifel will recommend the City's obtain a rating from Moody's.

Stifel Recommendations for Securing a Credit Rating: As the City prepares for its discussions with Moody's, Stifel would work alongside the City and its Financial Advisor to ensure that the City clearly presents its credit strengths during its discussion while also proactively addressing its credit challenges and mitigants to these issues.

For the City's consideration, Stifel has provided the following table, which outlines some of the major criteria Standard & Poor's ("S&P") and Moody's use as the basis of credit analysis for COP structures. One common rating analysis taken by both Moody's and S&P is they will notch the COP rating off of the General Obligation or Issuer Credit Rating.

Agency	Commentary
Standard & Poor's[3]: • **Overall debt structure and burden;** • **Economic and tax-base factors;** • **Financial Flexibility, performance, and position** • **Administrative and management factors**	Unlike Moody's, Standard & Poor's does not place as much emphasis on the essentiality of the leased asset in the evaluation of an appropriation-backed obligation. Instead, the risk that the obligor could choose not to appropriate for the payment of the obligation is analyzed. S&P begins its analyzing with an Issuer Credit Rating (comparable to a GO rating) and will then ask key questions regarding the structure of the lease before arriving at the final rating. The key questions include: (1) Is lessor risk mitigated? (2) Is there abatement/acceptance risk? (3) Is insurance consistent with rating methodologies? (4) Are lease payments subject to appropriation? (5) Does the lease conform to our standard lease term features? (6) Is construction risk present?
Moody's:[4] • **Project (or leased asset) essentiality is critical** • **Legal structure of contract terms and conditions** • **Completion risk** • **Source of lease payment**	Moody's report states that the agency "begins with an assessment of the fundamental credit quality of the lessee, which is essentially the same determination of its general obligation rating". Lease ratings are further assigned by factoring: • Legal structure of the transaction • Debt structure • And, "most importantly" project essentiality, defining essentiality as "the importance of the leased asset to the municipal entity's core operations" • The essentiality factor indicates the necessity and therefore the stronger likelihood of appropriation A lease obligation secured by real property, essential to the issuer's operations is typically rated one or two notches below the GO rating. Moody's essentiality categories by asset/project type is shown below:

Essentiality Categories by Asset/Project Type

More Essential to Government Operations	Less Essential to Government Operations
Affordable/Senior Housing	Animal Shelters
Continuing care centers/nursing homes	Convention Centers
Jails	Golf Courses
Landfills	Hotels
Libraries	Ice Rinks
Parking garages attached to essential facilities	Marinas
Police and fire stations	Miscellaneous economic development projects
Roads, streets and interchanges	Parking garages attached to non-essential facilities
School buildings	Sports stadiums
Town halls	Theaters and concert halls
Water and sewer system facilities	Parks and undeveloped land

4. Pricing, Fees and Expenses

a) Please provide your estimate of yields for this issue under a tax-exempt (Federal and State of Idaho) structure. Using the sample amortization provided in Appendix A, please provide the spread to the September 24 end-of-day MMD scale (no interpolation) on a maturity-by-maturity basis (term bonds allowed). Please assume a September 15, 2030 call date and AA-/Aa3 COP rating. Please provide two estimates –

a. Estimated yields assuming 4% coupons throughout
b. Estimated yields assuming 5% coupons throughout

Indicative Tax-Exempt Scale and Preliminary Financing Results[5]: For the City's consideration, Stifel's underwriters have prepared the following indicative tax-exempt scales, using market rates as of September 24, 2020, for the City's anticipated COPs. Prior to pricing, Stifel would work with the City and its Municipal Advisor to determine the optimal couponing structure at the time of pricing based on the City's short-term and long-term goals. Stifel brings to the table an unmatched knowledge of the lease revenue bond space,

[3] Standard and Poor's, *"Criteria, Governments, U.S. Public Finance: Issue Credit Ratings Linked to U.S. Public Finance Obligors' Creditworthiness"*, 22 January 2018
[4] Moody's Investor Services, "*Rating Methodology: Lease, Appropriation, Moral Obligation and Comparable Debt of US State and Local Governments*", 9 July 2018
[5] Preliminary and subject to change; the use of the 'Aa3/AA-' rating is based on the City's anticipated rating; interest rate assumptions are based on current market conditions and similar credits; the City's actual results may differ, and Stifel makes no commitment to underwrite at these levels; costs of issuance and underwriter's discount are estimates for discussion purposes. MMD is as of September 24, 2020.

which provides our banking staff and sales staff the ability to properly educate investors and rating agencies alike about the City's credits. Specific to the current market, Stifel highlights the following:

- **Current Market Conditions:**
  - Although rates spiked following the market disruption and volatility due to the spread of COVID-19, the municipal market has since stabilized and interest rates are near historically low levels
  - While municipal bond supply has increased, demand has as well with municipal bond funds experiencing twenty straight weeks of fund inflows
  - With some investors still wary of the future of the economy and a second wave of COVID-19, Stifel has seen investors gravitate towards highly rated credits, thus, based on current market conditions, Stifel believes that the City's COPs will receive strong investor demand

- **Structure:** As requested in the RFP, Stifel has provided two scales for the City to review, utilizing all 5% coupons and all 4% coupons. Depending on when the City's COPs price, Stifel anticipates the most efficient pricing might be a mix of the two coupon structures, along with other 3% coupons, that would ultimately generate the greatest investor demand and the lowest cost of capital for the City.
  - Serial Bonds: Stifel has utilized serial bonds through September 1, 2040, to take advantage of the ascending yield curve
  - Term Bonds: Term bonds were utilized in 2045 and 2050 as the yield curve flattens and to create larger block sizes, which Stifel anticipates will increase certain investor demand on the long end of the curve and in turn lower yields
    - Due to current market conditions and recent volatility, investors prefer the liquidity associated with larger individual maturities and are willing to pay a premium for it

				5% Coupons			4% Coupons		
Maturity	Amount	Term	MMD	Spread	Coupon	Yield	Spread	Coupon	Yield
2022	495,000		0.13	0.20	5.00	0.33	0.20	4.00	0.33
2023	515,000		0.14	0.25	5.00	0.39	0.25	4.00	0.39
2024	535,000		0.18	0.30	5.00	0.48	0.30	4.00	0.48
2025	555,000		0.24	0.35	5.00	0.59	0.35	4.00	0.59
2026	580,000		0.35	0.40	5.00	0.75	0.40	4.00	0.75
2027	600,000		0.48	0.45	5.00	0.93	0.45	4.00	0.93
2028	625,000		0.61	0.50	5.00	1.11	0.50	4.00	1.11
2029	650,000		0.73	0.55	5.00	1.28	0.55	4.00	1.28
2030	675,000		0.83	0.60	5.00	1.43	0.60	4.00	1.43
2031	705,000		0.90	0.60	5.00	1.50	0.65	4.00	1.55
2032	735,000		0.98	0.60	5.00	1.58	0.70	4.00	1.68
2033	760,000		1.06	0.60	5.00	1.66	0.75	4.00	1.81
2034	795,000		1.11	0.60	5.00	1.71	0.75	4.00	1.86
2035	825,000		1.16	0.60	5.00	1.76	0.75	4.00	1.91
2036	855,000		1.21	0.60	5.00	1.81	0.75	4.00	1.96
2037	890,000		1.25	0.60	5.00	1.85	0.75	4.00	2.00
2038	925,000		1.29	0.60	5.00	1.89	0.75	4.00	2.04
2039	965,000		1.33	0.60	5.00	1.93	0.75	4.00	2.08
2040	1,005,000		1.37	0.60	5.00	1.97	0.75	4.00	2.12
2041	1,045,000		1.41						
2042	1,085,000		1.44						
2043	1,130,000		1.47						
2044	1,175,000		1.50						
2045	1,220,000	5,655,000	1.53	0.60	5.00	2.13	0.78	4.00	2.31
2046	1,270,000		1.54						
2047	1,320,000		1.55						
2048	1,370,000		1.56						
2049	1,425,000		1.57						
2050	1,485,000	6,870,000	1.58	0.60	5.00	2.18	0.78	4.00	2.36

Financing Results[6]: Based on the indicative scales above, Stifel has provided a summary of the City's COPs in the table below utilizing 5.0% coupons and also market coupons. The final coupon structure would be determined after discussions with the City and its Municipal Advisor based on the City's overall goals, and may fluctuate until the time of pricing depending on investor demand and market conditions at that time. While the 5% scenario does produce higher overall and annual lease payments, with the increased optionality, the City would have a higher expectation for a refinancing for savings at a future date to reduce those higher lease payments.

Idaho Falls Financing Statistics			
5% Coupons		**4% Coupons**	
Par	$23,995,000	Par	$25,955,000
Net Proceeds	$30,000,000	Net Proceeds	$30,000,000
True Interest Cost	3.14%	True Interest Cost	2.83%
Average Annual Debt Service	$1,575,069	Average Annual Debt Service	$1,515,941
Total Debt Service	$46,858,313	Total Debt Service	$45,099,250

b) Please provide your proposed maturity-by-maturity takedowns for this issue, as well as a detailed breakdown of other fees and expenses. Please include dollar amounts of estimated expenses and include the cost of the Gameday service from Ipreo, or another comparable service. Do not include expenses that the underwriter is not traditionally responsible to pay.

The following table breaks out the proposed takedowns on a maturity-by-maturity basis for this issue.

Estimated Takedown	
Maturity (9/1)	**Takedown ($/Bond)**
2022-2030	2.50
2031-2040	3.00
2041-2050	3.25

The following estimated underwriting expenses assume a $26,215,000 financing, as noted in the RFP.

Expenses	
	$ Amount
Underwriter's Counsel	20,000.00
Continuing Disclosure Review	600.00
Ipreo Expenses	1,727.89
CUSIPs	696.00
Blue Sky Survey	500.00
DTC	800.00
Day Loan	655.38
Total Expenses	**24,979.27**

5. Other

a) Please indicate whether your firm will require the use of underwriter's counsel. If yes, please provide an estimated not-to-exceed cost of your counsel's services. The City has retained Hawley Troxell Ennis & Hawley (Boise,ID) as disclosure counsel, who will draft the Preliminary and Final Official Statements and render a 10b-5 opinion on which the underwriter may rely.

To execute a well-managed transaction, it is Stifel's policy to use underwriter's counsel on each transaction underwritten. As noted above, please note we received an estimated underwriter's counsel fee of $20,000 (not to exceed amount), for the proposed COP transaction from Rick Skinner of Skinner Fawcett LLP in Boise (ID).

[6]Preliminary and subject to change; the use of the 'Aa3/AA-' rating is based on the City's anticipated rating; interest rate assumptions are based on current market conditions and similar credits; the City's actual results may differ, and Stifel makes no commitment to underwrite at these levels; costs of issuance and underwriter's discount are estimates for discussion purposes. MMD is as of September 24, 2020.

Appendix A – Stifel's Certificate of Participation Underwriting Experinece
Sole/Senior Managed Negotiated Transactions
January 1, 2018 – Present

Sale Date	Amount ($mil)	Issuer	Issue Description	State	Fitch	Moody's	S&P
01/17/18	30.270	San Joaquin Co (Stockton) USD	Certificates of Participation	CA	--	Aa3	--
01/16/18	8.000	Butler Co (Talawanda) SD	Ref Certificates of Participation	OH	--	--	A
01/22/18	2.855	Lake Co (Upper Lake) UHSD	Certificates of Participation	CA	--	--	A
01/31/18	15.325	San Pablo Joint Powers Fin Auth	Lease Revenue Bonds	CA	--	--	AA-
02/05/18	24.620	N Adams Comm Sch Renov Bldg Corp	Ad Val Prop Tax 1st Mtg Bonds	IN	--	--	A
02/13/18	5.160	Northwestern School Bldg Corp	Ad Valorem Prop Tax 1st Mtg Bonds	IN	--	--	A
03/08/18	5.920	Steamboat Springs City-Colorado	Certificates of Participation	CO	--	A1	--
03/08/18	3.000	St Peters City-Missouri	Certificates of Participation	MO	--	Aa3	--
03/12/18	13.065	Sedalia City-Missouri	Certificates of Participation	MO	--	--	A+
03/20/18	18.530	Elk Grove Finance Auth	Lease Revenue Bonds	CA	--	--	AA
03/22/18	39.910	Westfield Washington Multi Sch Bldg Corp	Unltd Ad Val Prop Tax 1st Mtg	IN	--	--	A-
04/04/18	5.520	Lebanon Redevelopment Auth	Lease Rental Bonds	IN	--	--	AA-
04/11/18	8.500	Monterey Co (Greenfield) USD	Certificates of Participation	CA	--	--	A-
04/16/18	43.390	Brentwood City-Missouri	Certificates of Participation	MO	--	--	AA-
04/26/18	28.380	El Paso Co-Colorado	Ref Certificates of Participation	CO	--	--	AA
05/03/18	27.045	Greater Jasper School Bldg Corp	Ad Valorem Prop Tax 1st Mtg Bonds	IN	--	--	A+
05/03/18	11.060	Porter Twp High School Bldg Corp	Ad Valorem Prop Tax 1st Mtg Bonds	IN	--	--	A+
05/08/18	3.330	California Statewide CDA (CSCDA)	Transportation Revenue COP	CA	--	--	AA
05/17/18	9.995	Rosedale Financing Auth	Ad Valorem Prop Tax 1st Mtg Bonds	CA	--	--	AA-
05/15/18	9.120	SW Allen Multi School Bldg Corp	Lease Revenue Bonds	IN	--	--	A
05/24/18	111.360	Jefferson Co-Alabama	Lease Revenue Bonds	AL	AA+	Aa1	AA+
05/24/18	26.815	Jefferson Co-Alabama	Ad Val Prop Tax First Mtg Bonds	AL	--	--	A+
05/22/18	34.220	Santa Monica Public Finance Auth	Ad Val Prop Tax First Mtg Bonds	CA	--	--	A+
05/24/18	3.715	Eastern Howard Third Mill Sch Bldg Corp	GO Refunding Warrants	IN	AA-	A3	AA-
05/23/18	13.600	Noblesville High School Bldg Corp	GO Refunding Warrants	IN	AA-	A3	AA-
06/15/18	10.870	Fishers Redevelopment Auth	Ad Valorem Prop Tax 1st Mtg Bonds	IN	--	--	A+
06/14/18	13.265	Shelbyville Ctl Renov Sch Bldg Corp	Lease Rental Revenue Bonds	IN	--	--	AAA
06/27/18	37.500	California Statewide CDA (CSCDA)	Transportation Rev COPs	CA	--	--	A+
07/24/18	9.585	Summit Co Dev Finance Auth	Development Lease Revenue Bonds	OH	--	--	A+
08/01/18	39.640	Hobart Building Corporation	Ad Valorem Tax Prop 1st Mtg Bonds	IN	--	--	A
08/02/18	75.070	Madera USD	Certificates of Participation	CA	--	A2	--
08/07/18	168.825	Colorado	Bldg Excellent Sch Today COPs	CO	--	Aa2	AA-
08/14/18	10.085	St Louis Co (Pattonville) R-III SD	Certificates of Pariticpation	MO	--	--	AA-
08/23/18	4.810	Malibu City-California	Certificates of Participation	CA	--	--	AA+
08/23/18	18.855	Malibu City-California	Certificates of Participation	CA	--	--	AA+
09/26/18	21.795	William S Hart Joint Sch Fin Au	Lease Revenue Bonds	CA	--	--	A
08/29/18	19.680	Menifee USD Pub Fin Auth	Ad Val Prop Tax 1st Mtg Bonds	CA	--	--	--
08/30/18	32.425	North Montgomery High Sch Bldg C	Certificates of Participation	IN	--	A	--
09/07/18	16.455	North Dakota St Board Hghr Ed	Certificates of Participation	ND	--	A1	--
09/07/18	76.575	North Dakota St Board Hghr Ed	Ad Val Prop Tax First Mtg Bonds	ND	--	--	A-
09/13/18	44.050	Westfield High School 1995 Bldg Corp	Certificates of Participation	IN	--	Aa3	--
09/20/18	20.000	Contra Costa Co (Mt Diablo) USD	Lease Revenue Bonds	CA	--	Aa3	--
09/27/18	7.935	Merced Co Office of Education	Certificates of Participation	CA	--	--	A+
10/11/18	39.000	Delaware Co (Westerville City) SD	Certificates of Participation	OH	--	Aa2	--
10/16/18	9.620	Georgia Assoc Co Comm (Accg)	Certificates of Participation	GA	--	Aa3	--
10/17/18	6.850	Desert Hot Springs Pub Fin Auth	Lease Revenue Bonds	CA	--	--	A+
10/25/18	32.145	Riverside Co (Val Verde) USD	Ref Certificates of Participation	CA	--	--	A-
10/23/18	5.725	Country Club Village-Missouri	Ref Certs of Participation	MO	--	--	A
10/26/18	47.430	Brownsburg 1999 School Bldg Corp	Ad Valorem Prop Tax 1st Mtg Bonds	IN	--	--	A+
11/02/18	15.610	Noblesville Multi-School Bldg Corp	Ad Valorem Prop Tax 1st Mtg Bonds	IN	--	--	A+
11/07/18	13.910	Wawasee High School Bldg Corp	Leasehold Revenue Bonds	IN	--	A3	--
11/09/18	5.910	Chilton Co Public Bldg Auth	Ad Valorem Prop Tax 1st Mtg Bonds	AL	--	--	A+
11/13/18	31.490	Northwest Allen School Bldg Corp	Building Revenue Bonds	IN	--	Aa2	--
11/14/18	4.515	Lebanon Redevelopment Auth	Ad Valorem Prop Tax 1st Mtg Bonds	IN	--	--	AA-
11/06/18	6.580	Hannibal Muni Assist Corp	Lease Rental Bonds	MO	--	--	AA-
11/14/18	12.515	Pasadena Public Financing Auth	Lease Revenue Refunding Bonds	CA	AA	--	AA+
11/14/18	30.585	Pasadena Public Financing Auth	Lease Revenue Refunding Bonds	CA	AA	--	AA+

Sale Date	Amount ($mil)	Issuer	Issue Description	State	Fitch	Moody's	S&P
12/11/18	18.905	San Leandro Pub Fin Auth	Ad Val Prop Tax First Mtg Bonds	CA	--	--	AA-
11/16/18	20.705	Hamilton SE Consol Schl Bldg Corp	Ad Val Prop Tax First Mtg Bonds	IN	--	--	A+
11/27/18	4.000	Tri-Creek 2002 High School Bldg Corp	Ad Val Prop Tax First Mtg Bonds	IN	--	--	BBB
12/04/18	33.325	Hammond Multi-School Bldg Corp	Lease Revenue Bonds	IN	--	--	AA-
12/13/18	7.996	Taylor Comm School Bldg Corp	Ad Valorem Prop Tax 1st Mtg Bonds	IN	--	--	A
01/22/19	3.735	Valley Park City-Missouri	Ref Certificates of Participation	MO	--	--	A+
01/30/19	9.875	Rancho Cucamonga Pub Fin Auth	Lease Revenue Bonds	CA	--	--	AA
01/30/19	2.320	Rancho Cucamonga Pub Fin Auth	Lease Revenue Bonds	CA	--	--	AA
01/31/19	74.265	Adams Co (Westminster) SD #50	Certificates of Participation	CO	--	A1	A+
02/13/19	28.015	Redondo Beach Comm Fin Auth	Lease Revenue Ref Bonds	CA	--	--	AA
02/28/19	4.065	Saline Co-Missouri	Certificates of Participation	MO	--	--	AA+
02/26/19	10.585	Palo Alto City-California	Certificates of Participation	CA	--	--	AA+
02/26/19	26.785	Palo Alto City-California	Certificates of Participation	CA	--	--	A
03/14/19	31.885	West Lafayette Redev Auth	Lease Revenue Bonds	IN	--	--	A+
03/12/19	18.495	Hamilton Community Authority	Lease Revenue Bonds	OH	--	--	A+
03/12/19	6.365	Hamilton Community Authority	Refunding Revenue Bonds	OH	--	--	AA-
03/14/19	11.190	Gilmer Co Building Authority	Lease Rental Bonds	GA	--	--	AA-
03/26/19	7.835	Wayne Twp School Building Corp	Ad Val Prop Tax First Mtg Bonds	IN	--	--	A
03/27/19	9.520	Northern Wells Multi-Sch Bldg Corp	Ad Val Property Tax 1st Mtg Bonds	IN	--	--	--
03/28/19	15.830	Moreno Valley Public Fin Auth	Lease Revenue Bonds	CA	--	--	A+
04/03/19	89.790	IPS Multi-School Bldg Corp	Ad Val Prop Tax 1st Mtg Ref Bonds	IN	--	--	A
04/09/19	4.795	St Louis Co (Pattonville) R-III SD	Certificates of Participation	MO	--	--	AA-
04/16/19	15.620	Montgomery Co (Kettering) SD	Certificates of Participation	OH	--	Aa3	--
04/17/19	15.980	Riverside Public Fin Auth	Lease Revenue Refunding Bonds	CA	--	--	A
04/22/19	5.395	Jackson Co (Center) SD #58	Certificates of Participation	MO	--	--	A-
04/25/19	2.715	Decatur Twp Multi-School Bldg Corp	Ad Val Prop Tax First Mtg Bonds	IN	--	--	A+
05/02/19	11.790	West Lafayette Redev Auth	Lease Rental Bonds	IN	--	--	AA-
05/07/19	41.160	Riverside Co (Perris) UHSD	Certificates of Participation	CA	--	--	A
05/15/19	16.410	North Putnam Middle School Bldg	Ad Val Prop Tax First Mtg Bonds	IN	--	--	A+
05/16/19	8.670	Fresno Co (Chawanakee) USD	Ref Certificates of Participation	CA	--	--	A+
05/16/19	8.455	Arnold City-Missouri	Ref Certificates of Participation	MO	--	--	A-
05/21/19	6.750	Placer Co (Rocklin) USD	Certificates of Participation	CA	--	--	A+
05/22/19	21.440	2004 Plainfield Comm HS Bldg Corp	Ad Valorem Prop Tax 1st Mtg Bonds	IN	--	--	AA-
05/23/19	28.540	Prince Georges Co-Maryland	Ref & Imp Certs of Partiicipation	MD	--	--	A+
05/29/19	33.505	Riverside Public Fin Auth	Certificates of Participation	CA	--	Aa2	--
05/29/19	25.300	Aspen City-Colorado	Certificates of Participation	CO	--	Aa1	--
05/30/19	22.000	Carroll Co (Conotton Vlly) ULSD BOE	Lease Revenue Bonds	OH	--	--	AA-
06/04/19	10.400	Shaker Heights Public Library	Certificates of Participation	OH	--	--	--
05/22/19	28.950	Sedalia City-Missouri	Certificates of Participation	MO	--	Aa2	--
06/13/19	14.060	Middlebury Schools Bldg Corp	Ad Val Prop Tax First Mtg Bonds	IN	--	--	--
07/09/19	4.490	Scotts Valley Pub Fin Auth	Lease Revenue Refunding Bonds	CA	--	--	AA-
07/23/19	32.350	South Suburban Park & Recreat Dt	Lease Revenue Refunding Bonds	CO	--	--	AA-
07/24/19	16.695	Fresno Co (Central) USD	Lease Revenue Refunding Bonds	CA	--	--	A+
07/25/19	29.270	Riverside Co (San Jacinto) USD	Certificates of Participation	CA	--	--	AA-
07/31/19	12.250	Aliso Viejo City-California	Certificates of Participation	CA	--	A2	--
08/08/19	13.375	Lammersville Schools Finance Authority	Certificates of Participation	CA	--	A3	--
08/08/19	17.925	Lammersville Schools Finance Authority	Certificates of Participation	CA	--	--	AA+
08/15/19	7.355	Williston State College	Lease Revenue Bonds	ND	--	A2	--
08/14/19	12.500	Cuyahoga Co (Euclid City) SD	Lease Revenue Bonds	OH	--	A2	--
08/22/19	3.675	Stark Metropolitan Housing Auth	Certificates of Participation	OH	--	Baa1	--
08/27/19	20.025	Franklin Co-Missouri	Certificates of Participation	MO	--	--	BBB-
08/27/19	26.035	Franklin Co-Missouri	Certificates of Participation	MO	--	--	A-
09/11/19	16.895	Wabash City Schools Bldg Corp	Certificates of Participation	IN	--	--	A+
09/17/19	8.635	Marion High School Building Corp	Ref Certificates of Participation	IN	--	--	A+
09/26/19	12.030	Brownsburg 1999 School Bldg Corp	Ad Valorem Prop Tax 1st Mtg Bonds	IN	--	--	A
10/01/19	7.575	Greater Jasper School Bldg Corp	Ad Val Prop Tax 1st Mtg Ref Bonds	IN	--	--	A+
10/03/19	13.565	Fishers Redevelopment Auth	Ad Val Prop Tax First Mtg Bonds	IN	--	--	A+
10/08/19	3.280	NE Wayne High School Bldg Corp	Ad Val Prop Tax 1st Mtg Bonds	IN	--	--	A+
10/11/19	9.445	Tippecanoe Co NSE08 Sch Bldg Corp	Lease Rental Revenue Bonds	IN	--	--	AAA
10/10/19	7.335	Whitley Co Multi-School Bldg Corp	Ad Val Prop Tx 1st Mtg Bonds	IN	--	--	AA+
10/17/19	20.990	San Ramon-California	Ad Val Prop Tx 1st Mtg Bonds	CA	--	--	A+

Sale Date	Amount ($mil)	Issuer	Issue Description	State	Fitch	Moody's	S&P
10/16/19	62.935	Aurora City-Colorado	Ad Val Prop Tx 1st Mtg Ref Bonds	CO	--	--	AA-
10/15/19	1.850	Randolph Southern School Corp	Ad Val Prop Tx 1st Mtg Bonds	IN	--	--	A+
10/22/19	22.745	Oceanside Pub Financing Auth	Refunding & Improvement COPs	CA	--	Aa1	AA
10/23/19	16.810	Hamilton Heights High Sch Bldg Cp	Certificates of Participation	IN	--	--	AA+
10/23/19	6.340	San Joaquin Co (Lincoln) USD	Lease Revenue Bonds	CA	--	--	AA
10/23/19	67.140	MSD Washington Twp Sch Bldg Corp	Ad Val Prop Tx 1st Mtg Bonds	IN	--	--	AA-
10/24/19	2.925	Riverside Co (Hemet) USD	Unltd Ad Val tax Prop Tax 1st Mtg	CA	--	--	AA-
10/24/19	63.020	Larimer Co-Colorado	Certificates of Indebtness	CO	--	A1	--
10/31/19	6.600	Whitley Co Multi-School Bldg Corp	Certificates of Participation	IN	--	Aa1	AA+
10/30/19	88.560	Tippecanoe Co NSE08 Sch Bldg Corp	Ref Certificates of Participation	IN	--	--	A-
11/04/19	14.535	Fort Wayne Comm Schools Bldg Corp	Ad Valorem Prop 1st 1st Mtg Bonds	IN	--	--	AA-
11/07/19	35.000	Warren Twp MSD Vision 05 Sch Bldg Corp	Ad Val Prop Tx 1st Mtg Bonds	IN	--	--	AA+
11/18/19	41.770	Brentwood City-Missouri	Ad Valorem Prop Tax 1st Mtg Bonds	MO	--	--	A+
11/19/19	14.375	Aspen Fire Protection Dt	Ad Val Prop Tx 1st Mtg Bonds	CO	--	--	A+
11/19/19	8.750	Tri-Creek 2002 High School Bldg Corp	Certificates of Participation	IN	--	--	AA-
11/20/19	4.200	Webster Groves Muni Lib Dt	Certificates of Participation	MO	--	--	A+
12/03/19	6.745	San Bernardino Co (Adelanto) SD	Ad Val Prop Tx 1st Mtg Bonds	CA	--	--	A+
12/03/19	13.255	Clarksville Redevelopment Auth	Ref Certificates of Participation	IN	--	--	A+
12/03/19	3.015	Northwestern Consol Sch Bldg Corp	Econ Dev Lease Rental Bonds	IN	--	--	AA-
12/04/19	2.445	Twin Lakes School Bldg Corp	Ad Val Prop Tx 1st Mtg Bonds	IN	--	--	A+
12/06/19	15.185	Greater Clark Building Corp	Certificates of Participation	IN	--	--	--
12/10/19	5.740	Penn High School Bldg Corp	Ad Val Prop Tx 1st Mtg Bonds	IN	--	--	A
12/12/19	15.775	Carmichael Water Dt	Ad Val Prop Tx 1st Mtg Bonds	CA	--	--	A-
12/12/19	16.510	Carmichael Water Dt	Ad Val Prop Tx 1st Mtg Ref Bonds	CA	--	--	AA-
12/18/19	10.720	Merrillville Town Bldg Corp	Wtr Rev Ref Cert of Participation	IN	--	--	AA
12/18/19	10.735	Merrillville Town Redev Auth	Wtr Rev Certs of Participation	IN	--	--	AA
01/08/20	4.025	Christian Co Library Dt	Lease Rental Revenue Bonds	MO	--	--	A
01/23/20	133.440	Maricopa Co-Arizona	Lease Rental Revenue Bonds	AZ	--	--	A
01/28/20	7.010	St Louis Co Special SD	Certificates of Participation	MO	--	A1	--
02/04/20	34.455	El Paso Co-Colorado	Certificates of Participation	CO	AA+	Aa1	AA+
02/12/20	38.150	St Louis Municipal Library Dt	Refunding Lease COPs	MO	--	--	AA
02/13/20	5.495	Cape Girardeau Co RSD #R-II	Ref Certificates of Participation	MO	--	--	AA
02/13/20	6.820	Cape Girardeau Co RSD #R-II	Lease Revenue Bonds	MO	--	--	AA-
02/12/20	4.915	Central Vlly Supt Svc Jt Pwr Agcy	Ref Certificates of Participation	CA	AA-	--	A
02/19/20	4.605	Lake Co (Willoughby-Eastlake City) SD	Certificates of Participation	OH	--	--	A
02/20/20	43.045	Pima Co-Arizona	Certs of Participation Bonds	AZ	--	--	A
02/27/20	43.905	South San Francisco Pub Fin Corp	Ref Certificates of Participation	CA	--	A3	--
02/27/20	5.140	Southwestern Multi Sch Bldg Corp	Certificates of Participation	IN	AA	--	AA-
03/10/20	2.675	Jackson Co (Independence) SD	Lease Revenue Bonds	MO	--	--	AA+
03/10/20	.060	Jackson Co (Independence) SD	Ad Valorem Prop Tax 1st Mtg Bonds	MO	--	--	A+
03/25/20	9.495	Riverside Co (San Jacinto) USD	Ref Lease Certs of Participation	CA	--	--	A+
03/25/20	8.790	Thousand Oaks Pub Fin Auth	Ref Recovery Zone & Lease COPs	CA	--	--	A+
03/27/20	1.525	Butler Co (Poplar Bluff) SD #R-1	Certificates of Participation	MO	--	A3	--
04/14/20	44.470	Avon Comm School Bldg Corp	Ref Lease Revenue Bonds	IN	--	--	AA+
04/22/20	3.520	Liberty-Perry Wapahani HS Bldg Corp	Ref Lease Participation Certs	IN	--	--	A
04/22/20	13.935	Penn High School Bldg Corp	Ad Val Property Tax 1st Mtg Bonds	IN	--	--	A+
05/13/20	34.690	GCS School Bldg Corp One	Ad Val Prop Tax First Mtg Bonds	IN	--	--	A
05/13/20	57.050	Yavapai Co Jail Dt	Ad Valorem Prop Tx 1st Mtg Bonds	AZ	--	--	AA-
05/14/20	5.000	Beverly Shores Redev Auth	Ad Val Prop Tx 1st Mtg Bonds	IN	--	--	A
05/14/20	9.490	Santa Cruz Co Cap Fin Auth	Ad Valorem Prop Tx 1st Mtg Bonds	CA	--	--	AA+
05/14/20	4.495	Santa Cruz Co Cap Fin Auth	Pledged Revenue Obligations	CA	AA	--	AA
05/13/20	14.700	Mooresville Consol Sch Bldg Corp	Lease Rental Revenue Bonds	IN	--	--	AA-
05/15/20	28.610	Sedalia City-Missouri	Lease Revenue Refunding Bonds	MO	--	--	AA+
05/20/20	1.780	Greene Co (Fair Grove) SD #R-X	Lease Revenue Bonds	MO	--	--	AA+
05/20/20	27.500	Tuscarawas Valley LSD	Ref & Imp Certs of Participation	OH	--	--	A+
06/09/20	49.500	Livermore City-California	Ref Certificates of Participation	CA	--	--	A
06/10/20	6.450	Richland Bean Blossom Comm Sch	Certificates of Participation	IN	--	A1	--
06/17/20	4.875	Eastern Howard Multi-Sch Bldg Corp	Refunding COPs	IN	--	--	AA
06/17/20	7.090	Brecke'--idge Town-Colorado	Ad Val Prop Tx 1st Mtg Bonds	CO	--	--	AA+
06/17/20	36.720	Brecke'--idge Town-Colorado	Certificates of Participation	CO	--	Aa2	--
06/18/20	28.710	Mt Vernon Multi-Sch Bldg Corp	Ref & Imp Certs of Participation	IN	--	Aa2	--

Sale Date	Amount ($mil)	Issuer	Issue Description	State	Fitch	Moody's	S&P
06/18/20	26.080	Mt Vernon Multi-Sch Bldg Corp	Ad Val Prop Tx 1st Mtg Ref Bonds	IN	--	--	AA+
06/18/20	11.755	Fresno Co (Clovis) USD	Certificates of Participation	CA	--	--	AA-
07/07/20	2.920	Hobart Building Corporation	Ad Val Prop Tax 1st Mtg Ref Bonds	IN	--	--	AA+
07/08/20	17.510	Kings Co (Hanford) JUHSD	Ad Valorem Prop Tax 1st Mtg Bonds	CA	--	--	AA+
07/09/20	61.150	Placer Co (Roseville) JUHSD	Ad Val Prop Tx 1st Mtg Ref Bonds	CA	--	--	--
07/14/20	65.095	St Charles City-Missouri	Certificates of Participation	MO	--	A2	--
07/15/20	75.000	Ashland Co (Hillsdale) LSD	Certificates of Participation	OH	--	--	A+
07/15/20	10.000	Montgomery Co (Dayton City) SD	Ref Certificates of Participation	OH	--	Aa3	--
07/16/20	14.705	Tippecanoe Co NSE08 Sch Bldg Corp	Certificates of Participation	IN	--	A2	--
07/21/20	33.185	California School Finance Auth	Certificates of Participation	CA	--	A3	--
07/23/20	131.000	Flagstaff City-Arizona	Ad Valorem Prop Tax 1st Mtg Bonds	AZ	--	--	AA-
07/29/20	4.835	Huntington Beach Public Fin Auth	Lease Revenue Bonds	CA	--	Aa3	--
07/29/20	14.440	Huntington Beach Public Fin Auth	Certificates of Participation	CA	AA-	--	AA-
07/30/20	28.725	New Castle Elem School Bldg Corp	Lease Revenue Ref Bonds	IN	AA+	--	AA
08/03/20	2.355	St John City-Missouri	Lease Revenue Ref Bonds	MO	AA+	--	AA
08/04/20	4.305	Northeast Dubois Co Mid Sch Corp	Ad Valorem Prop Tax 1st Mtg Bonds	IN	--	--	A
08/06/20	4.570	Wawasee High School Bldg Corp	Ref Certificates of Participation	IN	--	--	A-
08/06/20	34.000	Stark Co (Fairless) LSD	Ad Val Prop Tx 1st Mtg Bonds	OH	--	--	AA+
08/11/20	4.445	Laclede Co (Lebanon) SD #R-3	Certificates of Participation	MO	--	A1	--
08/12/20	4.040	Salinas Facilities Fin Auth	Ad Val Prop Tx 1st Mtg Bonds	CA	--	--	AA+
08/12/20	23.345	Salinas Facilities Fin Auth	Certificates of Participation	CA	--	--	A-
08/13/20	8.500	Jefferson Co (Edison) LSD	Lease Revenue Ref Bonds	OH	--	--	A+
08/20/20	10.500	Hamilton Co (Mt Healthy City) SD BOE	Lease Revenue Ref Bonds	OH	--	--	A+
09/01/20	11.095	Crescenta Valley Co Water Dt	Certificates of Participation	CA	--	Aa3	--
09/01/20	150.735	SW Allen Multi School Bldg Corp	Certificates of Participation	IN	--	A2	--
09/01/20	27.365	Stark Co (Perry) LSD	Rev Certificates of Participation	OH	--	--	AA-
09/11/20	5.770	Jackson Co Building Corp	Ad Val Prop Tx 1st Mtg Bonds	IN	--	--	AA+
09/15/20	4.555	St Louis Co (Hazelwood) SD	Certificates of Participation	MO	--	A1	--
09/15/20	52.685	St Charles Co (Orchard Farm) R-V SD	Lease Rental Revenue Bonds	MO	--	--	AA-
09/22/20	44.165	California Statewide CDA (CSCDA)	Certificates of Participation	CA	--	--	A+
09/23/20	8.485	Castle Rock Town-Colorado	Certificates of Participation	CO	--	--	A
09/24/20	187.465	Carmel Redevelopment Authority	Trans Certs of Participation	IN	--	--	A+
09/24/20	13.520	Noblesville Multi-School Bldg Corp	Certificates of Participation	IN	--	--	AA
09/29/20	24.210	Brownsburg 1999 School Bldg Corp	Lease Rental Revenue Bonds	IN	--	--	AA
07/10/19	63.970	Richmond Jt Pwrs Financing Auth	Ad Val Prop Tx 1st Mtg Bonds	CA	--	--	AA+
07/09/19	4.970	Scotts Valley Pub Fin Auth	Ad Val Prop Tx 1st Mtg Bonds	CA	--	--	AA+
Total Number of Deals			**215**				
Total Par			**$4926.39 million**				

APPENDIX B
Certificate of Participation Case Studies

$74,265,000
Westminster Public Schools
Certificates of Participation, Series 2019
Ratings: Underlying: A1/A+/--; Insured (AGM): --/AA/--
Pricing Date: January 31, 2019
Stifel Role: Sole Manager allow for flexibility to allocate funds, if necessary).

Purpose: Stifel recently served as sole managing underwriter to Westminster Public Schools (the "District") on its Certificates of Participation, Series 2019 (the "Series 2019 COPs"). The proceeds from the Series 2019 COPs will be used to make improvements to several facilities throughout the District, including:

- Converting Scott Carpenter Middle School to a PK-8 School
- Replacement of Skyline Vista Elementary School
- Mechanical Upgrades/Air Conditioning
- Safety Improvements
- Renovation of Hidden Lake High School

Security and Collateral: The District will pledge two of its largest facilities as collateral, Ranum Middle School and Shaw Heights Middle Schools, and will pay base rentals from December 1, 2019 through December 1, 2048.

In November 2018, the District's voters passed a mill levy override ("MLO") to be imposed at 14.5 mills beginning in 2019, with no sunset. The 14.5 mills is projected to generate over $9 million in 2019 and over $11 million in 2020, with growth anticipated thereafter, based upon growth of the District's assessed value. The District has earmarked a portion of the annual 2018 MLO revenues ($4.6 million) to pay the base rentals on the Series 2019 COPs, a structure akin to a general obligation bond dedicated mill levy. The District intends to utilize the remainder of the 2018 MLO revenues for general fund purposes.

Use of Insurance: With 'A1' and 'A+' ratings from Moody's and S&P, respectively, Stifel worked with the District to evaluate the economic benefit of issuing the Series 2019 COPs with insurance, and the District ultimately solicited bids, finding the bid and terms received from Assured Guaranty Mutual Corporation to be most favorable. After a cost-benefit analysis and discussions with investors, Stifel insured only the callable maturities in years 2029 through 2048.

Structure: The District's objective was to maximize its construction fund deposit without exceeding $4.6 million in annual base rental payments. In order to attract a wider universe of investors and increase proceeds, Stifel bifurcated the 2043 and 2048 term bonds and used a variety of discount coupons after the December 1, 2028 call date, as described in the adjacent table.

12/1 Maturity	Amount	Coupon	Yield	Spread to MMD
2019	1,920,000	**2.00**	**1.82**	0.15
2020	1,220,000	**4.00**	**1.83**	0.15
2021	1,265,000	**4.00**	**1.90**	0.20
2022	1,320,000	**5.00**	**1.98**	0.24
2023	1,385,000	**5.00**	**2.06**	0.27
2024	1,455,000	**5.00**	**2.13**	0.29
2025	1,525,000	**5.00**	**2.24**	0.33
2026	1,600,000	**5.00**	**2.38**	0.38
2027	1,680,000	**5.00**	**2.48**	0.40
2028	1,765,000	**5.00**	**2.60**	0.43
2029*	1,855,000	**5.00**	**2.68**	0.40
2030*	1,945,000	**5.00**	**2.81**	0.43
2031*	2,045,000	**5.00**	**2.89**	0.43
2032*	2,145,000	**5.00**	**2.95**	0.43
2033*	2,255,000	**4.00**	**3.27**	0.70
2034*	2,345,000	**4.00**	**3.36**	0.73
2035*	2,440,000	**5.00**	**3.15**	0.45
2036*	2,560,000	**5.00**	**3.21**	0.45
2037*	2,690,000	**5.00**	**3.27**	0.45
2038*	2,820,000	**3.50**	**3.70**	0.82
2043*	10,000,000	**5.00**	**3.48**	0.45
2043*	5,985,000	**3.75**	**3.88**	0.85
2048*	15,000,000	**5.00**	**3.55**	0.47
2048*	5,045,000	**4.00**	**3.96**	0.88

***Denotes insured maturities**

Results: Stifel's underwriters pre-marketed the Series 2019 COPs at aggressive spreads, given the recent limited supply of Colorado COPs, and received strong interest from investors throughout the transaction, for both the insured and non-insured maturities. Ultimately, the transaction was oversubscribed in aggregate by 6.6x, with several maturities reaching subscription levels over 9.0x. Stifel's underwriters were able to tighten spreads 2-8 basis points throughout the curve, which resulted in a deposit of $80.9 million to the District's construction fund.

City of Steamboat Springs ("Steamboat")
$5,920,000
Certificates of Participation, Series 2018
Rating: Moody's Aa3
Pricing Date: March 7, 2018

Use of Proceeds: The 2018 COPs were issued to finance a portion of the cost of the acquisition, construction, installation and improvement of a combined law enforcement facility with Routt County, Colorado, including the acquisition of real property.

Special Features: The 2018 COPs were issued, along cash from the County, to purchase and improve the combined law enforcement facility with Routt County. The 2018 COPs were structured using a 20-year amortization and a 9-year call feature. Stifel's underwriters determined that there was no pricing differential between a 9-year call and a 10-year call.

Steamboat's certificates priced as bank qualified. Due to the lack of volume in the market and the strength of the credit, the 2018 COPs priced aggressively with only 4% coupons after the call date and strong demand in nearly every maturity. Stifel was able to tighten spreads in more than 50% of the maturities.

El Paso County (the "County")
$28,380,000
Refunding Certificates of Participation, Series 2018
Rating: S&P AA (AGM Insured)/ S&P AA (Underlying)
Pricing Date: April 26, 2018
Stifel Role: Sole Manager

Use of Proceeds: To current refund the remaining outstanding Certificates of Participation (Terry R. Harris Judicial Complex Project), Series 2007A; to fund the costs of a reserve fund surety bond and an insurance policy; and to pay the costs of issuance.

Special Features: Stifel served as sole manager on El Paso County's, Refunding Certificates of Participation, Series 2018. The refunded COPs were issued to finance improvements to the Terry R Harris Judicial Complex Project which is the leased property for these Certificates. The Series 2018 COPs were issued on parity with the Series 2016 COPs. The Series 2016 COPs had a reserve fund; consequently, Series 2018 COPs also needed to be secured by a reserve fund. Stifel and El Paso County's financing team ultimately determined that it was most economical for El Paso County to fund a surety policy instead of a cash funded reserve. Additionally, while there is usually no benefit for an 'AA' rated issuer to use insurance, since insurers would not provide a standalone surety on an annual appropriation credit, the County also had to purchase an insurance policy for the 2018 COPs.

Results: The 2018 financing was structured with serials from 2019 through 2029. With the short final maturity, Stifel analyzed an 8-year par call to align with the County's outstanding Series 2016 COPs; however, the County ultimately decided to use a 10-year par call to increase the net present value savings. With limited supply in the municipal market at that time, Stifel's underwriter went out to the market with aggressive levels for certificates of participation. Due to strong investor demand, spreads were lowered by 2 to 5 basis points in 8 of 11 maturities, with final spreads of +42 and +45 in years 2028 and 2029, respectively. The financing was completed with a 2.92% true interest cost and the County generated approximately $2.5 million in net present value savings, equating to 7.77% of refunded certificates.

Colorado Mountain College ("CMC" or the "College")
$26,775,000
Refunding and Improvement
Certificates of Participation, Series 2017
Rating: Moody's Aa3
Pricing Date: March 28, 2017

Use of Proceeds: To currently refund the College's outstanding Series 2007 Certificates of Participation and fund new money improvements, including a renovated student center and a new leadership and recreation center at their Spring Valley Campus.

Special Features: Prior to this transaction, the College had not received an underlying rating on any transaction, as CMC's 2004 and 2007 transactions were insured without a rating on the College. Without an existing or prior rating, Stifel led the College through the underlying rating process for the first time. Because of the College's unique sources of revenue, primarily through property tax (70%), followed by state sources, and tuition, the College presented its credit to Moody's by referencing three separate Moody's methodologies: the Community College methodology, the Leased Asset/Appropriation methodology, and the Local Government methodology. By presenting this complete picture of the credit, Moody's provided the College an Aa2 issuer rating and an Aa3 rating on the College's COPs (in-line with similar Colorado Special Districts and higher than comparable Community College ratings in the 'A' category).

Stifel conducted a comprehensive marketing effort for this transaction, including a NetRoadShow for investors and posting the POS two weeks prior to sale, to allow Stifel's sales force to market the unique credit. The College received 32 unique hits on their investor presentation from a variety of investors, both individual retail accounts and institutional investors. Through this marketing effort, Stifel and CMC were able to reduce yields across the maturity spectrum on the day of pricing, as well as increase the new money proceeds for the College.

City of Greeley, Colorado
$25,545,000
Certificates of Participation, Series 2016
Rating: S&P A+
Pricing Date: August 30, 2016

Background: The COP project intends to consolidate the City of Greeley's (the "City" or "Greeley") 800+ employees into a multifunctional, 37,500 square foot, municipal services complex which will house Municipal Courts, City Council Chambers, City Administration, Information Technology offices, and the City's Water and Sewer Department. In addition, and expected to be completed in July of 2017, the City will also be using COP proceeds to construct a new Fire Administration Building – a 25,600 square foot facility. This building seeks to supply office spaces, a conference room, training room, conference room, four apparatus bays, storage and work areas, and living areas for firefighters. The two new facilities serve as the collateral for the COPs.

Pricing: On the morning of Tuesday August 30th, Stifel opened the order period for the City's COPs, with no material changes in the equity markets and a stronger tone in the fixed income markets. Also pricing on the same day, was the market dominating $2.7 Billion State of California, General Obligation Bonds (Aa3/AA-/AA-), representing over 40% of the $6.6 billion 7-day visible supply. However, within Colorado, the City's transaction was the only transaction over $5 million pricing on the same day.

The adjacent table reflects the City's final pricing yield-to-call and yield-to maturity spreads. Given a relative lack of supply for A-rated, high quality city-level obligations, Stifel was able to generate broad investor interest from insurance companies, bond funds, money managers, and inclusive of retail participation. Stifel worked cohesively with the City and Stifel's Greeley retail sales office to ensure public outreach and communication of the City's sale, including hosting a retail luncheon between brokers and the City as well as advertising the City's sale on its website and three newspaper circulations within the Greeley area.

Maturity 12/1	Maturity (000s)	Coupon (%)	Final Yield (%)	YTM (%)	Late MMD (%)	Yield Spread (%)	YTM Spread (%)
2019	520	3.00	0.96		0.67	0.29	
2020	640	4.00	1.11		0.77	0.34	
2021	720	4.00	1.28		0.91	0.37	
2022	835	4.00	1.49		1.07	0.42	
2023	1,200	5.00	1.63		1.18	0.45	
2024	1,260	5.00	1.75		1.27	0.48	
2025	1,325	5.00	1.87		1.36	0.51	
2026	1,390	5.00	1.95		1.45	0.50	
2027	1,460	5.00	2.05	2.26	1.53	0.52	0.73
2028	1,530	4.00	2.31	2.54	1.61	0.70	0.93
2029	1,595	4.00	2.38	2.68	1.68	0.70	1.00
2030	1,655	4.00	2.44	2.80	1.71	0.73	1.09
2031	1,725	4.00	2.49	2.89	1.76	0.73	1.13
2032	1,790	4.00	2.56	2.99	1.81	0.75	1.18
2033	1,865	5.00	2.61	3.07	1.86	0.75	1.21
2034	1,935	5.00	2.66	3.14	1.91	0.75	1.23
2035	2,015	5.00	2.56	3.44	1.96	0.60	1.48
2036	2,115	3.00	3.05		2.00	1.05	

Due to the high-dollar price associated with 5.00% coupons, the City's transaction was structured with a mix of both 4.00% and 5.00% coupons, and with a 10 year par call. Given the benefit of a negotiated priced transaction, Stifel converted the 2033 and 2034 maturities to 4.00% coupons during the order period, reflecting a live reaction to investor preferences, and tightened spreads 2-6 basis points across maturities. Ultimately, the City's transaction was 3.9x oversubscribed overall, with more than 140 unique investor orders.

Denver Public Schools ("DPS")
$46,175,000 ($32,080,000 Series 2017A; $14,095,000 Series 2017B)
Certificates of Participation, Series 2017A & Series 2017B
Rating: S&P AA; Fitch AA-
Pricing Date: May 2, 2017 (Series 2017A); May 17, 2017 (Series 2017B)

Use of Proceeds: To construct a new elementary school, Stapleton Street Park School and a new fire station near the school.

Special Features: Stifel served as sole manager on Denver Public Schools' $32,080,000 Certificates of Participation, Series 2017A and $14,095,000 Certificates of Participation, Series 2017B. DPS's COPs were issued to finance the construction of a new elementary school the Stapleton Street Park School and a new fire station, both in the Stapleton neighborhood of Denver. The Stapleton Street Park School is expected to comprise approximately 90,000 square feet and house approximately 800 to 850 elementary school students. Although not specifically pledged, DPS expects to receive tax increment financing ("TIF") revenues derived from Stapleton through 2025 in an amount sufficient to fund the majority (89%) of the lease payments on the COPs. The leased property consists of three District schools; two elementary schools and one middle school, which are separate from the financed project. The 2017A financing was structured with serials from 2017 through 2030, with a short eight-year par call. Due to heightened investor demand, spreads were lowered by 1 to 5 basis points throughout the curve, with final spreads of +35 in years 2028 through 2030. 2024 was

bifurcated to include a $1.51 million block at a 3% coupon to fill an investor order; all other maturities after the call were issued with a 5% coupon. The financing was completed with a 2.51% true interest cost.

Prior to pricing the 2017B COPs, the municipal market, treasuries, and equities had all fallen as a result of recent geopolitical uncertainty, creating favorable market conditions for the District. The 2017B financing was structured with non-callable serials through 2025 with coupons ranging from 2.00% to 4.00% through 2021 and 5.00% through 2025. Stifel's underwriting team initially priced the 2017B COPs with aggressive spreads, similar to the final spreads of the 2017A financing, with most maturities 1.0x subscribed, but left the 2023 maturity with no orders. The 2022 maturity was 2.5x oversubscribed, and the District decided to bump the spread by one basis point, which resulted in all investors withdrawing orders. Stifel's underwriter wanted to ultimately maintain the prices of the bonds and took down the 2022 and 2023 maturities with the expectation that they could sell them on the secondary market shortly after, as several anticipated investors did not place any orders in the initial period, given the small size and limited duration of the issue. With the aggressive spreads and favorable market conditions on the day of pricing, the District received a true interest cost of 2.19% on its Series 2017B COP financing.

City of Aspen (the "City" or "Aspen")
$17,570,000
Certificates of Participation, Series 2017
Rating: Moody's Aa2
Pricing Date: April 12, 2017

Use of Proceeds: To finance the costs of construction of a new police station and connected parking facility.

Special Features: Stifel served as sole managing underwriter to the City of Aspen on its $17.57 million Certificates of Participation, Series 2017. The proceeds of the City's Series 2017 COPs were for the construction of a new police facility in the City of Aspen, as well as parking facilities to accommodate the police staff. Rated Aa2 from Moody's, the City's transaction was structured using serial bonds in 2018-2037, with two term bonds: 2042 and 2046.

Stifel structured the transaction with 2.00% to 4.00% coupons through 2023 and 5.00% coupons in the remainder of the transaction, giving the City the opportunity to maximize bond premium and also preserve a future refunding opportunity. In addition to communicating with Stifel's institutional sales force, Stifel also worked with its local Glenwood Springs retail location to ensure the City's COPs were properly marketed to retail investors. As part of the marketing process, Stifel advertised the City's COPs in the local circular, the Aspen Times. As a result, the City's COP sale garnered $625,000 of retail orders. The day before pricing (April 11th), the market saw a flight-to-safety, with investors showing a heightened demand for municipal bonds, with the MMD seeing yields lower of 2 to 4 basis points. Aspen's transaction received interest from a variety of investor classes including institutional, bank, and retail investors. The City of Aspen achieved a true interest cost of 3.76%.

City of Northglenn, Colorado (the "City" or "Northglenn")
$19,325,000
City Civic Campus Project
Certificates of Participation, Series 2017
Rating: S&P AA-
Pricing Date: March 30, 2017

Use of Proceeds: Finance the construction of a new City of Northglenn Justice Center building.

Special Features: Stifel served as Financial Advisor on Northglenn's $19.325 million Certificates of Participation, Series 2017. Northglenn's COPs were issued to finance the construction of a new City Justice Center building to replace the City's existing police department and municipal court. The two-story facility is expected to be 47,000 square feet, and will also consist of a parking lot with 120 secured parking spaces and 80 public parking spaces, access roads and driveways, a pedestrian walking trail, a screening wall/system adjacent to the four water towers currently on the site, landscaping, and storm water quality infrastructure. The project serves as leased property for the COPs. The financing was sold as a competitive sale on March 30th and received 5 bids. The winning bid was awarded to UMB Bank. The financing was structured as serials from 2017 through 2036, with premium coupons of 5% and 4% after the call in 2028 through 2033, and discount coupons of 3.375% and 3.5% in years 2034 through 2036. The true interest cost achieved on the financing was 3.18%.

City of Cherry Hills Village (the "City")
$11,395,000
Certificates of Participation, Series 2017
Rating: S&P AA+
Pricing Date: February 16, 2017

Use of Proceeds: To finance the construction of a new public works facility and city hall building and improvements to park property for the use of the City.

Special Features: Prior to issuance of the Certificates, the City did not have existing debt or an underlying credit rating. Stifel worked with the City's financial management department to present the City's credit strengths to achieve the highest inaugural rating possible, highlighting the City's strong tax base, financial management practices, and general fund balance. The City received a AA+ COP rating and a AAA General Obligation rating from S&P, an identical rating to a frequent borrower, the City and County of Denver.

Prior to pricing the Certificates, the City indicated strong retail interest by the citizens of Cherry Hills Village. On pricing day, Stifel's underwriting and sales team prioritized retail orders, generating six orders for over $400,000 from residents of the City. Additionally, our underwriters received strong demand on the early and middle maturities, and were able to tighten spreads and reduce the borrowing cost for the City.

City of Commerce City (the "City")
$28,335,000
Refunding Certificates of Participation, Series 2017
Rating: S&P Underlying A+; S&P Insured AA (AGM)
Pricing Date: February 14, 2017

Use of Proceeds: Refund the City's outstanding Certificates of Participation, Series 2006

Special Features: Stifel served as sole managing underwriter on the City's $28.335 million refunding Certificates of Participation. With an underlying A+ rating from Standard & Poor's, the City's financing team elected to wrap the City's Series 2017 COPs with an insurance policy from Assured Guaranty, to promote more robust investor demand the in the "AA" category. Stifel structured the transaction using serial bonds in 2017-2033, and created two term bonds; in 2035 as well as 2037. Ultimately, the entirety of the City's transaction was over-subscribed, and Stifel was able to tighten spreads 2-6 basis points across the majority of the transaction. The City was able to achieve net present value savings of $3.3 million, or 11.48%.

El Paso School District No. 49 (the "District")
$79,615,000 ($18,085,000 Series 2017A; $61,530,000 Series 2017B)
Certificates of Participation, Series 2017A & Series 2017B
Rating: Moody's Aa3; Fitch AA-
Pricing Date: February 7, 2017

Use of Proceeds: To build two new elementary schools, provide major renovations to all three regular district high schools, and refresh and refurbish all existing educational facilities.

Special Features: Stifel served as sole manager to District 49's COP financing. District 49 obtained ratings from Moody's and Fitch of Aa3 and AA-, respectively. Prior to the financing, District 49 passed a mill levy override in November of 2016 which, although not specifically pledged, will be sufficient to provide for all of the base rental payments due on the 2017 COPs on an annual basis with excess revenues available for operational costs. Stifel marketed District 49's financing to the rating agencies as similar to a GO bond, as it has property tax base revenues available; accordingly, Fitch upgraded the District's COP rating to AA- from A+.

Colorado Department of Transportation ("CDOT")
$70,000,000 (Series 2016)
$58,665,000 (Series 2017)
Headquarters Facilities Lease Purchase Agreement
Certificates of Participation, Series 2016 & Series 2017
Ratings: Moody's Aa2; S&P AA-
Pricing Date: December 14, 2016 (Series 2016); April 4, 2017 (Series 2017)

Use of Proceeds: To finance the acquisition, construction, and equipping of CDOT's new Region 1 Headquarters building in Denver (Series 2016) as well as Region 2, Region 4, and KOA facilities (Series 2017).

Special Features: Upon final construction of the new HQ building, CDOT is planning to sell the existing facilities currently in use and defease a portion of the Certificates. Based on CDOT's expected plan to defease a portion of the 2016 COPs, the final term certificate in 2041 was priced with a three-year par call, allowing CDOT to partially redeem $22MM of long-dated Certificates on June 15, 2019. With no existing comparable transactions utilizing this type of short call feature, investor demand proved to be very robust.

Market demand caused spreads on the 2041 maturity to change drastically from pre-pricing to final pricing, which was a direct result of the short, three-year par call date for the 2016 Certificates. The pre-pricing spread to MMD for the 2041 term maturity started at +60bps, after premarketing the spread was reduced to +50bps. Upon completion of the initial order period, the 2041 maturity was

over 20x oversubscribed, resulting in a final spread of -13bps through the MMD, yielding 3.00% on a maturity that CDOT anticipates to call in three years, compared to a 1.56% yield for the traditional 2019 maturity.

Stifel worked with CDOT and its Real Estate/Bond Counsel to negotiate the Purchase and Sale Agreement ("PSA") with the Metropolitan Football Stadium District and to ensure the provisions included in the PSA were acceptable to the investor community. Additionally, Stifel worked with CDOT to ensure that proper environmental clearances were obtained prior to closing and construction. Stifel subsequently worked with the underwriting syndicate to communicate challenging use restrictions on the property, including negotiating parking restrictions with the Stadium District, mitigating zoning restrictions, and limiting the lease to one tenant, in the event of non-appropriation. Through this investor education process, the team completed an efficient and successful pricing of the COPs.

Appendix C – Stifel's City Underwriting Experinece
Sole/Senior Managed Negotiated Transactions
January 1, 2018 - Present

Sale Date	Amount ($mil)	Issuer	Issue Description	State	Fitch	Moody's	S&P
01/04/18	3.805	Fairfield City-California	Special Tax Bonds	CA	--	--	--
01/07/19	2.720	Pratt City-Kansas	Special Tax Bonds	KS	--	--	--
01/30/18	7.920	Ontario City-California	Water Refunding Revenue Bonds	CA	--	--	A+
02/13/18	9.875	Lompoc City-California	Wastewater Ref Revenue Bonds	CA	--	--	A
02/13/18	15.190	Lompoc City-California	Wastewater Revenue Ref Bonds	CA	--	--	AA
02/27/18	7.920	Concord City-California	Special Tax Bonds	CA	--	--	--
03/06/18	7.180	Fontana City-California	GO Ltd Tax Various Purppose BANs	CA	--	--	--
03/08/18	5.920	Steamboat Springs City-Colorado	Certificates of Participation	CO	--	A1	--
03/08/18	3.000	St Peters City-Missouri	Certificates of Participation	MO	--	Aa3	--
03/16/18	6.840	Andalusia City-Alabama	Certificates of Participation	AL	--	--	A+
03/12/18	13.065	Sedalia City-Missouri	Variuos Purpose GO Ltd Tax BANs	MO	--	--	--
03/20/18	5.475	Corona City-California	General Obligation Warrants	CA	--	--	A+
03/27/18	3.150	Findlay Twp-Pennsylvania	Special Tax Bonds	PA	--	--	--
03/28/18	40.380	Dalton City-Georgia	Building Facs Imp GO Ltd Tax BANs	GA	--	--	--
04/04/18	2.960	Lebanon City-Indiana	General Obligation Bonds	IN	--	--	AA
04/10/18	25.765	Montgomery City-Alabama	General Obligation Bonds	AL	--	Aa2	--
04/11/18	21.820	Gulf Shores City-Alabama	GO Limited Tax Capital Imp BANs	AL	--	--	--
04/11/18	15.260	Gulf Shores City-Alabama	Redevelopment District Bonds	AL	--	--	A-
04/16/18	5.580	Harrisonville City-Missouri	General Obligation Warrants	MO	--	A1	AA
04/17/18	2.655	Lake Elsinore City-California	Cap Imp & Equip GO Ltd Tax BANs	CA	--	--	--
05/15/18	1.740	Lake Elsinore City-California	General Obligation Warrants	CA	--	Aa2	AA+
04/16/18	43.390	Brentwood City-Missouri	General Obligation Warrants	MO	--	Aa2	AA+
05/03/18	1.380	Oakland City-California	Certificates of Participation	CA	--	--	AA-
05/17/18	15.700	Pike Road Town-Alabama	Refunding Revenue Bonds	AL	--	--	A
05/17/18	1.450	Pike Road Town-Alabama	Special Tax Bonds	AL	--	--	--
05/16/18	34.870	Goodyear City-Arizona	Various Purpose GO Ltd Tax BANs	AZ	--	--	--
05/23/18	5.285	Buckeye City-Arizona	Water Improvement GO Ltd Tx BANs	AZ	--	--	--
05/23/18	10.405	Bell City-California	Var Purp Imp GO Ltd Tax Ref BANs	CA	--	--	--
05/23/18	16.360	Bell City-California	Various Purpose GO Ltd Tax BANs	CA	--	--	--
05/31/18	14.340	Clawson City-Michigan	Road Improvement GO Ltd Tax BANs	MI	--	--	--
05/24/18	22.200	Elyria City-Ohio	Street Improvement GO Ltd Tx BANs	OH	--	--	--
05/31/18	16.545	Elyria City-Ohio	Limited Obligation Ref Bonds	OH	--	--	--
06/07/18	15.775	Loganville City-Georgia	Special Tax Bonds	GA	--	--	--
06/05/18	5.155	Fort Worth City-Texas	Certs of Ownership of Int Payment	TX	--	Aa3	A
06/06/18	12.280	Chula Vista City-California	Refunding Bonds	CA	--	Aa3	A
06/21/18	18.485	Fontana City-California	GO Ltd Tax Various Purpose BANs	CA	--	--	--
06/26/18	18.010	Tamarac City-Florida	General Obligation Warrants	FL	--	--	AA+
06/27/18	9.460	Geneva City-Alabama	General Obligation Warrants	AL	--	--	AA+
06/28/18	9.000	Macedonia City-Ohio	GO Refunding Bonds	OH	--	--	BBB+
07/09/18	1.970	Dellwood City-Missouri	GO Refunding Bonds	MO	--	--	BBB+
07/17/18	9.330	Allen City-Texas	Improvement Bonds	TX	--	--	A-
07/18/18	19.745	Lake Elsinore City-California	GO Ltd Tax Various Purpose Bonds	CA	--	--	AA-
07/19/18	9.000	Corona City-California	GO Ltd Tax Various Purpose BANs	CA	--	--	--
07/19/18	6.445	Wixom City-Michigan	Landfill Facility Imp BANs	MI	--	--	--
07/19/18	15.430	Wixom City-Michigan	Ltd Tax General Obligation Bonds	MI	--	--	AA-
08/15/18	5.745	Coachella City-California	Library Improvement Rev Bonds	CA	--	--	A+
08/21/18	9.685	Easley City-South Carolina	GO Bldg Acquisition & Imp BANs	SC	--	--	--
08/22/18	31.265	Trussville City-Alabama	Special Assessment Revenue Bonds	AL	--	--	--
08/23/18	4.810	Malibu City-California	Special Tax Bonds	CA	--	--	--
08/20/18	4.810	Fate City-Texas	Water & Sewerage Revenue Bonds	TX	--	Aa3	--
08/23/18	18.855	Malibu City-California	Streetscape Imp GO Ltd Tax BANs	CA	--	--	--
08/30/18	6.450	Martinsburg City-West Virginia	Special Tax Refunding Bonds	WV	--	--	--
08/30/18	.220	Martinsburg City-West Virginia	TRANs	WV	--	--	--
09/12/18	58.375	Cocoa City-Florida	Vehicle Acquisition GO BANs	FL	--	--	--
09/11/18	8.900	Lauderhill City-Florida	Capital Improvement Rev Bonds	FL	AA-	Aa3	AA
11/02/18	7.455	Miami City-Florida	General Obligation Warrants	FL	--	--	A+
11/02/18	57.405	Miami City-Florida	GO Limited Tax Street Imp Bonds	FL	--	Aa3	--

Sale Date	Amount ($mil)	Issuer	Issue Description	State	Fitch	Moody's	S&P
10/23/18	2.645	Lake Elsinore City-California	General Obligation Bonds	CA	--	NR	A
10/18/18	6.190	Artesia City-New Mexico	Waterworks & Sewer Sys Rev Bonds	NM	--	--	AAA
10/23/18	5.725	Country Club Village-Missouri	Special Tax Bonds	MO	--	--	--
10/30/18	10.705	Dayton City-Ohio	GO Ltd Tx Street Imp BANs	OH	--	--	--
10/30/18	16.430	Dayton City-Ohio	Special Tax Bonds	OH	--	--	--
10/30/18	3.700	Dayton City-Ohio	Ltd Tax GO Healthcare Oblig Bonds	OH	--	Aa2	--
11/01/18	30.050	Colorado Springs City-Colorado	Ltd Tax GO Pension Oblig Bonds	CO	--	Aa2	--
11/02/18	42.620	Miami City-Florida	Various Purpose GO Ltd Tax BANs	FL	--	--	--
11/07/18	3.910	Thomasville City-Alabama	GO Ltd Tax Various Purpose BANs	AL	--	--	--
11/07/18	2.895	Thomasville City-Alabama	Special Tax Bonds	AL	--	--	--
11/05/18	5.330	Rockford City-Illinois	Special Assessment Rev Bonds	IL	--	--	--
11/05/18	9.490	Rockford City-Illinois	Combined Util Sys Ref Rev Bonds	IL	--	A2	A
11/08/18	12.020	Fairfield City-California	GO & School Warrants	CA	--	Aa2	AA+
11/08/18	5.000	Lauderhill City-Florida	Certificates of Participation	FL	--	--	AA+
11/08/18	64.965	Los Angeles City-California	Certificates of Participation	CA	--	--	AA+
11/14/18	18.580	Lafayette City-Louisiana	Multi-Family Housing Rev Bonds	LA	--	--	BBB
11/14/18	20.175	Lafayette City-Louisiana	Sub & Multi-Fam Housing Rev Bonds	LA	--	--	BBB
11/15/18	39.685	Millsboro Town-Delaware	General Obligation Bonds	DE	--	A1	A+
11/28/18	15.690	Dodge City-Kansas	Water & Sewer Rev & Ref Bonds	KS	--	NR	AA
11/20/18	3.650	Corona City-California	Gross Receipts Tax Revenue Bonds	CA	--	--	A+
11/28/18	21.740	Mount Dora City-Florida	Ref Certificates of Participation	FL	--	--	A-
11/27/18	21.070	Chino City-California	Special Tax Bonds	CA	--	--	--
12/04/18	14.720	Santa Rosa City-California	Special Oblig Eco Dev Rev Bonds	CA	--	Aa3	AA
12/04/18	7.000	Youngsville Town-Louisiana	GO Ltd Tx Var Purp Ref & Imp Bond	LA	--	Aa2	AA
12/04/18	5.370	Upper Arlington City-Ohio	Water System Revenue Bonds	OH	--	Aa2	AA-
12/06/18	20.620	Walhalla City-South Carolina	Revenue Bonds	SC	--	--	A
12/06/18	3.500	Cincinnati City-Ohio	Special Obligation Revenue Bond	OH	--	A2	A
12/06/18	6.750	Cincinnati City-Ohio	Special Obligation Ref Bonds	OH	--	A2	A
12/04/18	9.515	Upper Arlington City-Ohio	Special Obligation Refunding Bond	OH	--	A2	A
12/04/18	15.325	Fairfield City-California	GO Wtrwks Alt Rev Source Bonds	CA	--	A2	--
12/04/18	8.910	Santa Rosa City-California	GO Sales Tax Alt Rev Source Bonds	CA	--	A2	--
12/11/18	18.250	Salina City-Kansas	GO Ltd Tax Water Sys BANs	KS	--	--	--
12/11/18	5.370	Lake Elsinore City-California	General Obligation Warrants	CA	--	--	A
12/12/18	2.730	Rockford City-Illinois	General Obligation Warrants	IL	--	--	A
12/13/18	17.805	Henderson City-Nevada	Various Purpose GO Ltd Tax BANs	NV	--	--	NR
12/11/18	12.500	Las Vegas City-Nevada	Special Tax Refunding Bonds	NV	--	--	A+
12/19/18	27.325	Chicago City-Illinois	Water & Sewer Revenue Bonds	IL	--	A1	--
12/24/18	43.650	St Louis Park City-Minnesota	Waterwater Sys Rev Ref Bonds	MN	AAA	NR	--
01/10/19	8.615	Ontario City-California	Public Imp Sales Tax Ref Bonds	CA	--	Aa3	AA
01/22/19	3.735	Valley Park City-Missouri	Public Imp Sales Tax Ref Bonds	MO	--	Aa3	AA
01/31/19	10.850	Tolleson City-Arizona	GO Ltd Tax Various Purpose BANs	AZ	--	--	--
02/07/19	157.310	San Francisco City/Co-California	Special Obligation Bonds	CA	--	--	--
02/07/19	33.655	San Francisco City/Co-California	Special Tax Bonds	CA	--	--	--
02/13/19	5.115	Ontario City-California	Special Tax Bonds	CA	--	--	--
02/21/19	2.675	Salinas City-California	Special Obligation Revenue Bonds	CA	--	--	--
02/26/19	10.585	Palo Alto City-California	Sanitary Sewer GO Ltd Tax BANs	CA	--	--	--
02/26/19	26.785	Palo Alto City-California	Fire Protect Assessment Rev Bonds	CA	AA	--	A+
03/07/19	24.663	Ontario City-California	Refunding Bonds	CA	--	--	AA
03/05/19	27.380	Lemoore-California	Refunding Water Revenue Bonds	CA	--	--	AA+
03/12/19	26.070	Lafayette City-Louisiana	Wastewater Revenue Ref Bonds	LA	--	--	AA
03/12/19	15.385	Glendale City-Arizona	GO Ltd Tax Various Purpose Bonds	AZ	--	Aaa	AAA
03/28/19	10.450	Ontario City-California	GO Ltd Tax Various Purpose Bonds	CA	--	Aaa	AAA
04/04/19	4.970	Dixon City-California	Sales Tax Bonds	CA	--	--	A+
04/04/19	12.460	Allentown City-Pennsylvania	Economic Development Rev Bonds	PA	--	Aa3	AA
04/10/19	4.235	Tippecanoe School Corporation	Economic Development Rev Bonds	IN	--	Aa3	AA
04/11/19	97.160	Cleveland City-Ohio	Water & Sewer System Rev Bonds	OH	--	A1	--
04/16/19	58.065	Lafayette City-Louisiana	Special Tax Bonds	LA	--	--	--
04/17/19	6.690	Ashland City-Ohio	Local Improvement Bonds	OH	--	--	--
04/24/19	2.490	Walnutport Boro-Pennsylvania	Sr Special Obligation Rev Bonds	PA	--	--	--
04/25/19	1.275	Tiburon Town-California	GO Ref Sales Tax Alt Source Bonds	CA	--	A2	--
05/02/19	2.370	Elberta Town-Alabama	Local Improvement Bonds	AL	--	--	--

Sale Date	Amount ($mil)	Issuer	Issue Description	State	Fitch	Moody's	S&P
05/02/19	6.585	East Windsor Twp-New Jersey	Multi-Family Housing Rev Bonds	NJ	--	--	AA+
05/08/19	16.290	Elyria City-Ohio	Housing Revenue Bonds	OH	--	--	--
05/08/19	31.185	Goodyear City-Arizona	Industrial Revenue Bonds	AZ	--	--	A+
05/14/19	21.400	Evansville City-Indiana	Special Tax Bonds	IN	--	--	--
05/16/19	6.855	Sacramento City-California	Ref Certificates of Participation	CA	--	--	A+
05/16/19	8.455	Arnold City-Missouri	Various Purpose BANs	MO	--	--	--
05/21/19	22.130	East Pennsboro Twp-Pennsylvania	General Obligation Bonds	PA	AAA	--	AA
05/29/19	25.300	Aspen City-Colorado	Special Tax Bonds	CO	AA+	--	--
05/29/19	17.430	Noblesville City-Indiana	Special Tax Bonds	IN	AA+	--	--
05/30/19	8.655	Middle Smithfield Twp-Pennsylvania	Special Tax Bonds	PA	--	--	--
05/22/19	28.950	Sedalia City-Missouri	Special Tax Bonds	MO	--	--	--
06/05/19	33.935	North Las Vegas City-Nevada	Certificates of Participation	NV	--	--	AA+
08/06/19	12.245	Sacramento City-California	Certificates of Participation	CA	--	--	AA+
06/05/19	8.665	Santee City-California	Water Revenue Bonds	CA	--	--	A+
06/11/19	24.425	Azusa City-California	Multi-Family TE Mtg Backed Bonds	CA	--	--	AA+
06/13/19	9.775	Lewistown Borough-Pennsylvania	General Obligation Bonds	PA	AAA	--	AA-
06/10/19	3.845	Allen City-Texas	Public Imp Sales Tax Bonds	TX	--	Aa3	AA
06/26/19	16.575	Fremont City-California	GO Ltd Tax Various Purpose BANs	CA	--	Aa2	--
06/25/19	48.860	Irvine City-California	Various Purpose GO Ltd Tx BANs	CA	--	--	--
06/27/19	22.270	Palm Springs City-California	Street Improvement GO Ltd Tx BANs	CA	--	--	--
07/09/19	1.575	Newport Beach City-California	GO Ltd Tax Capital Imp BANs	CA	--	--	--
07/11/19	6.945	Bullhead City-Arizona	Special Tax Bonds	AZ	--	--	--
07/09/19	9.155	Lorain City-Ohio	GO Ltd Tax Various Purpose BANs	OH	--	--	--
07/09/19	.665	Newport Beach City-California	GO Refunding Bonds	CA	--	--	A
07/17/19	15.565	Palmdale City-California	Special Tax Bonds	CA	--	--	--
07/18/19	6.530	Rancho Mirage City-California	General Obligation Bonds	CA	--	--	AA-
07/23/19	23.475	Brea City-California	Water Revenue Bonds	CA	--	Aa1	AA+
07/30/19	9.930	Covina City-California	Utilities Revenue Bonds	CA	--	A1	AA-
07/31/19	12.250	Aliso Viejo City-California	GO Ltd Tax Var Purpose Imp Bonds	CA	--	--	Aa-
08/01/19	19.865	Fairfield City-California	GO Var Purp Imp Ref BANs	CA	--	--	--
08/06/19	19.475	Grand Prairie City-Texas	General Obligation Bonds	TX	--	--	BBB
08/08/19	6.015	Gardendale City-Alabama	Landfill Facility Equipment BANs	AL	--	--	--
08/06/19	34.910	Grand Prairie City-Texas	Ltd Obligation Improvement Bonds	TX	--	--	--
08/22/19	64.420	Glendora City-California	General Improvement Ref Bonds	CA	--	--	AA+
08/21/19	5.370	Marlboro Twp-New Jersey	General Obligation Warrants	NJ	--	--	A+
08/28/19	8.835	Ontario City-California	Various Purpose Imp & Ref Bonds	CA	--	--	AA-
08/29/19	8.440	Hamilton City-Alabama	GO & Refunding Bonds	AL	--	Aa1	AA
08/28/19	34.405	Bozeman-Montana	GO Ltd Tax Various Purpose BANs	MT	--	--	--
09/04/19	9.955	Andalusia City-Alabama	Multi-Family Mtg-Backed Bonds	AL	--	--	AA+
09/10/19	13.860	Spartanburg City-South Carolina	Ref Certificates of Participation	SC	--	--	A+
09/11/19	4.905	Foley City-Alabama	Special Tax Bonds	AL	--	--	--
09/18/19	16.630	Roseville City-California	General Obligation Bonds	CA	--	--	AA-
09/18/19	20.170	Easley City-South Carolina	Ref & Imp Certs of Partiicipation	SC	--	--	A+
09/20/19	11.660	Millbrook City-Alabama	Certificates of Participation	AL	--	Aa1	--
09/23/19	14.455	Rockford City-Illinois	Economic Development Rev Bonds	IL	--	--	AA+
09/24/19	4.040	Thomasville City-Alabama	General Obligation Bonds	AL	--	--	AA-
09/26/19	2.750	Gardendale City-Alabama	GO Ltd Tax Various Purpose BANs	AL	--	--	--
09/27/19	12.675	Hyattsville-Maryland	GO Ltd Tax Street Imp BANs	MD	--	--	--
09/23/19	7.385	Rockford City-Illinois	Local Improvement Bonds	IL	--	--	--
10/01/19	19.360	Culver City-California	Special Tax Bonds	CA	--	--	--
10/04/19	15.180	Fishers Town-Indiana	Waterworks & Sewer Sys Rev Bonds	IN	--	--	AAA
10/03/19	5.990	Ontario City-California	Special Tax Refunding Bonds	CA	--	--	A
10/10/19	4.775	Coachella City-California	GO Ltd Tax Various Purpose BANs	CA	--	--	--
10/11/19	10.965	Wetumpka City-Alabama	General Obligation Bonds	AL	--	--	A
10/11/19	.810	Wetumpka City-Alabama	GO Var Purpose Imp BANs	AL	--	--	--
10/17/19	20.990	San Ramon-California	Ltd Obligation Improvement Bonds	CA	--	--	A
10/16/19	62.935	Aurora City-Colorado	Special Tax Bonds	CO	--	--	--
10/24/19	20.340	Upper Arlington City-Ohio	Airport Passenger FacCharge Bonds	OH	--	--	A
10/24/19	8.100	Minneapolis City-Minnesota	GO Refunding & Improvement Bonds	MN	--	Baa2	--
10/23/19	4.185	Beaumont City-California	Ltd Obligation Improvement Bonds	CA	--	--	--
10/29/19	22.980	Estes Park-Colorado	Ltd Obligation Improvement Bonds	CO	--	--	--

Sale Date	Amount ($mil)	Issuer	Issue Description	State	Fitch	Moody's	S&P
10/29/19	7.050	Estes Park-Colorado	Excise Tax Rev & Ref Obligations	CO	--	--	AA
10/30/19	2.420	Middle Twp-New Jersey	Special Tax Refunding Bonds	NJ	--	--	A-
10/31/19	6.875	Hamilton Twp-New Jersey	Special Tax Bonds	NJ	--	--	--
10/31/19	2.675	Highspire Boro-Pennsylvania	Water Revenue Refunding Bonds	PA	--	--	AA
11/05/19	16.230	Delta City-Colorado	Wastewater Revenue Ref Bonds	CO	--	--	AA-
11/06/19	16.875	Dodge City-Kansas	Certificates of Participation	KS	--	--	AA+
11/06/19	7.000	Dodge City-Kansas	GO Ltd Tax Final Judgment BANs	KS	--	--	--
11/06/19	6.775	Muscle Shoals City-Alabama	Special Tax Bonds	AL	--	--	--
11/06/19	.595	Dodge City-Kansas	GO Refunding Bonds	KS	AA+	--	AAA
11/18/19	7.145	Calera City-Alabama	Comb Tax & Rev Certs of Oblig	AL	AA+	--	AAA
11/18/19	3.435	Calera City-Alabama	Special Tax Bonds	AL	--	--	--
11/14/19	32.000	Las Vegas City-Nevada	General Obligation Warrants	NV	--	--	AA-
11/18/19	41.770	Brentwood City-Missouri	GO Ltd Tax Water Sys Imp BANs	MO	--	--	--
11/20/19	50.670	Columbus City-Georgia	GO Refunding Bonds	GA	--	--	AAA
11/20/19	26.240	St Louis City-Missouri	Various Purpose GO Ltd Tx BANs	MO	--	--	--
11/20/19	10.300	Elyria City-Ohio	Pension Obligation Bonds	OH	--	--	AAA
11/20/19	15.590	Elyria City-Ohio	General Obligation Bonds	OH	--	Aa1	--
11/21/19	51.780	Akron City-Ohio	Special Tax Bonds	OH	--	--	--
11/26/19	5.220	Rocklin City-California	General Obligation Warrants	CA	--	--	A+
11/26/19	2.090	Salinas City-California	General Obligation Warrants	CA	--	--	A+
11/26/19	6.310	Goddard City-Kansas	Special Obligation Bonds	KS	--	A2	A
12/03/19	20.525	Azusa City-California	General Obligation Warrants	CA	--	--	AA-
12/10/19	38.025	Westminster City-Colorado	Comb Utility Sys Ref Rev Bonds	CO	--	A2	A
12/11/19	5.395	Lake Elsinore City-California	Special Tax Bonds	CA	--	--	--
12/11/19	3.240	Thomasville City-Alabama	GO Refunding Warrants	AL	--	--	AA-
12/12/19	8.880	Lyons Village-Illinois	GO Sales Tx Alt Rev Source Bonds	IL	--	A3	--
12/12/19	.800	Lyons Village-Illinois	GO Sales Tx Alt Rev Source Bonds	IL	--	A3	--
12/17/19	3.490	Schererville Town-Indiana	General Obligation Warrants	IN	--	--	A
01/28/20	5.965	Hueytown City-Alabama	General Obligation Warrants	AL	--	--	AA-
01/27/20	14.695	Richardson City-Texas	GO Ltd Tax Street Imp BANs	TX	--	--	NR
01/27/20	47.070	Richardson City-Texas	GO Public Improvement Bonds	TX	--	Aa2	--
01/31/20	30.670	Evansville City-Indiana	Wastewater Facilties Rev Bonds	IN	--	--	AA
02/06/20	5.025	Fontana City-California	Special Tax Bonds	CA	--	--	--
02/05/20	131.805	Pasadena City-California	Economic Development Rev Bonds	CA	--	--	AAA
02/11/20	14.910	Tustin City-California	Gas Tax Revenue Ref Bonds	CA	--	--	AA-
02/12/20	16.360	Springfield City-Missouri	General Obligation Warrants	MO	--	A1	--
02/13/20	17.230	Santa Clarita-California	General Obligation Warrants	CA	--	A1	--
02/19/20	12.825	Las Cruces City-New Mexico	Refunding & Improvement COPs	NM	--	Aa1	AA
03/09/20	4.885	Westchester Village-Illinois	Certificates of Participation	IL	--	--	AA+
04/14/20	9.250	Goodyear City-Arizona	Special Tax Bonds	AZ	--	--	--
05/06/20	13.540	Goodyear City-Arizona	Multi-Family Housing Rev Bonds	AZ	--	Aaa	--
03/31/20	77.530	Goodyear City-Arizona	Special Oblig Nontax Rev Bonds	AZ	--	Aa1	Aaa
05/11/20	40.000	Chicago Heights City-Illinois	Ref & Imp Power & Comms Rev Bonds	IL	--	--	A+
04/20/20	5.270	Fate City-Texas	Ref & Imp Power & Comms Rev Bonds	TX	--	--	A+
04/22/20	3.500	Honey Brook Twp-Pennsylvania	GO Refunding Bonds	PA	--	--	AA-
04/23/20	4.665	Marshfield City-Missouri	Gen Imp Sewer Util & Spec Assess	MO	--	--	AA
04/21/20	8.765	Pleasant Grove City-Utah	General Obligation Bonds	UT	--	--	AA
04/29/20	40.465	Marysville City-Ohio	Sales & Use Tax Rev Ref Bonds	OH	--	A3	--
05/06/20	43.240	Goodyear City-Arizona	GO Temporary Notes	AZ	--	--	--
05/05/20	17.380	Westminster City-Colorado	GO Refunding & Imp Bonds	CO	--	--	A+
05/07/20	81.820	San Francisco City/Co-California	General Obligation Bonds	CA	--	--	A+
05/15/20	28.610	Sedalia City-Missouri	Electric Revenue Bonds	MO	--	Aa3	--
05/19/20	15.815	Cleveland City-Ohio	Various Purpose GO BANs	OH	--	--	--
05/19/20	70.270	Cleveland City-Ohio	Local Improvement Bonds	OH	--	--	--
05/20/20	5.325	Superior Town-Colorado	GO Ltd Tx Various Purpose BANs	CO	--	--	--
05/27/20	8.735	Calera City-Alabama	Certificates of Participation	AL	--	--	AA-
05/28/20	24.110	Sharonville City-Ohio	General Obligation Warrants	OH	--	--	AA
06/02/20	12.595	Lavon City-Texas	General Obligation Warrants	TX	--	--	AA
06/04/20	12.660	Graysville City-Alabama	Water & Sewerage Ref Rev Bonds	AL	--	Aa2	AA+
06/04/20	3.015	Graysville City-Alabama	GO Var Purp Imp & Ref Bonds	AL	--	--	AA-
06/04/20	19.380	Santa Paula-California	GO Var Purp Imp & Ref Bonds	CA	--	--	AA-

Sale Date	Amount ($mil)	Issuer	Issue Description	State	Fitch	Moody's	S&P
06/03/20	12.780	Beaumont City-California	Special Revenue Refunding Bonds	CA	--	--	--
06/02/20	2.300	Lavon City-Texas	Var Purpose Income Tax Rev Bonds	TX	--	--	AA
06/09/20	49.500	Livermore City-California	GO Temporary Notes	CA	--	--	--
06/16/20	138.800	Alexandria City-Louisiana	Special Tax Refunding Bonds	LA	--	--	--
06/17/20	8.540	Sacramento City-California	Special Tax Bonds	CA	--	--	--
06/17/20	7.090	Breckenridge Town-Colorado	Special Tax Bonds	CO	--	--	--
06/17/20	36.720	Breckenridge Town-Colorado	Wtr & Wstwtr Util Enterprise Bond	CO	AA+	NR	AAA
06/18/20	6.500	Bozeman-Montana	Special Tax Bonds	MT	--	--	--
06/24/20	22.750	Las Vegas City-Nevada	General Obligation Warrants	NV	--	--	A
06/25/20	15.285	Fairfield City-California	GO Alternate Revenue Source Bonds	CA	--	--	A
06/30/20	4.880	Allen City-Texas	GO Ltd Tx Alt Rev Source Bonds	TX	--	--	A
07/07/20	1.320	San Anselmo-California	Sewage Works Refunding Rev Bonds	CA	--	--	A+
07/08/20	15.840	Middletown Town-Delaware	Various Purpose GO BANs	DE	--	--	--
07/09/20	9.000	Kokomo City-Indiana	BANs	IN	--	--	--
07/09/20	25.275	Oceanside City-California	Comb Tax & Rev Certs of Oblig	CA	--	Aaa	AAA
07/14/20	65.095	St Charles City-Missouri	GO Refunding Bonds	MO	--	Aaa	AAA
07/15/20	15.795	Ontario City-California	General Obligation Warrants	CA	--	--	AA-
07/14/20	45.955	Firestone Town-Colorado	Waterworks District Ref Rev Bonds	CO	--	--	A+
07/23/20	99.145	Cleveland City-Ohio	Pension Obligation Ref Bonds	OH	--	--	AAA
07/23/20	6.140	Jersey City-New Jersey	Special Tax Bonds	NJ	--	--	--
07/23/20	131.000	Flagstaff City-Arizona	Water Refunding Revenue Bonds	AZ	--	--	AA
07/28/20	6.340	Ontario City-California	Special Obligation Imp Bonds	CA	--	Aa2	--
08/03/20	2.355	St John City-Missouri	Special Tax Bonds	MO	--	--	--
08/05/20	18.860	Campbell City-California	Joint Util Sys Imp & Ref Rev Bond	CA	--	Aa2	--
08/05/20	13.075	Dana Point City-California	Motor Fuel Tax Alt Source Bonds	CA	--	--	A-
08/05/20	26.430	Dana Point City-California	Various Purpose GO Ltd Tx BANs	CA	--	--	--
08/05/20	4.905	Bennett Town-Colorado	GO Ltd Tax Street Imp BANs	CO	--	--	--
08/06/20	4.650	Leander City-Texas	GO Ltd Tax Capital Imp BANs	TX	--	--	--
08/11/20	2.375	Middle Smithfield Twp-Pennsylvania	Sub Ln Wtr & Swr Rev Obligations	PA	--	Aa3	A+
08/12/20	82.575	Trussville City-Alabama	Various Purpose Ltd Tx GO BANs	AL	--	--	--
08/18/20	52.940	Lafayette City-Louisiana	GO Various Purpose Imp BANs	LA	--	--	--
08/20/20	13.300	Lafayette City-Louisiana	GO Refunding Bonds	LA	--	Aa1	AA
08/20/20	25.835	Lafayette City-Louisiana	Wtrwrks & Swr Sys Rev Ref Bonds	LA	--	--	A-
08/25/20	20.355	Maryland Heights City-Missouri	Storm Water Revenue Ref Bonds	MO	--	--	A+
08/27/20	3.310	Woodbury City-New Jersey	Various Purpose GO Ltd Tax BANs	NJ	--	--	--
09/01/20	.110	Mansfield-Pennsylvania	General Obligation Bonds	PA	--	--	AA-
09/01/20	1.050	Mansfield-Pennsylvania	Comb Wtrwrks & Swrg Sys Rev Bonds	PA	--	--	A
09/02/20	7.010	Plaquemine City-Louisiana	Water System Mortgage Rev Bonds	LA	--	Aa3	--
09/02/20	2.850	Plaquemine City-Louisiana	Wtr & Wstwtr Rev Ref Bonds	LA	AA+	--	AAA
09/02/20	20.875	Roseville City-California	Sub Ln Wtr & Swr Oblig Ref Bonds	CA	--	Aa3	A+
09/02/20	25.075	Upper Arlington City-Ohio	Sub Ln Wtr & Swr Rev Ref Ob	OH	--	Aa3	A+
09/02/20	4.520	Upper Arlington City-Ohio	Special Tax Bonds	OH	AA+	--	--
09/09/20	2.355	Beaumont City-California	GO Refunding Bonds	CA	--	--	BBB-
09/09/20	15.720	Allentown City-Pennsylvania	Ref & Imp Certs of Participation	PA	--	--	A+
09/17/20	9.050	Marysville City-Ohio	Water Revenue Bonds	OH	--	Aa2	AA+
09/23/20	8.485	Castle Rock Town-Colorado	Water Revenue Bonds	CO	--	Aa2	AA+
09/24/20	18.550	Castle Rock Town-Colorado	Open Space Sales & Use Tax Bonds	CO	--	--	A-
09/25/20	15.660	Orange Beach City-Alabama	General Obligation Warrants	AL	--	--	AA
Total Number of Deals			**289**				
Total Par			**$5,240.65 million**				

IDAHO FALLS

MEMORANDUM

FROM: Brad Cramer, Director

DATE: Monday, September 28, 2020

RE: Annexation and initial zoning of LM, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, LM, M&B: 5.496 Acres, SW1/4 of Section 1, Township 2 North, Range 37 East

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

☐ Other Action (Approval, Authorization, Ratification, etc)

1. Approve the Ordinance annexing 5.496 Acres, SW1/4 of Section 1, Township 2 North, Range 37 East 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).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 5.496 Acres, SW1/4 of Section 1, Township 2 North, Range 37 East and give authorization for the Mayor to execute the necessary documents.

3. Assign a Comprehensive Plan Designation of "Public Facilities, Open Space" and approve the Ordinance establishing the initial zoning for LM under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office 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) .

4. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning for LM and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for Annexation/Initial Zoning to LM, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: 5.496 Acres, SW1/4 of Section 1, Township 2 North, Range 37 East. This is property owned by the City but that has not yet been annexed. The Planning and Zoning Commission considered this item at its September 15, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Relevant PBB Results & Department Strategic Plan

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Annexation and initial zoning decisions must be consistent with the principles of the Comprehensive Plan, which includes many policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

The annexation legal description has been reviewed by the Planning Division.

Fiscal Impact

NA

Legal Review

This application and ordinance have been reviewed by Legal pursuant to applicable law.

Annexation

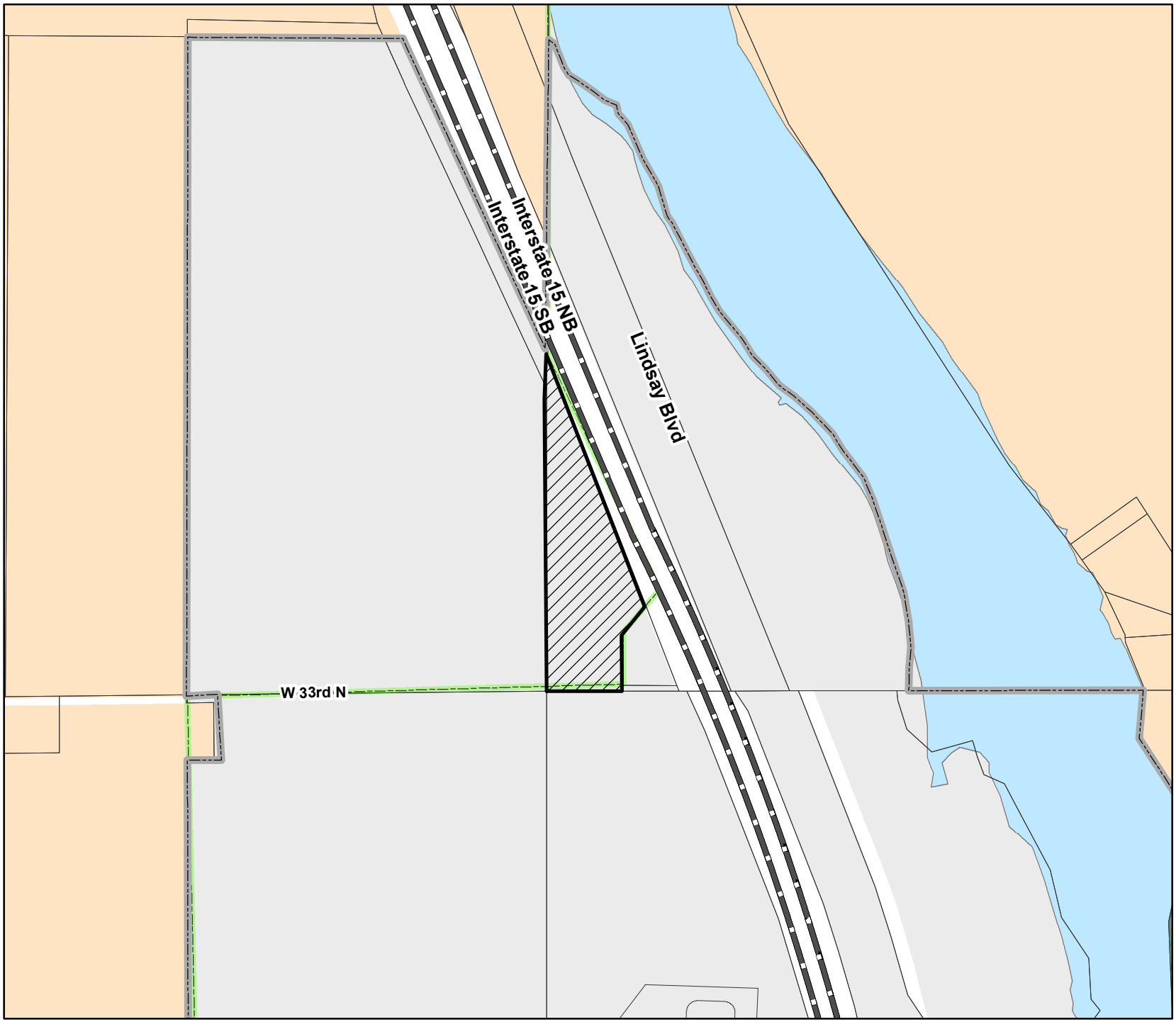
ANNX20-014 ~ 5.496 Acres Sec. 1 T2N R37E

Legend

- Site - CP
- City Limits
- Area of Impact

Overlays

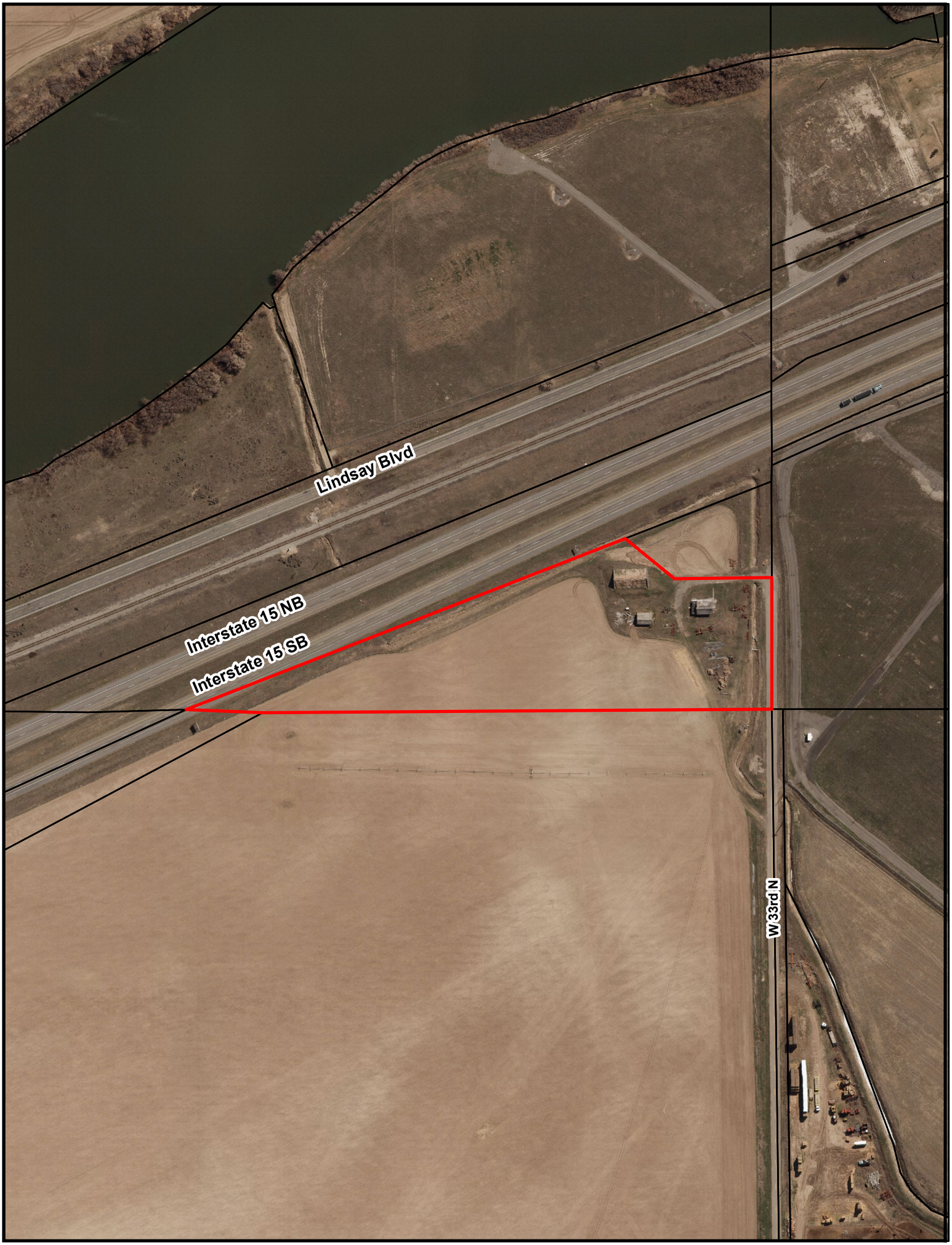
- PT
- PT&T-1
- PUD
- T-1
- T-2
- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- DT
- CC
- LC
- HC
- R&D
- LM
- I&M
- P



IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

N

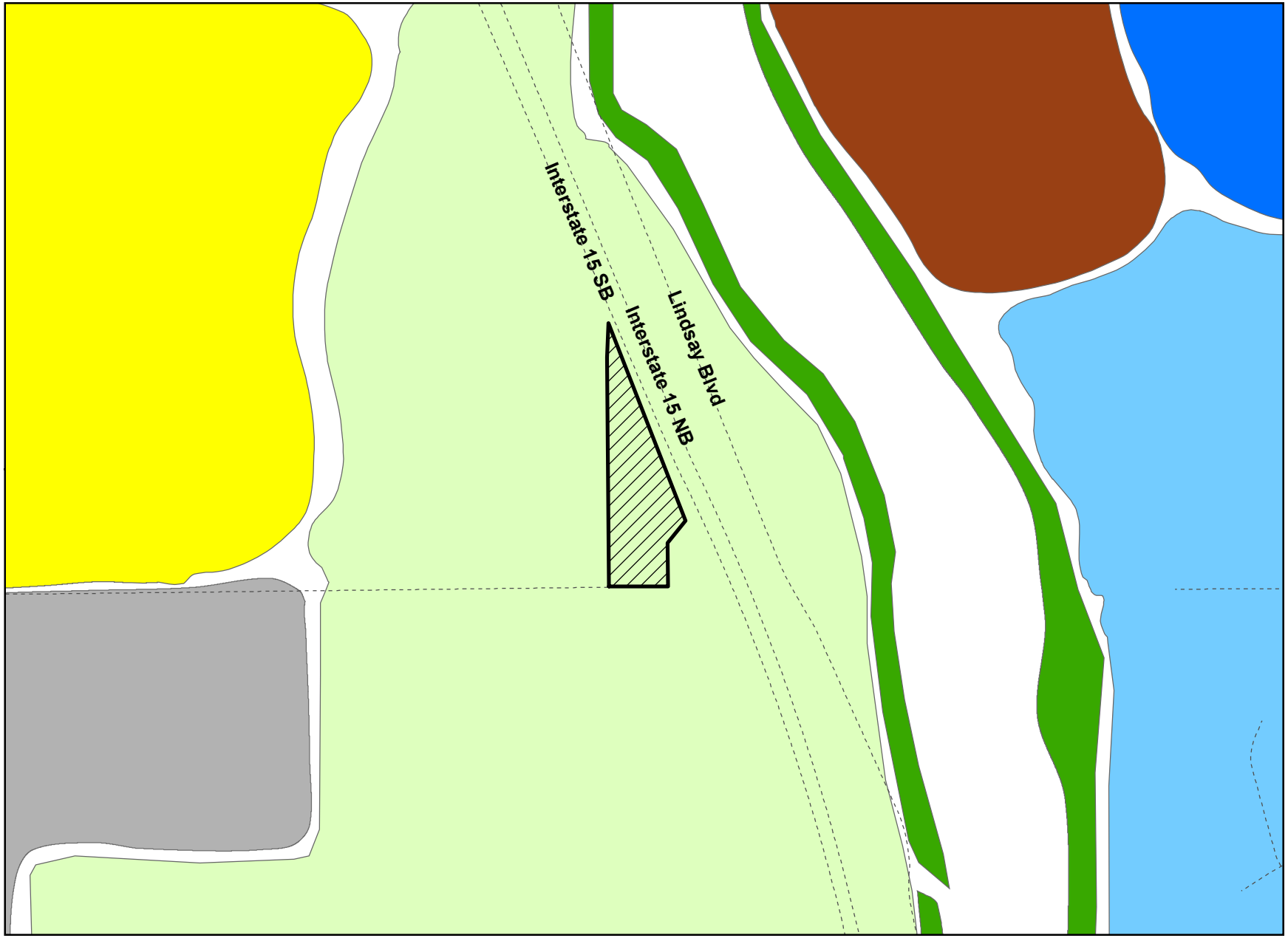

Lindsay Blvd
Interstate 15 NB
Interstate 15 SB
W 33rd N

Annexation

ANNX20-014 ~ 5.496 Acres Sec. 1 T2N R37E

- Estate
- Low Density
- Higher Density
- Greenbelt Mixed Uses
- Parks, Recreation
- Public Facilities, Open Spaces
- Commercial
- Employment Centers
- Medical Services Center
- Higher Education Centers
- Planned Transition
- Highway Related Industrial
- Railroad Related Industrial

Comprehensive Plan



IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

N

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

ANNEXATION AND INITIAL ZONING OF LM FOR 5.496 ACRES IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 37 EAST.

September 15, 2020

IDAHO FALLS

Community Development Services

Applicant: City of Idaho Falls

Project Manager: Naysha Foster

Location: Generally located north of 33rd N, east of 26th W, south of 49th N, and west of Interstate 15.

Size: 5.496 acres

Existing Zoning: County A-1
North: LM
South: LM
East: LM
West: LM

Proposed Zoning: LM

Existing Land Uses:
Site: Ag
North: Ag
South: Airport Approach and Runway
East: Ag
West: Undeveloped

Future Land Use Map:
Public Facilities, Open Space

Attachments:
1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To **recommend** approval of annexation and initial zoning of LM to the Mayor and City Council.

Annexation: This is a Category "A" annexation as it is requested by the City of Idaho Falls. The property is surrounded by city limits. Annexation of the property is consistent with the policies of City's Comprehensive Plan.

History: The application was submitted on August 18, 2020. This was mistakenly left out of a legal description from an annexation from April 2020.

Staff Comments: This is City owned property. The property consist of 5.496 acres directly north of the airport approach and runway area. The proposed annexation and initial zoning is compatible with the surrounding use and consistent with the surrounding zoning.

Initial Zoning: The proposed zoning is LM, Light Manufacturing. The Comprehensive plan identifies this area as Public Facilities, Open Space. The proposed LM designation is consistent with the surrounding zoning.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of LM.

September 15, 2020 7:00 p.m. Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Natalie Black, Gene Hicks, Brent Dixon, George Morrison, Margaret Wimborne, Joanne Denney, Arnold Cantu

MEMBERS ABSENT: Lindsey Romankiw

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brent McLane; Brian Stevens and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES:

Morrison moved to approve the September 1, 2020 Minutes with the requested typo corrections, Cantu seconded the motion. Black called for roll call vote: Morrison, yes; Hicks, yes; Cantu, yes; Dixon, yes; Denney, yes; Wimborne, yes. The motion passed unanimously.

Public Hearing(s):

2. ANNX 20-014: ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of LM.

Black opened the public hearing

Applicant: City of Idaho Falls.

Cramer presented the staff report, a part of the record.

No one appeared in support or opposition and no letters were received by staff.

Black closed the public hearing.

Morrison moved to recommend to the Mayor and City Council approval of the Annexation of 5.496 Acres in section 1, Township 2 north, Range 37 East, with initial zoning of LM. Wimborne seconded the motion. Black called for roll call vote. Morrison, yes; Hicks, yes; Cantu, yes; Dixon, yes; Denney, yes; Wimborne, yes. The motion passed unanimously.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 5.496 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the lands described in Exhibit A of this Ordinance are contiguous and adjacent to the City limits of the City of Idaho Falls, Idaho; and

WHEREAS, such lands described herein are subject to annexation to the City pursuant to the provisions of Idaho Code Section 50-222, and other laws, as amended; and

WHEREAS, the annexation of the lands described in Exhibit A is reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services; to enable the orderly development of private lands which benefit from a cost-effective availability of City services in urbanizing areas; and to equitably allocate the costs of City/public services in management of development on the City's urban fringe; and

WHEREAS, the City has authority to annex lands into the City pursuant to procedures of Idaho Code Section 50-222, as amended; and

WHEREAS, any portion of a highway lying wholly or partially within the lands to be annexed are included in the lands annexed by this Ordinance; and

WHEREAS, the lands annexed by this Ordinance are not connected to the City only by a "shoestring" or a strip of land which comprises a railroad or right-of-way; and

WHEREAS, all private landowners have consented to annexation of such lands, where necessary; and

WHEREAS, City of Idaho Falls Comprehensive Plan includes the area of annexation; and

WHEREAS, after considering the written and oral comments of property owners whose lands would be annexed and other affected persons, City Council specifically makes the following findings:

1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and does not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222;

2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the City; and

3) Annexation of the lands described in Section 1 are reasonably necessary for the orderly development of the City; and

WHEREAS, it appears to the Council that the lands described herein below in Exhibit A of this Ordinance should be annexed to and become a part of the City of Idaho Falls, Idaho; and

WHEREAS, the City wishes to exercise jurisdiction over the annexed lands in a way that promotes the orderly development of such lands; and

WHEREAS, the City of Idaho Falls Comprehensive Plan sets out policies and strategies designed to promote and sustain future growth within the City; and

WHEREAS, such designation is consistent with policies and principles contained within the City of Idaho Falls Comprehensive Plan; and

WHEREAS, the City desires the City of Idaho Falls Comprehensive Plan Map to be amended to reflect the designation contained in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, as follows:

SECTION 1. Annexation of Property. The lands described in Exhibit A are hereby annexed to the City of Idaho Falls, Idaho.

SECTION 2. Amended Map and Legal Description. The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor, within ten (10) days after the effective date hereof. The City Engineer shall, within ten (10) days after such effective date, file an amended legal description and map of the City, with the Bonneville County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Idaho Code Section 63-2215.

SECTION 3. Findings. The findings contained in the recitals of this Ordinance be, and the same are hereby adopted as the official City Council findings for this Ordinance, and any further findings relative to this Ordinance shall be contained in the officially adopted Council minutes of the meeting in which this Ordinance was passed.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this_____day of _____, 2020.

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
: ss.
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 5.496 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____

Kathy Hampton, City Clerk

(SEAL)

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ANNEXATION OF 5.496 ACRES SECTION 1, TOWNSHIP 2 NORTH, RANGE 37 EAST, GENERALLY LOCATED NORTH OF 33rd N, EAST OF 26th W, SOUTH 49th N, AND WEST OF INTERSTATE 15.

WHEREAS, the City of Idaho Falls filed an application for annexation on August 18, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on September 15, 2020; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on October 8, 2020; and

WHEREAS, having reviewed the application, including all exhibits entered and having considered the issues presented:

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximately 5.496 acres located generally north of 33rd N, east of 26th W, south of 49th N, and west of Interstate 15.
3. This property is within the city's area of impact.
4. The application is a Category "A" annexation.
5. The property is surrounded by City limits.
6. The Comprehensive Plan designates this area Public Facilities, Open Space.
7. Idaho Falls Planning and Zoning Commission recommended approval of annexation.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the annexation as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

_____

Rebecca Casper - Mayor

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 5.496 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS LM ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Exhibit A is LM Zone for such annexed lands is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Public Facilities, Open Space"; and

WHEREAS, the proposed zoning district is consistent and compatible with the existing and surrounding zoning districts and is consistent with principles of the City of Idaho Falls Comprehensive Plan; and

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as "Public Facilities, Open Space"; and

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on September 15, 2020 and recommended approval of zoning the subject property to LM Zone; and

WHEREAS, the Council conducted a duly noticed public hearing and passed a motion to approve this zoning on October 8, 2020.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, AS FOLLOWS:

SECTION 1: Comprehensive Plan Designation. The area described in Exhibit A are hereby given a Comprehensive Plan designation of Public Facilities, Open Space.

SECTION 2: Legal Description. The lands described in Exhibit A are hereby zoned as LM Zone.

SECTION 3. Zoning. The property described in Section 1 of this Ordinance be and the same hereby is zoned "LM Zone" and the City Planner is hereby ordered to make the necessary amendments to the official maps of the City of Idaho Falls which are on file at the City Planning Department Offices, 680 Park Avenue.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 2020.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

> That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 5.496 ACRES DESCRIBED IN SECTION 1 OF THIS ORDINANCE AS L M ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Kathy Hampton, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

INITIAL ZONING OF LM ZONE, 5.496 ACRES IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 37 EAST, GENERALLY LOCATED NORTH OF 33RD N, EAST OF 26TH W, SOUTH OF 49TH N, AND WEST OF INTERSTATE 15.

WHEREAS, the City of Idaho Falls filed an application for initial zoning on August 18, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on September 15, 2020; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on October 8, 2020; and

WHEREAS, having reviewed the application, including all exhibits entered and having considered the issues presented:

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximately 5.496 acres located generally north of 33rd N, east of 26th W, South of 49th N, west of Interstate 15.
3. The Comprehensive Plan designates this area as Public Facilities, Open Space.
4. The proposed zoning of LM is consistent with the Comprehensive Plan map and policies and existing Zoning in the area.
5. Idaho Falls Planning and Zoning Commission recommended approval of zoning the subject property to LM Zone

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the initial zoning as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

_____

Rebecca Casper - Mayor

IDAHO FALLS

MEMORANDUM

FROM: Brad Cramer, Director

DATE: Monday, September 28, 2020

RE: Annexation and Initial Zoning of LC, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, LC, M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road.

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

☐ Other Action (Approval, Authorization, Ratification, etc)

1. Approve the Ordinance annexing M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road, 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).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road and give authorization for the Mayor to execute the necessary documents.

3. Assign a Comprehensive Plan Designation of "Park" and approve the Ordinance establishing the initial zoning for LC 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), that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office.

4. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning for LC and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for Annexation/Initial Zoning to LC, Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road. The Planning and Zoning Commission considered

this item at its June 2, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Relevant PBB Results & Department Strategic Plan

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Consideration of the annexation/initial zoning must be done consistent with the principles of the Comprehensive Plan, which includes many policies and goals related to Good Governance, Growth, Sustainability, and livable Communities.

Interdepartmental Coordination

The annexation legal description has been reviewed by the Survey Division.

Fiscal Impact

NA

Legal Review

This application and the ordinances have been reviewed by Legal pursuant to applicable law.

Annexation

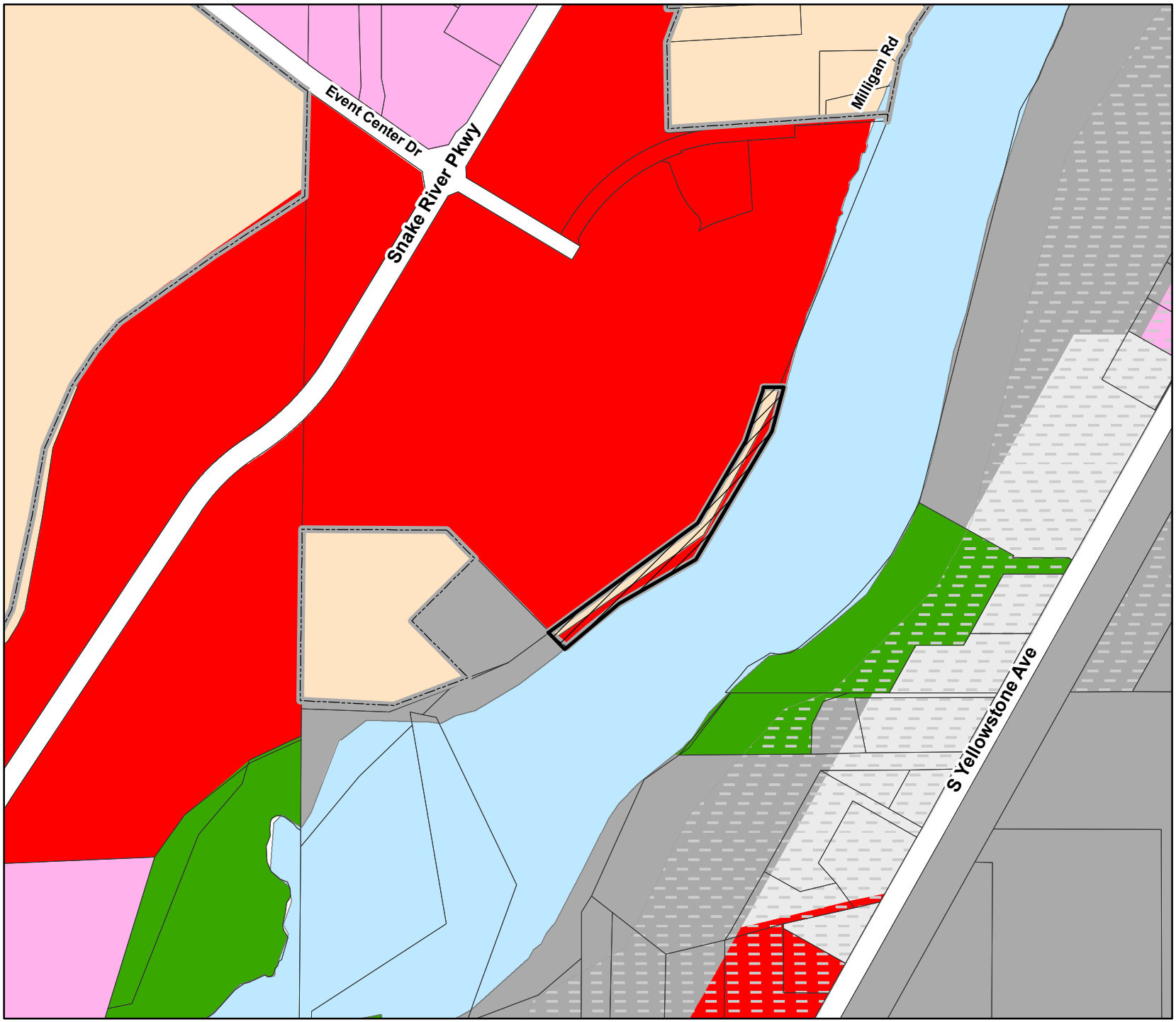
ANNX20-011 ~ Milligan Road Annexation & Initial Zoning of LC

Legend

- Milligan Rd Annx
- City Limits
- Area of Impact

Overlays

- PT
- PT&T-1
- PUD
- T-1
- T-2
- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- DT
- CC
- LC
- HC
- R&D
- LM
- I&M
- P



IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

N

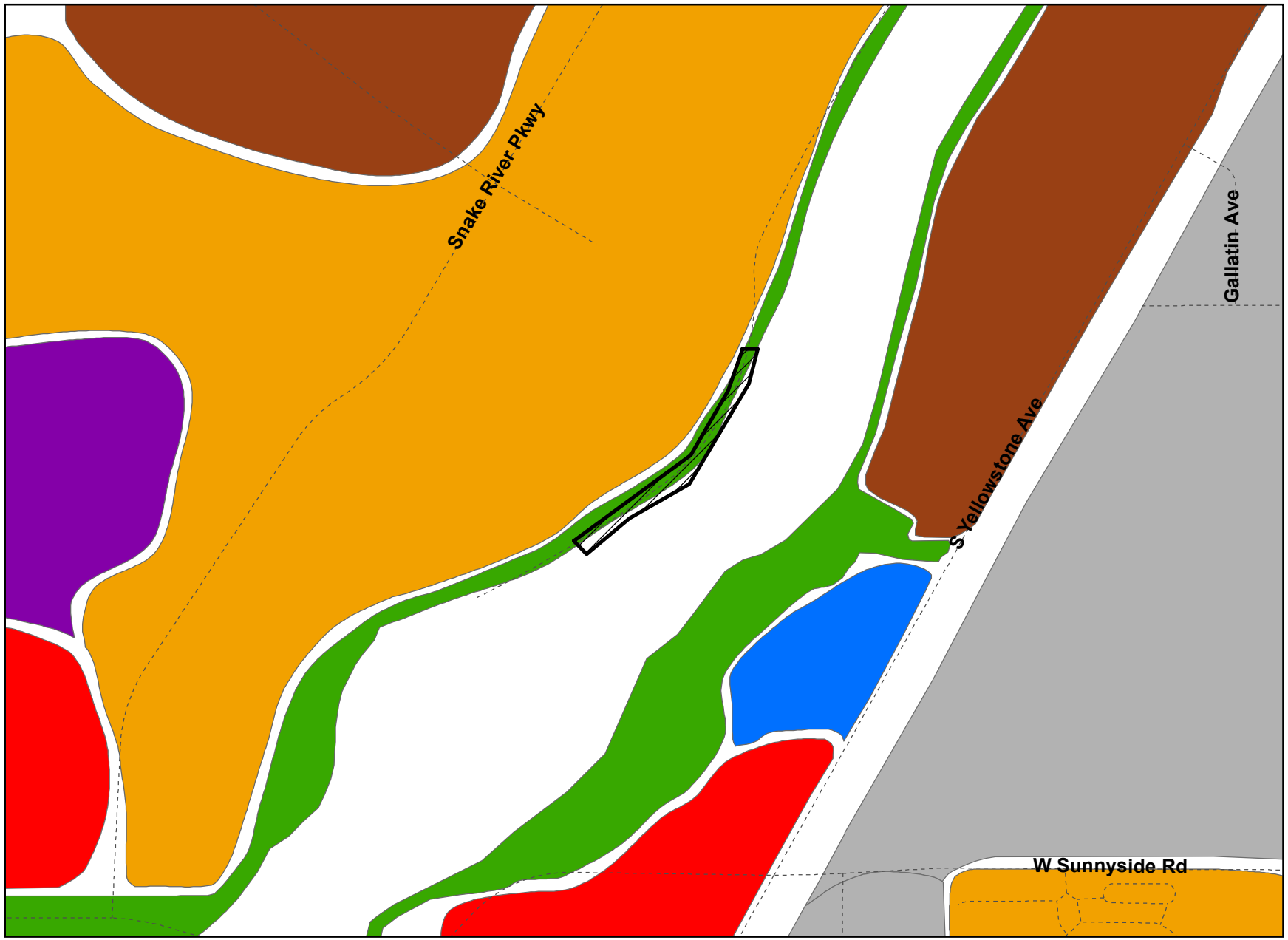
Snake River Pkwy
Event Center Dr
Milligan Rd
S Yellowstone Ave

Annexation

ANNX20-011 ~ Milligan Road Annexation & Initial Zoning of LC

- Estate
- Low Density
- Higher Density
- Greenbelt Mixed Uses
- Parks, Recreation
- Public Facilities, Open Spaces
- Commercial
- Employment Centers
- Medical Services Center
- Higher Education Centers
- Planned Transition
- Highway Related Industrial
- Railroad Related Industrial

Comprehensive Plan



IDAHO FALLS

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680 Park Ave.
Idaho Falls, ID 83402
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N

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

ANNEXATION AND INITIAL ZONING OF LC FOR 1.677 ACRES IN THE SW1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 37 EAST, A PORTION OF MILLIGAN ROAD.

September 15, 2020

IDAHO FALLS

Community Development Services

Applicant: City of Idaho Falls

Project Manager: Naysha Foster

Location: Generally located north of Sunnyside, East of Snake River Parkway, south of Pancheri Dr. and west of the Snake River.

Size: 1.677 acres

Existing Zoning: Not zoned
North: LC
South: LC
East: LC
West: I&M, Park

Proposed Zoning: LC

Existing Land Uses:
Site: Road
North: Undeveloped
South: Snake River
East: Snake River
West: Feed Manufacturing for livestock.

Future Land Use Map: Park

Attachments:
1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To **recommend** approval of annexation and initial zoning of LC to the Mayor and City Council.

Annexation: This is a Category "A" annexation as it is requested by the City of Idaho Falls. The property is surrounded by city limits. Annexation of the property is consistent with the policies of City's Comprehensive Plan.

History: The application was submitted on July 14, 2020. This was mistakenly left out of a legal description from an annexation of Eagle Ridge in June of 2004.

Staff Comments: The proposed annexation and initial zoning is compatible with the surrounding use and consistent with the surrounding zoning. Milligan road turns from paved to dirt approximately 500 feet south of Per View Dr.

Initial Zoning: The proposed zoning is LC, Limited Commercial. The Comprehensive plan identifies this area as Park. The proposed LC designation is consistent with the surrounding zoning.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of LC.

September 15, 2020 7:00 p.m. Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Natalie Black, Gene Hicks, Brent Dixon, George Morrison, Margaret Wimborne, Joanne Denney, Arnold Cantu

MEMBERS ABSENT: Lindsey Romankiw

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brent McLane; Brian Stevens and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES:

Morrison moved to approve the September 1, 2020 Minutes with the requested typo corrections, Cantu seconded the motion. Black called for roll call vote: Morrison, yes; Hicks, yes; Cantu, yes; Dixon, yes; Denney, yes; Wimborne, yes. The motion passed unanimously.

Public Hearing(s):

1. ANNX 20-011: ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of LC for a portion of Milligan Road.

Black opened the public hearing.

Applicant: City of Idaho Falls

Cramer presented the staff report, a part of the record.

Cantu asked about the section of County property to the west. Cramer indicated that it is contiguous, enclaved but is larger than 5 acres and is not eligible for annexation, and has no roadway frontage, and not connected to utilities.

No one appeared in support or opposition and no letters were received by staff.

Black closed the public hearing.

Wimborne moved to Recommend to the Mayor and City Council approval of the Annexation of 1.677 Acres in the SW ¼ of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road with initial zoning of LC, Morrison seconded the motion. Black called for roll call vote: Morrison, yes; Hicks, yes; Cantu, yes; Dixon, yes; Denney, yes; Wimborne, yes. The motion passed unanimously.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 1.677 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the lands described in Exhibit A of this Ordinance are contiguous and adjacent to the City limits of the City of Idaho Falls, Idaho; and

WHEREAS, such lands described herein are subject to annexation to the City pursuant to the provisions of Idaho Code Section 50-222, and other laws, as amended; and

WHEREAS, the annexation of the lands described in Exhibit A is reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services; to enable the orderly development of private lands which benefit from a cost-effective availability of City services in urbanizing areas; and to equitably allocate the costs of City/public services in management of development on the City's urban fringe; and

WHEREAS, the City has authority to annex lands into the City pursuant to procedures of Idaho Code Section 50-222, as amended; and

WHEREAS, any portion of a highway lying wholly or partially within the lands to be annexed are included in the lands annexed by this Ordinance; and

WHEREAS, the lands annexed by this Ordinance are not connected to the City only by a "shoestring" or a strip of land which comprises a railroad or right-of-way; and

WHEREAS, all private landowners have consented to annexation of such lands, where necessary; and

WHEREAS, City of Idaho Falls Comprehensive Plan includes the area of annexation; and

WHEREAS, after considering the written and oral comments of property owners whose lands would be annexed and other affected persons, City Council specifically makes the following findings:

1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and does not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222;

2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the City; and

3) Annexation of the lands described in Section 1 are reasonably necessary for the orderly development of the City; and

WHEREAS, it appears to the Council that the lands described herein below in Exhibit A of this Ordinance should be annexed to and become a part of the City of Idaho Falls, Idaho; and

WHEREAS, the City wishes to exercise jurisdiction over the annexed lands in a way that promotes the orderly development of such lands; and

WHEREAS, the City of Idaho Falls Comprehensive Plan sets out policies and strategies designed to promote and sustain future growth within the City; and

WHEREAS, such designation is consistent with policies and principles contained within the City of Idaho Falls Comprehensive Plan; and

WHEREAS, the City desires the City of Idaho Falls Comprehensive Plan Map to be amended to reflect the designation contained in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, as follows:

SECTION 1. Annexation of Property. The lands described in Exhibit A are hereby annexed to the City of Idaho Falls, Idaho.

SECTION 2. Amended Map and Legal Description. The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor, within ten (10) days after the effective date hereof. The City Engineer shall, within ten (10) days after such effective date, file an amended legal description and map of the City, with the Bonneville County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Idaho Code Section 63-2215.

SECTION 3. Findings. The findings contained in the recitals of this Ordinance be, and the same are hereby adopted as the official City Council findings for this Ordinance, and any further findings relative to this Ordinance shall be contained in the officially adopted Council minutes of the meeting in which this Ordinance was passed.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this_____day of _____, 2020.

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
: ss.
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 1.677 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____

Kathy Hampton, City Clerk

(SEAL)

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ANNEXATION OF 1.677 ACRES OF MILLIGAN ROAD IN THE SW1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 37 EAST, A PORTION OF MILLIGAN ROAD. GENERALLY LOCATED NORTH OF SUNNYSIDE ROAD, EAST OF SNAKE RIVER PARKWAY, SOUTH OF PANCHERI DRIVE, AND WEST OF THE SNAKE RIVER.

WHEREAS, the City of Idaho Falls filed an application for annexation on July 14, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on September 15, 2020; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on October 8, 2020; and

WHEREAS, having reviewed the application, including all exhibits entered and having considered the issues presented:

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximately 1.677 acres located generally north of Sunnyside Rd., east of Snake River Parkway, south of Pancheri Dr., and west of the Snake River.
3. This property is within the city's area of impact.
4. The application is a Category "A" annexation.
5. The property is surrounded by City limits.
6. The Comprehensive Plan designates this area Park.
7. Idaho Falls Planning and Zoning Commission recommended approval of annexation.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the annexation as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

_____

Rebecca Casper - Mayor

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 1.677 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS LC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Exhibit A is LC Zone for such annexed lands is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Park"; and

WHEREAS, the proposed zoning district is consistent and compatible with the existing and surrounding zoning districts and is consistent with principles of the City of Idaho Falls Comprehensive Plan; and

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as "Park"; and

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on September 15, 2020 and recommended approval of zoning the subject property to LC Zone; and

WHEREAS, the Council conducted a duly noticed public hearing and passed a motion to approve this zoning on October 8, 2020.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, AS FOLLOWS:

SECTION 1: Comprehensive Plan Designation. The area described in Exhibit A are hereby given a Comprehensive Plan designation of Park.

SECTION 2: Legal Description. The lands described in Exhibit A are hereby zoned as LC Zone.

SECTION 3. Zoning. The property described in Section 1 of this Ordinance be and the same hereby is zoned "LC Zone" and the City Planner is hereby ordered to make the necessary amendments to the official maps of the City of Idaho Falls which are on file at the City Planning Department Offices, 680 Park Avenue.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 2020.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

> That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 1.677 ACRES DESCRIBED IN SECTION 1 OF THIS ORDINANCE AS L C ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Kathy Hampton, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

INITIAL ZONING OF LC ZONE, 1.677 ACRES IN THE SW1/4 OF SECTION 25, TOWNSHIP 2, NORTH, RANGE 37 EAST, A PORTION OF MILLIGAN ROAD, GENERALLY LOCATED NORTH OF SUNNYSIDE ROAD, EAST OF SNAKE RIVER PARKWAY, SOUTH OF PANCHERI DRIVE, AND WEST OF THE SNAKE RIVER.

WHEREAS, the City of Idaho Falls filed an application for initial zoning on July 14, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on September 15, 2020; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on October 8, 2020; and

WHEREAS, having reviewed the application, including all exhibits entered and having considered the issues presented:

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximately 1.677 acres located generally north of Sunnyside Rd., east of Snake River Parkway, South of Pancheri Dr., West of the Snake River.
3. The Comprehensive Plan designates this area as Park.
4. The proposed zoning of LC is consistent with the Comprehensive Plan map and policies and existing Zoning in the area.
5. Idaho Falls Planning and Zoning Commission recommended approval of zoning the subject property to LC Zone

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the initial zoning as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

_____

Rebecca Casper - Mayor

IDAHO FALLS

MEMORANDUM

FROM: Brad Cramer, Director

DATE: Monday, September 28, 2020

RE: Form Based Code Amendment to allow residential uses on the ground floor.

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

☐ Other Action (Approval, Authorization, Ratification, etc)

Approve the Ordinance amending the Form Based Code to allow residential uses on the ground floor of a Storefront Building 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).

Description, Background Information & Purpose

Attached is the Ordinance amending the Form Based Code, to allow residential uses on the ground floor with certain restrictions. The Planning and Zoning Commission considered this item at its September 15, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Relevant PBB Results & Department Strategic Plan

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Consideration of the Form Based Code amendments must be done consistent with the principles of the Comprehensive Plan, which includes many policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

NA

Fiscal Impact

NA

Legal Review

This code change has been reviewed by Legal pursuant to applicable law.

4.0 Uses

KEY
- ● Permitted
- ◓ Permitted in Upper Stories Only
- ◐ Permitted with Development Standards
- ○ Requires a Conditional Use Permit

Use Category and Subcategory Table	Subdistricts						
	Core A	Historic Center	General A	Edge A	Edge B	Edge C	Future Subdistrict
Residential & Lodging							
Residential	●	◓ ●	●	●	◓	●	
Hotel & Inn	◓	◓	●	●	●	◐	
Residential Care	●	●	●	●	●	◐	
Civic							
Assembly	◐	◐	●	◐	◐		
Transit Station	●	●	●	◐	●		
Hospital & Clinic	●	◐	●	◐	◐		
Library/Museum/Post Office (no distribution)	●	●	●	◐			
Mail Service (distribution)	◐		◐		◐		
Police & Fire	●	●	●		●		
School	○	○	○	○	○	○	
Retail							
Neighborhood Retail	●	●	●	●	●		
General Retail	●	●	●	◐	◐		
Outdoor Sales							
Service							
Neighborhood Service	●	●	●	◐	◐		
General Service	●	●	●	◐	◐		
Eating & Drinking Establishments	●	●	●	●	●		
Vehicle Service			○		○		
Office & Industrial							
Office	◓	◓	●	◓	●	◐	
Craftsman Industrial	◐	◐	◐	◐	◐		
Infrastructure							
Parking Lot	◐	◐	◐		◐		
Parking Structure (Stand Alone)	◐	◐	◐		◐		
Utility & Infrastructure	○	○	○	○	○		
Open Space	◐	◐	◐	◐	◐	●	
Accessory Uses							
Home Occupation	●	●	●	●	●	●	
Outdoor Storage of Goods			○				
Drive Through			◐		◐		

Table 4.1 (1). Uses by District.

5.0 Buildings

5.3 Storefront Building

1. Description and Intent

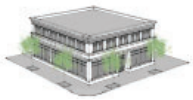
The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type requires a ground floor front facade, with large amounts of glass and regularly spaced entrances. This Building Type is encouraged near intersections.

This Building Type is available in a variety of intensities, depending on the Subdistrict within which it is located. For example, minimum and maximum heights are highest in the Core A Subdistrict and lowest in the Edge A Subdistrict.

2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.



		Permitted Subdistricts					
		Core A	Historic Center	General A	Edge A	Edge B	Edge C
	Storefront Building Type Table						
	1 Building Siting* Refer to Figure 5.3(1)						
	Multiple Principal Buildings	not permitted	not permitted	permitted	permitted	not permitted	permitted
a	Front Property Line Coverage	90%	90%	70% [1]	80%	70% [1]	75%
	Occupation of Corner	required	required	permitted	permitted	permitted	permitted
b	Front Build-to Zone	0' to 5' [4]	0' to 5' [4]	0' to 10' [4]	0' to 5' [4]	0' to 15' [4]	0' to 5'
c	Corner Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'	0' to 15'	0' to 5'
d	Minimum Side Yard Setback	0'	0'	0'	0'	0'	0'
e	Minimum Rear Yard Setback	5'	5'	10'	5'	5'	5'
f	Minimum Lot Width Maximum Lot Width	none none	none none	none none	none none	none none	none none
	Maximum Impervious Coverage Additional Semi-Pervious Coverage	90% 10%	90% 10%	75% 25%	90% 10%	75% 20%	75% 20%
g	Parking and Loading Location	rear yard	rear yard	rear and side yard[1]	rear and side yard[1]	rear and side yard[1]	rear and side yard[1]
h	Vehicular Access	alley, lane, access lane: if none exists, 1 driveway is permitted per non-primary street, or as approved by the Zoning Administrator or designee					
	2 Height Refer to Figure 5.3(2)						
i	Minimum Overall Height	2 story	2 story	2 story	2 story	2 story	2 story
j	Maximum Overall Height	6 stories	4 stories [2]	5 stories [2]	5 stories [2]	5 stories [2]	3 stories [2]
k	Ground Story: Minimum Height Maximum Height	14' 20' [3]	14' 18' [3]	14' 28' [3]	14' 20' [3]	14' 28' [3]	14' 20' [3]
l	Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'	9' 14'	9' 14'
	3 Uses Refer to Figure 5.3(2). Refer to Chapter 4 Uses for permitted uses.						
m	Ground Story	~~retail, service, office~~ any permitted use, residential excluded from the required occupiable space					
n	Upper Story	any permitted use			residential, office, service	any permitted use	
o	Parking within Building	permitted fully in any basement and in rear of all stories					
p	Required Occupiable Space	30' deep on all full stories from the front facade					
	4 Street Facade Requirements Refer to Figure 5.3(3)						
q	Minimum Ground Story Transparency: Transparency requirements apply to street frontages AND frontages to side parking	75%	75%	65% front and corner-side	75%	65% front and corner-side	75%
r	Minimum Transparency per each Story	30%	25%	15%	30%	20%	30%
s	Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)					
t	Front Facade Entrance Type	storefront, arcade					
	Principal Entrance Location	front or corner facade					
	Required Number of Street Entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade
	Vertical Facade Divisions	every 30' of facade width	every 25' of facade width	every 50' of facade width	every 25' of facade width	every 25' of facade width	every 25' of facade width
	Horizontal Facade Divisions	required within 3' of the top of the ground story					
	5 Roof Type Requirements Refer to Figure 5.3(3)						
u	Permitted Roof Types	parapet, flat, pitched	parapet, flat	parapet, flat, pitched	parapet, flat, pitched	parapet, flat, pitched	parapet, flat, pitched
	Tower	permitted, excluded from maximum story					not permitted

Notes

[1] **Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.**

[2] Above the second story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

[3] If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

[4] Additional setback distance is permitted at the discretion of the zoning administrator and his or her designee if utilized as public space, outdoor dining, and/or outdoor seating.

* Subject to review for compliance with line of sight requirements.

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

Downtown Form Based Code Amendments
Storefront Building Type Main Floor Residential Units
September 15, 2020

Community Development Services

Applicant: City of Idaho Falls

Attachments:
1. Proposed Amendment Language

Project Manager: Brent McLane

Staff Recommendation: To **recommend** to the Mayor and City Council approval of the amendment language to the Downtown Form Based Code.

Staff Comments:
The current code limits the ground story of storefront buildings to retail, service, and office uses. This restriction has made it difficult for older storefront buildings to convert upper story space to residential uses. When the building code requires an ADA unit an elevator is required to be installed if all the residential units must be located in an upper story. This requirement makes the development of residential units in many of the buildings downtown cost prohibitive. The storefront building type is the only building type that currently doesn't allow for main level residential uses.

To provide an opportunity for main level residential units in the storefront building type will help to alleviate this unintended cost burden to develop residential uses downtown. The proposal is to require the occupiable space (the front 30 feet) of this building type to be commercial in nature. This requirement will maintain the commercial feel of the downtown street, but at the same time allow for residential uses on the main level.

September 15, 2020 7:00 p.m. Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Natalie Black, Gene Hicks, Brent Dixon, George Morrison, Margaret Wimborne, Joanne Denney, Arnold Cantu

MEMBERS ABSENT: Lindsey Romankiw

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brent McLane; Brian Stevens and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES:

Morrison moved to approve the September 1, 2020 Minutes with the requested typo corrections, Cantu seconded the motion. Black called for roll call vote: Morrison, yes; Hicks, yes; Cantu, yes; Dixon, yes; Denney, yes; Wimborne, yes. The motion passed unanimously.

Public Hearing(s):

4. RZON 20-013: REZONE. Amendment of Title 10, Chapter 7, Form Based Code, Residential Requirements and uses specifically allowing residential uses on the ground floor in some instances.

Black opened the public hearing.

Applicant: City of Idaho Falls.

McLane presented the staff report, a part of the record.

Black asked and McLane confirmed that residential is not allowed on the front at all. McLane clarified that the first 30' of the building cannot be residential.

Morrison asked how access to the residential section would work and do they have to access through the alley. McLane stated that it could be a variety of ways as some buildings have access through the alley and some have a single door to the street or something in doors where there is a breeze way built into the store front that would provide access to the residential unit.

Black stated that in Mexico you can have a store front and a curtain and have the living section behind there. McLane stated that the building code would not allow that, but there could be a live work situation where someone has a store front with the apartment behind the store.

Hicks stated that during the tour of the Bonneville Hotel the comments he heard repeatedly was about the elevator to get to the upper floors. Hicks asked if the only reason behind this amendment is to eliminate an elevator. McLane stated that is part of the reason. McLane added that the building code requires an ADA unit and if you wanted to put residential on the upper floors you couldn't without an elevator. McLane stated that this will give the option to develop residential uses in some buildings where you cannot install an elevator and stair access is the only way to have residential units.

Dixon asked if a hotel or inn is not permitted on the main floor then how does it work to get to the front desk of the hotel. McLane agreed that in Core A and Historic Center sub districts. Dixon asked Staff to look into that as it seems impractical. Black asked if that would affect Destinations Inn. McLane stated that Destinations Inn is not in either of the sub districts.

No one appeared in support or opposition and no letters were received by staff.

Black closed the public hearing.

Wimborne likes the change as it gives flexibility to the owners and addresses the unforeseen issue but protects the street scape.

Morrison agrees that it is a good idea and a good clean up project.

Dixon moved to recommend to the Mayor and City Council approval of the Downtown Form Based Code Amendments Storefront Building Type Main Floor Residential Units as presented. The motion passed unanimously; Cantu seconded the motion. Black called for roll call vote: Morrison, yes; Hicks, yes; Cantu, yes; Dixon, yes; Denney, yes; Wimborne, yes. The Motion passed unanimously.

IDAHO FALLS

MEMORANDUM

FROM: Brad Cramer, DirectorClick or tap here to enter text.

DATE: Monday, September 28, 2020

RE: Rezone from HC to LC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended.

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

☐ Other Action (Approval, Authorization, Ratification, etc)

1. Approve the Ordinance Rezoning a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended 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).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from HC to LC of a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended, and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for Rezone from HC to LC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, for a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended. The Planning and Zoning Commission considered this item at its September 15, 2020, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Relevant PBB Results & Department Strategic Plan

☐ ☒ ☒ ☐ ☒ ☐ ☒ ☐

Consideration of the rezone must be done consistent with the principles of the Comprehensive Plan, which includes many policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

NA

Fiscal Impact

NA

Legal Review

This application and ordinance have been reviewed by Legal pursuant to applicable law.

Rezone

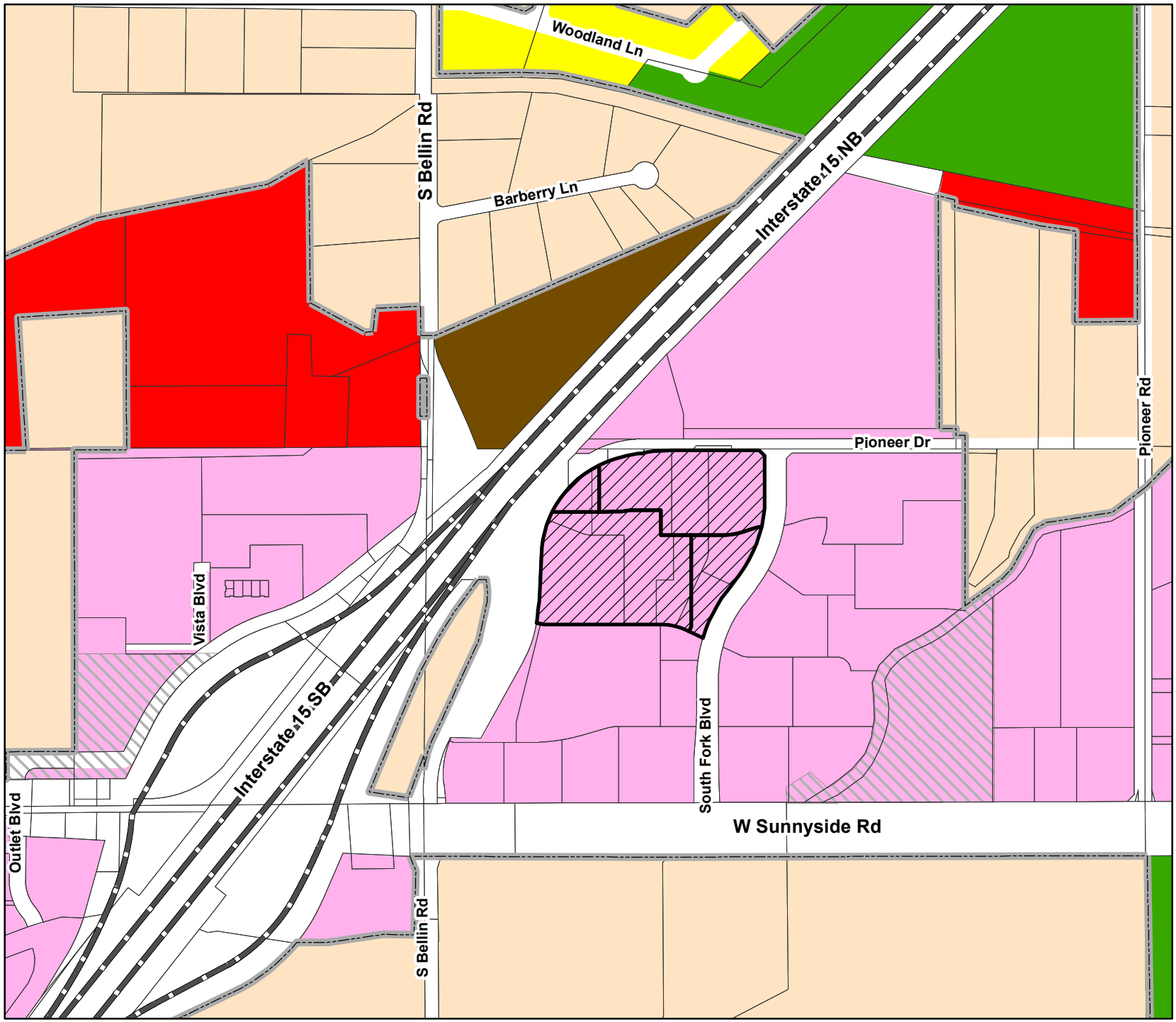
RZON20-011 ~ Part of Lot 19 and 20-22 Block 1 JHJ

Legend

- Site JHJ
- City Limits
- Area of Impact

Overlays

- PT
- PT&T-1
- PUD
- T-1
- T-2
- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- DT
- CC
- LC
- HC
- R&D
- LM
- I&M
- P



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City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

N

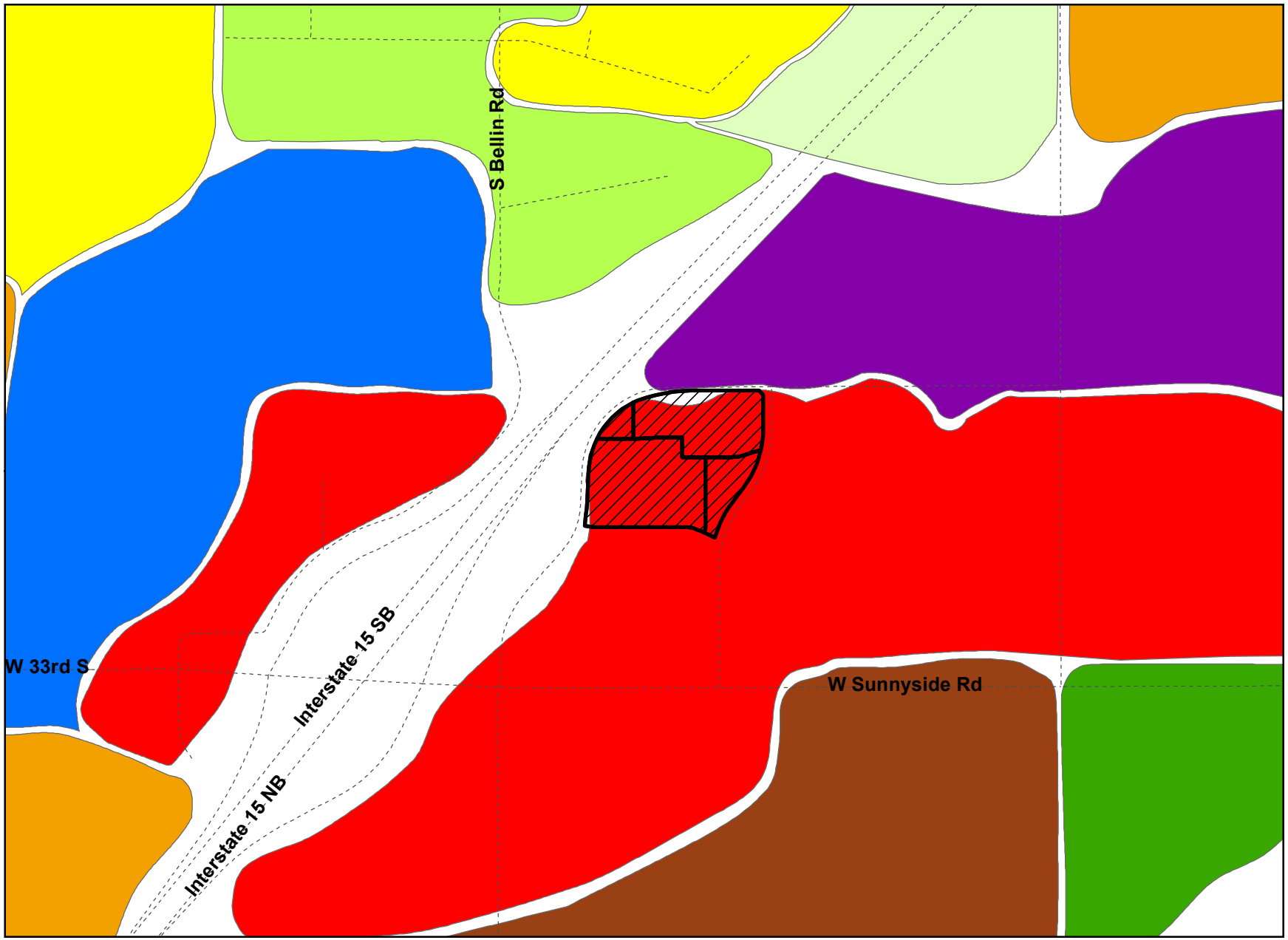
Pioneer Dr
Outlet Blvd
Interstate 15 SB
Interstate 15 NB
South Fork Blvd
W Sunnyside Rd
S Bellin Rd

Rezone

RZON20-011 ~ Part of Lot 19 and 20-22 Block 1 JHJ

- Estate
- Low Density
- Higher Density
- Greenbelt Mixed Uses
- Parks, Recreation
- Public Facilities, Open Spaces
- Commercial
- Employment Centers
- Medical Services Center
- Higher Education Centers
- Planned Transition
- Highway Related Industrial
- Railroad Related Industrial

Comprehensive Plan



IDAHO FALLS

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City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
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N

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

REZONE FROM HC to LC
portion of Lot 19 & Lots 20, 21, 22, Block 1, Jackson Hole Junction Subdivision 1st Amended ~ September 15, 2020

IDAHO FALLS

Community Development Services

Applicant: Horrocks Engineers

Project Manager: Brent McLane

Location: Generally south and east of Interstate 15, west of Pioneer Rd., and north of W Sunnyside Rd.

Zoning:
North: HC
South: HC
East: HC
West: HC

Existing Zoning: HC
Proposed Zoning: LC

Existing Land Uses:
Site: Vacant
North: Vacant
South: Vacant
East: Commercial
West: Commercial

Future Land Use Map: Commercial

Attachments:
1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To recommend approval of the rezone from HC, Highway Commercial, to LC, Limited Commercial to the Mayor and City Council.

History: The property was annexed and zoned HC in 2016. This area was initially platted in 2018 and replatted to the current lot layout in February of 2020. South Fork Blvd. is classified as an arterial and planned to connect to the north with Pioneer Road.

Staff Comments: The LC zone would be consistent with the "Commercial" future land use designation. The LC Zone would also provide flexibility in development, and thus help promote quicker development in this area that is within a time sensitive Tax Increment Financing (TIF) district. If the rezone were to be approve the some of the major differences in uses would be that the lots could not be developed into include hotels/motels, outdoor storage facilities, and vehicle sales lots. Some uses that would become allowed include residential uses, bed and breakfasts, and boarding houses.

Staff Recommendation: Staff recommends approval of the rezone to LC as it is consistent with the policies of the Comprehensive Plan and existing land uses in the area.

Rezoning Considerations: Because the comprehensive plan provides only general guidance for zoning decisions, the Planning Commission shall also take the following considerations into account:

Criteria for Rezoning Section 11-6-5(I) of Ordinance	**Staff Comment**
The Zoning is consistent with the principles of City's adopted Comprehensive Plan, as required by Idaho Code.	The Comprehensive Plan shows this area as Commercial.
The potential for traffic congestion as a result of development or changing land use in the area and need that may be created for wider streets, additional turning lanes and signals, and other transportation improvements.	Traffic generation from HC to LC should be very similar and not require street widening, turning lanes, etc. A traffic study was done at the time this area was platted and the surrounding street network has been constructed for future development.
The potential for exceeding the capacity of existing public services, including, but not limited to: schools, public safety services, emergency medical services, solid waste collection and disposal, water and sewer services, other public utilities, and parks and recreational services.	Rezoning to LC will not have an impact on infrastructure in the area.
The potential for nuisances or health and safety hazards that could have an adverse effect on adjoining properties.	Staff is unaware of specific nuisances or hazards related to the rezone if the property is developed under the LC Zone.
Recent changes in land use on adjoining parcels or in the neighborhood of the proposed zoning map amendment.	Development has started to occur within the Jackson Hole Junction subdivision.
Zoning Application Questions:	**Applicant's response:**
Explain how the proposed change is in accordance with the City of Idaho Falls Comprehensive Plan.	We are proposing a change from the HC zone to an LC zone. The Comp plan designates the area as commercial and LC is a commercial zoning designation. It all fits within the City commercial policy.
What changes have occurred in the area to justify the request for rezone?	Due to Covid, the commercial industry has changed substantially. Entertainment centers specifically. We need a zone that gives us a broader range of land use types to explore a broader range of projects for us to keep Jackson Hole Junction viable and flexible with as many options as possible on the table to keep the project moving forward. All of this in addition to the time that continues to tick on our TIFF district and needing to get vertical construction going so we can recoup those costs from the TIFF.
Are there existing land uses in the area similar to the proposed use?	Surrounding areas are all commercial. LC is still commercial but gives us more flexibility. There are car dealerships, hotel, restaurant and medical commercial uses surrounding the area.

Is the site large enough to accommodate required access, parking, landscaping, etc. for the proposed use?	All required backbone utilities and drive aisles are in and available to accommodate this intended zone. Good circulation and access points to roads. Existing improvements will accommodate any uses allowed in an LC zone.

Comprehensive Plan Policies:

Create a node of higher density housing and mixed uses to provide a ready market and to add interest to our arterial streets. If a failing retail environment still includes or is near grocery stores, drug stores, small restaurants, and recreational amenities, encouraging redevelopment to higher density housing with limited retail may be an alternative which revitalizes the commercial strip. Effective design can minimize the negative impacts of traffic, and the ugliness of an older commercial strip can be reduced or eliminated by architectural quality, landscaping and trees including median landscaping, street lamps and furniture, wide sidewalks, and placement of restaurant, retail, and two or three story buildings near the street right-of-way. (p. 34)

Arterial corners shall support higher density housing, quasi-public services, or community/neighborhood commercial services. (p.41)

Higher density housing should be located closer to service areas and those streets designed to move traffic, such as arterial streets and collectors, with access only to the collector street. Apartments and townhouses are located adjacent to arterial and collector streets for two reasons. Larger lots necessary for higher density housing offer opportunities for building layout, setbacks, and buffering with berms and fences to minimize the impact of street noise. If apartments and townhouses are located close to arterial streets, traffic from apartments will not move through neighborhoods. However, higher density housing should still be clustered: it should not be used to line arterial streets. (p. 43)

Plan for different commercial functions within the City of Idaho Falls. Private developers recognize there are different types of commercial development serving different customers. In our planning, we need to understand these different functions and require different site standards. (p. 46)

Buffer commercial development, including services, from adjacent residential development. (p. 49)

Revise the zoning ordinance to encourage the creation of employment centers. Employment centers are an extension of industrial and office parks carefully planned to facilitate interaction between light industrial uses, offices, and limited commercial activities. Such centers offer services for the employee and visitor, such as day care centers, restaurants, and business services. The zones which have been used for employment centers are M-1, R&D-1, and C-1 as well as PB. Again, we need to monitor the results of development to determine if these zones promote the mix of land uses envisioned in this comprehensive plan. (p.52)

Encourage development in areas served by public utilities or where extensions of facilities are least costly. Not only is a compact city convenient but the provision of public facilities is less expensive. Growth does not always occur at the fringe of a community. Vacant lands or underutilized parcels may redevelop to more intensive uses which use existing utilities. (Page 67)

Commercial Retail shops, restaurants, and offices.

Zoning:

11-3-5: PURPOSE OF COMMERCIAL ZONES

(C) LC Limited Commercial Zone. This zone provides a commercial zone for retail and service uses which supply the daily household needs of the City's residents. This Zone is usually located on major streets contiguous to residential uses. This zone is characterized by smaller scale commercial uses which are easily accessible by pedestrians and non-motorized vehicles from the surrounding residential neighborhoods, although larger scale developments such as big-box stores may still serve as anchors. Connectivity is provided with walkways that provide access to and through the development site. Parking for vehicles is understated by the use of landscaping, location, and provision of pedestrian walkways to the businesses.

(D) HC Highway and General Commercial Zone. This zone provides a commercial zone for retail and service uses serving the traveling public. Characteristics of the Zone are buildings set back from the right-of-way line to promote safety on the highway and maintain maximum use of highway right-of-way for travel purposes, and a wide variety of architectural forms and shapes. This Zone should be located at specific locations along highways leading into the City.

Table 11-3-5: Dimensional Standards for Commercial Zones

	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	*	50
Setbacks – Minimum in ft.				
Front		20	20*	20
Side			*	
Rear			*	
Landscape buffer contiguous to street* in ft.	7*	15	20*	20*
Landscape buffer contiguous to a residential Zones* in ft.	10	10	20/10	30/10
Building height – Maximum in ft.		*	*	
Lot Coverage- Maximum in %		80	80	
*See explanations, exceptions and qualifications that follow in Section 11-3-6A (1-3) of this Zoning Code.				

11-2-4: ALLOWED USES IN COMMERCIAL ZONES.

Table 11-2-2: Allowed Uses in Commercial Zones

P = permitted use. C1 = administrative conditional use. C2 = Planning Commission conditional use. C3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.

*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.

	Commercial				
Proposed Land Use Classification	**PB**	**CC**	**LC**	**HC**	**PT**
Accessory use*	P	P	P	P	P
Amusement Center, Indoor		P	P	P	
Amusement Center, Indoor Shooting Range*		P	P	P	
Amusement Center, Outdoor*				P	
Animal Care Clinic*	P	P	P	P	
Animal Care Facility*				P	
Bed and Breakfast*		P	P		P
Boarding /Rooming House		P	P		P
Building Material, Garden and Farm Supplies			P	P	
Cemetery*		C_2	C_2	C_2	
Club*		P	P	P	
Communication Facility		P	P	P	
Day Care, all Types*	P	P	P	P	P
Drinking establishment		P		P	
Drive-through Establishment *	P*	P	P	P	P
Dwelling, accessory unit *		P	P	P	P
Dwelling, multi-unit*		P	P		P
Dwelling, two unit					P
Eating establishment		P	P		P
Eating Establishment, limited	P	P	P	P	P
Financial Institutions	P	P	P	P	P
Entertainment and Cultural Facilities	P	P	P	P	P
Equipment Sales, Rental and Services			P	P	
Food Processing, small scale				P	
Food store		P	P	P	P
Health Care and Social Services	P	P	P	P	P

Proposed Land Use Classification	PB	CC	LC	HC	PT
Higher Education Center		P	P	P	P
Home Occupation*	P	P	P	P	P
Hospital*	C_2	C_2	C_2	C_2	C_2
Industry, craftsman	P	P	P	P	
Industry, light		P		P	
Information Technology	P	P	P	P	P
Laundry and Dry Cleaning		P			P
Live-Work*	C_2	P	P	P	P
Lodging Facility		P	P	P	P
Mortuary				P	P
Parking Facility		P	P	P	P
Pawn Shop		P			
Personal Service	P	P	P	P	P
Professional Service	P	P	P	P	P
Planned Unit Development*		C_3	C_3		C_3
Public Service Facility*	C_2	C_2	C_2	C_2	C_2
Public Service Facility, Limited	P	P	P	P	P
Public Service Use	P	P	P	P	P
Recreation Vehicle Park*				P	
Religious Institution*		P	P	P	P
Residential Care Facility	P	P	P	P	P
Retail		P	P	P	P
School*		P	P	P	P
Short Term Rental*		P	P		P
Fuel Station		P	P	P	
Fuel Station, Super		C_2	P	P	
Storage Facility, self-service				P	P
Storage Yard*				P	
Transit Station		P	P	P	P
Vehicle and Equipment Sales			P	P	
Vehicle Body Shop				P	
Vehicle Repair and Service		P	P	P	
Vehicle Sales, Rental and Service		P		P	
Vehicle Washing Facility		C_2	C_2	P	

September 15, 2020 7:00 p.m. Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Natalie Black, Gene Hicks, Brent Dixon, George Morrison, Margaret Wimborne, Joanne Denney, Arnold Cantu

MEMBERS ABSENT: Lindsey Romankiw

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brent McLane; Brian Stevens and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES:

Morrison moved to approve the September 1, 2020 Minutes with the requested typo corrections, Cantu seconded the motion. Black called for roll call vote: Morrison, yes; Hicks, yes; Cantu, yes; Dixon, yes; Denney, yes; Wimborne, yes. The motion passed unanimously.

Public Hearing(s):

3. RZON 20-011: REZONE. Rezone from HC to LC. Jackson Hole Junction.

Black opened the public hearing.

Applicant: Clint Boyle, 901 Pier View Drive, Idaho Falls, Idaho. Boyle stated that the rezone is in the north west corner of Jackson Hole Junction and equates to approximately ¼ of the entire project. Boyle state that the project had great momentum and the Holiday Inn is now open and the Idaho Kidney Institute will open soon. Boyle stated that they had other tenants including some large-scale users that are in the que, but unfortunately due to Covid there were some economic impacts felt industry wide. Boyle stated that the rezone request is to rezone from HC to LC. Boyle stated that the reason for the request is the LC designation is to allow a broader spectrum of uses. Boyle stated that it will open up more possibilities for the continued success of the development. Boyle stated that HC allows heavier commercial uses, and LC allows things on the lower end of the commercial/multi-family spectrum. Boyle stated that the rezone will give more flexibility and options as he approaches the changed economy. Boyle stated that Show Biz (Theatre/entertainment Center) was scheduled to break ground on the site the same month that Covid hit. Boyle stated that Show Biz and the movie industry has had some setbacks and so they are still in the que, but they are pushed back, and they are still considering this site. Boyle stated that this area is designated commercial on the comprehensive plan and the LC follows within that land use designation. Boyle stated that this was an unforeseen event and is requiring the request for the rezone to have more flexibility in Jackson Hole Junction.

Dixon asked about the time sensitive TIFF District.

Boyle explained that this is in an Urban Renewal District. Boyle stated that the Urban Renewal District helped to support some of the public infrastructure costs such as the blasting and removal of rock. Boyle indicated that the urban renewal districts help to off-set the costs of

blasting and removal to get them to a developable parcel. Boyle stated that this Urban Renewal District has an overall time frame of 13 years. Boyle stated that if they are going to be able to recoup the front end investment in the rock removal and other public improvements with sewer and water infrastructure, they have to rapidly have tenants that build on property that increase the value so that the assessed value goes up to fund their TIFF reimbursement. Boyle stated that they are in a couple years on the 13-year time period and Covid is impacting and challenging the project with delays like with Show Biz. Boyle stated that they need to get all the options they can on the table to keep the development moving forward to increase the value of the property.

Dixon confirmed that if the value doesn't increase there is no revenue and the developer doesn't get the up-front money returned. Boyle agreed and clarified that it is not a grant, but that the developer has the expense on the front end of the project and paid out of pocket from the developer.

McLane presented the staff report, a part of the record.

Hicks asked if single family residences would be allowed in the LC. McLane stated that it could potentially allow for single family, but the value of the property for commercial uses would not financially make sense to develop single family residential, and you'd see a higher density development if it went residential.

Black asked about the difference between eating establishment and eating establishment limited. McLane indicated that in the LC Zone the eating establishment is allowed and the difference between the two is the size of the restaurant facility and limited would have a size restriction, however McLane believes that is an incorrect note on the table.

Hicks asked if there is another zoning that would fit and not allow single family residential. McLane stated that a lot of zones would fit such as CC, however there is no CC in the immediate area, and this is what the applicant is requesting, and it has worked in Snake River Landing effectively. McLane added that staff sees no issues with single family being allowed in the area. McLane stated that developing it as single family will not generate the property values, he needs to recoup the costs through the urban renewal district.

McLane clarified after discussing with Cramer that single family units are not allowed in the LC Zone.

Support:

Matt Morgan, Jackson Hole Junction LLC, 4145 Heyrend, Idaho Falls, Idaho. Morgan is the managing member of Jackson Hole Junction and Morgan Construction. Morgan stated that there has been chatter and he has been approached by people in the community about what happened and why Show Biz fell through. Morgan stated that he worked on that negotiation for 17 months and the Tiff District does make it time sensitive. Morgan stated that the only way this development was feasible is because they qualified for the TIFF District. Morgan stated that they understand that there are people suffering with Covid, and they are incurring their risk due to delays. Morgan stated that Show Biz was a long negotiation and on February 27 they had people there for a groundbreaking event. Morgan stated that they had finally accomplished brining a family entertainment center to Idaho Falls, including theatres, bar and grill, bowling, arcade. Morgan stated that two weeks after groundbreaking the bottom fell out and with Show Biz being a large anchor tenant and they had a lot of momentum going behind them and everything

flopped. Morgan stated that Show Biz would be allowed in LC and allowed in HC. Morgan stated that Show Biz is not dead for Jackson Hole Junction. Morgan stated that there could be light at the end of the tunnel as he has been in contact with the Show Biz management team. Morgan is hoping that they are attempting a second reopening over the holidays for some of their other stores, and if they are successful and progress, then they could possibly be back. Morgan stated that with the TIFF District and the risk to him and his partners, they are losing time, so they are needing the maximum flexibility. Morgan stated that there is interest about having a multi-family component in Jackson Hole Junction. Morgan understands that Show Biz would be a lot more commerce, but a multi-family component would fit. Morgan stated they are looking for plan B if Show Biz doesn't pan out. Morgan is asking the Planning Commission to rezone to LC. Morgan added that he always does what he says he will. Morgan stated that they need maximum flexibility. Morgan stated that he will do everything in the best quality and in the City's best interest.

Black closed the public hearing.

Wimborne stated that this request makes sense for the area and the uses allowed under LC are compatible, and the differences between LC and HC are not major differences. Wimborne stated that this area is somewhat connected to Snake River Landing and Snake River Landing has aa mixed use feel with the work play live components. Wimborne stated that she thinks multi-family or single family would be compatible in this area. Wimborne believes the LC gives the developer flexibility without changing the fundamental feel of the development. Wimborne is in support of the request.

Dixon disagrees with Wimborne. Dixon feels this is the quintessential example of where they need HC as it is the intersection of Interstate I15 and US 26 and it was designed in the Comprehensive Plan to be commercial. Dixon stated that everything around it is zoned HC and the development was pitched as a commercial development. Dixon has a problem with zones that allow things that don't sound like anything in the title of the zone. Limited Commercial is not residential, and yet it allows residential. Dixon disagrees that this is a good location for residential and this should all be Highway Commercial. Dixon stated that this is the only developable intersection in the City as the other places where I15 has interchanges, there isn't room to develop anything else, and this location can be developed into a classic interstate interchange with ah commercial node on it. Dixon wanted to understand the TIFF District and he does understand the financial concern and does not want to discourage developers from taking risks that are required to develop lands. Dixon stated that in this particular case he is willing to support the difference for the reason of the current economy and the added flexibility that the LC will provide, but disagrees in general that this would be a good location for mixed use development and this should be commercial and hopefully the economy will turn around and the developer can develop as commercial.

Morrison agrees with Wimborne. Morrison agrees with Dixon's comments, but due to the circumstances and state of affairs and considering the investment that Mr. Morgan's company has into this property the rezone to LC is a good idea. Morrison doesn't feel it is a good place for housing.

Wimborne agreed and added that the development as a whole the front section is still HC so you will still see those uses at the intersection. Wimborne stated that residential is only one of many other uses. Wimborne acknowledged that the developer is only asking for flexibility. Wimborne

stated that Snake River Landing has a hotel right next to a small residential development, a park, office buildings and then stores. Wimborne believes the multi-use works and it can work in this area.

Hicks supports Dixon's concerns specific to the residential part. Hicks is against single housing if that was part of the plan. Hicks doesn't feel housing in the area is a good fit because it is a Highway Commercial Zone. Hicks believes a hotel, or multifamily is ok considering the current changes in the economy.

Dixon added that this area is not the same as Snake River Landing. Dixon stated that Snake River has a connection to US 26, but it is not the main part, the main part is much closer to Downtown and it is a larger development with a combination of uses. Dixon stated that this area is one of the very few highway interchanges with I 15 and that puts it in a special category. Dixon is still willing to support the rezone because he doesn't want to put the developer at risk and right now there are issues that are beyond all control that are affecting the economy.

Black agreed that the City needs housing and she hates housing in this location but does agree the developer needs the flexibility due to the circumstances.

Wimborne moved to recommend to the Mayor and City Council approval of the Rezone from HC to LC for a portion of Lot 19, & Lots 20, 21, 22, Block 1, Jackson Hole Junction Subdivision 1st Amended. Morrison seconded the motion. Black called for roll call vote: Morrison, yes; Hicks, yes; Cantu, yes; Dixon, yes; Denney, yes; Wimborne, yes. The motion passed unanimously.

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 10.48 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM HC ZONE TO LC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed zoning district of lands described in Section 1 is LC Zone for such annexed lands and such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Commercial" and

WHEREAS, the proposed zoning district is consistent and compatible with the existing and surrounding zoning districts and is consistent with the City of Idaho Falls Comprehensive Plan; and

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on September 15, 2020, and recommended approval of zoning the subject property to LC Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on October 8, 2020.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, AS FOLLOWS:

SECTION 1: LEGAL DESCRIPTION:

This ordinance shall apply to the following described lands in Idaho Falls, Idaho, Bonneville County, to-wit:

Approximately 10.48 Acres, including a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended

SECTION 2. Zoning. That the property described in Section 1 of this Ordinance be and the same hereby is zoned "LC" and the City Planner is hereby ordered to make the necessary amendments to the official maps of the City of Idaho Falls which are on file at the City Planning Department Offices, 680 Park Avenue.

SECTION 3. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 4. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 2020.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

> That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 10.48 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM HC ZONE TO LC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Kathy Hampton, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REZONE FROM HC TO LC OF APPROXIMATELY 10.48 ACRES INCLUDING A PORTION OF LOT 19 AND LOTS 20, 21, 22, BLOCK 1 OF JACKSON HOLE JUNCTION SUBDIVISION 1ST AMENDED, GENERALLY LOCATED SOUTH AND EAST OF INTERSTATE 15, WEST OF PIONEER RD., AND NORTH OF W SUNNYSIDE ROAD.

WHEREAS, the applicant filed an application for rezoning on August 6, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on September 15, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on October 8, 2020 and

WHEREAS, having reviewed the application, including all exhibits entered and having considered the issues presented:

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is generally located south and east of Interstate 15, west of Pioneer Rd., and north of W Sunnyside Rd.
3. The Comprehensive Plan designation for this area is Commercial. .
4. The requested LC Zone is consistent with the Commercial designation.
5. The Planning and Zoning Commission recommend approval of the rezone from HC to LC Zone.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the Rezone.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

_____

Rebecca L. Noah Casper, Mayor