



Twin Falls City Council Agenda

Monday, January 5, 2026, 5:00 PM

Council Chambers
203 Main Ave E

Members: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Spencer Cutler, Christopher Reid, Grayson Stone, Cherie Vollmer & Incumbent Nathan Murray

- 1) Call Meeting to Order/Confirmation of Quorum
- 2) Pledge of Allegiance
- 3) Proclamation
 - a) **PRESENTATION:** America 250
By: Ruth Pierce, Mayor
- 4) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council December 22, 2025, minutes.
By: Amy Luna, City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for December 18-31, 2025.
By: Amy Luna, City Clerk
 - c) **ACTION ITEM:** Request to approve a Landlord's Release & Consent Agreement with Zions First National Bank and Reeder Airport Properties LLC and authorize the mayor to sign and update the signature page to a lease agreement with Reeder Flying Service, Inc.
By: Matt Barnes, Airport Manager
- 5) Items of Consideration
 - a) **ACTION ITEM:** Oath of Office for newly elected City Council members.
By: Amy Luna, City Clerk
 - b) **ACTION ITEM:** Selection of Mayor by City Council.
By: City Council
 - c) **ACTION ITEM:** Selection of Vice Mayor-nominated by Mayor, confirmed by the City Council.
By: Mayor Elect
- 6) General Public Input
- 7) Advisory Board Report/Announcements
- 8) Public Hearings
- 9) Executive Session
- 10) 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 otherspeakers.
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, they 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 Chairman 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 Chairman, 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 shall 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 Chairman 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 Chairman. The spokesperson shall be limited to 15 minutes.
 - The written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read onto the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to PublicTestimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, 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 Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman 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.



Office of the Mayor of the City of Twin Falls

Proclamation America 250

WHEREAS: the year 2026 marks the **250th anniversary of the signing of the Declaration of Independence**, a defining moment in the history of the United States and the foundation of our nation's democratic ideals; and

WHEREAS: in July 2024, **Governor Brad Little proclaimed the establishment of the America 250 in Idaho Commemoration** to plan, encourage, develop, and coordinate Idaho's recognition of this historic milestone, honoring the contributions of Idahoans to our nation's past, present, and future; and

WHEREAS: the America 250 in Idaho Commemoration seeks to advance the enduring ideals of the American Revolution—**liberty, equality, and justice**—through inclusive and meaningful community engagement, education, and celebration; and

WHEREAS: the **City of Twin Falls**, founded in 1904, has for more than a century contributed proudly and significantly to the history, growth, and prosperity of the State of Idaho and the United States; and

WHEREAS: the Mayor and City Council of the City of Twin Falls recognize the importance of commemorating this milestone by encouraging residents, organizations, and institutions to reflect upon our shared history, honor civic contributions, and inspire future generations; and

WHEREAS: the year-long America 250 commemoration presents an opportunity for communities across Idaho to celebrate American history while strengthening civic pride, community connection, and public understanding of our nation's founding principles;

NOW, THEREFORE, I, Ruth Pierce, Mayor of the City of Twin Falls, do hereby affirm the City's endorsement of the America 250 in Idaho Commemoration and its vision to celebrate American history and the invaluable contributions of Idahoans.

I further urge all residents of Twin Falls to participate in and support local projects, programs, and events throughout **2026** that commemorate the history of our city, our state, and our nation, and that promote the broad involvement of our neighborhoods, businesses, schools, civic organizations, and institutions in this historic observance.

ADOPTED this **5th day of January, 2026**.

*In witness whereof we have hereunto set our
hand and caused this seal to be affixed this*

Ruth Pierce, Mayor
City of Twin Falls

Amy Luna
City Clerk



Twin Falls City Council Minutes

Monday, December 22, 2025, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

1) Call Meeting to Order/Confirmation of Quorum

Present: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Christopher Reid, Spencer Cutler, Cherie Vollmer & Grayson Stone.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, City Clerk Amy Luna, Deputy City Clerk Rachael Long, Assistant to the City Manager Mandi Thompson, Assistant Public Works Director Erin Steel, Parks and Recreation Director Wendy Davis, Airport Director Bill Carberry.

Mayor Pierce called the meeting to order at 5:00 PM. A quorum was present.

2) Pledge of Allegiance

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

3) Consent Calendar

MOTION: Council Member Reid moved to approve the Consent Calendar as presented. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- a) Request to approve City Council December 08, 2025, minutes.
- b) Request to approve Accounts Payable for December 11-17, 2025.
- c) Request to approve December 17, 2025, Travel Requests.
- d) Request to approve 2025 October Wells Fargo Credit Card Summary.
- e) Request to terminate an airport hangar ground lease (Blk 13 Lot 1) with Gary Wolverton Jr.
- f) Request to approve an airport hangar ground lease (Blk 13 Lot 1) with Rebecca L. Jones
- g) Request to approve an Alcohol License for St. Luke's.

4) Items of Consideration

- a) Request for the Council to approve the contract between the City of Twin Falls and Starr Corporation for the CM/GC services on the Twin Falls Animal Shelter expansion project and to authorize the mayor to sign the contract.

Assistant to the City Manager, Thompson requested the Council to approve the contract between the City of Twin Falls and Starr Corporation for the CM/GC services on the Twin Falls Animal Shelter expansion project and to authorize the mayor to sign the contract.

Discussion ensued on the following:

Council Member Cutler: Abstained from voting on this and the next item.

Council Member Reid: Do we know the timeline for this project?

MOTION: Council Member Hawkins moved to approve the request to approve the contract between the City of Twin Falls and Starr Corporation for the CM/GC services on the Twin Falls Animal Shelter expansion project and to authorize the mayor to sign the contract. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0 and Council Member Cutler abstained.

- b) Request for the Council to approve the contract between the City of Twin Falls and Starr Corporation for the CM/GC services on the remodel of Fire Station 1 and to authorize the mayor to sign the contract.

Assistant to the City Manager, Thompson requested the Council to approve the contract between the City of Twin Falls and Starr Corporation for the CM/GC services on the remodel of Fire Station 1 and to authorize the mayor to sign the contract.

Discussion ensued on the following:

Council Member Cutler: Abstained from voting on this item.

Council Member Reid: Can you remind us of what is being remodeled?

MOTION: Council Member Vollmer moved to approve the request to approve the contract between the City of Twin Falls and Starr Corporation for the CM/GC services on the remodel of Fire Station 1 and to authorize the mayor to sign the contract. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0, and **Council Member Cutler** abstained.

- c) Request to use up to \$225,000 of water reserves to pay for design services and temporary stormwater repairs for the HMI remediation project.

Assistant Public Works Director Steel requested to use up to \$225,000 of water reserves to pay for design services and temporary stormwater repairs for the HMI remediation project.

Discussion ensued on the following:

Council Member Reid: Thanked all city staff for their work on this

MOTION: Vice Mayor Brown moved to approve the request to use up to \$225,000 of water reserves to pay for design services and temporary stormwater repairs for the HMI remediation project. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- d) Request to allocate \$76,372.03 Shoshone Falls/Dierkes Lake cash reserves for emergency road repair and dock ramp purchase.

Parks and Recreation Director Davis requested to allocate \$76,372.03 from Shoshone Falls/Dierkes Lake cash reserves for emergency road repair and dock ramp purchase.

Discussion ensued on the following: None.

MOTION: Council Member Stone moved to approve the request to allocate \$76,372.03 from Shoshone Falls/Dierkes Lake cash reserves for emergency road repair and dock ramp purchase. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- e) Request to authorize the use of a cooperative purchase agreement for \$351,409 to rebuild the Harmon Park west tennis courts and authorize the director to sign the proposal.

Parks and Recreation Director Davis requested to authorize the use of a cooperative purchase agreement for \$351,409 to rebuild the Harmon Park west tennis courts and authorize the director to sign the proposal.

Discussion ensued on the following:

Council Member Reid: Asked for more clarification on the lawsuits.

Vice Mayor Brown: Spoke against the sound dampening and in favor of putting in the reinforced poles.

City Manager Rothweiler: Gave a clarification on the request.

Council Member Reid: Asked about the lighting at Harmon Park and automating them being a part of the improvements.

MOTION: Vice Mayor Brown moved to approve the request to authorize the use of a cooperative purchase agreement for \$400,000 to rebuild the Harmon Park west tennis courts and authorize the director to sign the proposal. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- f) A request for \$70,000 of additional funding for architectural services associated with the City Pool addition and remodel project.

Deputy City Manager Humble requested to authorize additional funding for architectural services associated with the City Pool addition and remodel project in the amount of \$70,000.

Discussion ensued on the following:

Mayor Pierce: Asked for clarification on the request.

MOTION: Council Member Vollmer moved to approve the request to authorize additional funding for architectural services associated with the City Pool addition and remodel project in the amount of \$70,000. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

5) General Public Input

Citizen Maria Hernandez spoke about the P&R Director Wendy Davis and presented a book to her. **County Commissioner Don Hall** spoke about his recent appointment and that his door will always be open to the City of Twin Falls.

6) Advisory Board Report/Announcements

Mayor Pierce wished everyone a Merry Christmas and a Happy New Year and that the next meeting will be on January 5, 2026.

City Manager Rothweiler: City offices will be closed on Christmas Eve, Christmas Day and New Year's Day. Also, Bill Carberry will be retiring on December 30th, 2025.

Council Member Stone: Twin Falls Chamber will be rescheduling their next meeting.

7) Executive Session

- a) Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(B)(C)(F) (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student;(c) To acquire an interest in real property not owned by a public agency;(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

MOTION: Council Member Reid moved to Convene to Executive Session pursuant to Idaho Code § 74-206(1)(B)(C)(F) (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student;(c) To acquire an interest in real property not owned by a public agency;(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

8) Adjournment

Adjourn into Executive Session at 05:39 PM and the regular meeting adjourned at 6:45 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](https://www.tfid.org)



Date: Monday, January 5, 2026
To: Honorable Mayor and City Council
From: Matt Barnes, Airport Manager, Airport Manager

ACTION ITEM

Request:

Request to approve a Landlord's Release & Consent Agreement with Zions First National Bank and Reeder Airport Properties LLC and authorize the mayor to sign and update the signature page to a lease agreement with Reeder Flying Service, Inc.

Time Estimate:

Background:

Reeder Airport Properties and Zions Bank have made a request for the City to approve a Landlord's Release & Consent agreement. The agreement will help support a collateral security interest the bank has regarding a loan to Reeder Properties. Reeder hangar's #3,4, & 5, will become the security interest of the bank related to a loan to Reeder Airport Properties LLC.

Zions Bank has also requested an updated signature page to the lease agreement with Reeder Flying Service, Inc., dated October 1, 2025, to include the current President of Reeder Flying Service, Inc. and to have the signature page notarized.

Approval Process:

Budget Impact:

There is no budget impact associated with this request.

Regulatory Impact:

Staff have consulted with the City Attorney, and he has no concerns with the city entering into the agreement

History:

Analysis:

Conclusion:

Staff recommends that the City Council approve the Landlord's Release & Consent agreement with Zions First National Bank and Reeder Airport Properties LLC and authorize the mayor to sign and authorize the Mayor to sign the updated signature page for the lease with Reeder Flying Service, Inc.

Attachments:

1. Landlord Consent

LANDLORD'S RELEASE AND CONSENT

Principal	Loan Date	Maturity	CL Transaction No	Product	Loan Account No
	12-22-2025	12-22-2035	ZFN-3432343	Term Loan	
References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing "*****" has been omitted due to text length limitations.					

Borrower: Reeder Airport Properties, L.L.C.
308 Airport Loop
Twin Falls, ID 83301

Lender: Zions Bancorporation, N.A. dba Zions First National Bank
Commercial Banking - Twin Falls Eastland
2188 Addison Avenue East
Twin Falls, ID 83301

THIS LANDLORD'S RELEASE AND CONSENT is entered into among Reeder Airport Properties, L.L.C. ("Borrower"), whose address is 308 Airport Loop, Twin Falls, ID 83301; Zions Bancorporation, N.A. dba Zions First National Bank ("Lender"), whose address is Commercial Banking - Twin Falls Eastland, 2188 Addison Avenue East, Twin Falls, ID 83301; and City of Twin Falls, Idaho ("Landlord"), whose address is 203 Main Avenue East, Twin Falls, ID 83301. Borrower and Lender have entered into, or are about to enter into, an agreement whereby Lender has acquired or will acquire a security interest or other interest in the Collateral. Some or all of the Collateral may be affixed or otherwise become located on the Premises. To induce Lender to extend the Loan to Borrower against such security interest in the Collateral and for other valuable consideration, Landlord hereby agrees with Lender and Borrower as follows.

COLLATERAL DESCRIPTION. The word "Collateral" means certain of Borrower's personal property in which Lender has acquired or will acquire a security interest, including without limitation the following specific property:

Hangar 3 & 4

BORROWER'S ASSIGNMENT OF LEASE. Borrower hereby assigns to Lender all of Borrower's rights in the Lease, as partial security for the Loan. The parties intend that this assignment will be a present transfer to Lender of all of Borrower's rights under the Lease, subject to Borrower's rights to use the Premises and enjoy the benefits of the Lease while not in default on the Loan or Lease. Upon full performance by Borrower under the Loan, this assignment shall be ended, without the necessity of any further action by any of the parties. This assignment includes all renewals of and amendments to the Lease or the Loan, until the Loan is paid in full. No amendments may be made to the Lease without Lender's prior written consent, which shall not be unreasonably withheld or delayed.

CONSENT OF LANDLORD. Landlord consents to the above assignment. If Borrower defaults under the Loan or the Lease, Lender may reassign the Lease, and Landlord agrees that Landlord's consent to any such reassignment will not be unreasonably withheld or delayed. So long as Lender has not entered the Premises for the purpose of operating a business, Lender will have no liability under the Lease, including without limitation liability for rent. Whether or not Lender enters into possession of the Premises for any purpose, Borrower will remain fully liable for all obligations of Borrower as lessee under the Lease. While Lender is in possession of the Premises, Lender will cause all payments due under the Lease and attributable to that period of time to be made to Landlord. If Lender later reassigns the Lease or vacates the Premises, Lender will have no further obligation to Landlord.

LEASE DEFAULTS. Both Borrower and Landlord agree and represent to Lender that, to the best of their knowledge, there is no breach or offset existing under the Lease or under any other agreement between Borrower and Landlord. Landlord agrees not to terminate the Lease, despite any default by Borrower, without giving Lender written notice of the default and an opportunity to cure the default within a period of sixty (60) days from the receipt of the notice. If the default is one that cannot reasonably be cured by Lender (such as insolvency, bankruptcy, or other judicial proceedings against Borrower), then Landlord will not terminate the Lease so long as Landlord receives all sums due under the Lease for the period during which Lender is in possession of the Premises, or so long as Lender reassigns the Lease to a new lessee reasonably satisfactory to Landlord.

DISCLAIMER OF INTEREST. Landlord hereby consents to Lender's security interest (or other interest) in the Collateral and disclaims all interests, liens and claims which Landlord now has or may hereafter acquire in the Collateral. Landlord agrees that any lien or claim it may now have or may hereafter have in the Collateral will be subject at all times to Lender's security interest (or other present or future interest) in the Collateral and will be subject to the rights granted by Landlord to Lender in this Agreement.

ENTRY ONTO PREMISES. Landlord and Borrower grant to Lender the right to enter upon the Premises for the purpose of removing the Collateral from the Premises or conducting sales of the Collateral on the Premises. The rights granted to Lender in this Agreement will continue until a reasonable time after Lender receives notice in writing from Landlord that Borrower no longer is in lawful possession of the Premises. If Lender enters onto the Premises and removes the Collateral, Lender agrees with Landlord not to remove any Collateral in such a way that the Premises are damaged, without either repairing any such damage or reimbursing Landlord for the cost of repair.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Agreement: This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement. The covenants of Borrower and Landlord respecting subordination of the claim or claims of Landlord in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any claim or claims to which this Agreement shall apply. Lender need not accept this Agreement in writing or otherwise to make it effective. This Agreement shall be governed by and construed in accordance with the laws of the State of Idaho. If Landlord is other than an individual, any agent or other person executing this Agreement on behalf of Landlord represents and warrants to Lender that he or she has full power and authority to execute this Agreement on Landlord's behalf. Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is in writing and signed by Lender. Without notice to Landlord and without affecting the validity of this Consent, Lender may do or not do anything it deems appropriate or necessary with respect to the Loan, any obligors on the Loan, or any Collateral for the Loan; including without limitation extending, renewing, rearranging, or accelerating any of the Loan indebtedness.

AMENDMENTS. This Agreement, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

NO WAIVER BY LENDER. Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver by Lender, nor any course of dealing between Lender and Landlord, shall constitute a waiver of any of Lender's rights or of any of Landlord's obligations as to any future transactions. Whenever the consent of Lender is required under this Agreement, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole

**LANDLORD'S RELEASE AND CONSENT
(Continued)**

CL Transaction No: ZFN-3432343

Page 2

discretion of Lender.

SEVERABILITY. If a court of competent jurisdiction finds any provision of this Agreement to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Agreement. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Agreement shall not affect the legality, validity or enforceability of any other provision of this Agreement.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Agreement. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Agreement shall have the meanings attributed to such terms in the Uniform Commercial Code:

Agreement. The word "Agreement" means this Landlord's Release and Consent, as this Landlord's Release and Consent may be amended or modified from time to time, together with all exhibits and schedules attached to this Landlord's Release and Consent from time to time.

Borrower. The word "Borrower" means Reeder Airport Properties, L.L.C. and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Collateral. The word "Collateral" means all of Borrower's right, title and interest in and to all the Collateral as described in the Collateral Description section of this Agreement.

Landlord. The word "Landlord" means City of Twin Falls, Idaho, and is used for convenience purposes only. Landlord's interest in the Premises may be that of a fee owner, lessor, sublessor or lienholder, or that of any other holder of an interest in the Premises which may be, or may become, prior to the interest of Lender.

Lease. The word "Lease" means that certain lease of the Premises, dated October 1, 2021, between Landlord and Borrower..

Lender. The word "Lender" means Zions Bancorporation, N.A. dba Zions First National Bank, its successors and assigns.

Loan. The word "Loan" means any and all loans and financial accommodations from Lender to Borrower whether now or hereafter existing, and however evidenced.

Note. The word "Note" means the Note dated December 22, 2025 and executed by Reeder Airport Properties, L.L.C. in the principal amount of \$1,170,000.00, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the note or credit agreement.

Premises. The word "Premises" means the real property located in Twin Falls County, State of Idaho, commonly known as 308 Airport Loop, Twin Falls, ID 83301.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Loan.

BORROWER AND LANDLORD ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS LANDLORD'S RELEASE AND CONSENT, AND BORROWER AND LANDLORD AGREE TO ITS TERMS. THIS AGREEMENT IS DATED DECEMBER 22, 2025.

BORROWER:

REEDER AIRPORT PROPERTIES, L.L.C.

By: Alan Call Anderson, Member of Reeder Airport Properties, L.L.C.

By: Aaron Dean Packer, Member of Reeder Airport Properties, L.L.C.

LANDLORD:

CITY OF TWIN FALLS, IDAHO

By: Authorized Signer for City of Twin Falls, Idaho

By: Authorized Signer for City of Twin Falls, Idaho

LENDER:

ZIONS BANCORPORATION, N.A. DBA ZIONS FIRST NATIONAL BANK

X Authorized Officer

LANDLORD'S RELEASE AND CONSENT

Principal	Loan Date	Maturity	CL Transaction No	Product	Loan Account No
	12-22-2025	12-22-2035	ZFN-3432343	Term Loan	
References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing "*****" has been omitted due to text length limitations.					

Borrower: Reeder Airport Properties, L.L.C.
308 Airport Loop
Twin Falls, ID 83301

Lender: Zions Bancorporation, N.A. dba Zions First National Bank
Commercial Banking - Twin Falls Eastland
2188 Addison Avenue East
Twin Falls, ID 83301

THIS LANDLORD'S RELEASE AND CONSENT is entered into among Reeder Airport Properties, L.L.C. ("Borrower"), whose address is 308 Airport Loop, Twin Falls, ID 83301; Zions Bancorporation, N.A. dba Zions First National Bank ("Lender"), whose address is Commercial Banking - Twin Falls Eastland, 2188 Addison Avenue East, Twin Falls, ID 83301; and City of Twin Falls, Idaho ("Landlord"), whose address is 203 Main Avenue East, Twin Falls, ID 83301. Borrower and Lender have entered into, or are about to enter into, an agreement whereby Lender has acquired or will acquire a security interest or other interest in the Collateral. Some or all of the Collateral may be affixed or otherwise become located on the Premises. To induce Lender to extend the Loan to Borrower against such security interest in the Collateral and for other valuable consideration, Landlord hereby agrees with Lender and Borrower as follows.

COLLATERAL DESCRIPTION. The word "Collateral" means certain of Borrower's personal property in which Lender has acquired or will acquire a security interest, including without limitation the following specific property:

Hangar 5

BORROWER'S ASSIGNMENT OF LEASE. Borrower hereby assigns to Lender all of Borrower's rights in the Lease, as partial security for the Loan. The parties intend that this assignment will be a present transfer to Lender of all of Borrower's rights under the Lease, subject to Borrower's rights to use the Premises and enjoy the benefits of the Lease while not in default on the Loan or Lease. Upon full performance by Borrower under the Loan, this assignment shall be ended, without the necessity of any further action by any of the parties. This assignment includes all renewals of and amendments to the Lease or the Loan, until the Loan is paid in full. No amendments may be made to the Lease without Lender's prior written consent, which shall not be unreasonably withheld or delayed.

CONSENT OF LANDLORD. Landlord consents to the above assignment. If Borrower defaults under the Loan or the Lease, Lender may reassign the Lease, and Landlord agrees that Landlord's consent to any such reassignment will not be unreasonably withheld or delayed. So long as Lender has not entered the Premises for the purpose of operating a business, Lender will have no liability under the Lease, including without limitation liability for rent. Whether or not Lender enters into possession of the Premises for any purpose, Borrower will remain fully liable for all obligations of Borrower as lessee under the Lease. While Lender is in possession of the Premises, Lender will cause all payments due under the Lease and attributable to that period of time to be made to Landlord. If Lender later reassigns the Lease or vacates the Premises, Lender will have no further obligation to Landlord.

LEASE DEFAULTS. Both Borrower and Landlord agree and represent to Lender that, to the best of their knowledge, there is no breach or offset existing under the Lease or under any other agreement between Borrower and Landlord. Landlord agrees not to terminate the Lease, despite any default by Borrower, without giving Lender written notice of the default and an opportunity to cure the default within a period of sixty (60) days from the receipt of the notice. If the default is one that cannot reasonably be cured by Lender (such as insolvency, bankruptcy, or other judicial proceedings against Borrower), then Landlord will not terminate the Lease so long as Landlord receives all sums due under the Lease for the period during which Lender is in possession of the Premises, or so long as Lender reassigns the Lease to a new lessee reasonably satisfactory to Landlord.

DISCLAIMER OF INTEREST. Landlord hereby consents to Lender's security interest (or other interest) in the Collateral and disclaims all interests, liens and claims which Landlord now has or may hereafter acquire in the Collateral. Landlord agrees that any lien or claim it may now have or may hereafter have in the Collateral will be subject at all times to Lender's security interest (or other present or future interest) in the Collateral and will be subject to the rights granted by Landlord to Lender in this Agreement.

ENTRY ONTO PREMISES. Landlord and Borrower grant to Lender the right to enter upon the Premises for the purpose of removing the Collateral from the Premises or conducting sales of the Collateral on the Premises. The rights granted to Lender in this Agreement will continue until a reasonable time after Lender receives notice in writing from Landlord that Borrower no longer is in lawful possession of the Premises. If Lender enters onto the Premises and removes the Collateral, Lender agrees with Landlord not to remove any Collateral in such a way that the Premises are damaged, without either repairing any such damage or reimbursing Landlord for the cost of repair.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Agreement: This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement. The covenants of Borrower and Landlord respecting subordination of the claim or claims of Landlord in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any claim or claims to which this Agreement shall apply. Lender need not accept this Agreement in writing or otherwise to make it effective. This Agreement shall be governed by and construed in accordance with the laws of the State of Idaho. If Landlord is other than an individual, any agent or other person executing this Agreement on behalf of Landlord represents and warrants to Lender that he or she has full power and authority to execute this Agreement on Landlord's behalf. Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is in writing and signed by Lender. Without notice to Landlord and without affecting the validity of this Consent, Lender may do or not do anything it deems appropriate or necessary with respect to the Loan, any obligors on the Loan, or any Collateral for the Loan; including without limitation extending, renewing, rearranging, or accelerating any of the Loan indebtedness.

AMENDMENTS. This Agreement, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

NO WAIVER BY LENDER. Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver by Lender, nor any course of dealing between Lender and Landlord, shall constitute a waiver of any of Lender's rights or of any of Landlord's obligations as to any future transactions. Whenever the consent of Lender is required under this Agreement, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole

**LANDLORD'S RELEASE AND CONSENT
(Continued)**

CL Transaction No: ZFN-3432343

Page 2

discretion of Lender.

SEVERABILITY. If a court of competent jurisdiction finds any provision of this Agreement to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Agreement. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Agreement shall not affect the legality, validity or enforceability of any other provision of this Agreement.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Agreement. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Agreement shall have the meanings attributed to such terms in the Uniform Commercial Code:

Agreement. The word "Agreement" means this Landlord's Release and Consent, as this Landlord's Release and Consent may be amended or modified from time to time, together with all exhibits and schedules attached to this Landlord's Release and Consent from time to time.

Borrower. The word "Borrower" means Reeder Airport Properties, L.L.C. and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Collateral. The word "Collateral" means all of Borrower's right, title and interest in and to all the Collateral as described in the Collateral Description section of this Agreement.

Landlord. The word "Landlord" means City of Twin Falls, Idaho, and is used for convenience purposes only. Landlord's interest in the Premises may be that of a fee owner, lessor, sublessor or lienholder, or that of any other holder of an interest in the Premises which may be, or may become, prior to the interest of Lender.

Lease. The word "Lease" means that certain lease of the Premises, dated July 8, 2013, between Landlord and Borrower..

Lender. The word "Lender" means Zions Bancorporation, N.A. dba Zions First National Bank, its successors and assigns.

Loan. The word "Loan" means any and all loans and financial accommodations from Lender to Borrower whether now or hereafter existing, and however evidenced.

Note. The word "Note" means the Note dated December 22, 2025 and executed by Reeder Airport Properties, L.L.C. in the principal amount of \$1,170,000.00, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the note or credit agreement.

Premises. The word "Premises" means the real property located in Twin Falls County, State of Idaho, commonly known as 960 Airport Loop, Twin Falls, ID 83301.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Loan.

BORROWER AND LANDLORD ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS LANDLORD'S RELEASE AND CONSENT, AND BORROWER AND LANDLORD AGREE TO ITS TERMS. THIS AGREEMENT IS DATED DECEMBER 22, 2025.

BORROWER:

REEDER AIRPORT PROPERTIES, L.L.C.

By: _____
Alan Call Anderson, Member of Reeder Airport
Properties, L.L.C.

By: _____
Aaron Dean Packer, Member of Reeder Airport
Properties, L.L.C.

LANDLORD:

CITY OF TWIN FALLS, IDAHO

By: _____
Authorized Signer for City of Twin Falls, Idaho

By: _____
Authorized Signer for City of Twin Falls, Idaho

LENDER:

**ZIONS BANCORPORATION, N.A. DBA ZIONS FIRST NATIONAL
BANK**

X _____
Authorized Officer



Date: Monday, January 5, 2026
To: Honorable Mayor and City Council
From:

ACTION ITEM

Request:

Oath of Office for newly elected City Council members.

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None



Date: Monday, January 5, 2026
To: Honorable Mayor and City Council
From:

ACTION ITEM

Request:

Selection of Mayor by City Council.

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None



Date: Monday, January 5, 2026
To: Honorable Mayor and City Council
From:

ACTION ITEM

Request:

Selection of Vice Mayor-nominated by Mayor, confirmed by the City Council.

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None