

COUNCIL MEMBERS:

SHAWN BARIGAR	DON HALL	SUZANNE HAWKINS	GREGORY LANTING	JIM MUNN, JR.	REBECCA MILLS SOJKA	CHRIS TALKINGTON
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Vice Mayor

Mayor



MINUTES

Meeting of the Twin Falls City Council

Monday, June 10, 2013

City Council Chambers

305 3rd Avenue East -Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
 CONFIRMATION OF QUORUM
 INTRODUCTION OF STAFF
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:
 PROCLAMATIONS: **None**

AGENDA ITEMS	Purpose	By:
I. CONSENT CALENDAR: 1. Consideration of a request to approve the accounts payable June 4 –June 10, 2013, total: \$680,057.65. 2. Consideration of a request to approve the June 3, 2013, Minutes. 3. Consideration of a request from the “Magic Valley Citizens’ 4 th of July” to approve the annual fireworks display held at the College of Southern Idaho on Thursday, July 4, 2013. 4. Consideration of a request by Robert Forbes, representing a non-profit Christian Radio Station, to approve the Third Annual Parktacular Event to be held at the Twin Falls City Park on Sunday, June 30, 2013. 5. Consideration of a request to approve a Trust Agreement between Hometowne Holdings, LLC, and the City of Twin Falls. 6. Consideration of a request to approve a Trust Agreement between The Group, LLC, and the City of Twin Falls. 7. Consideration of a request to approve the Final Plat of Westpark Commercial Subdivision #7 – A `PUD, 2.53 (+/-) acres consisting of one lot on property located at 1810 Washington Street North	Action	<u>Staff Report</u> Sharon Bryan Leila A. Sanchez Ryan Howe Dennis Pullin Troy Vitek Troy Vitek Mitchel Humble
II. ITEMS FOR CONSIDERATION: 1. Consideration of a request by Melinda Anderson, Economic Development Director, to approve the Grand Opening Event for the Glanbia Corporate Office and Cheese Innovation Center to be held on Wednesday, August 7, 2013. 2. Consideration of a request to approve the FAA AIP-34, 2013 Pavement Slurry Seal Project to Straight Stripe Painting, Inc., in the amount of \$378,690, contingent upon the available funding and concurrence of the Federal Aviation Administration. 3. A presentation by the City Manager followed by citizen input and possible general discussion about the FY 2014 budget priorities and philosophies. 4. Public input and/or items from the City Manager and City Council.	Action Action Presentation/ Discussion	Dennis Pullin Bill Carberry Travis Rothweiler
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:		
IV. PUBLIC HEARINGS: 6:00 P.M. 1. Request for the Vacation of 15' x 125' alley (1875 sq. ft.), located west of 303 Shoshone Street North. c/o EHM Engineers on behalf of First Federal Savings Bank. (2567) 2. Request for a Zoning District Change and Zoning Map Amendment from C-1 PUD (Northbridge PUD and Northbridge #2 PUD) to C-1 PUD - Westpark Commercial #7 PUD, for 2.53 (+/-) acres to allow a commercial development consisting of a hotel and accessory uses on property located at 1810 Washington Street North., c/o Gerald Martens on behalf of Westpark Partners, LLC. (2565) 3. Consideration of the preliminary design for Key 11495 CSI Safety Initiative III – Cheney Dr.	PH PH PH	Mitchel Humble Mitchel Humble Jacqueline Fields
V. ADJOURNMENT:		

****Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting.***

PRESENT: Shawn Barigar, Don Hall, Suzanne Hawkins, Greg Lanting, Jim Munn, Rebecca Mills Sojka, Chris Talkington
ABSENT: None
STAFF PRESENT: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Chief Finance Officer Lorie Race, Community Development Director Mitchel Humble, City Engineer Jacqueline Fields, Airport Manager Bill Carberry, Assistant City Engineer Troy Vitek, Sergeant Ryan Howe, Staff Sergeant Dennis Pullin, Deputy City Clerk/Recording Secretary Leila A. Sanchez.

Mayor Lanting called the meeting to order at 5:00 P.M. and invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. Mayor Lanting introduced staff.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:

City Manager Rothweiler requested the following amendments be made to the agenda:

Consideration of a request to adjourn to Executive Session 67-2345(1) (e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

MOTION:

Councilperson Barigar made the motion to amend the agenda as presented. The motion was seconded by Councilperson Talkington and roll call vote showed all members present voted in favor of the motion. Approved to 7 to 0.

PROCLAMATIONS: None

I. CONSENT CALENDAR:

1. Consideration of a request to approve the accounts payable June 4 –June 10, 2013, total: \$680,057.65. June 7, 2013, Payroll total: \$115,921.67
2. Consideration of a request to approve the June 3, 2013, Minutes.
3. Consideration of a request from the “Magic Valley Citizens’ 4th of July” to approve the annual fireworks display held at the College of Southern Idaho on Thursday, July 4, 2013.
4. Consideration of a request by Robert Forbes, representing a non-profit Christian Radio Station, to approve the Third Annual Parktacular Event to be held at the Twin Falls City Park on Sunday, June 30, 2013.
5. Consideration of a request to approve a Trust Agreement between Hometowne Holdings, LLC, and the City of Twin Falls.
6. Consideration of a request to approve a Trust Agreement between The Group, LLC, and the City of Twin Falls.
7. Consideration of a request to approve the Final Plat of Westpark Commercial Subdivision #7 – A `PUD, 2.53 (+/-) acres consisting of one lot on property located at 1810 Washington Street North.

MOTION:

Councilperson Talkington made a motion to approve the Consent Calendar as presented. The motion was seconded by Vice Mayor Hall and roll call vote showed all members present voted in favor of the motion.

Council discussion followed on the Third Annual Parktacular Event.

Staff Sergeant Pullin stated for clarification that for events held at the City Park, the applicant is responsible for any billing resulting from call outs for electrical service.

Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

II. ITEMS FOR CONSIDERATION:

1. Consideration of a request by Melinda Anderson, Economic Development Director, to approve the Grand Opening Event for the Glanbia Corporate Office and Cheese Innovation Center to be held on Wednesday, August 7, 2013.

Staff Sergeant Pullin explained the request.

MOTION:

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Councilperson Munn made a motion to approve the Grand Opening Event for Glanbia Corporate Office and Cheese Innovation Center to be held on Wednesday, August 7, 2013. The motion was seconded by Councilperson Hawkins and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

2. Consideration of a request to approve the FAA AIP-34, 2013 Pavement Slurry Seal Project to Straight Stripe Painting, Inc., in the amount of \$378,690, contingent upon the available funding and concurrence of the Federal Aviation Administration.

Airport Manager Carberry explained the request.

The work to be performed includes paint removal, application of a pavement sealer (fog seal), application of new runway and taxi surface markings including renumbering the runway designation to 8/26, and replacement of sign panels affected by the change to the new runway designation.

Council discussion followed.

-Performance bond

-High and low bid

Airport Manager Carberry stated that the contract requires a performance bond.

Kent Atkin, Riedesel Engineering, stated that the cost difference between bidders and Straight Stripe Painting was primarily due to the methods and techniques Straight Stripe Painting will be using.

MOTION:

Vice Mayor Hall made a motion to approve the FAA AIP-34, 2013 Pavement Slurry Seal Project to Straight Stripe Painting, Inc., in the amount of \$378,690, contingent upon the available funding and concurrence of the Federal Aviation Administration, and authorize the Mayor to sign the pending contract with Straight Stripe Painting, Inc. The motion was seconded by Councilperson Mills Sojka and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

3. A presentation by the City Manager followed by citizen input and possible general discussion about the FY 2014 budget priorities and philosophies.

City Manager Rothweiler stated that the purpose of the presentation is to have a general discussion about the City Council's 2014 fiscal year budget and to receive input and suggestions from our citizens and other shareholders.

City Manager Rothweiler gave a PowerPoint presentation and the following was reviewed:

City of Twin Falls Mission Statement

The Purpose of Budgeting

REDESIGNING OUR APPROACH

FY 2014 Budget – Preliminary Key Drivers

Economic Trends

National Economic Trends and Indicators

Local Economic Trends & Indicators

FY 2013 City of Twin Falls Year-to-Date Building Activities

2013-2014 Fiscal Year Budget

Fiscal Year 2014 "Way too Early" Highlights

Homeowner's Exemption

Developed key budget drivers used to create the sideboards for the 2014 Fiscal Year Budget are:

- Create Funding Strategy to implement objectives contained in the City's 2030 Strategic Plan.
- Limit Tax Increases to the statutory three-percent and growth formula, and recognize sensitivity of rate adjustment for water, waste water and sanitation. Leave foregone balance intact.
- Fund Phase II of the City of Twin Falls' compensation strategy, continue to make sure that we are right-sized, staffed, and organized appropriately.
- Continue to develop funding solutions to maintain and make improvements to the City's infrastructure systems, including water, sewer, transportation, parks and facilities.
- Explore options and opportunities to ensure water system reliability and redundancy.
- Continue to pursue innovative strategies and find more efficient outcomes.

Mayor Lanting opened up the public input portion of the meeting.

Jeff Martin, 3185 Highlawn Drive, turned his time over to Mark Alexander.

Mark Alexander, Filer, Idaho, member of the Trail Enhancement Committee, stated the need for the expansion/connection of the Twin Falls Trail system and on overhead projection showed a proposed area that has been discussed with Parks & Recreation Director Bowyer. He stated that the Committee has raised funds to perpetuate towards projects. He read the Committee's Mission

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Statement: The MV Trail Enhancement Committee is made up of community members whose passion is to update and adjoin the trail system in the Magic Valley as a safe, relaxing and enjoyable place to run, walk, and bike. Our mission is to provide a healthier community.

Mayor Lanting explained that the proposed trail system runs through the Storrer's property which was the old Mary Alice Lake property.

Mark Alexander stated that a primitive (unpaved) type of connection would be an improvement over no trail at all.

Pete Johnston, 312 Washington Street South, stated that he came before the Council a year ago and stated his concern of the cost increase of city water and the lack of customer service from PSI.

Council discussion followed.

City Manager Rothweiler stated that he will contact PSI and will share the importance of customer service.

4. Public input and/or items from the City Manager and City Council.

Vice Mayor Hall stated that the Historic Preservation Commission is seeking applicants and to contact Kelly Weeks at 208 735-7294 or kweeks@tfid.org. The deadline is June 26, 2013.

Councilperson Talkington asked for Council to concur and request that the City Manager have the Code Enforcement Officer to be more assertive in enforcing water conservation.

5. Consideration of a request to adjourn to Executive Session 67-2345(1) (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

MOTION:

Vice Mayor Hall made the motion to adjourn to Executive Session 67-2345(1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations. The motion was seconded by Councilperson Munn.

Councilperson Mills Sojka stated her concern that people present may be planning to voice their thoughts at the public hearing. She asked if the Executive Session was a time sensitive issue.

Mayor Lanting stated that discussion had been made to break at this time and to adjourn to Executive Session.

Roll call vote showed Councilpersons Barigar, Hall, Hawkins, Lanting, Munn, and Talkington voted in favor of the motion. Councilperson Mills Sojka voted against the motion. Approved 6 to 1.

Adjourned at 6:25 p.m.

Reconvened at 6:35 p.m.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: 6:00 P.M.

1. Request for the Vacation of 15' x 125' alley (1875 sq. ft.), located west of 303 Shoshone Street North. c/o EHM Engineers on behalf of First Federal Savings Bank. (2567)

Tim Vawser, representing the applicant, explained the request to vacate the alleys.

Community Development Director Humble reviewed the request. On overhead projection he showed the revised plan.

On May 14, 2013, the Commission unanimously recommended approval of this request, as presented, subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Subject to an easement being recorded for the relocated utilities.

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Staff concurs with the Commission's recommendation.

Council discussion followed.

- Revision of conceptual rendering of property
- Underground utilities
- Destruction of trees
- Parking lot

Tim Vawser explained the following:

- The overhead walkthrough on the 4th Avenue site was not feasible.
- Some utilities will be underground
- One tree was salvageable
- Parking will be acquired from the URA

Councilperson Munn stated his daughter is a First Federal employee and recused himself at this time.

Mayor Lanting opened and closed the public hearing without concerns.

MOTION:

Councilperson Talkington made a motion to approve the Vacation of 15' x 125' alley (1875 sq. ft.), located west of 303 Shoshone Street North, subject to the conditions presented. The motion was seconded by Vice Mayor Hall and roll call vote showed Councilpersons Barigar, Hall, Hawkins, Lanting, Mills Sojka and Talkington voted in favor of the motion. Councilperson Munn abstained. Approved 6 to 0.

2. Request for a Zoning District Change and Zoning Map Amendment from C-1 PUD (Northbridge PUD and Northbridge #2 PUD) to C-1 PUD - Westpark Commercial #7 PUD, for 2.53 (+/-) acres to allow a commercial development consisting of a hotel and accessory uses on property located at 1810 Washington Street North., c/o Gerald Martens on behalf of Westpark Partners, LLC. (2565)

Gerald Martens, EHM Engineers, representing the applicant explained the request. The applicant concurs with the Planning and Zoning Commission's and staff's recommendations.

He discussed the building elevations, truck traffic, headlights.

City Manager Rothweiler explained the heights of the proposed parapets and roof line shown is 33'6".

Community Development Director Humble stated that architectural projections are allowed above 35'.

On May 14, 2013, the Commission unanimously recommended approval of the Westpark Commercial #7 C-1PUD, as presented, subject to the following conditions:

1. Subject to site plan amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current city standards upon development or change of use of the property.
3. Subject to landscaping being consistent and meeting or exceeding the presented Master Development Plan, as well as City Codes 10-4-8.3 (f) and 10-7-12, whichever is greater.
4. Should the monument sign need to be placed in a utility easement, the property owner shall demonstrate that there is no other viable location for a sign, provide written approval from the utility company or companies and provide a recorded document releasing the city of any liability for repair or replacement of a sign damaged by work occurring within the utility easement, as per 10-9-5 (d) 2.

Staff concurs with the Commission's recommendation.

Council discussion followed.

- Arterial and collector streets on Washington Street and Avenida del Rio
- Architectural renderings
- Elevation height
- Berm

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Gerald Martens stated that Washington Street is an arterial and has been built to its current ultimate design width. There will be a minor modification to the development to the driveway and the installation of the meandering to the sidewalk. The requirements of the building height have been met.

Community Development Director Humble explained that berms are covered in the PUD agreement.

Mayor Lanting opened and closed the public hearing without concerns.

MOTION:

Councilperson Barigar made a motion to approve the request for a Zoning District Change and Zoning Map Amendment from C-1 PUD (Northbridge PUD and Northbridge #2 PUD) to C-1 PUD - Westpark Commercial #7 PUD, as presented and including the recommendations of the Planning & Zoning Commission.

Council discussion followed.

Councilperson Mills Sojka asked for clarification of condition 4. regarding signage in an easement.

Community Development Director Humble stated that a 15' utility easement will run in front of the property. The provision of the code is acknowledging an easement is being placed and the owner is at risk if there is a need to maintain utilities.

Councilperson Mills Sojka stated that the height limit in a C1 zone is 35' and does not see a reason to exceed the 35'.

MOTION:

Councilperson Mills Sojka made a motion to restrict the building height limit and parapet projections to 35'. The motion was seconded by Councilperson Talkington.

Council discussion followed.

Councilperson Munn asked for clarification if the top of the building should not exceed 35' or the architectural projections.

Community Development Director Humble stated the roof height of the building needs to be less than 35'. He confirmed that the overhead projections are well within code. In regards to other hotels in the corridor, they have gone through the process to request additional height.

City Attorney Wonderlich stated that the best example of architectural projections is on the Temple on Eastland.

Gerald Marten explained the features around the perimeter of the building.

Roll call on the amended motion showed Councilperson Mills Sojka voted in favor of the motion. Councilpersons Barigar, Hall, Hawkins, Lanting, Munn and Talkington voted against the motion. Failed 6 to 1.

Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

3. Consideration of the preliminary design for Key 11495 CSI Safety Initiative III – Cheney Dr.

City Engineer Fields stated that this is a federal-aid project that will extend Cheney Drive from Washington St. North to the Perrine Coulee at N. College. Dr. The alignment is a result of discussions between the City and the College of Southern Idaho (CSI). CSI successfully sought federal-aid for safety improvements and the City is the transportation entity that will deliver the work in conjunction with Local Highway Technical Assistance Council (LHTAC) who administers the funds.

A few years ago, the City Council requested that the Engineer make a presentation on the design. The environmental process is done and the alignment has been determined. In addition, the federal aid design process requires a preliminary design hearing prior to initiating final design activities. This presentation will discuss the project and provide the required opportunity for public input on the design.

Aaron Wert, Riedesel Engineering, gave a PowerPoint presentation and reviewed the following:

Public Hearing

- **Why we are having this hearing.**
- **How to comment on this project:**
 1. Oral testimony to City Council
 2. Private oral testimony to the Hearing Officer

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3. Written comment on comment sheet
 - a. Leave in comment box
 - b. Mail to address shown on form.

Since our last meeting

- Could not get a curve to fit without disturbing the existing Perrine Coulee crossing or CSI Parking.
- Hydraulics report for pipe extension added.
- Major modifications had to be made to meet the ITD Hydraulics requirements. Cost savings were identified by replacing the pipes with a new stiff structure.
- Provide a new route (Cheney Drive) around the newly expanded CSI campus which is quicker and more convenient to motorists.
- Increase traffic safety through CSI by reducing the through traffic on North College Road which now runs across the campus.
- Reduce traffic and potential conflicts between pedestrians and vehicles traveling through the CSI campus by routing them around the campus on the new Cheney Drive.

New Cheney Route

Project Description

- Construction of approximately 0.7 mile of new roadway
- The North College roadway and the entrances approaching the newly constructed roadway will be stop-controlled.
- The typical roadway section is curb, gutter and sidewalk on the south side with a shoulder on the north side of the road. The sidewalk will be installed accommodate pedestrians.
- The project also includes the installation of a storm drain system, signs, and pavement markings.

Typical Section

Environmental Highlights

NOISE CRITERIA IMPACTS

A noise screening analysis was conducted to determine if a noise impact would result from the proposed new alignment. The proposed project would raise the noise levels in the area but not enough to require noise mitigation.

CHANGE IN TRAVEL PATTERNS

It is estimated that 25% of the traffic will take the new Cheney Drive and 75% will remain on North College Road when the project is completed.

Schedule Moving Forward

- Summarized hearing testimony - June 21, 2013
- Design Approval – June 28, 2013
- Final Design Submittal – August 30, 2013
- Final Design Review – September 27, 2013
- PS&E Submittal - October 31, 2013

Conclusion

- The new Cheney Drive will provide a quicker and more convenient route around the newly expanded CSI campus.
- This construction will reduce the through traffic on North College and therefore increase traffic safety and potential conflicts between pedestrians and vehicles through CSI.

Mike Mason, Vice President of Administration for the College of Southern Idaho, spoke in favor of the project.

Council discussion followed.

- Traffic signal light
- Maintenance of street
- Width of the typical section of Cheney
- Capacity
- Traffic counts

Community Development Director Humble discussed the Master Street Plan.

City Engineer Fields stated that the City will maintain Cheney. The width of the typical section of Cheney doesn't currently conform to City Code but she is confident that it will match as the land to the north of CSI develops. She explained on overhead projection the proposed plan for Cheney Drive and surrounding roads internal accesses, exits, alignments, capacity, traffic counts, and federal aid requirements.

The public hearing was opened and closed with no input.

V. ADJOURNMENT: The meeting adjourned at 7:38 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary