Twin Falls City Council
Agenda

Monday, November 16, 2026, 5:00 PM

203 Main Ave E.
Twin Falls, ID 83301

Members: Mayor Jason Brown, Vice Mayor Craig Hawkins, Council Members Christopher Reid, Cherie Vollmer, Ruth Pierce, Nathan Murray

1) Call Meeting to Order/Confirmation of Quorum
2) Pledge of Allegiance
3) Consent Calendar
   a) **ACTION ITEM:** Request to approve City Council 2026 November 09, Minutes.
      By: Amy Luna, City Clerk
   b) **ACTION ITEM:** Request to approve Accounts Payable for November 05-11, 2026.
      By: Amy Luna, City Clerk
   c) **ACTION ITEM:** Request to approve 2027 City Council Schedule.
      By: Rachael Long, Deputy City Clerk
   d) **ACTION ITEM:** Request to approve November 11, 2026, Travel Requests.
      By: Amy Luna, City Clerk
   e) **ACTION ITEM:** Request authorization for the Mayor to sign Agreement for Right-of-Way to be deeded on Addison Ave E, and sign to accept the corresponding Right-of-Way deed.
      By: Sam O'Leary, Staff Engineer
   f) **ACTION ITEM:** Application appeal decision - J. Oakes
      By: Kristen Kohntopp, HR Director
4) Items of Consideration
   a) **ACTION ITEM:** Confirm the appointment of Kelly Herrgesell and Lucy Wills to fill the vacant Twin Falls City Council Seats and administer Oaths.
      By: Jason Brown, Mayor
   b) **ACTION ITEM:** Request for City Council to authorize the use of approximately $2 million dollars of Street Impact fees for Construction and Construction Engineering of the Wendell Filer Martin Roundabout.
      By: AC Stowe, Staff Engineer
   c) **ACTION ITEM:** Request for City Council to authorize the Mayor to sign an agreement to purchase a portion of the property at 650 Filer Ave W, River Ridge Center, for $15,000 from the Street Impact fees fund.
      By: AC Stowe, Staff Engineer
   d) **ACTION ITEM:** Request to adopt ordinance #O-2026-012 on property located at 857 Hankins Road North.
      By: Jonathan Spendlove, Planning and Zoning Director
5) General Public Input
6) Advisory Board Report/Announcements
7) Public Hearings
   a) **ACTION ITEM:** Request to Accept the Fiscal Year 2026 Impact Fee Annual Report and Accept a Proposed Rate Increase of 4.91%, with Rounding as Presented.
      By: William Klaver, Senior Planner
8) Adjournment

Any person needing special accommodation to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si Desae Esta information in Español, Por favor llama a Josh Palmer al telephone (208) 735-7312.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin falls shall:
    a. Wait to be recognized by the Mayor or Chairman.
    b. Approach the microphone/podium.
    c. State their name, and whether they are a resident or property owner of the City of Twin Falls and proceed with their input.
2. All public input will be limited to two (2) minutes. Individuals are not permitted to give their time to other speakers.
3. All presenters shall remain respectful.

Public input will not be about any of the items that were on this agenda, personnel, or a personnel-related issue. All issues involving City personnel should be directly communicated with the mayor and/or the City Manager.

Anyone failing to follow these rules will be provided with one (1) warning. Should the speaker continue to disregard these rules after the warning, will have the microphone muted and they will be asked to return to their seats.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff should make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
    - **A complete explanation and description of the request.**
    - **Why is the request being made.**
    - **Location of the Property.**
    - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
    - **Individuals are not permitted to give their time to other speakers.**
    - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
    - **Written comments, including e-mail, shall be received 2 business days prior to the date of the hearing to be accepted for consideration by the hearing body.**
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicants or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Mayor or Chairman.

Twin Falls City Council
Minutes

Monday, November 9, 2026, 4:00 PM

203 Main Ave E.
Twin Falls, ID 83301

1) Call Meeting to Order/Confirmation of Quorum

Present: Mayor Jason Brown, Vice Mayor Craig Hawkins, Council Members Ruth Pierce, Christopher Reid, Nathan Murray, & Cherie Vollmer (via teams)

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, City Clerk Amy Luna, Police Chief Matthew Hicks, Police Captain Terry Thuesen, P & R Director Wendy Davis, Help Desk Technician Brettrick Barker, Public Information Coordinator Joshua Palmer, P&Z Director Jonathan Spendlove, Senior Planner Will Klaver, Airport Director Matt Barnes

Mayor Brown called the meeting to order at 4:00 PM. A quorum was present.

2) Executive Session

a) Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.

MOTION: Council Member Reid moved to convene to Executive Session 74206(1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general; **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 0.

3) Pledge of Allegiance

Mayor Brown invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

4) Proclamation

a) National Family Caregiver Month
Mayor Brown read and presented the National Family Caregiver Month Proclamation.

5) Consent Calendar

MOTION: Council Member Reid moved to approve the Consent Calendar as presented. **Council Member Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 0.

a) Request to approve City Council 2026 November 02, Minutes.
b) Request to approve Accounts Payable for October 29 through November 04, 2026.

6) Items of Consideration

a) Consider a request to re-allocate $50,000 cash reserves for the design phase of the Poleline Median upgrade project.

Parks and Recreation Director Davis requested to re-allocate $50,000 in cash reserves for the design phase of the Poleline Median upgrade project.

Discussion ensued on the following: None**.**

MOTION: Council Member Pierce moved to approve the request to re-allocate $50,000 in cash reserves for the design phase of the Poleline Median upgrade project. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor ofthe motion, 6 to 0.

7) Public Hearings

a) Public Hearing and Consideration of Ordinance No. O-2026-011 adopting the Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3.

Urban Renewal Director Barigar requested the consideration of ***Ordinance No. O-2026-011*** adopting the Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4- 3.

Council Member Murray recused himself from his item.

Public Hearing Opened: 5:27 pm
Public Hearing Closed: 5:28 pm

Discussion ensued on the following:
Council Member Reid: Thanked all for the work on this.

MOTION: Council Member Reid made a motion to dispense with reading the rules and put ***Ordinance O-2026-011*** on third and final reading by title only. **Council Member Pierce** seconded the motion. The roll call vote showed all members present voted on the motion. Approved 5 to 0 with **Council Member Murray** abstaining.

Mayor Brown read Ordinance #O-2026-011 by title only.

MOTION: Council Member Pierce moved to approve the request to approve ***Ordinance No. O- 2026-011*** adopting the Second Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3**. Council Member Reid** seconded the motion. The roll call vote showed all members present voted on the motion. Approved 5 to 0 with **Council Member Murray** abstaining.

8) General Public Input

9) Advisory Board Report/Announcements
Council Member Hawkins spoke about the park dedication that took place last week.
Council Member Vollmer announced her resignation from the City Council effective November 10, 2026.
Mayor Brown thanked **Council Member Vollmer** and accepted her resignation.
Mayor Brown announced that the two new council members would be as follows:

Seat #2 - Lucy Wills Seat #3 - Kelly Herrgesell

10) Adjournment
The meeting adjourned at 05:37 PM

_____
Amy Luna, Deputy City Clerk

**If you wish to have a full account of this meeting, please listen to the recording that is located on our website. ** Tfid.org

City of Twin Falls, Idaho - City Council

Schedule of regular Meetings & Public Hearings

2027

The meetings are generally held each Monday of every month starting at 5:00 pm, unless otherwise posted.

All meetings are held in the **City Council Chambers located at 203 Main Avenue East** and are televised on Sparklight, Channel 17.

All meetings are live streamed and archived and can be found on the City's website at **www.tfid.org**

Public Hearings begin immediately after Items of Consideration.

January 04, 2027	Work Session-Presentations Only
January 11, 2027	
January 25, 2027	
February 01, 2027	Work Session-Presentations Only
February 08, 2027	
February 22, 2027	
March 01, 2027	Work Session-Presentations Only
March 08, 2027	
March 22, 2027	
April 05, 2027	Work Session-Presentations Only
April 12, 2027	
April 26, 2027	
May 03, 2027	Work Session-Presentations Only
May 10, 2027	
May 24, 2027	
June 07, 2027	Work Session-Presentations Only
June 14, 2027	
June 28, 2027	

July 12, 2027	Budget
July 19, 2027	Budget
July 26, 2027	Budget
August 02, 2027	Budget
August 09, 2027	Budget
August 16, 2027	Budget
August 23, 2027	Budget
August 30, 2027	Budget
September 13, 2027	
September 27, 2027	
October 04, 2027	Work Session-Presentations Only
October 11, 2027	
October 25, 2027	
November 01, 2027	Work Session-Presentations Only
November 08, 2027	
December 06, 2027	Work Session-Presentations Only
December 13, 2027	
December 20, 2027	

Date: Monday, November 16, 2026

To: Honorable Mayor and City Council

From: Sam O'Leary, Staff Engineer, Staff Engineer

ACTION ITEM

Request:

Request authorization for the Mayor to sign Agreement for Right-of-Way to be deeded on Addison Ave E, and sign to accept the corresponding Right-of-Way deed.

Time Estimate:

5-10 Minutes

Background:

The City of Twin Falls Engineering Department has been working on a project to widen and reconstruct a segment of Addison Ave E – Juniper St to Morningside Dr. The City had hired consultant engineers Civil Science who provided 60% plans for identifying the Right-of-Way needed. To complete this project, there are approximately 27 parcels that will need to deed Right-of-Way to the City to complete the widening.

An agreement has been negotiated with the property owners of RPT5321000008A and RPT0721000001R – located at approximately 1830 Addison Ave E. This agreement is trading construction of the roadway improvements: sidewalk, curb and gutter, etc. for the portion of Right-of-Way to be deeded to the City.

Approval Process:

Majority vote by Council.

Budget Impact:

No budget impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the City Council authorize the Mayor to sign the Agreement for Right-of-Way to be deeded, and the acceptance of that Right-of-Way, for a portion of property approximately located at 1830 Addison Ave E.

Attachments:

1. Agreement_OwnerSigned_20261110

AGREEMENT

This AGREEMENT ("Agreement") to deed Right of Way to the City of Twin Falls is made effective this ____ day of _____, 2026, by and between THE CITY OF TWIN FALLS, a municipal corporation, located in Twin Falls, Idaho ("City"), and Randall Musser and Sandra Musser, ("Owner"), to deed a portion of certain real property located at 1788 & 1800 Addison Ave E, Twin Falls, Idaho, RPT5321000008A & RPT0721000001R and legally described on **Exhibit A**, which exhibit is attached hereto, together with all rights and appurtenances thereto (collectively, the "Property").

AGREEMENT

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the Parties hereby agree as follows:

1. **Property to Be Conveyed:**

   The Owner agrees to deed approximately 2400 square feet of real property Right of Way (ROW) located on or adjacent to 1788 & 1800 Addison Ave E, Twin Falls, Idaho. The specific ROW to be conveyed is described in the legal description attached hereto as **Exhibit A**.

2. **City Improvements & Responsibilities:**

   This agreement includes the following:

   a. Complete all work associated with the Addison Ave E. - Widening and Reconstruction project. Including but not limited to; sidewalk, curb & gutter, ADA ramp – as necessary, restoration of disturbed landscaping, road surface reconstruction and related infrastructure.
   b. City will allow Building Permit issuance with the understanding that the curb, gutter and sidewalk will be constructed with this project.

3. **Temporary Construction Easement.**

   Owner hereby grants to the City and their designated contractor(s) a temporary construction easement on, over, across, and through the Owner's property for the ingress and egress to, and

construction on the property. This easement will terminate upon completion of the Addison Ave E. – Widening and Reconstruction project.

4. **Amendments.**

This Agreement may not be amended, modified, altered or changed in any respect whatsoever, except by further agreement duly executed by the parties hereto.

5. **Binding Effect.**

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

6. **Parties' Further Assurance.**

The parties each for themselves do further covenant to the other to execute any and all other documents which may be necessary to affect the conveyances contemplated by this Agreement.

7. **Entire Agreement:**

This Agreement, including all exhibits attached hereto, constitutes the entire understanding between the parties and supersedes all prior agreements, representations, and negotiations.

8. This document will go before the City of Twin Falls, City Council, for approval to allow a designated representative of the City of Twin Falls to sign and execute this agreement. Once executed, the City will take the document to be recorded at the Twin Falls County Recorder's office.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

"CITY"

THE CITY OF TWIN FALLS

By _____

Jason Brown, Mayor

"OWNER"

By _____ and _____

Randall Musser and Sandra Musser

1788 & 1800 Addison Ave E

RPT5321000008A & RPT0721000001R

Acknowledgement by Individual:

State of Idaho)

County of Twin Falls)

On this 5th day of November, 2026, before me, the undersigned, a Notary Public, personally appeared Randall Musser, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.

Seal

SUSIE MOORE
COMMISSION #16884
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/28/2026

Notary Public

Commission expires: 11-28-2026

Acknowledgement by Individual:

State of Idaho)

County of Twin Falls)

On this 5th day of November, 2026, before me, the undersigned, a Notary Public, personally appeared Sandra Musser, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.

Seal

SUSIE MOORE
COMMISSION #16884
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/28/2026

Notary Public

Commission expires: 11-28-2026

Acknowledgement by Mayor:

State of Idaho)

County of Twin Falls)

On this _____ day of _____, _____, before me, the undersigned, a Notary Public, personally appeared **Jason Brown**, **Mayor of the City of Twin Falls**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of the **City of Twin Falls**.

Seal

_____

Notary Public

Commission expires: _____

Exhibits:

- **Exhibit A**: Legal Description of Right-of-Way to be Deeded

City Council
of Twin Falls
203 Main Ave N
Twin Falls, ID 83301

TO: JEREMY OAKES

FROM: TWIN FALLS CITY COUNCIL

DATE: November 12, 2026

DECISION ON APPEAL

After reviewing the application materials of both Mr. Oakes and the individual who was chosen to fill the position at issue, the Council has determined that the City did not violate the legal requirements of Title 65, Chapter 5 regarding Mr. Oakes' eligibility for a hiring preference as a qualified veteran. Specifically, the Council has determined that the person who was chosen to fill the position was more qualified for the position based on education and experience. Thus, Mr. Oakes' appeal is denied.

Date: Monday, November 16, 2026

To: Mayor and City Council

From: Travis Rothweiler, City Manager

Request

ACTION: Appointment of Kelly Herrgesell and Lucy Wills to fill the vacant Twin Falls City Council Seat that resulted from Councilman Stone's and Councilwoman Vollmer's recent resignations, pending City Council confirmation.

Note: All motions made need to consider each nominee individually.

ACTION: Pending confirmation (consent) by the City Council, the confirmed candidates will be administered the oath of office individually.

Time Estimate

The estimated amount of time this item will take twenty minutes (20) minutes to appoint the two individuals and for the City Council to consider confirmation. Each vacancy will be considered separately.

Background

Grayson Stone chose to vacate his seat on the Twin Falls City Council before the conclusion of his term. In September 2026. Councilwoman Cherie Vollmer also announced her resignation from the City Council on November 10, 2026 after her successful bid to become a State Representative in the Idaho House of Representatives.

The Mayor and members of the City Council invited interested individuals to apply by submitting an application, which included five (5) questions that each candidate was required to answer. The questions asked each candidate to share their desire to serve on the City Council, their knowledge of the City of Twin Falls, and their understanding of the issues facing the community. The application period was open for approximately three weeks, from September 28, 2026, through October 16, 2026. A total of 15 individuals submitted applications for consideration. All applicants were verified as qualified electors, as defined by Idaho Code § 34-104. (See the following section.)

A selection committee composed of Mayor Jason Brown, Vice Mayor Craig Hawkins, and Councilwoman Ruth Pierce reviewed the applications during an open, special meeting of the City Council on October 19, 2026. During the meeting, the selection committee selected six (6) applicants to make presentations to the entire City Council. Those individuals, listed in alphabetical order by last name, were Neil Christensen, Donna Graybill, Kelly Herrgesell, Gerardo Munoz-Bryand, Todd Rambur and Lucy Wills

Each of the candidates made presentations where they shared their qualifications, experiences, and desires to serve on the Twin Falls City Council. Following each presentation.

Following the presentations, the Mayor recommended the appointment of Lucy Wills to fill the Seat 2 vacancy (Stone) and Kelly Herrgesell to fill the Seat 3 vacancy (Vollmer). Per Idaho Code, the Mayor is responsible for appointing an individual to fill the remainder of the unexpired term of office. The

Mayor's appointment must be confirmed by a majority of the City Council. Each appointment needs to be considered separately.

If confirmed, the individual appointed to fill the vacancy will serve for the remainder of the original term, with the next election for this City Council seat scheduled for November 2, 2027.

Approval

In accordance with Idaho Code §50-704 (vacancies), the Mayor recommends, by motion, to fill the vacant Twin Falls Council seat with a qualified elector, as defined by Idaho Code. A majority of the City Council members present are required to confirm the Mayor's appointment before the individual is seated.

Budget Impact:

There is no budget impact associated with this item.

Regulatory Impact:

- Idaho Code § 50-702. QUALIFICATION OF COUNCILMEN — TERMS — INSTALLATION. Any person shall be eligible to hold the office of councilman of his city who is a qualified elector at the time his declaration of candidacy or declaration of intent is submitted to the city clerk and remains a qualified elector under the constitution and laws of the state of Idaho. Each councilman elected at a general city election, except as otherwise specifically provided, shall hold office for a term of four (4) years, and until his successor is elected and qualified. Councilmen elected at each general city election shall be installed at the first meeting in January following election. The manner of conducting that meeting shall be as herein set forth and not otherwise: the incumbents shall meet and conduct such business as may be necessary to conclude the fiscal matters of the preceding year; the newly elected shall then subscribe to the oath of office, be presented certificates of election, assume the duties of their position, and conduct such business as may be necessary, one (1) item of which shall be the election of a member as president of the council.
- Idaho Code §50-704. VACANCIES — APPOINTMENT. A vacancy on the council shall be filled by appointment made by the mayor with the consent of the council, which appointee shall serve only until the next general city election, at which such vacancy shall be filled for the balance of the original term.
- Idaho Code §34-104. "QUALIFIED ELECTOR" DEFINED. "Qualified elector" means any person who is eighteen (18) years of age, is a United States citizen and who has resided in this state and in the county at least thirty (30) days next preceding the election at which he desires to vote, and who is registered as required by law.

Attachments

- Applications submitted of the two (2) the candidates recommended for appointment to the City Council by Mayor Brown.

Council Special Appointment

Applicant Personal Information

First Name *
Kelly

Last Name *
Herrgesell

Address *

Street Address
[redacted]

Address Line 2

City
Twin Falls

State/Province/Region
ID

Postal/Zip Code
83301

Country
USA

Phone Number *
[redacted]

E-mail *
[redacted]

Occupation *
HR Professional

Length of Residency (years) in the City of Twin Falls *
8

Education

High School Attended *
Burley High School

College Attended
University of Idaho & Western Governors University

DISCLOSURE:

In accordance with Idaho Code Title 74, Chapter 1, all applications for the City Council position are subject to disclosure. In an effort to ensure the selection process is transparent, the names and applications will be placed on the City's website during the week of October In accordance with Idaho Code, Title 74-206 (a), all deliberations by the members of the Twin Falls City Council, including the review of the applications, will occur at a special meeting that has been properly noticed. Members of the public will have an opportunity to attend and observe the deliberations. This includes the City Council's review of the applications and selection of the finalists.

I understand and agree to the above disclosure *

CONFIRMATION OF BEING A "QUALIFIED ELECTOR"

In accordance with Idaho Code § 50-702, confirm that you are a qualified elector and eligible to hold city council office at the time of your application. A qualified elector is 18 years of age or older, United States citizen, registered voter, whose primary residence within the City of Twin

Falls, and has occupied this residence in the city for at least 30 days before filing the declaration of candidacy If selected to serve on the City Council you acknowledge that you must continue to meet the qualified-elector requirements while holding office.

I confirm that I am a Qualified Elector. *

Required Questions

Please answer all five (5) questions below as complete and concise as possible. Responses to each question are limited to a maximum of 150 words.

Why do you want to serve on the Twin Falls City Council, and what experiences or perspectives would you bring to the Council that would help you represent the entire community? *

Please include past public service experiences that you have (City commissions and committees, elected positions, etc.

I am seeking a position on the City Council because I believe my professional experience, community relationships, and collaborative leadership style can help our city navigate a period of significant growth and change. As a Community Impact Manager at Chobani, I built trusted relationships with local organizations serving individuals and families in need, giving me firsthand insight into many of the challenges facing our community.

My background in healthcare further expanded my understanding of barriers related to access, affordability, and quality of life, while my experience in Human Resources strengthened my ability to listen, build consensus, and work collaboratively to find practical solutions.

I have developed meaningful personal and professional relationships with people from diverse backgrounds, allowing me to consider perspectives beyond my own. I am committed to representing the entire community with a grounded, thoughtful approach to addressing growth, infrastructure demands, and housing affordability.

What do you believe are the three most significant issues facing the City of Twin Falls over the next three to five years, and what role should the City Council play in addressing them? *

I believe the three most significant issues facing Twin Falls over the next three to five years are infrastructure, water sustainability, and housing affordability. Our city is experiencing unprecedented population and economic growth, creating both opportunities and challenges.

Growth is placing increasing demands on roads, public services, and utilities. The City Council must ensure infrastructure investments keep pace with development while maintaining residents' quality of life.

Water is one of our most valuable resources. The Council should prioritize responsible planning and long-term stewardship to ensure a reliable water supply that supports agriculture, sustains business operations, and meets the needs of future generations.

Housing affordability is also a growing concern for working families, young professionals, and seniors. The Council should encourage thoughtful development and collaborate with community partners to increase housing opportunities.

The Council's role is to balance growth with responsible planning, ensuring Twin Falls remains a thriving and sustainable community for all residents.

Council members will sometimes vote on an issue where their personal preference differs from what they believe is in the best interest of the community as a whole. Share the approach that you would take with a difficult or controversial decision when residents are sharply divided. *

When faced with a difficult or controversial decision, I would begin by listening to all perspectives with an open mind and a commitment to understanding the facts. My experience in healthcare, human resources, and community engagement has taught me that people often have valid concerns, even when they disagree. I believe it is important to create opportunities for residents to be heard, seek input from subject matter experts, and carefully evaluate both the short-term and long-term impacts of a decision.

While my personal views may inform my perspective, they should not outweigh what is in the best interest of the community as a whole. I would approach each issue by considering who is affected, weighing the available evidence, and looking for solutions that balance competing

interests whenever possible, using the City's comprehensive plan as a guidepost. If a consensus cannot be reached, I would make the decision I believe best serves the community's future and be transparent about the reasoning behind that decision. Effective leadership requires both courage and humility, especially when opinions are sharply divided.

Effective councils require members who can disagree with one another while maintaining productive working relationships. Tell us about a time you strongly disagreed with colleagues or other leaders. How did you handle it, and what did you learn from the experience? *

During the COVID-19 pandemic, North Canyon's executive team faced a difficult decision regarding vaccine mandates and compliance with federal healthcare requirements. I personally disagreed with requiring employees to be vaccinated and strongly believed individuals should have the freedom to make their own healthcare decisions. At the same time, I understood the organization had obligations to comply with CMS requirements and that failure to do so could have serious consequences for our employees, organization, and the people we served.

I approached the discussion by listening to differing perspectives, seeking to understand the regulatory and operational impacts, and advocating for solutions that balanced employee autonomy with organizational responsibilities. While the final decision was not fully aligned with my personal views, I supported it once it was made and helped communicate it respectfully and compassionately.

The experience taught me that effective leadership requires balancing personal beliefs with organizational needs and the broader good while maintaining productive relationships through respectful disagreement.

Recognizing that circumstances change, would it be your intention to run in the next City election, November 2027, to retain your seat?

- Yes
- No
- Undecided

Signature *



Date *

10/01/2026

Council Special Appointment

Applicant Personal Information

First Name *
Lucy

Last Name *
Wills

Address *
Street Address
[redacted]
Address Line 2

City
Twin Falls

State/Province/Region
Idaho

Postal/Zip Code
83301

Country
United States

Phone Number *
[redacted]

E-mail *
[redacted]

Occupation *
Elementary School Counselor

Length of Residency (years) in the City of Twin Falls *
14

Education

High School Attended *
Livingston High School

College Attended
Boise State/Northwest Nazarene

DISCLOSURE:

In accordance with Idaho Code Title 74, Chapter 1, all applications for the City Council position are subject to disclosure. In an effort to ensure the selection process is transparent, the names and applications will be placed on the City's website during the week of October In accordance with Idaho Code, Title 74-206 (a), all deliberations by the members of the Twin Falls City Council, including the review of the applications, will occur at a special meeting that has been properly noticed. Members of the public will have an opportunity to attend and observe the deliberations. This includes the City Council's review of the applications and selection of the finalists.

I understand and agree to the above disclosure *

CONFIRMATION OF BEING A "QUALIFIED ELECTOR"

In accordance with Idaho Code § 50-702, confirm that you are a qualified elector and eligible to hold city council office at the time of your application. A qualified elector is 18 years of age or older, United States citizen, registered voter, whose primary residence within the City of Twin

Falls, and has occupied this residence in the city for at least 30 days before filing the declaration of candidacy If selected to serve on the City Council you acknowledge that you must continue to meet the qualified-elector requirements while holding office.

I confirm that I am a Qualified Elector. *

Required Questions

Please answer all five (5) questions below as complete and concise as possible. Responses to each question are limited to a maximum of 150 words.

Why do you want to serve on the Twin Falls City Council, and what experiences or perspectives would you bring to the Council that would help you represent the entire community? *

Please include past public service experiences that you have (City commissions and committees, elected positions, etc.

I want to serve on the Twin Falls City Council because Twin Falls is not simply where I live, it is the community I have spent decades serving. Through my work as a school counselor and my involvement with local boards, civic organizations, businesses, families, and community initiatives, I have had the privilege of seeing Twin Falls from many perspectives.

As an immigrant who has built a life here, I understand both the opportunities our community provides and the importance of ensuring every resident feels heard and represented. I bring experience in education, human resources, criminal justice, and community service, along with a willingness to listen, ask difficult questions, and work collaboratively.

I would approach Council decisions with independence, common sense, compassion, and respect. I would not represent one group, neighborhood, or political viewpoint. I would work to represent all of Twin Falls.

What do you believe are the three most significant issues facing the City of Twin Falls over the next three to five years, and what role should the City Council play in addressing them? *

Over the next three to five years, I believe Twin Falls must focus on managing growth responsibly, maintaining affordability and economic vitality, and protecting public safety and quality of life.

Growth brings opportunity, but our infrastructure such as our roads, water, sewer, public facilities, and essential services must keep pace. The Council must plan ahead rather than simply react to growth.

We must also remain a community where families, seniors, young people, and businesses can afford to live, work, and thrive. The City cannot solve every economic challenge, but it can encourage responsible development, support local businesses, and make sound fiscal decisions.

Finally, public safety must remain a priority. Our police, fire, streets, parks, and other essential services directly affect residents' daily lives.

The Council's role is to listen, plan responsibly, set priorities, and ensure taxpayer dollars are used wisely while preserving the character that makes Twin Falls home.

Council members will sometimes vote on an issue where their personal preference differs from what they believe is in the best interest of the community as a whole. Share the approach that you would take with a difficult or controversial decision when residents are sharply divided. *

When residents are sharply divided, my responsibility would be to listen carefully to all sides, ask difficult questions, gather the facts, and consider both the immediate and long-term consequences of the decision.

I have strong personal beliefs, but serving on the City Council would not be about advancing my personal preferences. It would be about serving the entire community, including people who disagree with me. I would consider public input, professional recommendations, legal and financial implications, and what best serves Twin Falls as a whole.

I also believe leadership requires the courage to make difficult decisions. Consensus will not always be possible, and not every decision will be popular. When that happens, I would make the decision I believe is responsible, explain my reasoning openly, and remain respectful of those who disagree.

My goal would always be thoughtful, transparent decision-making based on service rather than politics.

Effective councils require members who can disagree with one another while maintaining productive working relationships. Tell us about a time you strongly disagreed with colleagues or other leaders. How did you handle it, and what did you learn from the experience? *

Throughout my career in education and community service, I have had occasions when I strongly disagreed with colleagues or leadership about decisions affecting the people we served. I learned early that disagreement does not have to become personal.

My approach has been to express my concerns honestly, explain the reasons behind my position, and then listen carefully to the perspectives of others. I ask questions, look for areas of common ground, and remain open to information that may cause me to reconsider my position.

There have been times when the final decision was not the one I supported. Once a decision was made, however, I continued working respectfully and productively with those involved.

Those experiences taught me that strong relationships are not built on always agreeing. They are built on trust, professionalism, respect, and the understanding that reasonable people can view the same issue differently and still work together effectively.

Recognizing that circumstances change, would it be your intention to run in the next City election, November 2027, to retain your seat?

- Yes
- No
- Undecided

Signature *

Lucy Wills

Date *

09/28/2026

Date: Monday, November 16, 2026

To: Honorable Mayor and City Council

From: AC Stowe, Staff Engineer

ACTION ITEM

Request:

Request for City Council to authorize the use of approximately $2 million dollars of Street Impact fees for Construction and Construction Engineering of the Wendell Filer Martin Roundabout.

Time Estimate:

5 minutes with time for questions

Background:

Starting in 2023, the City of Twin Falls Engineering Department has been working on a project to install a roundabout at the intersection of Wendell and Filer. The Engineering Department has been coordinating with planning and zoning, adjacent property owners, Twin Falls Canal Company, developers and the public to create a roundabout that will work for the area. The engineering department has presented this project to the traffic safety committee and impact fee committee. Staff also held an open house and presented various phases of the project to the City Council.

Progress on the project has included hiring Burgess and Niple, consultant engineers, who have completed the design of the roundabout and have bid ready specifications and bid documents. Additionally, HMH engineers created plans and specifications for piping lateral 38. The piping phase of the project was bid and constructed in late winter 2026 in preparation for the proposed roundabout. Staff are currently working to obtain right of way in this phase of the project. The roundabout is proposed to bid after all required right of way is obtained, with intentions to bid in late winter or early spring and construct in summer 2027.

This project was budgeted using street impact fees in the 2026 budget and other past budgets, but only enough money was spent to complete the piping project and complete the plans and specifications. This request for budget authorization would authorize staff to move forward and complete the rest of the project including construction in the 2027 fiscal year.

Approval Process:

A majority vote of the council is needed

Budget Impact:

$2,000,000 from street impact fund

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends authorizing the use of 2 million dollars of street impact fees for construction and construction engineering for the Wendell Filer Martin Roundabout.

Attachments:

None

Date: Monday, November 16, 2026

To: Honorable Mayor and City Council

From: AC Stowe, Staff Engineer

ACTION ITEM

Request:

Request for City Council to authorize the Mayor to sign an agreement to purchase a portion of the property at 650 Filer Ave W, River Ridge Center, for $15,000 from the Street Impact fees fund.

Time Estimate:

5 minutes with time for questions

Background:

The City of Twin Falls Engineering Department has been working on a project to install a roundabout at the intersection of Wendell and Filer. The City has hired consultant engineers Burgess and Niple who have completed plans and bid specifications for this project. To complete this project, lateral 38, which runs parallel to Filer Ave, needed to be piped so that the future roundabout could be placed overtop. HMH engineering completed plans and specifications for the City of Twin Falls and in the winter of 2026 Extreme Excavation piped approximately 800 feet of the irrigation lateral in preparation for the roundabout.

This project is also in coordination with the developers of the Martin St. Developerment (Haven Rock Subdivision), who have committed to deed a majority of the right of way necessary for the completion of this project. In addition to the right of way supplied by the developer, the project requires a small portion of right of way from adjacent property owners. An agreement has been negotiated with the property owners of the River Ridge center to purchase 4227 sq ft of land for $15,000, which would be $3.55 per sq ft. This is within 15% of the county assessment for the land. The property secured in this agreement will make the design of the roundabout functional, but it will also bring some sidewalk which was previously outside of right of way, into right of way so that it is not located on private property.

The engineering department is working to secure right of way in preparation to bid in late winter or early spring of 2027 and construction in summer 2027.

Approval Process:

Majority vote from the Council

Budget Impact:

$15,000 from Street Impact fees

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

City Staff recommends authorizing the Mayor to sign an agreement to purchase a portion of property from River Ridge Center for $15,000.

Attachments:

1. River Ridge Land purchase agreement
2. River Ridge Land purchase exhibit


650 FILER AVE W
Wendell St
FILER AVE W
FILER AVE W
604 FILER AVE W
Filer Ave W
483 MARTIN ST
Martin St

Date: Monday, November 16, 2026

To: Honorable Mayor and City Council

From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to adopt ordinance #O-2026-012 on property located at 857 Hankins Road North.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On July 14, 2026, the Planning and Zoning Commission sent a positive recommendation to the City Council for this property to be zoned Community Market (CMT), if annexation was approved by the City Council.

On August 17, 2026, City Council heard, deliberated and approved the Annexation of the property located at 857 Hankins Road North, as requested by the applicant.

Approval Process:

Idaho Code requires that an ordinance be read on three separate days prior to its passage. Two of the readings can be satisfied by reading the title only. Further, Idaho Code allows the reading rules to be dispensed if "one half (1/2) plus one (1) of the members of the full council" authorize the action. Should the council wish to approve the ordinance this evening a motion to dispense with the rules would have to be approved by five or more council members, prior to a vote on the passage of the ordinance.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance O-2026-012 on third and final reading by title only*.

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion on approval of Ordinance O-2026-012: *I move that we approve Ordinance O-2026-012 as presented*

Budget Impact:

N/A

Regulatory Impact:

Annexation will bring this property into City jurisdiction for all Titles listed in City Code. Whereas previously, the property had been subject to Title 10 – Land Use Regulations only as required by the Areas of Impact Agreement.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Zoning District Change and Zoning Map Amendment process.

Attachments:

1. PZ26-0069 Annex -857 Hankins Rd N

ORDINANCE NO.O-2026-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **ANNEXING** CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, Mountain West Council has made application for annexation of property located at 857 Hankins Road North; and,

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 14th day of July 2026, to consider the Zoning Designation and necessary Area of Impact and Zoning District Maps amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning & Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 17th day of August 2026, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

"Exhibit A"- Legal Description

"Exhibit B"- Annexation Map

AND all public streets, highways, alley and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned Community Market (CMT).

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or

sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance is required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL _____, 20_____

SIGNED BY THE MAYOR _____, 20_____

_____
Mayor

ATTEST:

_____
City Clerk

PUBLISH: Saturday, _____, 20_____

Exhibit A

Snake River Council Inc – Annexation Parcel - Property Description

An area of land being that parcel of land as described within Quit Claim Deed recorded November 5, 2008 at Reception No. 2008-023962 within Twin Falls County records and being situate in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Eleven (11), Township Ten South (T.10S.), Range Seventeen East (R.17E.) of the Boise Principal Meridian (B.P.M.), County of Twin Falls, State of Idaho being more particularly described as follows:

BEGINNING at the Northeast corner of the NE1/4, also known as the Northeast corner of said Section 11 and assuming the North line of the NE1/4, as monumented by an illegible 3.25″ Brass cap at the east end and by a #6 rebar with an illegible 2.5″ aluminum cap at the West end, bears North 88°24'20" West, being a Grid Bearing of the Idaho State Plane Coordinate System, Central Zone, North American Datum 1983 (2011), a distance of 2632.46 feet with all bearings contained herein relative thereto.

The lineal dimensions contained herein are ground distances based on the U.S. Survey Foot.

THENCE South 00°35′54″ West along the east line of the Northeast quarter of said Section 11 a distance of 397.59 feet; THENCE North 66°08′34″ West a distance of 207.49 feet;
THENCE North 37°10′53″ West a distance of 239.91 feet;
THENCE North 22°57′17″ West a distance of 144.99 feet to the North line of the Northeast Quarter of said Section 11; THENCE South 88°24′20″ East along said North line a distance of 395.60 feet to the Northeast corner of the NE1/4, also known as the Northeast corner of said Section 11 and to the POINT OF BEGINNING;

Said described area of land contains 2.42 Acres (±105,252 sq.ft.), more or less, and is subject to any rights-of-way or other easements of records as now existing on said described area of land.

Date: Monday, November 16, 2026

To: Honorable Mayor and City Council

From: William Klaver, Senior Planner

ACTION ITEM

Request:

Request to Accept the Fiscal Year 2026 Impact Fee Annual Report and Accept a Proposed Rate Increase of 4.91%, with Rounding as Presented.

Time Estimate:

Approximately 10 minutes for presentation, discussion and questions.

Background:

The current fee schedule was adjusted in January 2026 to the amounts you see today. Impact Fee collections are based on the costs for the City to construct the associated projects listed on the Capital Improvement Plan. It is prudent to adjust collection amounts to line up with inflation costs, otherwise the program will not be able to fulfill its mission of constructing the projects on the list.

The current Capital Improvements Plan was adopted in 2021, and new fees implemented by the City Council in 2026.

On October 22, 2026, the Impact Fee and Improvement Reimbursement Committee forwarded a recommendation to accept the FY2026 Impact Fee report and approve the 4.91% Impact Fee rate increase. This was supported by a vote of 5-0. When increasing each fee by the recommended 4.91%, it would take the increase to many decimal places. The nonresidential police fee increase of 4.91% is an increase of $0.007. The actual effect on the end user would be an increase of $0.01, which then pushed the increase above 5% which requires a public hearing per Idaho State law. Furthermore, the nonresidential fire fee of 4.91% is an increase of $0.027. The actual effect on the end user would be an increase of $0.03, which then pushed the increase above 5% which requires a public hearing per Idaho State law.

Approval Process:

Per Idaho Statute, Impact Fee Programs shall conduct an annual Financial Report detailing expenditures and revenues for the fiscal Year.

In addition to the Finance Report, the Annual Impact Fee Report to the City Council shall include other recommendations from the Committee:

1. Periodic reports, at least annually, with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan, or imposing the development impact fees; and
2. Advise the governmental entity of the need to update or revise the land use Assumptions, Capital Improvement Plan and Development Impact Fees

Budget Impact:

An increase in the fees would maintain the viability of the program to pay for the needed projects identified within the Capital Improvement Plan. If fees are not increased based on the inflation of materials, the City could see a decrease in the level of service for existing residents as the new projects would take longer to be constructed due to the increase timeframe for collecting fees.

Regulatory Impact:

Approval of increasing the impact fees by 4.91% would correlate to a rough increase of **$244** to the overall impact fee amounts for a single family home.

History:

N/A

Analysis:

The City Impact Fee accounts are as follows:

- **Police**: *Collected* $160,065; *Spent* $0.00; *Total* $841,825
- **Fire**: *Collected* $642,397; *Spent* $647,600; *Total* $3,124,501
- **Streets**: *Collected* $1,298,867; *Spent* $1,332,741; *Total* $4,999,028
- **Parks**: *Collected* $642,682; *Spent* $510,128; *Total* $2,163,563

Project Updates / Future Plans:

1. ***Fire Impact Fees***
    - Fire Station #2 Certificate of Participation —The City will continue to perform on the Certificate of Participation (COP). The earliest the City can pay the COP off is September 1, 2029.
2. ***Police Impact Fees***
    - No funds have been expended from Police Impact this past year. Furthermore, the City has not reserved funds for a Police Impact Fee project.
3. ***Street Impact Fees***
    - Widening of Elizabeth and Hankins. This is completed.
    - Martin, Filer, Wendell Round-A-Bout — Phase #2 is anticipated to go out for bid this winter.
        - Phase #1 is completed. This phase was to pipe the irrigation.
        - Phase #2 will be the construction of the round-a-bout. It is anticipated that roughly $2 million will be used for this phase. The round-a-bout was scheduled for this past summer. However, due to unforeseen events, the project has been pushed back and it is anticipated this project will be performed on in the 2027 construction cycle.
4. ***Park Impact Fees***
    - Canyon Rim Junction — is now completed. This project was funded with a combination of private investment and impact fees.
    - Elizabeth and Hankins — Funds were used to purchase park land and playground equipment.
        - The project is currently under a Construction Management / General Contractor contract and is in the process of going out to Bid. It is expected this project will be completed Summer of 2027.

In addition to the Finance Report, the Annual Impact Fee Report to the City Council shall include other recommendations from the Committee:

1. Periodic reports, at least annually, with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan, or imposing the development impact fees; and
2. Advise the governmental entity of the need to update or revise the land use Assumptions, Capital Improvement Plan and Development Impact Fees

Staff has not received any formal inquiries or complaints about the current list of Projects, or the imposition of the development impact fees as of this date.

Staff is always available for any questions applicants may have regarding fees, projects, and expenditures made from the Impact Fee program.

Conclusion:

The City Council is tasked with making a decision on accepting the report and the impact fee increase. The Council may approve increasing fees correlating to the full MCI increased amount, a partial increase, or no increase.

A sample motion could be as follows:

1. *"I motion to accept the FY2026 Impact Fee Report and approve the 4.91% Impact Fee rate increase, with rounding, as presented."*

Attachments:

1. Impact Fee Rates Effective Jan 1, 2026
2. Sept 2026 Impact Fee Report Detail
3. Sept 2026 Impact Fee Report Summary
4. The Municipal Cost Index 2026
5. Twin Falls Impact Fee Table - Effect of 4.91%
6. Master City-Wide Fee Schedule Resolution

CITY OF TWIN FALLS
Planning & Zoning Department
203 Main Avenue East
P.O. Box 1907
Twin Falls, ID 83303-1907

Phone: 208-735-7267
Fax: 208-736-2256
www.tfid.org

Per the decision of City Council on December 8, 2025, the following Impact Fees are to be in effect on January 1, 2026.

Impact Fees (Jan 2026)

Police Fees			
	Residential (per dwelling unit)	$	276
	Nonresidential (per sf)	$	0.14
Fire Fees			
	Residential (per dwelling unit)	$	1,105
	Nonresidential (per sf)	$	0.55
Parks Fees			
	Residential (per dwelling unit)	$	1,918
	Nonresidential (per sf)	$	-
Streets Fees			
	Single-Family (per dwelling unit)	$	1,683.00
	Multi-Family (per dwelling unit)	$	901.00
	Retail (per sf)	$	3.73
	Office (per sf)	$	2.23
	Industrial (per sf)	$	0.69
	Institutional (per sf)	$	0.42
TOTAL IMPACT FEE			
	Single-Family (per dwelling unit)	$	4,982.00
	Multi-Family (per dwelling unit)	$	4,200.00
	Commercial (per sf)	$	3.87
	Office (per sf)	$	2.92
	Industrial (per sf)	$	1.37
	Institutional (per sf)	$	1.11

City of Twin Falls
Summary of Impact Fee Activity

	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	Totals	25-26	Totals
Residential Impact Fees-Police	59,706	57,774	109,554	149,045	202,054	188,440	89,877	31,174	74,175	74,722	1,239,254	68,183	1,307,437
Non-resid. Impact Fees-Police	68,989	29,235	95,193	(2,715)	37,057	96,118	53,003	39,882	71,193	126,684	877,061	91,882	968,943
Revenue Subtotal-Police	*128,695*	*87,009*	*204,746*	*146,330*	*239,111*	*284,558*	*142,880*	*71,057*	*145,368*	*201,406*	*2,116,315*	*160,065*	*2,276,380*
PD Station - Expenditures	-	(26,981)	(1,401,474)	-	-	(8,000)	1,900				(1,434,555)		(1,434,555)
Net Revenue-Police	**128,695**	**60,028**	**(1,196,728)**	**146,330**	**239,111**	**276,558**	**144,780**	**71,057**	**145,368**	**201,406**	**681,760**	**160,065**	**841,825**
Residential Impact Fees-Fire	132,894	128,683	243,403	331,226	448,088	418,784	237,165	129,407	326,206	298,563	3,238,912	272,807	3,511,719
Non-resid. Impact Fees-Fire	159,529	65,737	211,464	213	82,646	212,898	149,776	148,661	259,642	520,813	2,472,013	369,590	2,841,603
Revenue Subtotal-Fire	*292,423*	*194,420*	*454,866*	*331,440*	*530,734*	*631,682*	*386,941*	*278,067*	*585,848*	*819,375*	*5,710,925*	*642,397*	*6,353,322*
Fire Station - Expenditures	-	-	(272,780)	(30,685)	-	(330,332)	1,900				(631,896)		(631,896)
COP								(647,875)	(650,100)	(651,600)	(1,949,575)	(647,350)	(2,596,925)
Net Revenue-Fire	**292,423**	**194,420**	**182,086**	**300,755**	**530,734**	**301,351**	**388,841**	**(369,808)**	**(64,252)**	**167,775**	**3,129,453**	**(4,953)**	**3,124,501**
Residential Impact Fees-Streets	106,698	102,910	170,587	210,097	351,453	338,469	276,466	191,801	413,801	456,786	2,928,276	417,477	3,345,754
Non-resid. Impact Fees-Streets	186,984	181,591	457,977	223,479	220,117	317,399	523,226	215,930	604,237	971,814	4,954,311	881,390	5,835,701
Revenue Subtotal-Streets	*293,682*	*284,501*	*628,564*	*433,576*	*571,570*	*655,868*	*799,692*	*407,731*	*1,018,038*	*1,428,600*	*7,882,587*	*1,298,867*	*9,181,455*
Street - Expenditures	-	-	(31,072)	(759,151)	(62,936)	(527,332)	(430,682)	(415,701)	(628)	(211,441)	(2,849,687)	(1,332,741)	(4,182,427)
Net Revenue-Streets	**293,682**	**284,501**	**597,492**	**(325,575)**	**508,634**	**128,536**	**369,010**	**(7,971)**	**1,017,410**	**1,217,159**	**5,032,901**	**(33,873)**	**4,999,028**
Residential Impact Fees-Parks	126,902	122,522	234,431	321,184	421,820	480,330	292,302	225,978	850,286	560,146	4,268,151	642,682	4,910,832
Transfer from the CI Fund	280,000	280,000	(560,000)	-	-	-	-				-		-
Revenue Subtotal-Parks	*406,902*	*402,522*	*(325,569)*	*321,184*	*421,820*	*480,330*	*292,302*	*225,978*	*850,286*	*560,146*	*4,268,151*	*642,682*	*4,910,832*
Parks - Equipment	(117,492)	-	-	-	-	-		(167,734)			(336,100)	(150,227)	(486,327)
Parks - Land								(713,933)		(4,000)	(717,933)	(359,901)	(1,077,834)
Parks - Trails	-	(724,032)	(181,411)	(72,346)	(19,609)	(81,718)	(46,147)		(57,845)		(1,183,108)		(1,183,108)
Net Revenue-Parks	**289,410**	**(321,510)**	**(506,980)**	**248,837**	**402,211**	**398,612**	**246,155**	**(655,689)**	**792,441**	**556,146**	**2,031,010**	**132,554**	**2,163,563**
Interest Income-Adj for Unrealized Gain or Loss	67,391	43,997	37,988	169,242	174,107	(8,088)	(594,744.00)	98,239	685,706	472,352	1,236,896	352,880	1,589,776
TOTALS	**1,071,601**	**261,436**	**(886,142)**	**539,589**	**1,854,797**	**1,096,968**	**554,042.13**	**(864,172)**	**2,576,673**	**2,614,837**	**12,112,019.66**	**606,674**	**12,718,693**

8 YEAR REQUIREMENT													
Police													
Revenue	128,694.99	87,008.70	204,746.39	146,329.95	239,111.21	284,557.60	142,879.77	71,056.53	145,367.86	201,405.78	2,116,314.97	160,065.30	2,276,380.27
16-17 Expenditures											(26,980.96)		(26,980.96)
17-18 Expenditures	(128,694.99)	(87,008.70)	(204,746.39)	(146,329.95)	(239,111.21)	(157,407.53)					(1,401,474.00)		(1,401,474.00)
20-21 Expenditures						(8,000.00)		-	-	-	(8,000.00)		(8,000.00)
21-22 Expenditures						1,900.00					1,900.00		1,900.00
24-25 Expenditures											-		-
Remaining	-	-	-	-	-	121,050.07	142,879.77	71,056.53	145,367.86	201,405.78	681,760.01	160,065.30	841,825.31
Fire													
Revenue	292,422.88	194,419.92	454,866.36	331,439.59	530,733.86	631,682.25	386,941.08	278,067.36	585,847.68	819,375.40	5,710,925.03	642,397.33	6,353,322.36
17-18 Expenditures											(272,780.01)		(272,780.01)
18-19 Expenditures											(30,684.65)		(30,684.65)
20-21 Expenditures								-	-	-	(330,332.00)		(330,332.00)
21-22 Expenditures											1,900.00		1,900.00
22-23 Expenditures	(74,643.00)										(647,874.99)		(647,874.99)
23-24 Expenditures	(217,779.88)	(194,419.92)	(237,900.00)								(650,099.80)		(650,099.80)
24-25 Expenditures			(1,500.20)								(1,500.20)		(1,500.20)
25-26 Expenditures			(215,466.16)	(331,439.59)	(530,733.86)	(219,810.32)					(1,297,449.93)		(1,297,449.93)
Remaining	-	-	-	-	-	411,871.93	386,941.08	278,067.36	585,847.68	819,375.40	2,482,103.45	642,397.33	3,124,500.78
				*Pledged through COP									
Streets													
Revenue	293,682.30	284,500.85	628,564.08	433,575.83	571,570.18	655,867.59	799,692.12	407,730.80	1,018,037.80	1,428,599.76	7,882,587.42	1,298,867.49	9,181,454.91
12-13 Expenditures											(37,260.00)		(37,260.00)
13-14 Expenditures											(373,481.67)		(373,481.67)
17-18 Expenditures											(31,072.29)		(31,072.29)
18-19 Expenditures											(759,151.30)		(759,151.30)
19-20 Expenditures											(62,936.49)		(62,936.49)
20-21 Expenditures	(293,682.30)	(136,785.34)									(527,332.00)		(527,332.00)
21-22 Expenditures			(430,682.00)								(430,682.00)		(430,682.00)
22-23 Expenditures		(147,715.51)	(197,882.08)	(70,103.92)							(415,701.51)		(415,701.51)
23-24 Expenditures				(628.00)							(628.00)		(628.00)
24-25 Expenditures				(194,946.00)							(194,946.00)		(194,946.00)
25-26 Expenditures				(167,897.91)	(571,570.18)	(609,767.78)					(1,349,235.87)		(1,349,235.87)
Remaining	-	-	-	-	-	46,099.81	799,692.12	407,730.80	1,018,037.80	1,428,599.76	3,700,160.29	1,298,867.49	4,999,027.78
Parks													
Revenue	406,902.00	402,522.00	(325,569.00)	321,183.56	421,820.00	480,330.00	292,302.16	225,977.96	850,285.71	560,145.50	4,268,150.81	642,681.65	4,910,832.46
14-15 Expenditures											(50,874.22)		(50,874.22)
15-16 Expenditures											(117,491.88)		(117,491.88)
16-17 Expenditures	(260,146.83)										(724,031.65)		(724,031.65)
17-18 Expenditures	(146,755.17)	(34,656.29)									(181,411.46)		(181,411.46)
18-19 Expenditures		(72,346.10)									(72,346.10)		(72,346.10)
19-20 Expenditures		(19,609.25)									(19,609.25)		(19,609.25)
20-21 Expenditures		(81,718.00)									(81,718.00)		(81,718.00)
21-22 Expenditures		(46,147.00)									(46,147.00)		(46,147.00)
22-23 Expenditures		(148,045.36)	325,569.00	(321,183.56)	(421,820.00)	(316,187.00)					(881,666.92)		(881,666.92)
23-24 Expenditures						(57,845.00)					(57,845.00)		(57,845.00)
24-25 Expenditures						(4,000.00)					(4,000.00)		(4,000.00)
25-26 Expenditures						(510,127.56)					(510,127.56)		(510,127.56)

Remaining	-	-	-	-	-	(407,829.56)	292,302.16	225,977.96	850,285.71	560,145.50	1,520,881.77	642,681.65	2,163,563.42

8 YEAR REQUIREMENT

City of Twin Falls
Summary of Impact Fee Activity

	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	Totals
Revenue Subtotal-Police	$ 128,695	$ 87,009	$ 204,746	$ 146,330	$ 239,111	$ 284,558	$ 142,880	$ 71,057	$ 145,368	$ 201,406	$ 160,065	$ 2,276,380
PD Station - Expenditures	-	(26,981)	(1,401,474)	-	-	(8,000)	1,900	-	-	-	-	(1,434,555)
Net Revenue-Police	128,695	60,028	(1,196,728)	146,330	239,111	276,558	144,780	71,057	145,368	201,406	160,065	841,825
Revenue Subtotal-Fire	292,423	194,420	454,866	331,440	530,734	631,682	386,941	278,067	585,848	819,375	642,397	6,353,322
Future Fire Station Review - Expenditur	-	-	(272,780)	(30,685)	-	(330,332)	1,900	-	-	-	-	(631,896)
COP	-	-	-	-	-	-	-	(647,875)	(650,100)	(651,600)	(647,350)	(2,596,925)
Net Revenue-Fire	292,423	194,420	182,086	300,755	530,734	301,351	388,841	(369,808)	(64,252)	167,775	(4,953)	3,124,501
Revenue Subtotal-Streets	293,682	284,501	628,564	433,576	571,570	655,868	799,692	407,731	1,018,038	1,428,600	1,298,867	9,181,455
Street - Expenditures	-	-	(31,072)	(759,151)	(62,936)	(527,332)	(430,682)	(415,701)	(628)	(211,441)	(1,332,741)	(4,182,427)
Net Revenue-Streets	293,682	284,501	597,492	(325,575)	508,634	128,536	369,010	(7,971)	1,017,410	1,217,159	(33,873)	4,999,028
Revenue Subtotal-Parks	406,902	402,522	(325,569)	321,184	421,820	480,330	292,302	225,978	850,286	560,146	642,682	4,910,832
Parks - Equipment storage bldg	(117,492)	-	-	-	-	-	-	(167,734)	-	-	(150,227)	(486,327)
Parks - Land	-	-	-	-	-	-	-	(713,933)	-	(4,000)	(359,901)	(1,077,834)
Parks - Trails	-	(724,032)	(181,411)	(72,346)	(19,609)	(81,718)	(46,147)	-	(57,845)	-	-	(1,183,108)
Net Revenue-Parks	289,410	(321,510)	(506,980)	248,837	402,211	398,612	246,155	(655,689)	792,441	556,146	132,554	2,163,563
Interest Income	67,391	43,997	37,988	169,242	174,107	(8,088)	(594,744)	98,239	685,706	472,352	352,880	1,589,776
TOTALS	**$ 1,071,601**	**$ 261,436**	**$ (886,142)**	**$ 539,589**	**$ 1,854,797**	**$ 1,096,968**	**$ 554,042**	**$ (864,172)**	**$ 2,576,673**	**$ 2,614,837**	**$ 606,674**	**$ 12,718,693**

Month	Municipal Cost Index	MCI Year-Year Change	Construction Cost Index	CCI Year-Year Change	Consumer Price Index	CPI Year-Year Change	Producer Price Index	PPI Year-Year Change
Jan 2026	328	2.61%	377	3.26%	327	2.35%	262	1.64%
Feb 2026	331	2.86%	377	3.04%	327	2.40%	268	3.13%
Mar 2026	334	3.86%	378	3.22%	330	3.34%	274	5.90%
Apr 2026	337	4.77%	378	3.05%	332	3.77%	284	9.68%
May 2026	340	5.48%	378	2.72%	334	4.18%	293	12.92%
Jun 2026	339	4.86%	381	3.19%	333	3.44%	287	10.24%
Jul 2026	339	4.49%	383	3.46%	333	3.32%	284	8.20%
Aug 2026	341	4.91%	384	3.63%	334	3.33%	288	9.71%
Sep 2026	345	6.00%	387	4.30%	336	3.68%	296	12.72%
Oct 2026		0.00%		0.00%		0.00%		0.00%
Nov 2026		0.00%		0.00%		0.00%		0.00%
Dec 2026		0.00%		0.00%		0.00%		0.00%

Table: Smart Cities Dive • Get the data • Created with Datawrapper

Impact Fees (Jan 2026)			% Change 4.91%		$ Change	Proposed Impact Fees (Jan 2027)		
Police Fees						Police Fees		
Residential (per dwelling unit)	$	276		$	13.552	Residential (per dwelling unit)	$	289
Nonresidential (per sf)	$	0.14		$	0.007	Nonresidential (per sf)	$	0.15
Fire Fees						Fire Fees		
Residential (per dwelling unit)	$	1,105		$	54.256	Residential (per dwelling unit)	$	1,159
Nonresidential (per sf)	$	0.55		$	0.027	Nonresidential (per sf)	$	0.58
				$	-			
Parks Fees				$	-	Parks Fees		
Residential (per dwelling unit)	$	1,918		$	94.174	Residential (per dwelling unit)	$	2,012
Nonresidential (per sf)	$	-		$	-	Nonresidential (per sf)	$	-
				$	-			
Streets Fees				$	-	Streets Fees		
Single-Family (per dwelling unit)	$	1,683.00		$	82.635	Single-Family (per dwelling unit)	$	1,766
Multi-Family (per dwelling unit)	$	901.00		$	44.239	Multi-Family (per dwelling unit)	$	945
Retail (per sf)	$	3.73		$	0.183	Retail (per sf)	$	3.91
Office (per sf)	$	2.23		$	0.109	Office (per sf)	$	2.34
Industrial (per sf)	$	0.68		$	0.033	Industrial (per sf)	$	0.71
Institutional (per sf)	$	0.42		$	0.021	Institutional (per sf)	$	0.44
TOTAL IMPACT FEE						**TOTAL IMPACT FEE**		
Single-Family (per dwelling unit)	$	4,982.00		$	244	**Single-Family (per dwelling unit)**	**$**	**5,226**
Multi-Family (per dwelling unit)	$	4,200.00		$	206	**Multi-Family (per dwelling unit)**	**$**	**4,406**
Commercial (per sf)	$	3.87		$	0.190	**Commercial (per sf)**	**$**	**4.64**
Office (per sf)	$	2.92		$	0.143	**Office (per sf)**	**$**	**3.06**
Industrial (per sf)	$	1.37		$	0.067	**Industrial (per sf)**	**$**	**1.44**
Institutional (per sf)	$	1.11		$	0.055	**Institutional (per sf)**	**$**	**1.16**

RESOLUTION NO. 2026-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, PROPOSING NEW FEES AND AMENDING THE CITY'S MASTER FEE SCHEDULE.

Section 1: Proposed New Fees and Proposed Fee increase in excess of five percent (5%).

WHEREAS, Pursuant to Idaho Code Sections 63-1311 and 63-1311A the City would like to establish new fees and increase certain fees by more than five percent (5%); and,

WHEREAS, Pursuant to Idaho Code Section 63-1311A the City must hold a public hearing prior to approving a new fee or a fee increase in excess of five percent (5%); and,

WHEREAS, Notice of the Public Hearing was properly given pursuant to Idaho Code Section 63-1311A; and,

WHEREAS, Attached hereto and incorporated herein as Exhibit A is a list of all proposed new fees and proposed fee increases in excess of five percent (5%).

Section 2: Proposed Master Fee Schedule

WHEREAS, Attached hereto and incorporated herein as Exhibit B is the Master Fee Schedule, with proposed amounts.

WHEREAS, The City would like to repeal all other fee resolutions that are inconsistent with this Resolution.

WHEREAS, Attached hereto and incorporated herein as Exhibit C is a list of all changes made as part of the new Master Fee Schedule regardless of the amount.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

Section 1: That the proposed new fees and fee increases listed in Exhibit A are approved.

Section 2: That the Master Fee Schedule, attached as Exhibit B, is approved and that all prior resolutions or parts thereof inconsistent with this Resolution are repealed.

PASSED BY THE CITY COUNCIL _____, 2026.
SIGNED BY THE MAYOR _____, 2026.

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK