

THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS
URBAN RENEWAL AGENCY
MEETING MINUTES
January 14, 2013

The Urban Renewal Agency held its regular monthly meeting at 12:00 noon this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls. Those present were:

Gary Garnand	URA Chair
Cindy Bond	URA Vice-Chair
Dan Brizee	URA Member
Neil Christensen	URA Member
Leon Smith	URA Secretary
Dexter Ball	URA Member
Perri Gardner	URA Member

Also present:

Melinda Anderson	Urban Renewal Executive Director
Lorie Race	Twin Falls City Chief Finance Officer
Mitch Humble	Twin Falls City Community Development Director
Renee Carraway	Twin Falls City Zoning & Development Manager
Katy Touchette	City of Twin Falls Executive Assistant
Don Hall	Twin Falls City Council Vice-Mayor
Suzanne Hawkins	Twin Falls City Council Member
Fritz Wonderlich	Twin Falls City Attorney
Leon Mills	Twin Falls County Commissioner
Rick Skinner	Bond Counsel (by phone)
Pat Clancy	Financial Advisor (by phone)
Alan Westenskow	Zion's Bank (by phone)

The meeting was called to order at 12:03 noon. Melinda Anderson introduced Pat Clancy, Rick Skinner, and Alan Westenskow, who were on the conference phone to participate during discussions of agenda items 3 and 3a.

Consent Agenda – 2a.) Review and approval of minutes from December 10, 2012, Urban Renewal Agency regular meeting.

2b.) Review and approval of January 2013 financial report.

Leon Smith made a motion to approve the December 10 minutes and the January financial report, and Cindy Bond seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 – Consideration of a request to adopt TIF Bond Resolution 2013-1 to issue bonds up to \$34, 533,000 for a time period of no more than 20 years.

Gary read agenda items 3 and 3a, and Melinda stated that each would have to be heard separately and then voted on by the board. She went through the staff report and gave a brief overview of the Chobani project and bond resolution. Leon Smith had questions about the financing sheet, and it was discovered that the board packet had some incorrect information regarding financing, but Melinda showed the board the correct figures, using overhead projection. Several questions followed regarding personal property taxes and how repeal could affect repayment of the bonds. Melinda stated that the money borrowed is no more than can be repaid with real property taxes, and it would not extend the bonds past twenty years, regardless. There were also

questions as to the “blanks” in the document. Pat Clancy stated that the sections in the document marked “Reserved” would not be filled in with any language. He said that when the document was being finalized, some sections were removed, and rather than renumber the whole document those sections had just been marked “Reserved.” The document presented to the board this date is the form of the bond resolution. The blanks in some of the exhibits would be filled in when the bond goes for sale in late February. Fritz Wonderlich reminded the board that the motion before it is to approve the resolution as presented, and Gary Garnand read agenda item 3. Leon Smith made a motion to approve the resolution, Dan Brizee seconded the motion, and roll call vote showed that all board members voted in favor of the motion. The resolution appeal notice will be published in the Times News the next day, January 15, 2013.

Agenda Item 3a – Consideration of a request to allow the Chairman to sign the First Amendment to the Nov. 3, 2011 Development Agreement signed by the City, TFURA , and Chobani.

After thanking all parties involved for a successful conclusion to TIF Bond Resolution 2013-1, Melinda went through the staff report for this agenda item. She stated that the amendment to the November 3, 2011, development agreement with Chobani was simply to clarify the language in paragraph 18 and provide a mechanism to collect any difference between property tax collections and debt service, if in any year Chobani’s property tax receipts are not enough to cover the bond debt for that year. Rick Skinner also stated that the Exhibit B table in the amendment replaces the original Exhibit B in the development agreement. Melinda read the new paragraph 18 in full. Gary Garnand then read the motion, Leon Smith moved to approve the motion as stated, Cindy Bond seconded the motion, and roll call vote showed that all board members voted in favor of the motion.

At this time Pat Clancy, Rick Skinner, and Alan Westenskow were thanked for their participation and the conference call was ended.

Agenda Item 4 – Consideration of a request to approve a parking agreement with City of Twin Falls.

Melinda gave a brief history re: the VA building lease and the parking spaces associated with this building. She used overheads to show the parking areas in question, and stated that approving this parking agreement will formalize what’s been going on with this parking issue for the past 12 years. There were some questions from the board regarding the VA’s lease and their involvement with this process, and Fritz answered the board’s questions. Melinda stated that the City is asking for \$1,540 annual lease amount for seven parking spaces, which would be used by the VA as part of their lease with the URA. Gary Garnand read the motion, Cindy Bond moved to approve the motion, Neil Christensen seconded the motion, and roll call vote showed that all board members voted in favor of the motion.

Agenda Item 5 — Consideration of a request to approve a change order to the Glanbia Phase II infrastructure project – Tim Vawser

Melinda gave a background on this change order request – extend improvements across 4th Ave. instead of just to center line. Tim Vawser of EHM Engineers explained the project more fully and used overhead projection to show what exactly is involved with the change order. He said this would extend the original time frame for the Glanbia contract by only seven days. Melinda also told the board that the project will still come in under budget, even with the change order in place. Dan Brizee then moved to approve the motion to approve Doug McCoy Construction change order in the amount of amount of \$83,720.40, Dexter Ball seconded the motion, and roll call vote showed that all board members voted in favor of the motion.

Agenda Item 6 – Downtown Update – Mark Rivers

Since Mark Rivers was not here, Melinda gave a brief update on downtown projects, saying she has had several conversations with potential investors regarding URA property, but nothing definite in the works at this time. The board discussed the contract with Mark Rivers, with the board members in favor of terminating the contract and paying him on a project basis from now on. Even though he has had some real successes, notably the Glanbia project, the board feels that it would be a better use of URA money to pay him for specific projects as needed instead of on a six-month contract basis. Gary then presented a motion to serve

Urban Renewal Agency

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Mark Rivers with a 30-day notice to terminate his contract with the URA, Leon Smith moved to approve the motion, and Neil Christensen seconded the motion. Roll call vote showed six in favor of the motion, with Perri Gardner abstaining.

Agenda Item 7 – Public input and/or items from the Urban Renewal Agency Board.

Melinda took a moment to introduce Cheryl Bloom from Eagle URA, who will tour TFURA projects with Melinda and Suzanne Hawkins.

Dan Brizee brought up the subject of the Hotsy building, as he feels it is time to demolish this building, preferably before the Glanbia buildings are completed. There are some items prior to the URA applying for a demolition permit and Melinda will update the board at the February URA meeting.

Fritz told the board that the City Council would be voting tonight to adopt the bond ordinance re: Chobani, and the closing date for the Chobani financing was set for February 21.

Gary Garnand again thanked everyone involved who helped with the Chobani project.

Agenda Item 8 – Adjourn.

Gary Garnand adjourned the meeting at 1:21 p.m.

Respectfully submitted,

Katy Touchette
Executive Assistant

Urban Renewal Agency of the City of Twin Falls, ID
P & L Budget vs. Actual with Declining Bal.(\$ Over Budget)
October 2012 through January 2013

	Oct '12 - Jan 13	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Zions Bank Loan Proceeds	28,051,000.00			
Capital Lease	0.00	230,077.00	-230,077.00	0.0%
Investment Income	2,519.64	5,000.00	-2,480.36	50.4%
Property Taxes	1,254,759.41	2,115,000.00	-860,240.59	59.3%
Rental Income	133,726.17	414,033.00	-280,306.83	32.3%
Chobani Advances	4,107,335.72			
Total Income	33,549,340.94	2,764,110.00	30,785,230.94	1,213.7%
Gross Profit	33,549,340.94	2,764,110.00	30,785,230.94	1,213.7%
Expense				
RAA 4-1				
Glanbia Project	192,151.51	650,000.00	-457,848.49	29.6%
RAA 4-1 - Other	0.00	3,362,187.00	-3,362,187.00	0.0%
Total RAA 4-1	192,151.51	4,012,187.00	-3,820,035.49	4.8%
RAA 4-2	0.00	115,000.00	-115,000.00	0.0%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	282,582.23			
Debt Pay. (Chobani) Principal	17,787,644.91			
Loan Costs	295,000.50			
RAA 4-3 (Chobani) - Other	4,406,889.37	6,700,000.00	-2,293,110.63	65.8%
Total RAA 4-3 (Chobani)	22,772,117.01	6,700,000.00	16,072,117.01	339.9%
Bond Trustee Fees	0.00	3,500.00	-3,500.00	0.0%
Community Relations & Website	0.00	200.00	-200.00	0.0%
Debt Payments - Interest	4,860.32	309,806.00	-304,945.68	1.6%
Debt Payments - Principal	12,694.32	667,042.00	-654,347.68	1.9%
Dues and Subscriptions	1,750.00	1,900.00	-150.00	92.1%
Insurance Expense	0.00	6,500.00	-6,500.00	0.0%
Legal Expense	0.00	1,000.00	-1,000.00	0.0%
Management Fee	0.00	113,000.00	-113,000.00	0.0%
Meeting Expense	360.88	3,500.00	-3,139.12	10.3%
Miscellaneous	27.45	500.00	-472.55	5.5%
Office Expense	152.03	500.00	-347.97	30.4%
Prof. Dev.\Training	0.00	2,600.00	-2,600.00	0.0%
Professional Fees	14,703.75	25,000.00	-10,296.25	58.8%
Property Tax Expense	34,433.70	31,850.00	2,583.70	108.1%
Real Estate Exp. - Call Center	10,109.29	117,325.00	-107,215.71	8.6%
Real Estate Exp. - Other	13.85	10,700.00	-10,686.15	0.1%
Real Estate Lease	72,000.00	72,000.00	0.00	100.0%
Total Expense	23,115,374.11	12,194,110.00	10,921,264.11	189.6%
Net Ordinary Income	10,433,966.83	-9,430,000.00	19,863,966.83	-110.6%
Other Income/Expense				
Other Income				
Cash Carryover	0.00	9,430,000.00	-9,430,000.00	0.0%
Total Other Income	0.00	9,430,000.00	-9,430,000.00	0.0%
Net Other Income	0.00	9,430,000.00	-9,430,000.00	0.0%
Net Income	10,433,966.83	0.00	10,433,966.83	100.0%

Twin Falls Urban Renewal January, 2013 List of Checks

Check #	Date	Paid Amount	Name	Account	Memo
2500	1/14/2013	137.82	The Coffee Shop	Meeting Expense	Lunches for URA Meeting Jan 14, 2013
2501	1/16/2013	778,833.68	City of Twin Falls	RAA 4-3 (Chobani)	Certificate 21
2502	1/28/2013	547,817.75	City of Twin Falls	RAA 4-3 (Chobani)	Certificate 21
2503	1/28/2013	1,206,921.57	Wells Fargo Bank	Property Taxes	Property Taxes - December, 2012
2504	1/28/2013	2,437.09	Wells Fargo Bank	Property Taxes	Property Taxes Chobani Dec, 2012
2505	2/5/2013	4,155.15	K & G Property Mgmt..	Real Estate Expense - Call Ctr	C3 Prop Mgmt, Repair & Maintenance
2506	2/5/2013	260.89	Idaho Power Company	Real Estate Expense - Call Ctr	Power 851 Poleline Road
2506	2/5/2013	7.81	Idaho Power Company	Real Estate Expense - Other	Power 242 2nd Ave S
2507	2/5/2013	6.68	Albertson's	Meeting Expense	Lunch for URA meeting Jan 14, 2013
2508	2/5/2013	4,200.00	City of Twin Falls	RAA 4-1 Glandia Project	Reimburse-Blk 133 parking lot design work
2509	2/5/2013	8,081.00	JUB Engineers	RAA 4-1 DT Development	OT Infrastructure Assessment
2510	2/5/2013	30.21	Melinda Anderson	Meeting Expense	Meeting with Gary Garmand Jan 7, 2013
2510	2/5/2013	75.81	Melinda Anderson	Meeting Expense	Meeting with Legislators Jan 27 2013
		2,552,965.46	TOTAL		

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss Detail
 October 2012 through January 2013

Type	Date	Num	Name	Memo	Amount	Balance
Ordinary Income/Expense						
Income						
Zions Bank Loan Proceeds						
Deposit	12/17/2012		Zions Bank	New Debt Financing	28,051,000.00	28,051,000.00
Total Zions Bank Loan Proceeds					28,051,000.00	28,051,000.00
Investment Income						
Deposit	10/1/2012		Wells Fargo	Interest on Account	13.97	13.97
Deposit	10/1/2012		Wells Fargo	Interest on Account	5.75	19.72
Deposit	11/1/2012		Wells Fargo	Interest on Account	5.95	25.67
Deposit	11/1/2012		Wells Fargo	Interest on Account	14.40	40.07
Deposit	12/3/2012		Wells Fargo	Interest earned on account	5.75	45.82
Deposit	12/3/2012		Wells Fargo	Interest on Account	13.98	59.80
Deposit	12/31/2012		Zions Bank	Interest on Account	793.94	853.74
Deposit	1/2/2013		Wells Fargo Bank	Interest on Account	14.43	868.17
Deposit	1/5/2013		Wells Fargo	Interest Earned	5.95	874.12
Deposit	1/31/2013		Zions Bank	Interest on Account	1,645.52	2,519.64
Total Investment Income					2,519.64	2,519.64
Property Taxes						
General ...	10/1/2012	AJE #107		To reflect taxes collected in Sept and reported in clearing ...	218.86	218.86
Deposit	10/2/2012		Twin Falls County	Remittance from the County	218.86	437.72
Deposit	10/30/2012		Twin Falls County	County remittance	11,099.89	11,537.61
Deposit	12/4/2012		Twin Falls County	County Remittance	1,502.17	13,039.78
Deposit	1/8/2013		Twin Falls County	Transfer of Property Taxes	32,360.97	45,400.75
Deposit	1/28/2013	0197914	Twin Falls County Tr...	Property Taxes - Dec, 2012	1,206,921.57	1,252,322.32
Deposit	1/28/2013	0197915	Twin Falls County Tr...	Chobani Property Taxes Dec, 2012	2,437.09	1,254,759.41
Total Property Taxes					1,254,759.41	1,254,759.41
Rental Income						
Deposit	10/2/2012		US Treasury	VA Rent	1,333.33	1,333.33
Deposit	10/25/2012	8340	C3	Rent - Oct	33,410.71	34,744.04
Check	11/19/2012	2474	Mr. Delivery, Inc.	Refund Rent @ 151 Maxwell Street	-1,250.00	33,494.04
Deposit	11/26/2012	8340	C3	Nov, 2012 Rent	33,410.71	66,904.75
Deposit	12/19/2012	8822	C3	Rent - Dec, 2012	33,410.71	100,315.46
Deposit	1/15/2013	9041	C3	Rent - Jan, 2013	33,410.71	133,726.17
Total Rental Income					133,726.17	133,726.17
Chobani Advances						
Deposit	10/11/2012		Chobani	Adv. Cert #23, #24, #25	409,387.88	409,387.88
Deposit	10/23/2012		Chobani	Advance Cert. #26	2,499,195.86	2,908,583.74
Deposit	10/30/2012		Chobani	Advance Cert. #27	46,056.50	2,954,640.24
Deposit	11/20/2012		Chobani	Advance Certificate #28	162,316.68	3,116,956.92
Deposit	12/3/2012		Chobani	Advance Certificate #29	990,378.80	4,107,335.72
Total Chobani Advances					4,107,335.72	4,107,335.72
Total Income					33,549,340.94	33,549,340.94
Gross Profit					33,549,340.94	33,549,340.94
Expense						
RAA 4-1						
Glanbia Project						
Check	10/8/2012	2456	Idaho Power Company	Bury Power Line in Alley	147,431.00	147,431.00
Check	10/16/2012	2459	Cable One	Phase II cable work - Alley	11,876.00	159,307.00
Deposit	10/22/2012		Idaho Power Company	Unusual Cond. refund	-9,631.00	149,676.00
Check	11/13/2012	2464	Lee Enterprises	Legal Adv. Bid Posting Blk 132	78.84	149,754.84
Check	11/13/2012	2464	Lee Enterprises	Legal Adv. Post RFQ Engineering Serv.	73.02	149,827.86
Check	11/13/2012	2464	Lee Enterprises	Legal Adv. Bid Posting Blk 133	78.84	149,906.70
Check	11/13/2012	2466	McCoy Construction	Disposal of Contaminated Soil	16,660.90	166,567.60
Check	12/4/2012	2485	McCoy Construction	Excavation/replacement contaminated soil	9,949.50	176,517.10
Check	1/9/2013	2493	ESI	Contaminated soil testing	6,360.70	182,877.80
Check	1/9/2013	2495	Balanced Rock Ele...	Invoice I11423 change power feed in alley	1,627.07	184,504.87
Check	1/9/2013	2495	Balanced Rock Ele...	Invoice I11424 install new meter - motel	2,584.93	187,089.80
Check	1/9/2013	2495	Balanced Rock Ele...	Invoice I11425 install new mtr change mast Verne's Auto ...	5,061.71	192,151.51
Total Glanbia Project					192,151.51	192,151.51
Total RAA 4-1					192,151.51	192,151.51
RAA 4-3 (Chobani)						
Debt Pay. (Chobani) Interest						
Check	12/17/2012	Wire	Chobani	Interest on Chobani Advances	282,582.23	282,582.23
Total Debt Pay. (Chobani) Interest					282,582.23	282,582.23
Debt Pay. (Chobani) Principal						
Check	12/17/2012	Wire	Chobani	Repay Chobani Debt	17,787,644.91	17,787,644.91
Total Debt Pay. (Chobani) Principal					17,787,644.91	17,787,644.91

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss Detail
October 2012 through January 2013

Type	Date	Num	Name	Memo	Amount	Balance
Loan Costs						
Check	12/17/2012	Wire	Skinner Fawcett	Legal Work on Bond Issuance	60,500.00	60,500.00
Check	12/17/2012	Wire	Zions Bank	Repay loan costs - Zions Bank, \$215,882.50, City of Twin...	234,500.50	295,000.50
Total Loan Costs					295,000.50	295,000.50
RAA 4-3 (Chobani) - Other						
Check	11/19/2012	2475	City of Twin Falls	Reimb City for Waterline & NE Sewerline	626,525.09	626,525.09
Check	11/26/2012	2479	City of Twin Falls	Certificate #28	162,316.68	788,841.77
Check	11/26/2012	2479	City of Twin Falls	Certificate #29	990,378.80	1,779,220.57
Check	12/19/2012	2490	City of Twin Falls	Reimbursement - Chobani Expenses	628,188.21	2,407,408.78
Check	1/9/2013	2492	City of Twin Falls	Certificate #21	672,782.91	3,080,191.69
Check	1/9/2013	2498	Lee Enterprises	Legal Advertising URA mtg for bond resolution	46.25	3,080,237.94
Check	1/16/2013	2501	City of Twin Falls	Certificate #21	778,833.68	3,859,071.62
Check	1/28/2013	2502	City of Twin Falls	Certificate #21	547,817.75	4,406,889.37
Total RAA 4-3 (Chobani) - Other					4,406,889.37	4,406,889.37
Total RAA 4-3 (Chobani)					22,772,117.01	22,772,117.01
Debt Payments - Interest						
Check	10/1/2012	C2	Larry Tucker & Kare...	To record monthly payment	1,229.79	1,229.79
Check	10/1/2012	C1	Larry McElliott	To record monthly payment	7.21	1,237.00
Check	11/1/2012	c1	Larry McElliott	Automatic Debt Payment	7.21	1,244.21
Check	11/1/2012	c2	Larry Tucker & Kare...	Automatic Debt Payment	1,217.62	2,461.83
Check	12/3/2012	C2	Larry Tucker & Kare...	Monthly Payment	1,205.39	3,667.22
Check	1/2/2013	C2	Larry Tucker & Kare...	Note Payment to Tucker's	1,193.10	4,860.32
Total Debt Payments - Interest					4,860.32	4,860.32
Debt Payments - Principal						
Check	10/1/2012	C2	Larry Tucker & Kare...	To record monthly payment	2,433.89	2,433.89
Check	10/1/2012	C1	Larry McElliott	To record monthly payment	1,442.75	3,876.64
Check	11/1/2012	c1	Larry McElliott	Automatic Debt Payment	1,442.75	5,319.39
Check	11/1/2012	c2	Larry Tucker & Kare...	Automatic Debt Payment	2,446.06	7,765.45
Check	12/3/2012	C2	Larry Tucker & Kare...	Monthly Payment	2,458.29	10,223.74
Check	1/2/2013	C2	Larry Tucker & Kare...	Note Payment to Tucker's	2,470.58	12,694.32
Total Debt Payments - Principal					12,694.32	12,694.32
Dues and Subscriptions						
Check	12/4/2012	2484	RAI	2013 Dues	750.00	750.00
Check	12/4/2012	2484	RAI	2013 legislation efforts	1,000.00	1,750.00
Total Dues and Subscriptions					1,750.00	1,750.00
Meeting Expense						
Check	10/4/2012	2454	Melinda Anderson	URA meeting expense reimb	30.85	30.85
Check	11/19/2012	2476	Papa Kelsey's	URA lunch meeting	78.37	109.22
Check	12/10/2012	2489	Daisy's	URA meeting lunches	102.86	212.08
Check	1/9/2013	2494	Albertsons	Board meeting desserts	10.98	223.06
Check	1/14/2013	2500	The Coffee Shop	Lunches for URA Meeting	137.82	360.88
Total Meeting Expense					360.88	360.88
Miscellaneous						
Check	11/13/2012	2465	Canyon Floral	Flowers for Cindy Bond - Accident	27.45	27.45
Total Miscellaneous					27.45	27.45
Office Expense						
Check	10/11/2012	BC	Wells Fargo	Wire Fee	15.00	15.00
Check	10/23/2012	BC	Wells Fargo	Wire Fee	15.00	30.00
Check	10/30/2012	BC	Wells Fargo	Wire Fee	15.00	45.00
Check	11/20/2012	BC	Wells Fargo	Wire Fee	15.00	60.00
Check	12/3/2012			Service Charge	15.00	75.00
Check	12/4/2012	2483	Clos	orientation binders & tabs	29.03	104.03
Check	12/17/2012	Wire	Zions Bank	Wire Fee	12.00	116.03
Check	12/17/2012	Wire	Zions Bank	Wire Fee	18.00	134.03
Check	12/17/2012	Wire	Zions Bank	Wire Fee	18.00	152.03
Total Office Expense					152.03	152.03
Professional Fees						
Check	11/13/2012	2467	Mark J. Rivers, Inc	October & November Fees & mileage	10,175.00	10,175.00
Check	11/13/2012	2469	Riedesel Engineering	Consulting, Engineer Assistance	855.00	11,030.00
Check	1/9/2013	2497	Riedesel Engineering	Invoice 8723 Dev RPQ for DT Engr. Services	2,063.75	13,093.75
Check	1/9/2013	2497	Riedesel Engineering	Invoice 8771 Review JUB scope	1,610.00	14,703.75
Total Professional Fees					14,703.75	14,703.75
Property Tax Expense						
Check	12/4/2012	2481	Western Developme...	2012 Property Taxes remote lot	15,109.74	15,109.74
Check	12/4/2012	2488	Twin Falls County	2012 Property Taxes	9.62	15,119.36
Check	12/4/2012	2488	Twin Falls County	Property Taxes Concept 91-2012	19,314.34	34,433.70
Total Property Tax Expense					34,433.70	34,433.70

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss Detail
October 2012 through January 2013

Type	Date	Num	Name	Memo	Amount	Balance
Real Estate Exp. - Call Center						
Check	11/13/2012	2468	City of Twin Falls	Water - landscape	337.25	337.25
Check	11/13/2012	2470	Idaho Power Company	Power - 851 Poleline Road	217.12	554.37
Check	11/13/2012	2472	K & G Property Man...	C3 Prop Management Maintenance & repairs	4,713.99	5,268.36
Check	12/4/2012	2482	K & G Property Man...	Call Ctr repair & maintenance Nov 2012	1,401.10	6,669.46
Check	12/4/2012	2486	City of Twin Falls	Water landscape @ 851 Poleline	43.80	6,713.26
Check	12/4/2012	2487	Idaho Power Company	Power 851 Poleline Road	242.05	6,955.31
Check	1/9/2013	2496	Idaho Power Company	Power 851 Pole Line Rd. lights	251.90	7,207.21
Check	1/9/2013	2499	K & G Property Man...	C3 repair & maintenance	2,902.08	10,109.29
Total Real Estate Exp. - Call Center					10,109.29	10,109.29
Real Estate Exp. - Other						
Check	11/13/2012	2470	Idaho Power Company	Power - 242 2nd Ave South	6.31	6.31
Check	1/9/2013	2496	Idaho Power Company	Power 242 2nd Ave S	7.54	13.85
Total Real Estate Exp. - Other					13.85	13.85
Real Estate Lease						
Check	12/4/2012	2480	Manaus LLC	Annual parking lot payment	72,000.00	72,000.00
Total Real Estate Lease					72,000.00	72,000.00
Total Expense					23,115,374.11	23,115,374.11
Net Ordinary Income					10,433,966.83	10,433,966.83
Net Income					10,433,966.83	10,433,966.83

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet
As of January 31, 2013

	Jan 31, 13
ASSETS	
Current Assets	
Checking/Savings	
Cash	
General Checking Cash #6350	1,040,048.86
Revenue Alloc. Cash #5601	2,936,500.19
Bond Reserve Cash #5602	699,912.50
Bond Fund-Cash #5600	35.30
Zions Bank-Temp. Bond Proceeds	9,688,163.82
Total Cash	14,364,660.67
Total Checking/Savings	14,364,660.67
Other Current Assets	
Due from Other Governments	9,371.00
Interest Receivable	
Int. Rec.-Bond Fund	5.75
Int. Rec.-Revenue Allocation	13.97
Total Interest Receivable	19.72
Property Taxes Receivable	87,917.00
Total Other Current Assets	97,307.72
Total Current Assets	14,461,968.39
Fixed Assets	
Land	1,350,000.00
Building	3,500,000.00
Equipment	475,000.00
Accumulated Depreciation	-406,666.67
Total Fixed Assets	4,918,333.33
TOTAL ASSETS	19,380,301.72
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Deferred Rev.-Property Tax	131,596.00
Total Long Term Liabilities	131,596.00
Total Liabilities	131,596.00
Equity	
Fund Balance	
Fund Balance-Bond Fund	700,742.26
Fund Balance-General Fund	161,318.79
Fund Balance-Rental Fund	5,223,333.33
Fund Balance-Revenue Alloc.	2,764,647.06
Total Fund Balance	8,850,041.44
Unrestricted Net Assets	-35,302.55
Net Income	10,433,966.83
Total Equity	19,248,705.72
TOTAL LIABILITIES & EQUITY	19,380,301.72

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2013

Type	Date	Num	Name	Memo	Amount	Balance
ASSETS						12,658,024.50
Current Assets						7,739,910.03
Checking/Savings						7,642,602.31
Cash						7,642,602.31
General Checking Cash #6350						5,243,220.41
Deposit	10/2/2012			Deposit	1,333.33	5,244,553.74
Check	10/4/2012	2447	K & G Property Management	Invoice 3214	-5,050.66	5,239,503.08
Check	10/4/2012	2448	Signs Now #361	Invoice 11607	-238.00	5,239,265.08
Check	10/4/2012	2449	Columbia Technical Service	Asbestos Insp.	-750.00	5,238,515.08
Check	10/4/2012	2450	Aramark	Invoice #7277008031	-101.05	5,238,414.03
Check	10/4/2012	2451	City of Twin Falls	Acct 030304.000	-379.60	5,238,034.43
Check	10/4/2012	2452	City of Twin Falls	Tap fee Reimb	-3,068.00	5,234,966.43
Check	10/4/2012	2453	J U B Engineers	Invoice 78080	-9,218.60	5,225,747.83
Check	10/4/2012	2454	Melinda Anderson	Meetings reimb.	-60.16	5,225,687.67
Check	10/4/2012	2455	Idaho Power Company	Accts 5958027801= 7.76, 7175543970 = ...	-222.79	5,225,464.88
Check	10/8/2012	2456	Idaho Power Company	WO #27368808	-147,431.00	5,078,033.88
Check	10/8/2012	2457	City of Twin Falls	Adv Cert. #21	-139,361.90	4,938,671.98
Check	10/9/2012	2458	City of Twin Falls	Cert 23, 24 & 25	-409,387.88	4,529,284.10
Check	10/11/2012	BC	Wells Fargo		-15.00	4,529,269.10
Deposit	10/11/2012			Deposit	409,387.88	4,938,656.98
Check	10/16/2012	2459	Cable One	Invoice #4052	-11,876.00	4,926,780.98
Check	10/17/2012	2460	City of Twin Falls	Chobani Activiity	-327,342.03	4,599,438.95
Check	10/17/2012	2461	City of Twin Falls	Adv. Cert. #26	-2,499,195.86	2,100,243.09
Deposit	10/22/2012			Deposit	9,631.00	2,109,874.09
Check	10/23/2012	BC	Wells Fargo		-15.00	2,109,859.09
Deposit	10/23/2012			Deposit	2,499,195.86	4,609,054.95
Deposit	10/25/2012			Deposit	11,099.89	4,620,154.84
Check	10/25/2012	2462	Wells Fargo Bank	Prop. Taxes	-11,099.89	4,609,054.95
Deposit	10/25/2012			Deposit	33,410.71	4,642,465.66
Check	10/30/2012	BC	Wells Fargo		-15.00	4,642,450.66
Deposit	10/30/2012			Deposit	46,056.50	4,688,507.16
Check	11/8/2012	2463	City of Twin Falls	Certificate #27 - Chobani	-211,290.45	4,477,216.71
Check	11/13/2012	2464	Lee Enterprises	582238, 581950, 582976	-230.70	4,476,986.01
Check	11/13/2012	2465	Canyon Floral	Invoice 7076	-27.45	4,476,958.56
Check	11/13/2012	2466	McCoy Construction	Invoice 981792	-16,660.90	4,460,297.66
Check	11/13/2012	2467	Mark J. Rivers, Inc	Invoice TF20121108	-10,175.00	4,450,122.66
Check	11/13/2012	2468	City of Twin Falls	Acct 030304-000	-337.25	4,449,785.41
Check	11/13/2012	2469	Riedesel Engineering	Invoice 8608	-855.00	4,448,930.41
Check	11/13/2012	2470	Idaho Power Company	Acct 7175543970 & 5958027801	-223.43	4,448,706.98
Check	11/13/2012	2471	CSI	Invoice 20120727-00002	-45.00	4,448,661.98
Check	11/13/2012	2472	K & G Property Management	Invoice 3240	-4,713.99	4,443,947.99
Check	11/13/2012	2473	City of Twin Falls		-106,000.00	4,337,947.99
Check	11/19/2012	2474	Mr. Delivery, Inc.	Refund Rent @ 151 Maxwell Street	-1,250.00	4,336,697.99
Check	11/19/2012	2475	City of Twin Falls	Reimb.	-626,525.09	3,710,172.90
Check	11/19/2012	2476	Papa Kelsey's	URA lunch mtg	-78.37	3,710,094.53
Check	11/19/2012	2477	Albertsons	Invoice 1422650	-8.48	3,710,086.05
Deposit	11/20/2012			Deposit	162,316.68	3,872,402.73
Check	11/20/2012	BC	Wells Fargo		-15.00	3,872,387.73
Check	11/26/2012	2478	Wells Fargo Bank	Prop. Taxes	-1,502.17	3,870,885.56
Deposit	11/26/2012			Deposit	1,502.17	3,872,387.73
Deposit	11/26/2012			Deposit	33,410.71	3,905,798.44
Check	11/26/2012	2479	City of Twin Falls	Certificates 28 & 29	-1,152,695.48	2,753,102.96
Deposit	12/3/2012			Deposit	990,378.80	3,743,481.76
Check	12/3/2012			Service Charge	-15.00	3,743,466.76
Check	12/4/2012	2480	Manaus LLC	Pkg Lot Payment	-72,000.00	3,671,466.76
Check	12/4/2012	2481	Western Development Corp.	2012 Property tax	-15,109.74	3,656,357.02
Check	12/4/2012	2482	K & G Property Management	Invoice 3250	-1,401.10	3,654,955.92
Check	12/4/2012	2483	Clos	Invoice 20271	-29.03	3,654,926.89
Check	12/4/2012	2484	RAI	Invoice M13023	-1,750.00	3,653,176.89
Check	12/4/2012	2485	McCoy Construction	Invoice 981794	-9,949.50	3,643,227.39
Check	12/4/2012	2486	City of Twin Falls	Acct 030304-000	-43.80	3,643,183.59
Check	12/4/2012	2487	Idaho Power Company	Acct 7175543970	-242.05	3,642,941.54
Check	12/4/2012	2488	Twin Falls County	RPT00107166005A & RPT10330010010A	-19,323.96	3,623,617.58
Check	12/10/2012	2489	Daisy's		-102.86	3,623,514.72
Deposit	12/19/2012			Deposit	33,410.71	3,656,925.43
Check	12/19/2012	2490	City of Twin Falls	Reimbursement	-628,188.21	3,028,737.22
Deposit	1/2/2013			Deposit	32,360.97	3,061,098.19
Check	1/2/2013	2491	Wells Fargo Bank	Property Taxes	-32,360.97	3,028,737.22
Check	1/9/2013	2492	City of Twin Falls	Certificate #21	-672,782.91	2,355,954.31
Check	1/9/2013	2493	ESI	Invoice C023-002 R1	-6,360.70	2,349,593.61
Check	1/9/2013	2494	Albertsons	Invoice 1422632	-10.98	2,349,582.63
Check	1/9/2013	2495	Balanced Rock Electric	Invoices I11423, I11424 & I11425	-9,273.71	2,340,308.92
Check	1/9/2013	2496	Idaho Power Company	Acct 5958027801=7.54, 7175543970=25...	-259.44	2,340,049.48
Check	1/9/2013	2497	Riedesel Engineering	Invoice 8723 & 8771	-3,673.75	2,336,375.73
Check	1/9/2013	2498	Lee Enterprises	Invoice 585291	-46.25	2,336,329.48
Check	1/9/2013	2499	K & G Property Management	Invoice 3259	-2,902.08	2,333,427.40
Check	1/14/2013	2500	The Coffee Shop		-137.82	2,333,289.58
Deposit	1/15/2013			Deposit	33,410.71	2,366,700.29
Check	1/16/2013	2501	City of Twin Falls	Certificate #21	-778,833.68	1,587,866.61
Check	1/28/2013	2502	City of Twin Falls	Certificate #21	-547,817.75	1,040,048.86
Check	1/28/2013	2503	Wells Fargo Bank	Property Taxes - Dec 2012	-1,206,921.57	-166,872.71
Check	1/28/2013	2504	Wells Fargo Bank	Property Taxes - Chobani Dec 2012	-2,437.09	-169,309.80

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2013

Type	Date	Num	Name	Memo	Amount	Balance
Deposit	1/28/2013			Deposit	1,206,921.57	1,037,611.77
Deposit	1/28/2013			Deposit	2,437.09	1,040,048.86
Total General Checking Cash #6350					-4,203,171.55	1,040,048.86
Revenue Alloc. Cash #5601						1,699,457.50
Check	10/1/2012	C2	Larry Tucker & Karen Tucker		-3,663.68	1,695,793.82
Check	10/1/2012	C1	Larry McElliott		-1,449.96	1,694,343.86
Deposit	10/1/2012			Deposit	13.97	1,694,357.83
Deposit	10/2/2012			Deposit	218.86	1,694,576.69
Deposit	10/30/2012			Deposit	11,099.89	1,705,676.58
Check	11/1/2012	c1	Larry McElliott		-1,449.96	1,704,226.62
Check	11/1/2012	c2	Larry Tucker & Karen Tucker		-3,663.68	1,700,562.94
Deposit	11/1/2012			Deposit	14.40	1,700,577.34
Check	12/3/2012	C2	Larry Tucker & Karen Tucker		-3,663.68	1,696,913.66
Deposit	12/3/2012			Deposit	13.98	1,696,927.64
Deposit	12/4/2012			Deposit	1,502.17	1,698,429.81
Deposit	1/2/2013			Deposit	14.43	1,698,444.24
Check	1/2/2013	C2	Larry Tucker & Karen Tucker		-3,663.68	1,694,780.56
Deposit	1/8/2013			Deposit	32,360.97	1,727,141.53
Deposit	1/31/2013			Deposit	1,209,358.66	2,936,500.19
Total Revenue Alloc. Cash #5601					1,237,042.69	2,936,500.19
Bond Reserve Cash #5602						699,912.50
Total Bond Reserve Cash #5602						699,912.50
Bond Fund-Cash #5600						11.90
Deposit	10/1/2012			Deposit	5.75	17.65
Deposit	11/1/2012			Deposit	5.95	23.60
Deposit	12/3/2012			Deposit	5.75	29.35
Deposit	1/5/2013			Deposit	5.95	35.30
Total Bond Fund-Cash #5600					23.40	35.30
Parking Lot Sinking Cash #3425						0.00
Total Parking Lot Sinking Cash #3425						0.00
Wells Fargo Securities #1251						0.00
Total Wells Fargo Securities #1251						0.00
Zions Bank-Temp. Bond Proceeds						0.00
Deposit	12/17/2012			Deposit	28,051,000.00	28,051,000.00
Check	12/17/2012	Wire	Skinner Fawcett		-60,500.00	27,990,500.00
Check	12/17/2012	Wire	Zions Bank		-12.00	27,990,488.00
Check	12/17/2012	Wire	Zions Bank		-18.00	27,990,470.00
Check	12/17/2012	Wire	Zions Bank		-18.00	27,990,452.00
Check	12/17/2012	Wire	Chobani	Repay Chobani Advances	-18,070,227.14	9,920,224.86
Check	12/17/2012	Wire	Zions Bank		-234,500.50	9,685,724.36
Deposit	12/31/2012			Deposit	793.94	9,686,518.30
Deposit	1/31/2013			Deposit	1,645.52	9,688,163.82
Total Zions Bank-Temp. Bond Proceeds					9,688,163.82	9,688,163.82
Cash - Other						0.00
Total Cash - Other						0.00
Total Cash					6,722,058.36	14,364,660.67
Total Checking/Savings					6,722,058.36	14,364,660.67
Accounts Receivable						0.00
Total Accounts Receivable						0.00
Other Current Assets						97,307.72
Deposits						0.00
Total Deposits						0.00
Due from Other Governments						9,371.00
Total Due from Other Governments						9,371.00
Interest Receivable						19.72
Int. Rec.-Bond Fund						5.75
Total Int. Rec.-Bond Fund						5.75
Int. Rec.-Revenue Allocation						13.97
Total Int. Rec.-Revenue Allocation						13.97
Interest Receivable - Other						0.00
Total Interest Receivable - Other						0.00
Total Interest Receivable						19.72
Inventory Asset						0.00
Total Inventory Asset						0.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2013

Type	Date	Num	Name	Memo	Amount	Balance
Prepaid Insurance						0.00
Total Prepaid Insurance						0.00
Property Taxes Receivable						87,917.00
Total Property Taxes Receivable						87,917.00
Total Other Current Assets						97,307.72
Total Current Assets					6,722,058.36	14,461,968.39
Fixed Assets						4,918,333.33
Land						1,350,000.00
Total Land						1,350,000.00
Building						3,500,000.00
Total Building						3,500,000.00
Equipment						475,000.00
Total Equipment						475,000.00
Accumulated Depreciation						-406,666.67
Total Accumulated Depreciation						-406,666.67
Total Fixed Assets						4,918,333.33
Other Assets						-218.86
Due from General (4-2)						0.00
Total Due from General (4-2)						0.00
Lease Receivable-Jayco						0.00
Total Lease Receivable-Jayco						0.00
Note Receivable - Agro Farma						0.00
Total Note Receivable - Agro Farma						0.00
Property Tax Clearing Account						-218.86
General Journal	10/1/2012	AJE #107		To reflect taxes collected in Sept and rep...	218.86	0.00
Deposit	10/25/2012	13-01936...	Twin Falls County	Property Taxes	-11,099.89	-11,099.89
Check	10/25/2012	2462	Wells Fargo Bank	Property Taxes - October 2012	11,099.89	0.00
Check	11/26/2012	2478	Wells Fargo Bank	Property Taxes - Nov, 2012	1,502.17	1,502.17
Deposit	11/26/2012	13-01952...	Twin Falls County Treasurer	Property Taxes 2012	-1,502.17	0.00
Deposit	1/2/2013	0196783	Twin Falls County Treasurer	Property Taxes - Nov 2012	-29,884.37	-29,884.37
Deposit	1/2/2013	0196784	Twin Falls County Treasurer	Property Taxes - Nov, 2012	-2,476.60	-32,360.97
Check	1/2/2013	2491	Wells Fargo Bank	Property Taxes - Nov 2012	32,360.97	0.00
Check	1/28/2013	2503	Wells Fargo Bank	Property Taxes - Dec 2012	1,206,921.57	1,206,921.57
Check	1/28/2013	2504	Wells Fargo Bank	Chobani Property taxes - Dec, 2012	2,437.09	1,209,358.66
Deposit	1/31/2013		Wells Fargo	Transfer from the County	-1,206,921.57	2,437.09
Deposit	1/31/2013		Wells Fargo	Transfer from the County	-2,437.09	0.00
Total Property Tax Clearing Account					218.86	0.00
Total Other Assets					218.86	0.00
TOTAL ASSETS					6,722,277.22	19,380,301.72
LIABILITIES & EQUITY						12,658,024.50
Liabilities						3,843,285.61
Current Liabilities						3,711,689.61
Accounts Payable						0.00
Accounts Payable						0.00
Total Accounts Payable						0.00
Total Accounts Payable						0.00
Credit Cards						0.00
Total Credit Cards						0.00
Other Current Liabilities						3,711,689.61
Accts Pay - Bond Fund						0.00
Total Accts Pay - Bond Fund						0.00
Accts Pay - General						106,933.84
Check	10/4/2012	2449	Columbia Technical Service	Asbestos Assessment 151 Maxwell	-750.00	106,183.84
Check	10/4/2012	2450	Aramark	Work session refreshments	-101.05	106,082.79
Check	10/4/2012	2454	Melinda Anderson	Meetings reimb.	-29.31	106,053.48
Check	11/13/2012	2471	CSI	Facilities Charges - Work Session	-45.00	106,008.48
Check	11/13/2012	2473	City of Twin Falls	Management fees 2011/2012 F.Y.	-106,000.00	8.48
Check	11/19/2012	2477	Albertsons	Cookies for URA Meeting	-8.48	0.00
Total Accts Pay - General					-106,933.84	0.00

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2013

Type	Date	Num	Name	Memo	Amount	Balance
Accts Pay - Rental Fund						5,653.05
Check	10/4/2012	2447	K & G Property Management	Prop. Mgmt C3 Repairs & maintenance	-5,050.66	602.39
Check	10/4/2012	2451	City of Twin Falls	Ce landscape watering	-379.60	222.79
Check	10/4/2012	2455	Idaho Power Company	Power 242 2nd Ave S	-7.76	215.03
Check	10/4/2012	2455	Idaho Power Company	Power 851 Poleline Rd	-215.03	0.00
Total Accts Pay - Rental Fund					-5,653.05	0.00
Accts Pay - Rev. Alloc.						3,599,102.72
Check	10/4/2012	2448	Signs Now #361	Balance of Kiosk sign work - Frames	-238.00	3,598,864.72
Check	10/4/2012	2452	City of Twin Falls	Sewer & Water Permit fees Corp. Office	-3,068.00	3,595,796.72
Check	10/4/2012	2453	J U B Engineers	Waterline project	-9,218.60	3,586,578.12
Check	10/8/2012	2457	City of Twin Falls	Partial Reimb Cert #21 NE Sewer & Wtr ...	-139,361.90	3,447,216.22
Check	10/9/2012	2458	City of Twin Falls	Certificates 23, 24 & 25	-409,387.88	3,037,828.34
Check	10/17/2012	2460	City of Twin Falls	Chobani Activity through Sept 30 2012	-327,342.03	2,710,486.31
Check	10/17/2012	2461	City of Twin Falls	Advance Certificate #26	-2,499,195.86	211,290.45
Check	11/8/2012	2463	City of Twin Falls	Certificate #27 - Chobani	-211,290.45	0.00
Total Accts Pay - Rev. Alloc.					-3,599,102.72	0.00
Payroll Liabilities						0.00
Total Payroll Liabilities						0.00
Prepaid Rent						0.00
Total Prepaid Rent						0.00
Total Other Current Liabilities					-3,711,689.61	0.00
Total Current Liabilities					-3,711,689.61	0.00
Long Term Liabilities						131,596.00
BID Grant Oversight						0.00
Total BID Grant Oversight						0.00
Deferred Rev.-Lease						0.00
Total Deferred Rev.-Lease						0.00
Deferred Rev.-Lease Principal						0.00
Total Deferred Rev.-Lease Principal						0.00
Deferred Rev.-Property Tax						131,596.00
Total Deferred Rev.-Property Tax						131,596.00
Due to Rev. Alloc. (4-1)						0.00
Total Due to Rev. Alloc. (4-1)						0.00
Notes and Bonds Payable						0.00
Bond Payable - Rev. Alloc.						0.00
Total Bond Payable - Rev. Alloc.						0.00
Note - D.L. Evans Bank						0.00
Total Note - D.L. Evans Bank						0.00
Note - Dell Building						0.00
Total Note - Dell Building						0.00
Note - McElliott						0.00
Total Note - McElliott						0.00
Notes and Bonds Payable - Other						0.00
Total Notes and Bonds Payable - Other						0.00
Total Notes and Bonds Payable					0.00	0.00
Total Long Term Liabilities					0.00	131,596.00
Total Liabilities					-3,711,689.61	131,596.00
Equity						8,814,738.89
Fund Balance						8,850,041.44
Fund Balance-Bond Fund						700,742.26
Total Fund Balance-Bond Fund						700,742.26
Fund Balance-General Fund						161,318.79
Total Fund Balance-General Fund						161,318.79
Fund Balance-Rental Fund						5,223,333.33
Total Fund Balance-Rental Fund						5,223,333.33
Fund Balance-Revenue Alloc.						2,764,647.06
Total Fund Balance-Revenue Alloc.						2,764,647.06

Urban Renewal Agency of the City of Twin Falls, ID
Balance Sheet Detail
As of January 31, 2013

Type	Date	Num	Name	Memo	Amount	Balance
Fund Balance-Sinking Fund						0.00
Total Fund Balance-Sinking Fund						0.00
Fund Balance - Other						0.00
Total Fund Balance - Other						0.00
Total Fund Balance						8,850,041.44
Opening Balance Equity						0.00
Total Opening Balance Equity						0.00
Unrestricted Net Assets						-35,302.55
Total Unrestricted Net Assets						-35,302.55
Net Income						0.00
Total Net Income						10,433,966.83
Total Equity						19,248,705.72
TOTAL LIABILITIES & EQUITY					6,722,277.22	19,380,301.72



CITY OF TWIN FALLS
 HISTORICAL PRESERVATION COMMISSION
 P.O. Box 1907
 324 Hansen Street E Twin Falls, ID 83303
 PH: 208-735-7267 FAX: 208-736-2641

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date of the Application: 2/14/13 Application No.: _____
 Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Twin Falls Urban Renewal Agency
 Mailing Address: PO Box 1907
 City: Twin Falls State: ID Zip: 83303-1907
 Phone: 208-735-7240 Cell Phone: _____ E-mail: mandersen@tffd.org
 Applicant Signature: Melinda Anderson

B. REQUEST INFORMATION:

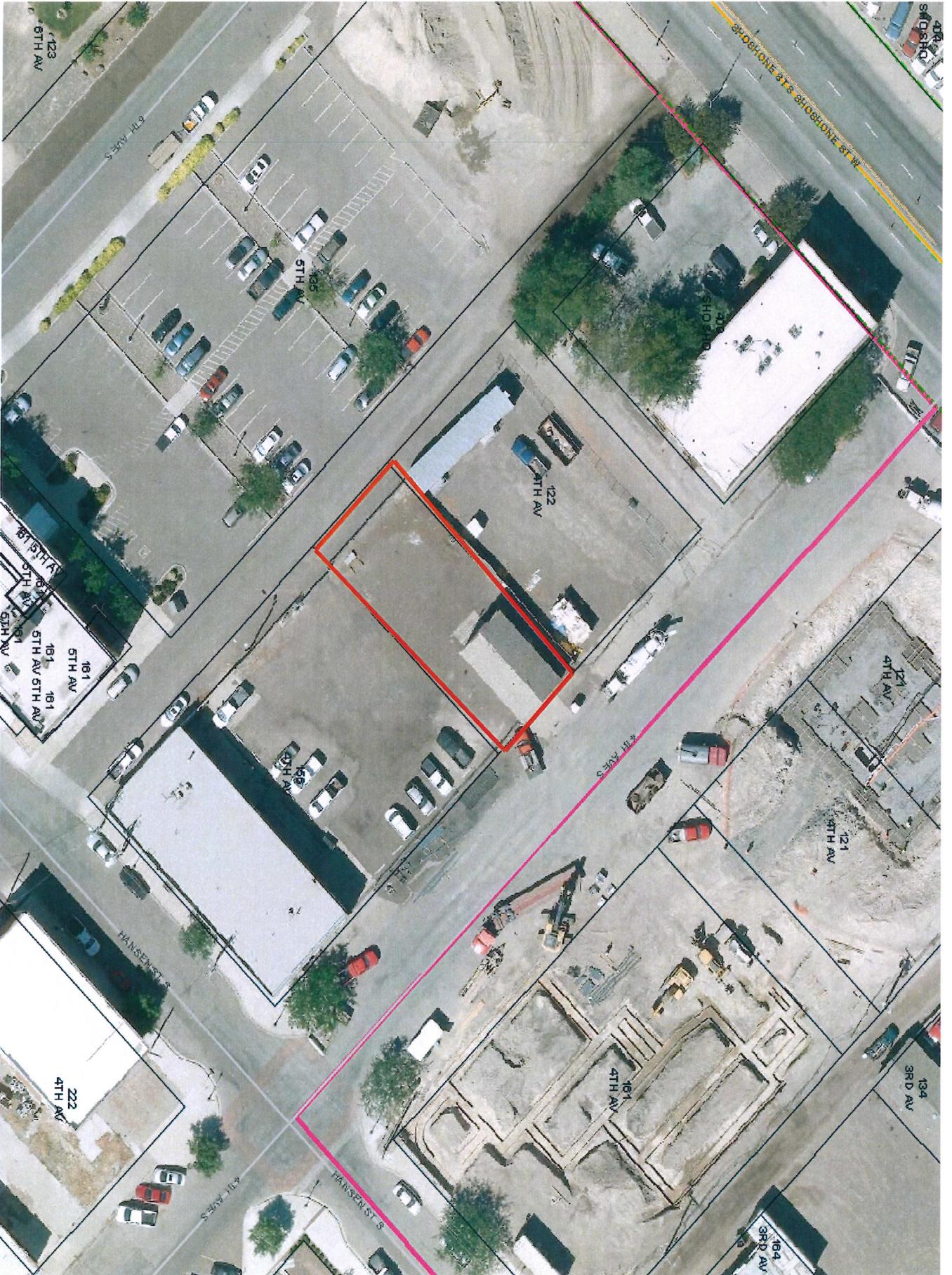
1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
122 4th Ave So.
2. Existing Zoning District: O-T WHO P3
3. Project Land Area Size: 6,250 sf
4. Existing Building Size: 915 sf
5. Proposed Building Alteration: Demolition
6. A site plan to **SCALE** on an **8 1/2" x 11" paper**, of the subject property showing the following:
 - a. Lot dimensions
 - b. Location of all existing buildings; including setbacks and fencing
 - c. Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
 - a. The reason for the request
 - b. An evaluation of the effects on adjoining property

.....
OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____



↗ Front

Hotsy Garage



SW Side



SE Side



Back



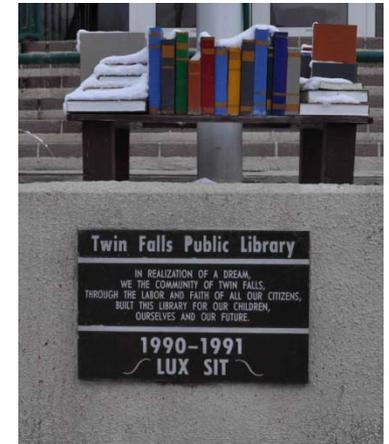


CSHQA





City of Twin Falls Imagine 2030

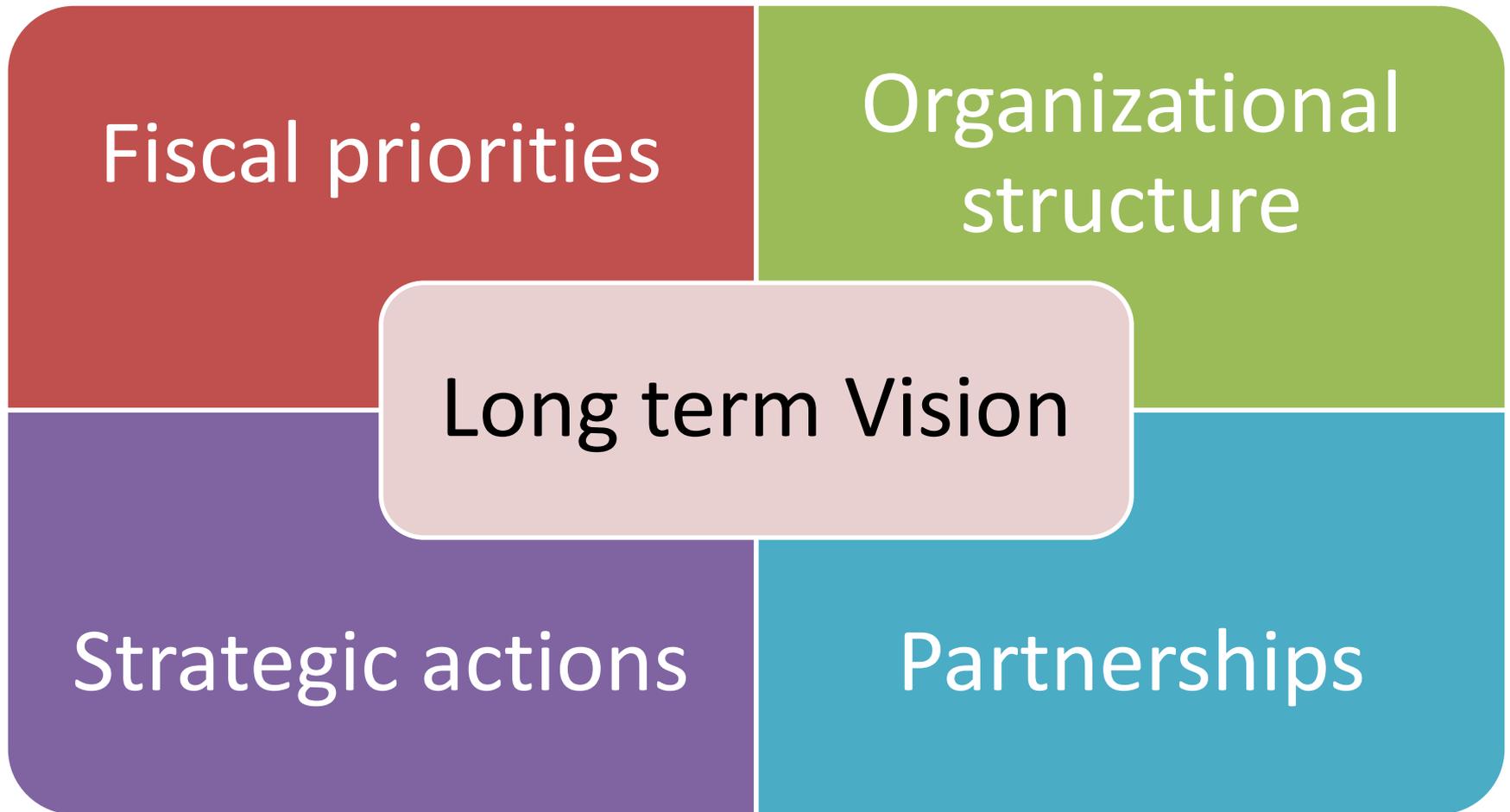


Strategic Planning – Why?

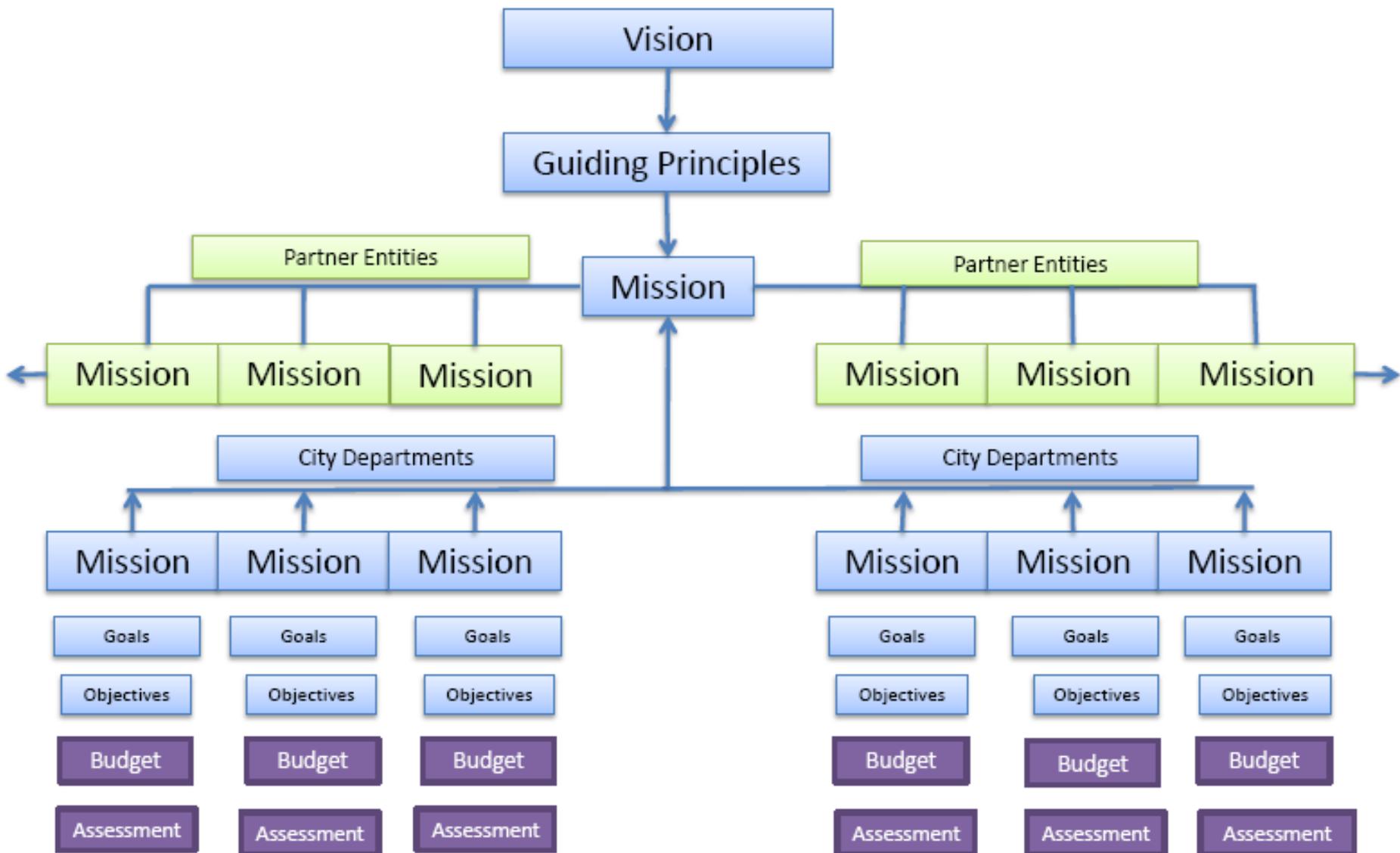
You have to be very careful if you don't know where you're going because you might not get there". Yogi Berra

- Every successful private business engages in strategic planning.
- Strategic planning for local government is more complex.
- Strategic planning value
 - Clarity of purpose over time
 - Focus for organizational energy
 - Discipline in processes
 - Partnership potential

Strategic Planning - process



Strategic Planning Model





Twin Falls 2030

Help shape our city's future!

**Strategic Plan
Interim Report
May 14, 2012**

Community Outreach

April – May 2012

Social media

- 13 e-mails
- 65 Facebook postings
- 6 twitters

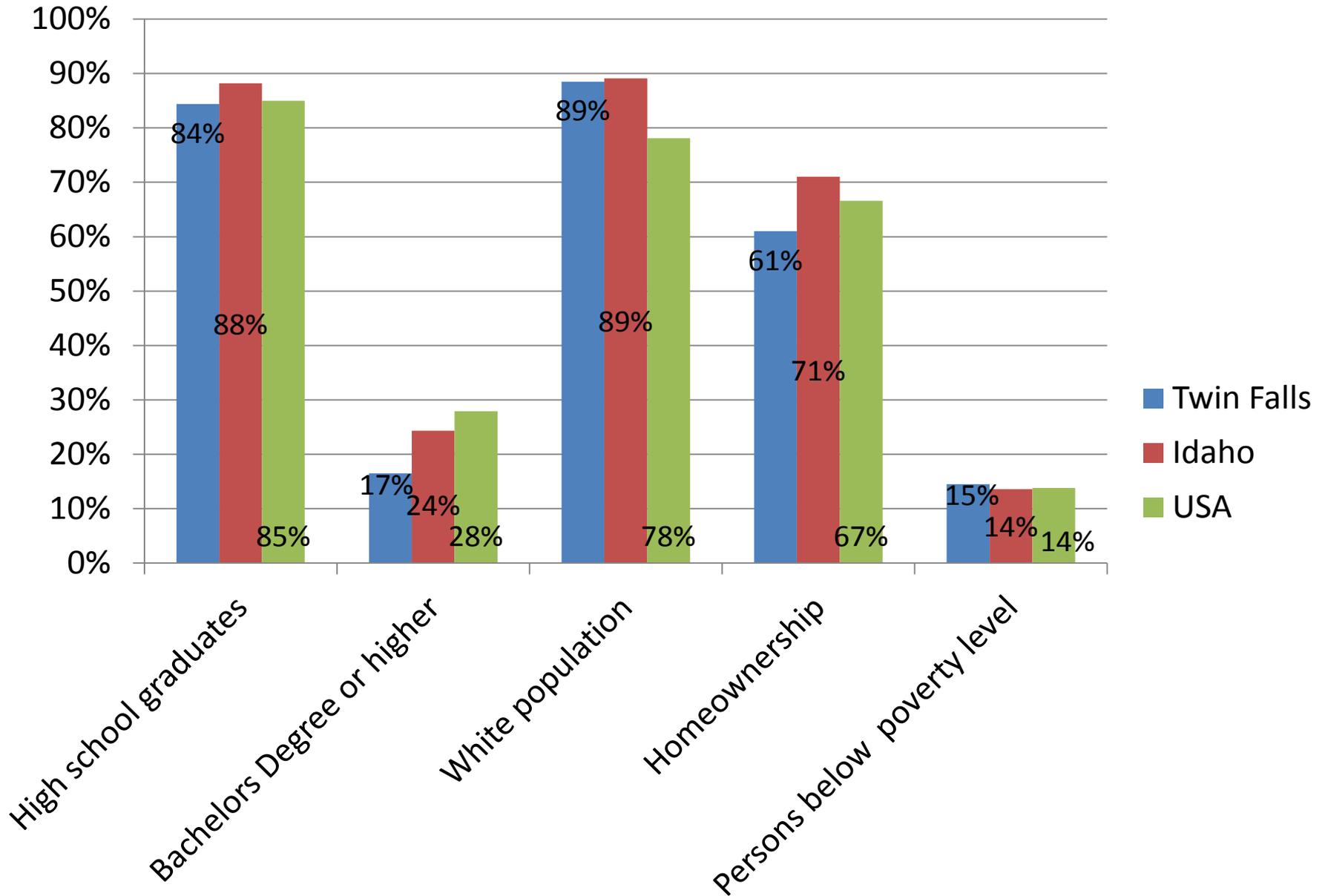
Community Participation

- 65 citizens and city staff at the community visioning event
- 35 one on one interviews with community leaders.
- 4 focus groups
- 50 O'Leary Middle School students

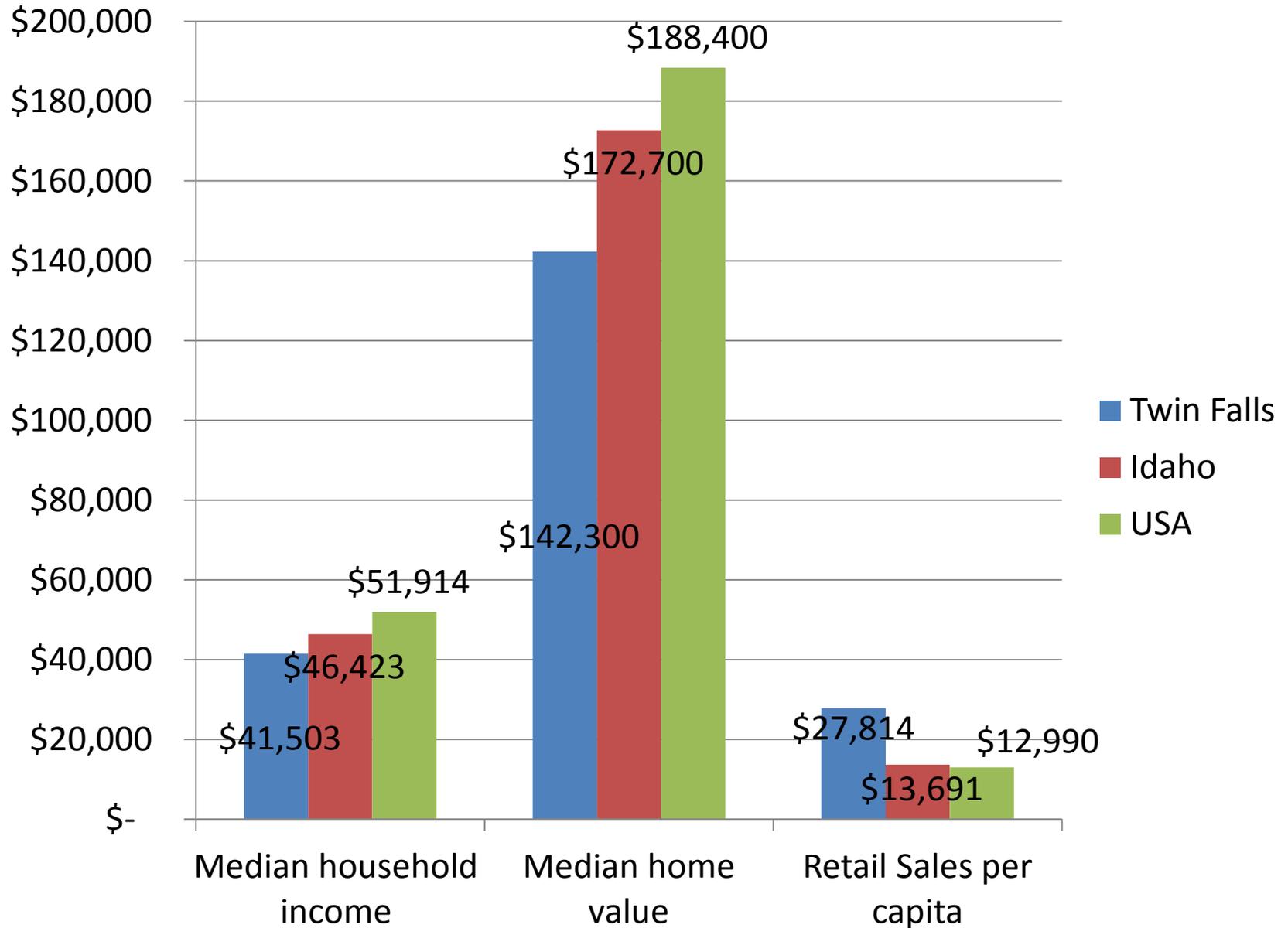
Community's Vision



City of Twin Falls 2010 Federal Census Data



City of Twin Falls 2010 Federal Census Data

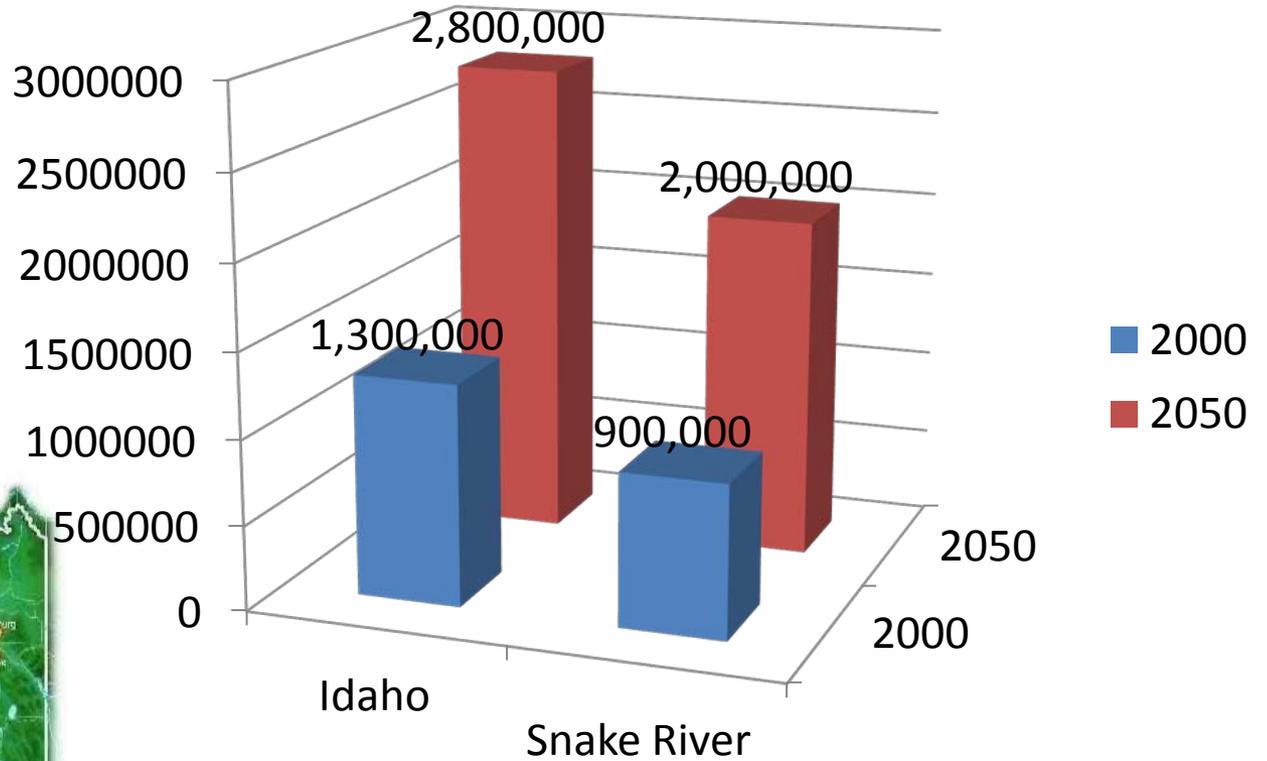
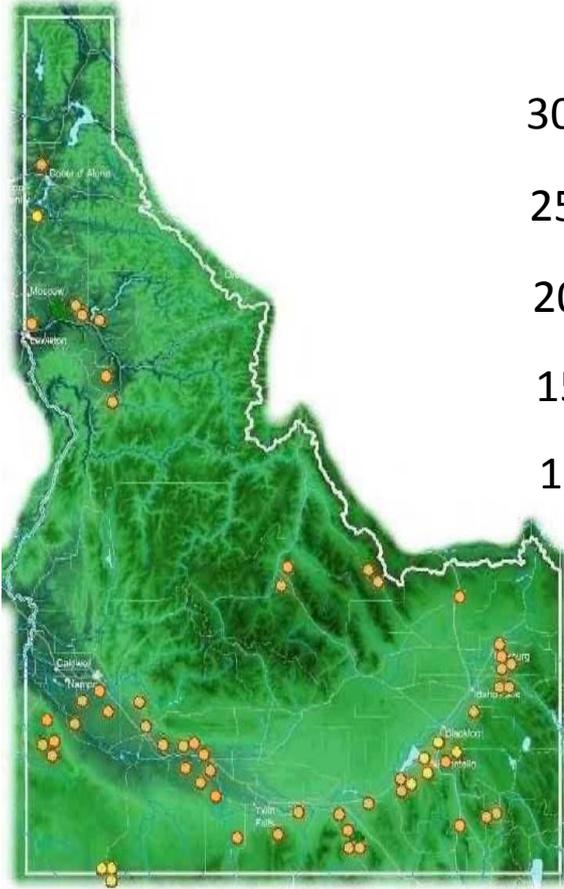


Snake River Corridor Trends

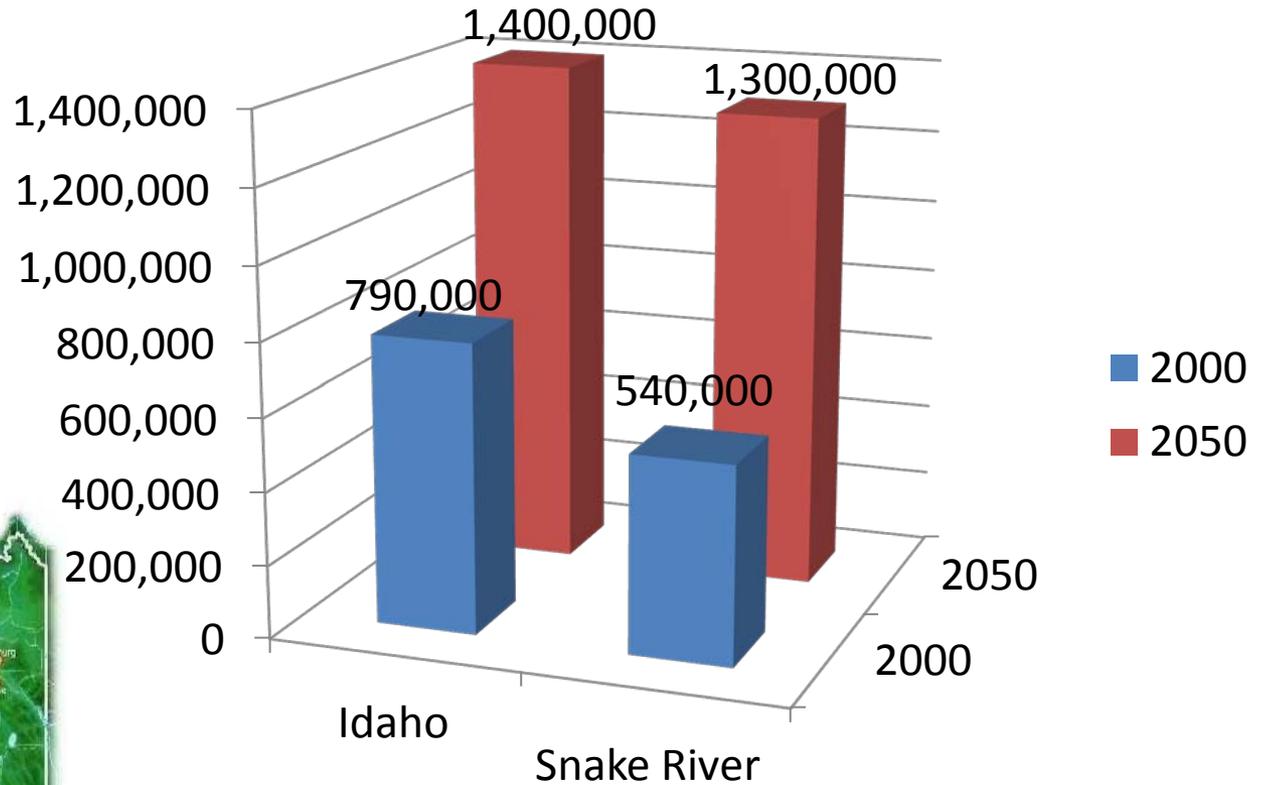
Source: Arthur C. Nelson, Presidential Professor & Director, Metropolitan Research Center, University of Utah.



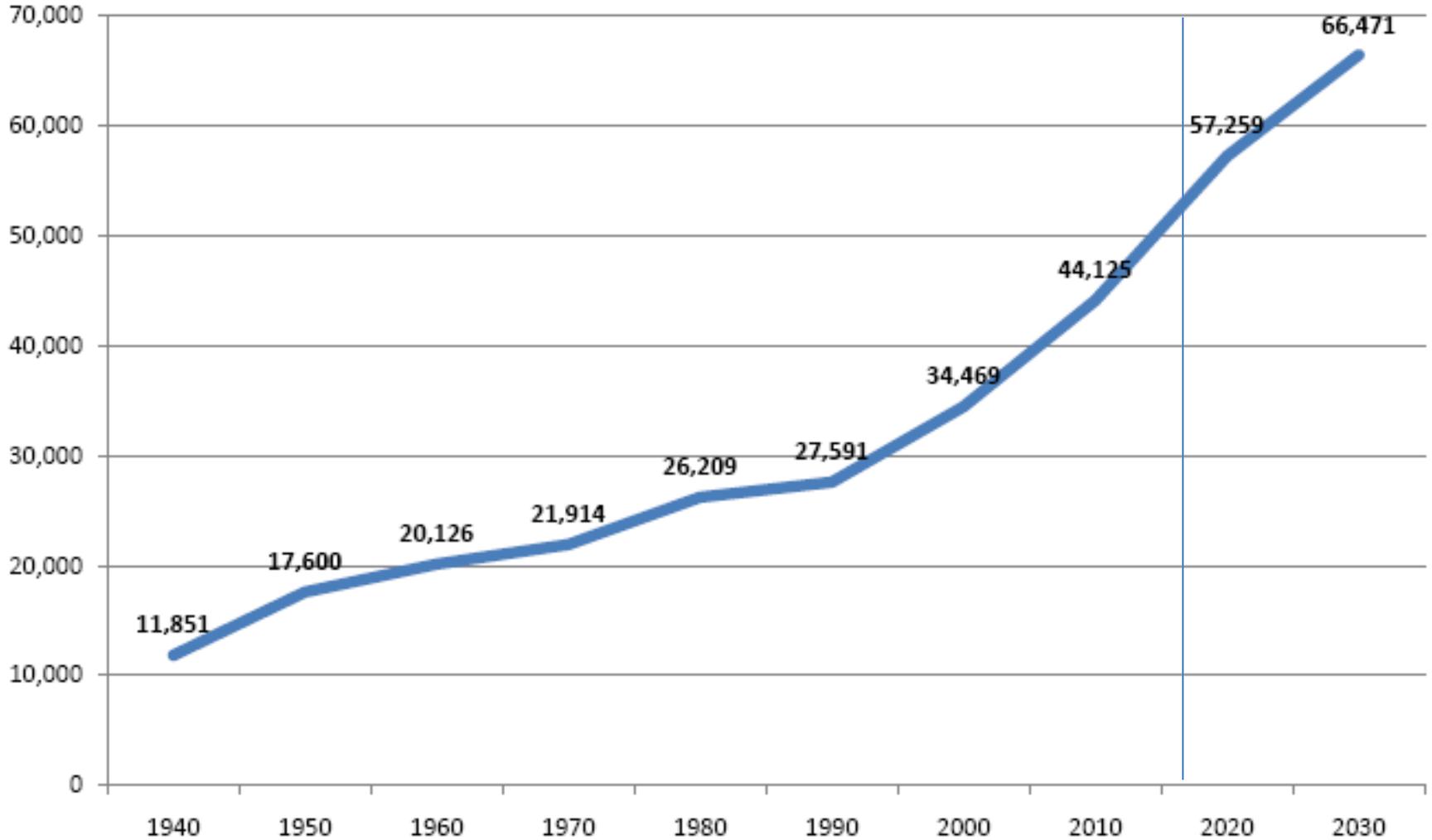
Population Growth Projections



Employment Growth Projections



Twin Fall Historic and Projected Population Growth

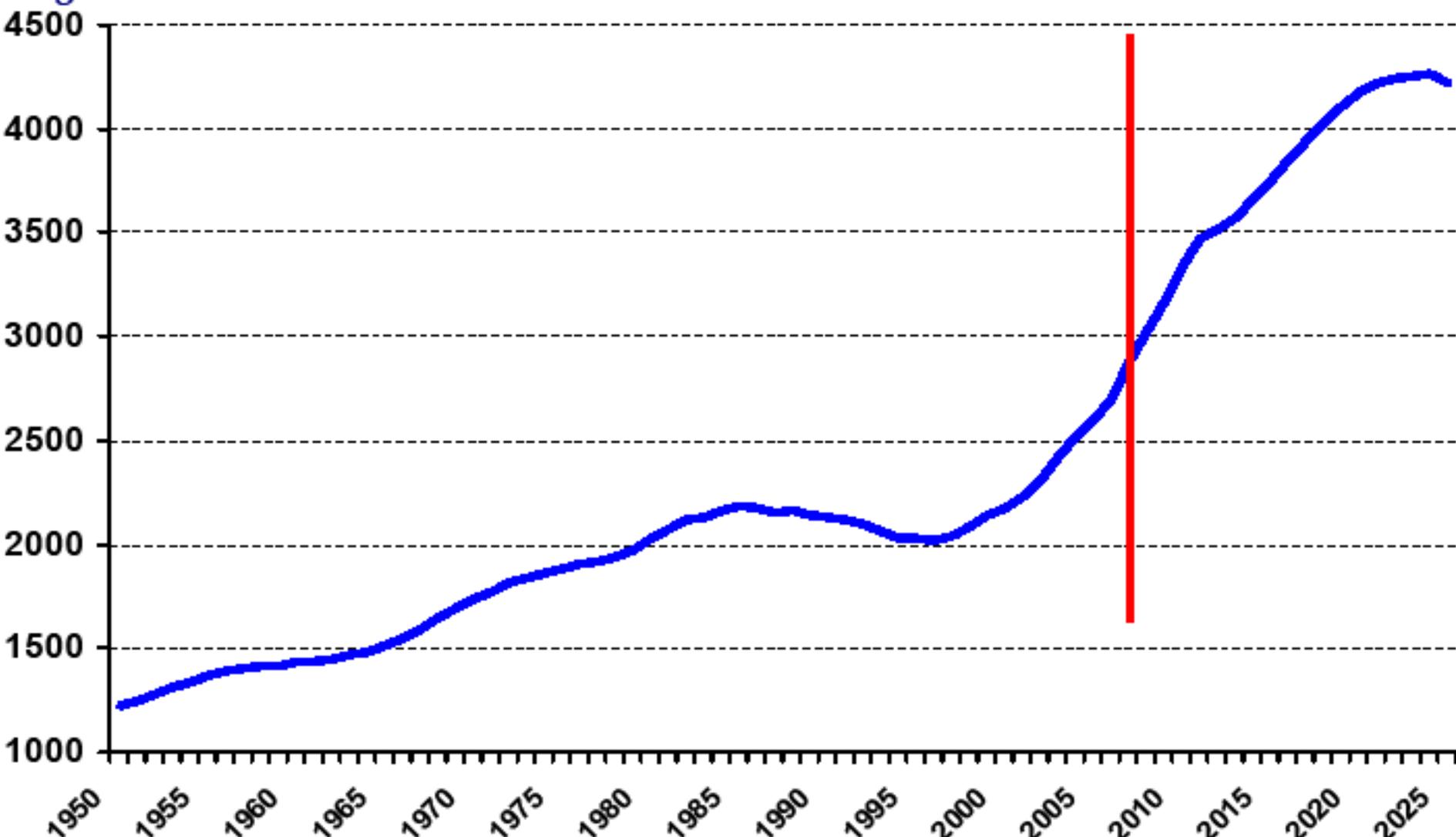


Federal Census 1940-2010

Comprehensive Plan Forecast 2020-2030

People Turning 65 *Each Year*

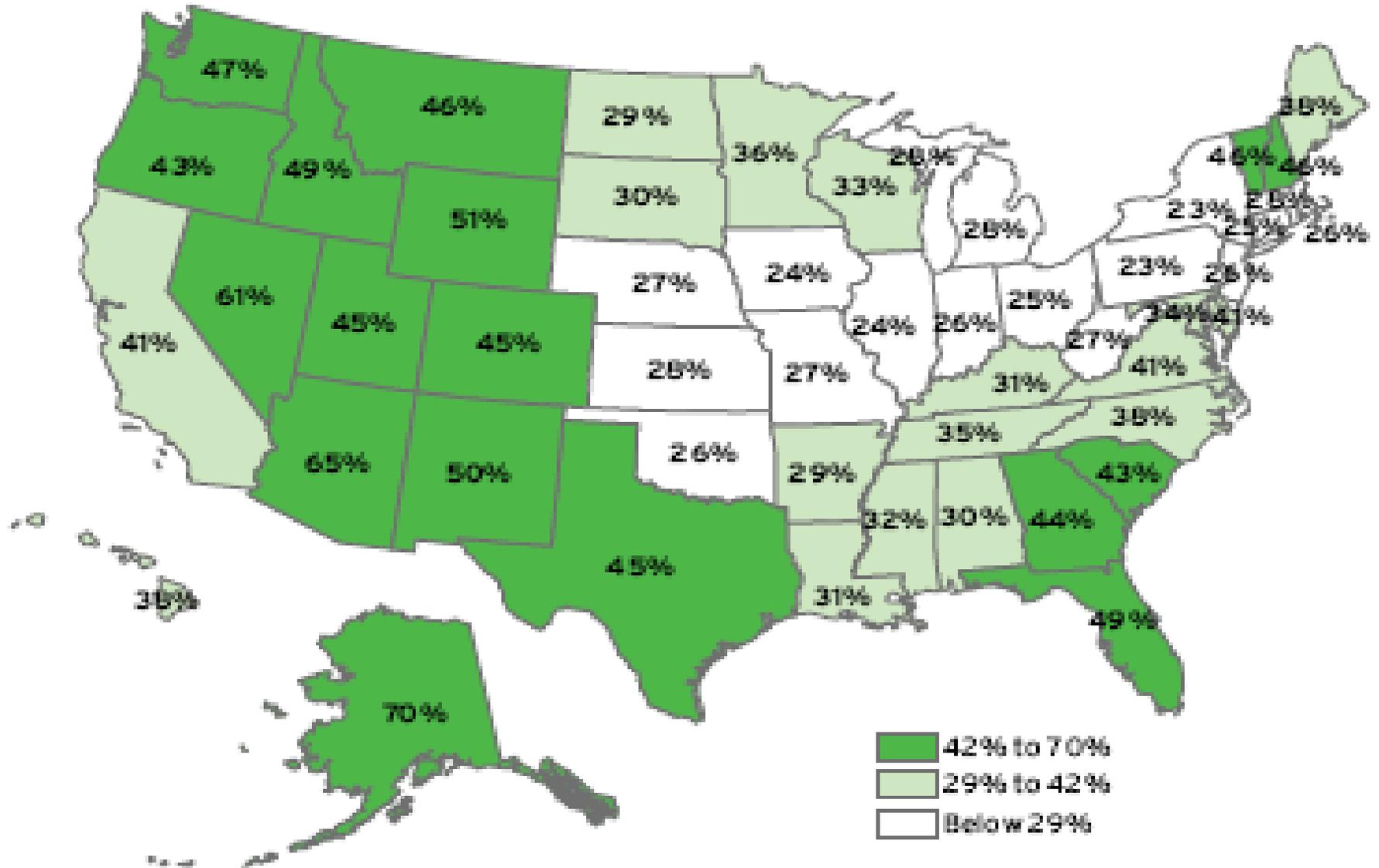
[Figures in 000s]



Source: US Census Bureau – 65+ in the United States: 2005; Wan He, Manisha Sengupta, Victoria A. Velkoff, & Kimberly A DeBarros. December 2005.

Map 5-1. Fastest Senior Growth Will Occur in the Intermountain West, Southeast, and Texas

Projected Growth In 65+ Population by State, 2010-2020



Changing Dreams & Realities

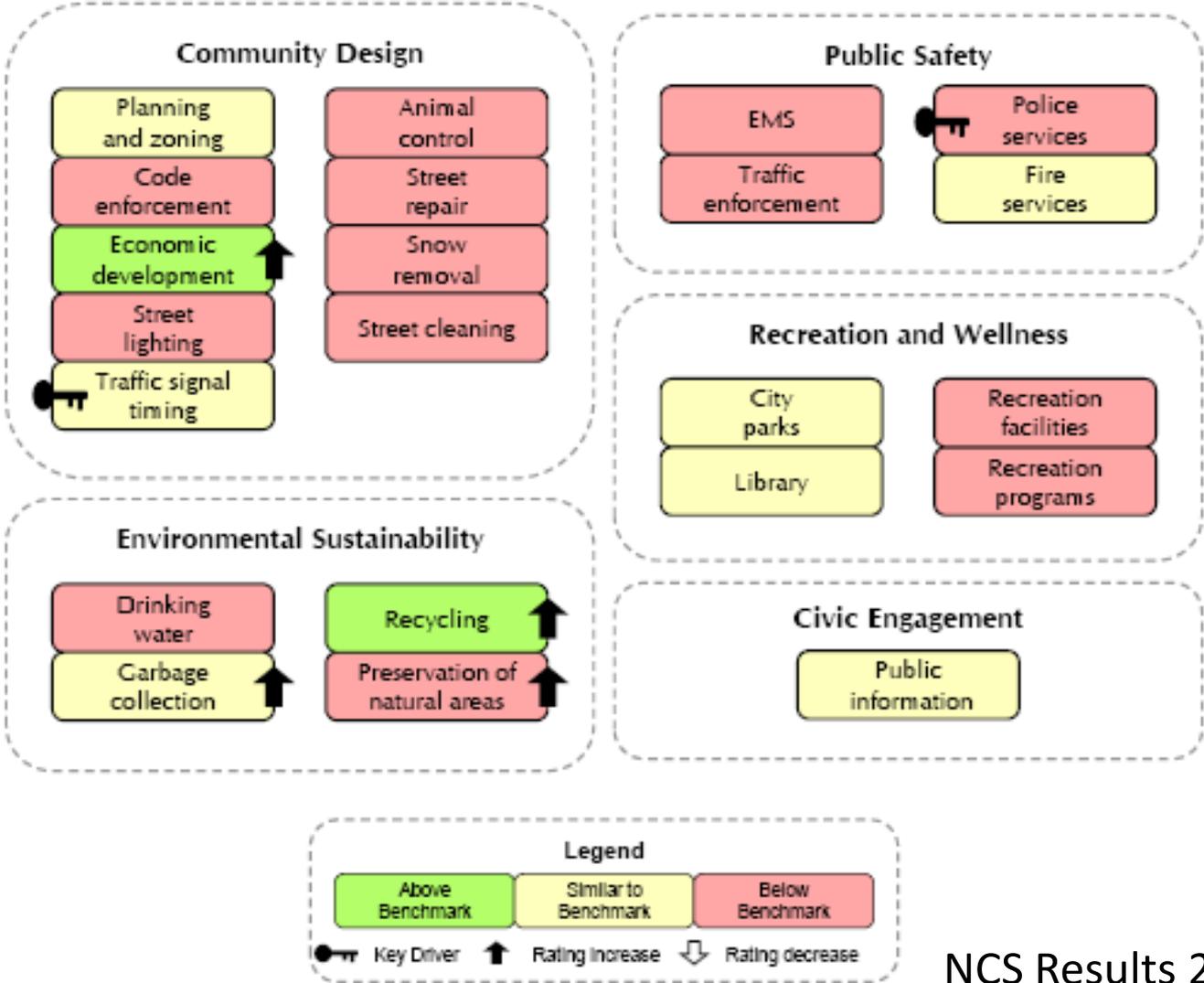
That was then

- 40 year career
- Uniform housing
- Far away job
- Cheap gas
- Transit is “those” people
- All homes gain in value
- Love my subdivision

This is now

- Free agent/contractor
- Life-cycle housing
- Short commute
- Maximum mobility options
- Where is “my” transit?
- Buy in only quality locations
- Want a “real” place

Overall Quality of City of Twin Falls Services



Council Established Focus Areas

Healthy Community

Learning Community

Secure Community

Accessible Community

Environmental Community

Prosperous Community

Responsible Community

*Internal Organization

Working to Achieve the Vision

Prosperous Community

2030 Vision: A consistent commitment ensuring community residents have access to employment that supports personal and family well-being has resulted in a robust economy based upon the traditional agricultural base of the region as well as an expanded economic base from new fields of endeavor. A balanced focus by a variety of regional partners on preparing the local labor force to effectively function in an era of changing skill requirements as well as on-going investment in required infrastructure has allowed locally based businesses to expand as their business needs dictate while accommodating new industries and businesses into the marketplace.

Twin Falls has continued to serve as the regional retail and professional service center for South Central Idaho and North East Nevada.

Example

① ② ③ = timeframe ○ = on-going 👤👤👤 = staffing 💰 = capital 📢 = communication 👋 = partners					
Air = Airport Division		Build = Building Division		CM = City Manager's Office	
ED = Economic Development Division		E=Engineering Division		E-PW= Engineering-Public Works Department	
Fin = Finance Department		Fire = Fire Department		HR = Human Resources Department	
IS = Information Services Department		Plan = Planning Division		P&R = Parks and Recreation Division	
PIO = Public Information Officer		Police = Police Department		PW=Public Works Division	
Goal PC3: Expand the opportunities for business and tourism.					
Initiative PC3.1: The City will develop a business marketing strategy.					
	Objective PC3.1A: Identify three to five industry sectors that fit the community to create job diversity including more technology jobs, while retaining the focus on agricultural based economy.	①	ED	👤👤👤 💰	👋
	Objective PC3.1B: Develop and maintain an inventory of industrial buildings and sites.	○	ED		
Initiative PC3.2: The City will use tourism as a tool in economic development.					
	Objective PC3.2A: Develop a strategy for funding the development of community facilities that support cultural, recreational and entertainment activities in partnership with other organizations.	②	P&R	👤👤👤 💰	👋
	Objective PC3.2B: Use existing and potential tourism activities as a tool for economic development efforts.	○	ED	👤👤👤	👋
Initiative PC3.3: The City will serve as the focal point for economic development efforts.					
	Objective PC3.3A: Focus on both business retention and expansion efforts.	○ ①	ED	👤👤👤	👋
	Objective PC3.3B: Create and support partnerships in pursuit of economic development objectives and strategic plan goals.	○ ①	ED	👤👤👤	👋
	Objective PC3.3C: Explore the viability of establishing an incubator for start-up businesses and entrepreneurial activity.	②	ED	👤👤👤 💰	👋
	Objective PC3.3D: Explore mechanisms to enhance access to capital for new and expanding businesses.	②	ED	👤👤👤	👋

For more Information...

Go to:

- Check out our website – www.tfid.org – for a copy of the draft plan and additional information
- Community Open House – to be held on April 11th at 6:00 PM in the City Council Chambers

City of Twin Falls Community Strategic Plan 2030





City of Twin Falls Community Strategic Plan 2030

Prepared by:

The citizens and community leaders of Twin Falls

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Vice-mayor Don Hall

Council Member Shawn Barigar

Council Member Suzanne Hawkins

Council Member Jim Munn

Council Member Rebecca Mills Sojka

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Jackie Fields

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Brent Hyatt

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Tami Lauda

Pat Lehmann

Mark Libert

Dean Littler

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Josh Palmer

Brian Pike

Lorie Race

Leila Sanchez

Gretchen Scott

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Mark Thomson

Katy Touchette

Mick Turner

Troy Vitek

Fritz Wonderlich

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Introduction

Why a Strategic Plan: Successful private sector organizations have engaged in strategic thinking for decades. They have found that developing and clearly articulating a concise vision for their future provides a number of benefits as they compete in a complex marketplace. In its most simplistic form, the vision for a private entity is straightforward: stay in business and remain profitable.

Applying these concepts to local government has proven more complex, given the multiple disciplines and activities carried out by cities and counties, but this very complexity makes the process even more important in this setting. The community's elected and professional leadership is constantly buffeted by constituents demanding this or to prevent that. Laws are enacted by state and national authorities that compel action or prescribe certain outcomes while providing declining levels of assistance to respond. And while some may think the City Council is all-powerful, rarely do they possess the resources, community support, political will or legal authority to do all that is expected of them. A comprehensive and strategic approach to managing the affairs of the organization can be an essential aspect in navigating these waters.

In times of fiscal constraint, such discipline provided by these processes help retain clarity of purpose from year to year and ensure the most effective application of resources to the most important community issues. A strategic approach helps focus organizational energy avoiding diversion to less critical tasks. It instills discipline in our processes, helping us know when to say "yes" to certain things and "no" to others as we are called upon to

allocate scarce resources. It provides a better understanding of the context and connection to the ultimate purpose for individual actions and budget decisions. It opens potential for partnerships with others who possess a stake in the achievement of the community vision.

As stewards of the community's future, it is incumbent upon the leadership to paint a picture of where we are headed: what this community will be in a designated time frame, say 20 years into the future. This is the vision that has been developed by the Mayor and City Council with a broad range of input from community stakeholders and the general citizenry.

Peter Senge, in his book, The Fifth Discipline discusses the fundamental difference between positive and negative visions. He states the obvious in noting that "What do we want" is different than "what do we want to avoid". He concludes stating "There are two fundamental sources of energy that can motivate organizations: fear and aspiration. The power of fear underlies negative visions. The power of aspiration drives positive vision. Fear can produce extraordinary changes in short periods, but aspiration endures as a continuing source of learning and growth."

Many of us believe that the recent economic upset represents more than a temporary setback with things returning to normal in a few years. Factors, many seemingly far beyond our control, are changing what we do and how we do it. As community leaders, we can allow ourselves to be overcome by these external influences or we can focus clearly on a positive future and then move to align the community's human, physical and fiscal resources to effectively and efficiently move toward that positive vision developed in this process.

Finally, the strategic planning process should not be viewed merely as a single event or a one-time effort that can be put aside when completed, allowing us to return to those activities most familiar and comfortable to each of us. To be most effective, this must be seen as an on-going process, a new way of conducting our affairs and connecting with our constituents.

With a good mix of experienced and new City leadership in place, the City of Twin Falls is in an excellent position to determine its own fate in an uncertain future. Many communities seem frozen in the past, allowing current events to wash over them, resulting in a downward spiral of continuing rounds of reduced budgets and declining levels of service. Others may see this as an opportunity to set a new course and marshal available resources directed at a positive future.

The Strategic Plan Process: The strategic planning process is designed to alter the way the City of Twin Falls does business, to provide a more deliberate method of connecting current decisions with the long-term vision of the community. As such, a Strategic Planning document has been developed by the City Council that is intended to guide municipal decision-making. The Mayor and City Council could have chosen to use a closed process to develop the Plan, but they have determined that a much more inclusive and transparent process would best serve the broader interest of the community.

A multi-faceted approach to garner community input into the process was used over a nine-month period. Interviews with a broad range of stakeholders tapped the views of many who have exercised leadership roles in Twin Falls over the years. More

inclusive strategies were employed using social media to facilitate the input of others in the community who expressed their opinions about the city's priorities. A community forum, with an open invitation to all interested citizens, was held in early May 2012 to allow participants to hear what community leaders, as well as other Twin Falls residents and business people, have to say about their vision for the future.

This input was then synthesized and presented to the Mayor and City Council in the fall of 2012. The Mayor and Council weighed the information gleaned through the process, applied their own perspective and considered the various constraints on what can be realistically achieved as they developed a draft Strategic Plan. Once completed in draft form, the document was made available for public review and comment prior to its formal consideration and adoption by the Mayor and City Council.

The Planning Context – 2012 Conditions:

In this process, the City chose to address the future in a non-traditional way, concentrating on outcomes important to the community rather than according to its organizational structure. Based upon broad community input, several focus areas outlined below were listed. Current conditions were acknowledged and then various goals and initiatives were identified to improve outcomes in those focus areas. These initiatives will be used as a basis for future budget decisions throughout the implementation of the Plan.

Annual updates of the Plan are anticipated so as to ensure it remains current and responds to unforeseen circumstances as they evolve through time.

Healthy Community

2012 Condition: Reflecting national trends, statistics prepared by the South Central Health District demonstrate that the Twin Falls population continues to face substantial challenges with respect to individual and community health. Relative high incidence of various cancers, diabetes, high blood pressure and smoking suggest long-term health-related problems for the community as well as the growing economic costs associated with such conditions.

The community has worked hard to maintain compliance with regulations for their water and sewerage systems but continuing changes in standards has created facility and cost pressures.

The City and County have been active in the development of a trail system but it remains incomplete and disjointed. The urban design of the community tends to require vehicle use for most activities and discourages walking.

Learning Community

2012 Condition: High school graduation rates, as well as the percentage of people possessing a bachelor's degree or higher, are below comparative outcomes in the state and national data. Future economic viability of the community demands a highly trained and technically competent workforce. High regard exists in the community for both the school system and the community college, yet their efforts to meet evolving demands require enhanced support. Other, non-traditional sources of learning need to be identified and supported.

Secure Community

2012 Condition: The community invests significantly in systems that ensure the safety and security of inhabitants, businesses and visitors. Police and Fire services are of a high quality and a competent building permit process ensures long-term structural integrity of buildings constructed in the community. However, a recent period of severe fiscal limitation has strained these systems to maintain the level expected by community members. A primary focus on the basics has resulted in a less than adequate level of communication between the service providers and those relying on them.

Accessible Community

2012 Condition: In addition to significant growth within the community, Twin Falls has evolved into a regional retail and trade center for South Central Idaho and Northern Nevada. While notable investment has been made in transportation system improvements by state and local authorities, demand continues to outpace investment in the street and highway system. Maintenance levels had declined but recent enhancements to budget levels for major street programs have produced positive results. Investment in bicycle and pedestrian facilities has been of lower priority leaving those facilities incomplete.

Only minimal investment has been made in a system of public transportation, that being through College of Southern Idaho, with the system focused on student transit.

Environmental Community

2012 Condition: The natural setting in which Twin Falls exists is viewed as a precious resource by those who reside in the community. The Snake River and Rock Creek Canyons provide a significant and irreplaceable amenity for the community. Balancing community interest and private property rights in these areas will be a challenge that requires clear vision and broad communication.

Maintaining water and air quality in the face of a growing population and business demands has proven difficult. Short-term actions produce long-term consequences. Investment in preserving those things that are valued by the community has proven difficult in a period of significant fiscal restraint.

Prosperous Community

2012 Condition: Recent, high profile successes in securing significant business investment in Twin Falls has produced needed jobs and tax revenue. Future successes in this area are endangered by certain factors that require attention and investment. Water and sewer capacity does not currently exist to support either industrial or significant residential expansion. Enhanced capacity in the workforce to effectively compete in a more technically oriented labor environment must be pursued.

The historic downtown is highly valued in the community, but it has languished in recent years with expanded commercial competition from other areas in the community. Solutions have been frustratingly difficult to find and implement.

Responsible Community

2012 Condition: Communities function best when supported by a committed and involved citizenry working in tandem with responsive and transparent community institutions. Voter participation has been low in recent years and surveys have suggested a need for enhanced levels of communication between government entities and the public they serve. Better understanding regarding what can be expected of government versus what can be best achieved through personal initiative and responsibility can result in a better community and a lower cost of government.

Internal Organization

2012 Condition: Twin Falls is one of the few cities in Idaho operating under the Council-Manager form of government. This professional approach to municipal administration working in close concert with elected policy leadership has produced high levels of service with relatively low costs. This has been produced through constantly analyzing operations for new efficiencies and investing in a skilled and respected city workforce supported by an unequivocal commitment to integrity.

While recent years have presented major fiscal challenges, a focus on the long-range has avoided much of the dramatic degradation of service experienced by many communities throughout the country.

Strategic Plan Format:

The Strategic Plan format has been organized around the eight focus areas that emerged during the dialogue with the community and the city leadership. For each focus area, there is a description of the vision for that topic in the year 2030. Following is a matrix that describes the vision in a series of goals. For each goal there are initiatives, or organizing principles for more specific objectives. Each objective is annotated with its priority, the lead city entity responsible, the resources required in either labor and/or capital expenditures, and the community involvement by either communication and/or active partners.

A further description of this annotation is as follows:

Timeframe

- ① The initiative will be completed or substantially underway within the next 1-5 years.
- ② The initiative will be completed or substantially underway within the next 6-10 years.
- ③ The initiative will be completed or substantially underway after year 10.
- The initiative is underway or an on-going priority of the city.

Lead is the City Department, City Division or specific official that has primary responsibility to carry out the initiative. In many cases there are other city functions that will be involved and in some cases all city departments will have some part in the initiative.

Resources

 Significant people resources are required to implement the initiative beyond the current commitment. This could be accomplished through the re-allocation of existing staff, additional staff, temporary staff or contractual services.

 Additional capital expenses are to implement the initiative.

Community

 The initiative will involve communication and community involvement to implement.

 The initiative will require community partners to implement.

City of Twin Falls Community Strategic Plan

December 2012

Focus Area 1 – Healthy Community (HC)

2030 Vision: Twin Falls is a community with a broad-based commitment to the long-range health of its citizens and visitors. A wide array of activities exists through private, non-profit, and public entities, as well as partnerships among them, which lead to a healthy, well-rounded community.

Water, sewer and other public facilities function at a high level ensuring the public health benefits of that infrastructure are well-maintained and kept in compliance with acceptable standards. Community design standards facilitate individuals’ commitment to maintaining a healthy life-style. Acute care and emergency response programs and infrastructure are maintained at the highest level and an active community-wide consciousness exists to help people make positive choices with respect to substance abuse of all kinds. Recreation, arts, and non-profit organizations contribute to a healthy community, as well. They attract and keep a skilled workforce and round out residents’ interests in the outdoors and the arts.

Air = Airport Division ED = Economic Development Division Fin = Finance Department IS = Information Services Department PIO = Public Information Officer		Build = Building Division E=Engineering Division Fire = Fire Department Plan = Planning Division Police = Police Department		CM = City Manager’s Office E-PW= Engineering-Public Works Department HR = Human Resources Department P&R = Parks and Recreation Division PW=Public Works Division	
	TIMEFRAME	LEAD	RESOURCES	COMMUNITY	
Goal HC1: Improve the health of the community.					
Initiative HC1.1: The City will provide facilities that support healthy lifestyles.					
	Objective HC1.1A: Develop a strategy for connecting the trail system. [SEE ALSO Objective AC2.1Cand EC2.1A]		Police		
	Objective HC1.1B: Require that bike and walking paths/trails are developed as part of new development. [SEE ALSO EC2.1A]		Plan		

= timeframe = on-going = staffing = capital = communication = partners					
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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective HC1.1C: Develop a plan and standards that will ensure that all residents of the city live within a ½ mile distance from a park or an active recreation area. [SEE ALSO Objective EC2.1A]	1	P&R		
	Objective HC1.1D: Develop policies and regulations that discourage sprawl development and reduce vehicle miles traveled.	1	Plan		
	Objective HC1.1E: Develop a strategy for funding development of a recreation center in partnership with other organizations. [SEE ALSO EC2.1A]	1	P&R		
	Objective HC1.1F: Develop a response to the public interest in emerging healthy life-style activities such as dog parks and community gardens.	1	P&R		
Initiative HC1.2: The City will provide programs and services that support healthy lifestyles.					
	Objective HC1.2A: Provide affordable healthy lifestyle programs for kids.	2	P&R		
	Objective HC1.2B: Reduce health risks through expansion of physical activity programs provided by the city and/or in partnership with others.	2	P&R		
	Objective HC1.2C: Focus efforts on mental health issues in partnership with other agencies.	1	Police		
	Objective HC1.2D: Improve response to drug and alcohol related incidents.	1	Police		
	Objective HC1.2E: Maintain and improve roadway systems to optimize emergency vehicle response times.	1	E-PW		
	Objective HC1.2F: Explore options for maximizing Emergency Medical Services (EMS).	2	Fire		
	Objective HC1.2G: Consider requiring that a portion of certain city grants to local agencies be directed to wellness education.	1	Fin		

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	Objective HC1.2H: Promote healthy initiatives through communication using utility bill inserts, the city website, and other media.		PIO		
Goal HC2: Maintain the environmental health of the community.					
Initiative HC2.1: The City will maintain water and wastewater quality					
	Objective HC2.1A: Operate water and wastewater systems to meet federal standards.		E-PW		
	Objective HC2.1B: Improve the storm water system to minimize the health risks associated with standing water.		E-PW		
	Objective HC2.1C: Maintain effective emergency response capability (skill and equipment) in the case of failed infrastructure.		PW		
	[SEE ALSO Initiative EC2.2]				

Focus Area 2 – Learning Community (LC)

2030 Vision: Twin Falls is a community that consciously supports an individual’s pursuit of intellectual as well as personal and professional growth. The formal education system is well supported and prepares the youth of the community to effectively function as a contributing member of society and a wide array of public and private institutions support a life-long pursuit of knowledge and skill development. Programs are in place to ensure the maximum level of success possible in meeting educational standards. Twin Falls continues to be known as the training center for our local economy.

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal LC1: Extend the knowledge base of city government in support of a learning community.					
Initiative: LC1.1 The City will support efforts of others in creating a well educated and trained community.					
	Objective LC1.1A: Serve as an educational resource on city issues and activities to other agencies and the public, including civic groups and non-profits.	○	CM/ City Council		✋
	Objective LC1.1B: Provide, encourage and financially support lifelong learning programs.	○	P&R	💰	✋
	Objective LC1.1C: Coordinate plans of the city, the library and other educational institutions.	②	CM	👤	✋
	Objective LC1.1D: Create internships programs.	○ ②	HR	👤	✋
	Objective LC1.1E: Participate in education fairs and seminars providing information on local government jobs.	○ ①	HR	👤	✋
	Objective LC1.1F: Support a safe learning environment through support of the school resource program and in partnership with the local colleges.	○	Police		✋
	Objective LC1.1G: Develop educational programs in the schools to address drug use, violence and bullying.	○	Police		✋

Focus Area 3– Secure Community (SC)

2030 Vision: Twin Falls is a community where people feel safe and, in fact, enjoy a high level of safety. Effective partnerships among the professional public safety organizations and individuals and groups of private citizens help ensure broad-based, effective involvement in crime and fire prevention and Build code enforcement efforts. Community education and civil engineering efforts continue to show positive results in traffic, bicycle and pedestrian safety experience

Continued investment in professional development as well as in public safety systems, infrastructure and technology has ensured a robust emergency response capability.

= timeframe = on-going = staffing = capital = communication = partners				
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PIO = Public Information Officer		Police = Police Department		PW=Public Works Division
		TIMEFRAME	LEAD	RESOURCES
Goal SC1: Maintain public safety at the highest practical level.				
Initiative SC1.1: The City will train personnel to maintain fire suppression capabilities for the fire service area.				
	Objective SC1.1A: Provide bi-monthly firefighter essentials refresher training for all suppression personnel and conducted by each shift.		Fire	
	Objective SC1.1B: Train and certify firefighters to the technician level for special operations rescue and hazardous materials response.		Fire	
	Objective SC1.1C: Provide certification and annual refresher training for driver/operators of fire equipment.		Fire	
Initiative SC1.2: The City will maintain fire apparatus, equipment and facilities to the highest standards.				
	Objective SC1.2A: Service test all Insurance Services Office (ISO) rated apparatus and equipment annually.		Fire	
	Objective SC1.2B: Procure essential equipment for high angle and confined space rescue.		Fire	

① ② ③ = timeframe ○ = on-going 👤 = staffing 💰 = capital ⓘ = communication 🤝 = partners					
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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective SC1.2C: Test 20% of the City’s hydrants each year.	○	Fire		
Initiative SC1.3: The City will maintain a high level of interactive communication with the community on police services.					
	Objective SC1.3A: Conduct surveys of police service with end-users and partners.	○ ①	Police	👤	ⓘ 🤝
	Objective SC1.3B: Support data driven outcomes approaches to crime and traffic safety.	○ ①	Police	👤	ⓘ
Initiative SC1.4: The City will continue to balance perception vs. reality regarding police services.					
	Objective SC1.4A: Improve the relationship with the community by focusing on feedback and outcomes.	○ ①	Police	👤	ⓘ
	Objective SC1.4B: Develop a structured public communication plan.	○ ①	Police/ PIO	👤	ⓘ
	Objective SC1.4C: Educate regarding crime statistics and what the statistics really mean.	○ ①	Police	👤	ⓘ
Initiative SC1.5: The City will improve professional and technical development in the City’s communication system.					
	Objective SC1.5A: Expand communications ability with the most recent technology advances and to provide coverage as the community grows.	○	IS	💰	
	Objective SC1.5B: Become self sufficient on taking care of the city’s communications equipment.	③	IS	👤	
	Objective SC1.5C: Develop the City’s electronic citation and reporting capabilities.	①	Police	💰 👤	
	Objective SC1.5D: Pursue social media, Facetime and Skype for crime reporting and alerts for criminal activity in a specific area.	①	Police	👤	ⓘ
	Objective SC1.5E: Pursue Alert-ID – sharing real-time data with the community.	①	Police	👤	ⓘ

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal SC2: Maintain safe public facilities and parks.					
Initiative SC2.1: The City will ensure that all public facilities are safe.					
	Objective SC2.1A: Develop and implement a plan to improve security in critical city facilities, parks and trails including the use of alarms, lighting and cameras.		IS / Police		
	Objective SC2.1B: Maintain and upgrade the water system to be capable of providing required fire flow. [SEE ALSO Objective PC2.3C]		E-PW		
	Objective SC2.1C Maintain a reliable communications/network to support instrumentation of the water and wastewater systems.		IS/ PW		
	Objective SC2.1D: Maintain security at the airport, including compliance with changing federal regulations.		Air		
	Objective SC2.1E: Incorporate new technology to aid in the airport's security and safety systems.		Air		
	Objective SC2.1F: Review and update, if needed, street lighting standards.		E		
Initiative SC2.2: The City will maintain public facilities and services during emergencies.					
	Objective SC2.2A: Maintain and implement a disaster preparedness plan.		CM		
	Objective SC2.2B: Obtain redundant operational components to keep critical public facilities and services operating under duress.		PW		
	Objective SC2.2C: Maintain a well-equipped, professional repair shop, with competent employees, to efficiently, quickly and cost-effectively support the city vehicle fleet.		PW		
	Objective SC2.2D: Maintain critical roadways under extreme weather events to ensure timely emergency response.		PW		

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective SC2.2E: Produce signs and barricades to assist police and traffic control in emergency situations.	●	PW	💰 👤	
	Objective SC2.2F: Improve the storm water system to minimize the risks from flooding.	●	PW	💰 👤	🤝
Goal SC3: Prevent crime, fire events, and life safety hazards.					
Initiative: SC3.1 The City will provide high quality prevention through code enforcement, plan reviews, and public education programs.					
	Objective SC3.1A: Prevent crimes through improved environmental design.	●	Plan		ⓘ
	Objective SC3.1B: Maintain and enforce the most recently adopted regulations that support removal, remodel, or redevelopment of dangerous buildings and dilapidated sites.	●	Plan/ Fire		ⓘ
	Objective SC3.1C: Review building plans and conduct on-site inspections to ensure construction is meeting the Fire Code and Life Safety Code requirements.	●	Fire/ Build		
	Objective SC3.1D: Conduct annual Fire Code inspections of businesses.	●	Fire		
	Objective SC3.1E: Provide fire prevention education including fire extinguisher training to businesses and programs to the grade schools.	●	Fire		ⓘ
	Objective SC3.1F: Provide fraud training and education.	●	Fin/ Police		ⓘ
	Objective SC3.1G: Expand background checks on all coaches and instructors for youth activities.	● ①	P&R/ Police	👤	ⓘ

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal SC4: Focus efforts on specific public safety issues.					
Initiative SC4.1: The city will increase traffic, bicycle and pedestrian safety.					
	Objective SC4.1A: Support the Traffic Safety Commission.		Police		
	Objective SC4.1B: Maintain a traffic team for education and enforcement.		Police		
	Objective SC4.1C: Expand Driving Under the Influence (DUI) education and enforcement.		Police		
	Objective SC4.1D: Encourage pedestrian sidewalks that are separated from the travel or parking lane.		E		
	Objective SC4.1E: Explore and implement options for increasing pedestrian and bicycle safety through signage, and street and intersection design that comply with federal standards for persons with disabilities.		PW		
	Objective SC4.1F: Maintain bike routes, crosswalks and school zones to ensure public safety and decrease accidents/injuries.		PW		
	Objective SC4.1G: Implement a Safe Routes to Schools (or equivalent) program.		P&R		
Initiative SC4.2: The City will improve community response to drug and alcohol issues.					
	Objective SC4.2A: Proactively respond to the changing trends in illegal drug use and prescription drug abuse.		Police		
	Objective SC4.2B: Support strong educational programs on drug and alcohol abuse.		Police		
	Objective SC4.2C: Focus on street-level drug problems and users.		Police		

Focus Area 4– Accessible Community (AC)

2030 Vision: Through effective planning and timely investment, the Twin Falls area has kept pace with the mobility requirements of an expanding and changing population. An integrated and balanced system of transportation modes including bicycles and pedestrians, as well as a modern public transportation system supports the traditional street and highway vehicle users. A commitment to high levels of maintenance of these systems ensure the long-term integrity of the public investments made and maximizes the convenience of those dependent upon the proper functioning of these systems.

Effective coordination with a wide array of partners has ensured that regional transportation facilities such as state highways, the interstate system and Magic Valley Regional Airport continue to provide an improving level of convenient access to the area for residents, visitors and commercial interests.

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	TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal AC1: Expand multi-modal choices.				
Initiative AC1.1: The City will ensure that the city’s sidewalks are walkable and safe.				
	[SEE Initiative SC4.1]			
Initiative AC1.2: The City will expand and maintain pedestrian and bicycle trails.				
	Objective AC1.2A: Provide funding for annual trail maintenance.	○	P&R	👤💰🤝
	Objective AC1.2B: Adopt roadway design policies and standards that include non-motorized components and require implementation as part of new development.	①	E	👤
	Objective AC1.2C: Sign bike paths and identify bike lanes with striping on roads where it is appropriate.	○	E-PW	💰

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective AC1.2D: Develop partners to advocate for bike trails and support bike programs.	○ ②	P&R	👤	ⓘ ✋
	Objective AC1.2E: Identify priorities for vehicular capacity, bike paths and parking that balances competing uses and costs.	①	E	👤 💰	
	SEE ALSO Objectives HC1.1A andHC1.1B.				
Initiative AC1.3: The City will explore a public transportation system.					
	Objective AC1.3A: Research opportunities to fund public transportation.	②	Finance	👤	✋
Initiative AC1.4: The City will explore land use patterns that support multi-modal transportation options.					
	Objective AC1.4A: Adopt code provisions that encourage mixed use and in-fill development.	①	Plan	👤	
	Objective AC1.4B: Educate the community on the relationship between a more compact land use pattern and optimizing pedestrian and bicycle transportation.	○ ②	Plan	👤	ⓘ
	Objective AC1.4C: Work with County and City to maintain protective zoning around the airport restricting incompatible land uses within the airport environs.	○	Air		✋
	[SEE ALSO Objective HC1.1D]				
Initiative AC1.5: The City will continue to improve the condition and operation of its streets.					
	Objective AC1.5A: Support the street re-construction program.	○	E-PW	💰	
	Objective AC1.5B: Improve signalization program assessing cost vs. level of service. [SEE ALSO Objective AC2.1A]	○	E	💰	
	Objective AC1.5C: Balance the cost of responding to increased congestion. [SEE ALSO Objective AC2.1A]	②	E	👤	

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal AC2: Improve connectivity.					
Initiative AC2.1: The City will improve connectivity within and between transportation modes.					
	Objective AC2.1A: Develop a Master Plan of Transportation for all modes of transportation.		E		
	Objective AC2.1B: Analyze connectivity within and between different modes in terms of what is reasonable and where the connections should be located.		E		
	Objective AC2.1C: Complete the trail system from Dierkes Lake to Rock Creek Canyon and Meander Point on the rim, and expand the trail in the bottom of both Rock Creek and Snake River canyons. [SEE ALSO EC2.1A]		P&R		
	Objective AC2.1D: Maintain a coordinated effort to improve roadway connectivity to the airport such as the southeast by-pass loop and a third bridge.		E		
Goal AC3: Maintain and improve the Airport.					
Initiative AC3.1: The City will continue to maintain and improve the airport facilities.					
	Objective AC3.1A: Implement the Airport's Federal Aviation Administration (FAA) Master Plan and Capital Improvement Process, and the FAA funded Airport Improvement Program (AIP).		Air		
	Objective AC3.1B: Follow the airport's FAA Capital Investment Plan (CIP) for timely maintenance and development projects.		Air		
Initiative AC3.2: The City will improve airport service.					
	Objective AC3.2A: Advocate for the regional airport needs to be addressed through use of Magic Valley Regional Airport.		Air		

Focus Area 5– Environmental Community (EC)

2030 Vision: Twin Falls exists in an unparalleled natural setting that provides recreational opportunities, solace and inspiration for residents and visitors alike. An on-going commitment to maintaining the natural heritage acknowledges the significance placed upon this aspect of community life by Twin Falls residents. The business community also recognizes the essential role this commitment to our natural setting and proximity to outdoor activities plays in sustaining and expanding the region’s economic vitality.

The community’s commitment to maintaining clean water and clean air continues to set Twin Falls apart from those places allowed to degrade in the face of a growing population.

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal EC1: Improve the environmental standards of the community.					
Initiative: EC1.1: The City will reduce negative impacts of noise					
	Objective EC1.1A: Explore establishing noise limits on crushing and construction operations.	③	E	👤	ⓘ
Initiative: EC1.2: The City will employ sustainable land use policies.					
	Objective EC1.2A: Update land use regulations to discourage leap frog development and land divisions that impact viable agricultural land uses.	● ②	Plan		
	Objective EC1.2B: Encourage the maintenance of agriculture production on lands that are part of a phased development.	● ②	Plan		
	Objective EC1.2C: Update the development codes (Title 4 and 10) to reflect best practices.	● ①	Plan Build	👤	
	Objective EC1.2D: Review and update city policies and regulations to balance public access with private property rights along the canyon rims.	● ①	Plan	👤	ⓘ

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Initiative: EC1.3 The City will enhance property maintenance levels in the community.					
	Objective EC1.3A: Maintain safe and healthy private property conditions through adequate codes, enforcement, public education, and certified and trained employees. [SEE ALSO Initiative SC3.1]	○ 2	Plan	👥	ⓘ
Initiative EC1.4: The City will support efforts to maintain air quality.					
	Objective EC1.4A: Explore strategies for maintaining air quality including standards for odor and particulates.	2	E-PW	👥	ⓘ
	Objective EC1.4B: Provide for more trees to be planted in appropriate locations throughout the city.	○ 1	P&R	💰	ⓘ
	[SEE ALSO Goal AC1and Objective EC2.2E]				
Goal EC2: Support environmental stewardship					
Initiative EC2.1 The City will develop its assets to support environmental stewardship.					
	Objective EC2.1A: Adopt a Master Plan with funding mechanisms and development standards for parks, recreation, trails and natural features.	1	P&R	💰 👥	
Initiative EC2.2 The City will manage its assets to support environmental stewardship.					
	Objective EC2.2A: Explore the opportunity to expand the recycling program throughout the city and to all uses, and encourage residents to mulch yard wastes on their property.	3	Fin	👥	ⓘ
	Objective EC2.2B: Improve the management of the storm water discharged into rivers and streams to protect public safety and the environment. [SEE ALSO SC2.2F]	3	E		
	Objective EC2.2C: Co-operate with the Twin Falls Canal Company to enhance water quality and meet regulatory requirements for shared water systems.	○	E-PW	💰	👤

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective EC2.2D: Continue the recycling of roadway materials using the latest technology and equipment.		E-PW		
	Objective EC2.2E: Reduce the use of salt and sand through replacement of the latest liquid deicing agents, producing a corresponding improvement in air and water quality.		PW		
	Objective EC2.2F: Optimize water capacity and wastewater use through conservation, broader use of the pressure irrigation system and protection of resources.		E-PW		

Focus Area 6– Prosperous Community (PC)

2030 Vision: A consistent commitment ensuring community residents have access to employment that supports personal and family well-being has resulted in a robust economy based upon the traditional agricultural base of the region as well as an expanded economic base from new fields of endeavor. A balanced focus by a variety of regional partners on preparing the local labor force to effectively function in an era of changing skill requirements as well as on-going investment in required infrastructure has allowed locally based businesses to expand as their business needs dictate while accommodating new industries and businesses into the marketplace.

Twin Falls has continued to serve as the regional retail and professional service center for South Central Idaho and North East Nevada.

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal PC1: Revitalize the downtown					
Initiative PC1.1: The City will provide leadership in the creation of partnership for revitalizing downtown.					
	Objective PC1.1A: Develop and implement a program for re-vitalization of downtown.	①	ED	👤 💰	🤝
	Objective PC1.1B: Protect the historic character of the downtown.	● ①	Plan	👤	🤝
Initiative PC1.2: The City will improve access and eliminate barriers to downtown.					
	Objective PC1.2A: Review how U.S. Highway 30 negatively impacts downtown and consider alternatives. [SEE ALSO Objective PC2.1B]	②	E	👤	🤝

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective PC1.2B: Develop a strategy for downtown and Old Town parking that supports growth, and amend the zoning code parking standards accordingly.		Plan		
Goal PC2: Provide public services and facilities that support economic prosperity					
Initiative PC2.1: The City will determine the needs for infrastructure to support future growth.					
	Objective PC2.1A: Update facility plans that assess current and future needs, costs, and resources.		E		
	Objective PC2.1B: Review transportation infrastructure, including truck routes, that supports industrial land uses to determine how the City can work with the region to improve the systems.		E		
	Objective PC2.1C: Enhance fire flow standards to ensure that in the land use development process, adequate fire flows or water use is required for all possible land uses in the zone.		E		
Initiative PC2.2: The City will seek opportunities for air service improvements and economic development opportunities associated with the airport.					
	Objective PC2.2A: Improve air service as a critical component to the economic development of the region.		Air		
	Objective PC 2.2B: Expand utilities to support economic development around the airport.		E-PW		
	[SEE ALSO Initiative AC3.1]				

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Goal PC3: Expand the opportunities for business and tourism.					
Initiative PC3.1: The City will develop a business marketing strategy.					
	Objective PC3.1A: Identify three to five industry sectors that fit the community to create job diversity including more technology jobs, while retaining the focus on agricultural based economy.	1	ED	👥 💰	👋
	Objective PC3.1B: Develop and maintain an inventory of industrial buildings and sites.	○	ED		
Initiative PC3.2: The City will use tourism as a tool in economic development.					
	Objective PC3.2A: Develop a strategy for funding the development of community facilities that support cultural, recreational and entertainment activities in partnership with other organizations.	2	P&R	👥 💰	👋
	Objective PC3.2B: Use existing and potential tourism activities as a tool for economic development efforts.	○	ED	👥	👋
Initiative PC3.3: The City will serve as the focal point for economic development efforts.					
	Objective PC3.3A: Focus on both business retention and expansion efforts.	○ 1	ED	👥	👋
	Objective PC3.3B: Create and support partnerships in pursuit of economic development objectives and strategic plan goals.	○ 1	ED	👥	👋
	Objective PC3.3C: Explore the viability of establishing an incubator for start-up businesses and entrepreneurial activity.	2	ED	👥 💰	👋
	Objective PC3.3D: Explore mechanisms to enhance access to capital for new and expanding businesses.	2	ED	👥	👋

Focus Area 7 – Responsible Community (RC)

2030 Vision:

The Twin Falls community has retained its human face as it has grown over time. New residents are welcomed and made to feel part of the tightly knit community. A vital aging population is an active segment of the population.

The community is actively engaged in the various public, private, civic, arts and religious institutions serving the area through volunteerism and involvement in neighborhood and local government activities.

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal RC1: Involve the Community.					
Initiative RC1.1: The City will seek the community’s involvement in carrying out its responsibilities.					
	Objective RC1.1A: Develop a community engagement program that expands community outreach to all segments of the community, using education efforts, marketing and promotional opportunities.	①	CM PIO	👤	ⓘ
	Objective RC1.1B: Educate and involve youth in community service projects and strengthen the Youth Council.	●	City Council		ⓘ
	Objective RC1.1C: Conduct a communications audit to assess the City’s current outreach efforts.	● ①	PIO	👤 💰	
	Objective RC1.1D: Continue City’s participation in the National Citizen Survey and respond to issues identified in the Survey.	●	CM	💰	
Initiative RC1.2: The City will support citizen responsibility.					
	Objective RC1.2A: Develop a campaign of messaging that educates citizens on	①	Plan	👤 💰	ⓘ

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	their responsibilities on the use and maintenance of private and public property.		PIO		
	Objective RC1.2B: Develop “Welcome Packet” for new residents/ utility customers.	1	Fin/ P&R	👤👤👤 💰	ⓘ
	Objective RC1.2C: Expand the use of volunteers.	○ 2	CM	👤👤👤	ⓘ
	Objective RC1.2D: Provide presentations to high school civic classes on how local government works.	○ 2	CM/City Council		ⓘ
	Objective RC1.2E: Develop a Government Citizens Academy to educate adults on how local government works and on responsible citizenship.	2	CM	👤👤👤	ⓘ

Focus Area 8 - Internal Organization (IO)

2030 Vision: The City of Twin Falls strives to carry out its mission with unquestioned integrity, and the highest ethical standards. In its role as stewards of the community assets it focuses on the proper use of available resources, continually assessing programs and processes to ensure maximum effectiveness. In pursuit of shared obligation for community livability, opportunities are made available to citizens for direct involvement in civic affairs and transparency in decision-making.

In support of the desired effectiveness, the elected leadership works in close partnership with appointed professionals carrying out clear policy directives. A high level of competency is provided from a lean, properly compensated and respected core staff.

Maximum effort is expended in ensuring authorities granted through state legislation are maintained and expanded.

OUR EMPLOYEES

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
Goal IO1: Provide effective, professional, high quality services to City residents, businesses, industries, and visitors.					
Initiative IO1.1: The City of Twin Falls will empower, educate, and equip its employees with the knowledge, skills, and abilities as well as facilities and tools that are required for them to succeed.					
	Objective IO1.1A: Attract, recruit, retain and train the most qualified employees.	○ 1	HR	👤👤👤	
	Objective IO1.1B: Continue to educate and invest in our employees through training and career development.	○ 1	HR	💰	
	Objective IO1.1C: Provide a good, safe working environment through developing work place violence and harassment policies, and performing background checks.	○ 1	HR	👤👤👤 💰	

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		TIMEFRAME	LEAD	RESOURCES	COMMUNITY
	Objective IO1.1D: Operate under a shared and common vision that moves collectively to eliminate barriers, empower employees, and build relationships with its internal and external partners.	①	CM	👤	
	Objective IO1.1E: Research the use of technology to provide services to customers in the most effective manner.	○ ①	IS	👤 💰	
Initiative IO1.2The City will be a leader and example for the community in promoting employee wellness.					
	Objective IO1.2A: Identify the opportunities, costs, staffing, and funding sources for an employee wellness program.	①	HR	👤	
	Objective IO1.2B: Develop an incentive program for employees to participate in the wellness program.	①	HR	👤 💰	
	Objective IO1.2C: Develop a program of safety procedures and training to prevent employee accidents.	○ ①	HR	👤	
Goal IO2: Treat our employees fairly.					
Initiative IO2.1: The City of Twin Falls will build a strong, informed, and committed workforce through fair compensation, good treatment, and professional development programs.					
	Objective 1O2.1A: Create and maintain a market competitive compensation plan and benefits program.	○ ①	HR	💰	
	Objective 1O2.1B: Identify training opportunities that can be accessed and developed for in-house employee development, including new employee orientations, new supervisor training.	○ ①	HR	💰	
	Objective 1O2.1C: Encourage and support employees in continuing their education and knowledge base by a continued commitment to professional education programs and, tuition assistance.	○ ①	HR	💰	
	Objective 1O2.1D: Develop a mentoring and cross-training program that recognizes productivity coupled with experience and retention, along with	②	HR	👤	

1 2 3 = timeframe ○ = on-going 👤👤👤 = staffing 💰 = capital 📢 = communication 👋 = partners				
Air = Airport Division ED = Economic Development Division Fin = Finance Department IS = Information Services Department PIO = Public Information Officer		Build = Building Division E=Engineering Division Fire = Fire Department Plan = Planning Division Police = Police Department		CM = City Manager’s Office E-PW= Engineering-Public Works Department HR = Human Resources Department P&R = Parks and Recreation Division PW=Public Works Division
		TIMEFRAME	LEAD	RESOURCES
	knowledge, skills, and abilities.			COMMUNITY

OUR RESOURCES

Goal IO3: The City of Twin Falls will continue to be a financially strong and viable.					
Initiative IO3.1: Create and execute sound fiscal plans and accompanying policies that ensure financial resources are allocated in a manner designed to achieve the strategic goals and objectives					
	Objective IO3.1A: Develop a performance measurement system that ensures that the city continues pursuit of cost-effective and cost efficient processes and activities that meet public requirements.	○ 1	CM	👤👤👤 💰	
	Objective IO3.1B: Develop a prioritized and funded capital investment plan.	1	CM/Fin	👤👤👤	
	Objective IO3.1C: Develop Financial Policies for Council consideration.	1	FIN	👤👤👤 💰	
Goal IO4: The City of Twin Falls will plan responsibly for the future.					
Initiative IO4.1: The City of Twin Falls will prepare for growth through developing and updating critical Plan documents, collaborating with local/regional partners, and finding ways to match resources to increasing demand for services and state and federal mandates.					
	Objective IO4.1A: Partner with other government entities to collaborate on local and regional issues.	1	CM/City Council	👤👤👤	👋
	Objective IO4.1B: Develop framework to monitor and influence state-level decision-making on matters that effect City authority and resources.	○	CM/City Council	👤👤👤	👋