

**Date:** July 19, 2013  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Melinda Anderson, URA Executive Director

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**Request:**

Consideration of a request to approve Resolution 2013-2 and recommend approval to the City Council. This Resolution provides for a plan amendment to Revenue Allocation Area Plan 4-1.

**Background:**

Earlier this year TFURA board directed staff to begin the process to expand the boundaries of RAA 4-1 into downtown in order to assist with public improvements such as new water/sewer lines, wastewater treatment plant improvements, improve streets/curb/gutter/sidewalks, replace landscaping, allow for new public parking, and assist with creating or improving open spaces.

After an open house to which many downtown property and business owners attended, the board provided additional direction to staff regarding the boundaries of the new proposed expansion.

According to Idaho statutes, urban renewal agencies are allowed to make a one-time amendment to a current RAA plan with the following stipulations: the plan can't increase the current RAA geographic area by more than 10%, it can't go past the current expiration date, the plan expansion boundaries must be adjacent to a current boundary, and the expansion combined with the rest of the RAAs can't exceed the City's total assessed value by more than 10%. This plan meets all of those stipulations.

The proposed 4-1 expansion takes in about 17 blocks which is just less than 60.8 acres as the current district is 608 acres. The expansion expands northeast from Shoshone and 3<sup>rd</sup> Ave South to include parts of 3<sup>rd</sup> Avenues W. and N.; 2<sup>nd</sup> Avenues W., N., E., and S.; and Main Avenue from Fairfield to Jerome Streets.

The expansion will make TIF funds immediately available and over the next 8 years to pay for all or a portion of the estimated \$10 million project costs.

**Approval Process:**

TFURA board a majority vote in open session to adopt this amended plan. Assuming the plan is adopted, staff will bring this plan to the City's Planning & Zoning Commission on August 13 for their review and recommendation. After a 30-day notice period, the City would schedule a public hearing for this plan on August 26 and to consider for adoption. Assuming the process is completed, the expansion would be effective as of January 1, 2013.

**Budget Impact:**

There would be no immediate impact to the budget. Once the Old Town Infrastructure Assessment is complete and TFURA approves a development master plan, funds would be used in an ongoing manner to pay for projects in the newly expanded 4-1 district.

**Conclusion:**

Staff recommends the board approve Resolution 2013-2 and recommend approval to the City Council.

**Attachments:**

1. Resolution 2013-2 with plan amendment

RESOLUTION NO. 2013-2

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO APPROVING THE AMENDED URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-1, AND RECOMMENDATION FOR APPROVAL THEREOF TO THE CITY COUNCIL OF THE CITY OF TWIN FALLS.

WHEREAS, The City Council has, by resolution, determined that Urban Renewal Area #4 to be a deteriorating area and designated it as appropriate for an urban renewal project; and,

WHEREAS, the Urban Renewal Agency of the City of Twin Falls has prepared an amended plan for an urban renewal project to improve public infrastructure along with supporting new open spaces and additional public parking. The plan may also include acquiring and redeveloping properties that are blighted for the purpose of job growth, redevelopment of slum and blight, long-term growth of the tax base, and such other matters that best serve the public interest and the purposes of the Urban Renewal Law and the Local Economic Development Act, and such other undertakings and activities authorized by Idaho Code §50-2007 and 50-2903(13); and,

WHEREAS, the urban renewal plan will include revenue allocation financing in order to pay for the costs of the project; and,

WHEREAS, the Urban Renewal Agency of the City of Twin Falls finds that the plan will afford maximum opportunity, consistent with the sound needs of the City of Twin Falls as a whole, to facilitate the long-term growth of the tax base, and to redevelop the urban renewal area by private enterprise; and,

WHEREAS, the Urban Renewal Agency of the City of Twin Falls finds that the amended plan is a workable program.

NOW, THEREFORE, BE IT RESOLVED BY THE URBAN RENEWAL AGENCY OF TWIN FALLS, IDAHO:

That the Amended Urban Renewal Plan for Revenue Allocation Area #4-1 is hereby adopted, and recommended for approval to the City Council of the City of Twin Falls.

PASSED BY URBAN RENEWAL AGENCY  
SIGNED BY THE CHAIRMAN

July 19, 2013  
July 19, 2013

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Chairman

# **AMENDED URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-1 EXPANSION**

## **INTRODUCTION**

On June 30, 1997, the Twin Falls City Council enacted its Resolution No. 1603, which created Urban Renewal Area #4, pursuant to the provisions of Idaho Code §50-2005. On October 7, 2002, the City Council of the City of Twin Falls, by Resolution No. 1692 approved expanding Urban Renewal Plan #4 to include the property that is the subject of this plan. Within this Urban Renewal Area #4, the Urban Renewal Agency for the City of Twin Falls, and the Twin Falls City Council, have previously approved plans with revenue allocation financing, known as Revenue Allocation Area #4-1, Revenue Allocation Area #4-2, and Revenue Allocation #4-3.

The Urban Renewal Agency proposes a one-time extension, to expand RAA #4-1 so that the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area, as permitted by Idaho Code §50-2033. The area to be added is contiguous to the existing Revenue Allocation Area #4-1, and is located generally along the northerly boundary of Revenue Allocation Area #4-1.

## **RAA 4-1 EXPANSION LOCATION**

Revenue Allocation Area #4-1 consists of approximately six hundred eight (608) acres. The proposed expanded area for RAA 4-1 is approximately 60 acres (17 blocks) and generally extends from 3<sup>rd</sup> Ave So northeast toward Fairfield St to 3<sup>rd</sup> Ave. N & E to Jerome St and back to 3<sup>rd</sup> Ave. So.

### **Legal description:**

A parcel of land located in a portion of the “Final and Amended Plat of Twin Falls Townsite” according to the plat thereof recorded in book 1 of plats, page 7, records of Twin Falls County, Idaho in Section 16, Township 10 South, Range 17 East, Boise Meridian, and being more particularly described as follows: Commencing at the intersection of Shoshone Street and Third Avenue West, being the REAL POINT OF BEGINNING.

Thence, North 45°23’ West, 45 feet, along the centerline of Third Avenue West.

Thence, North 44°37’ East, 40 feet, to the most Southerly corner of Block 117 of the “Final and Amended Plat of Twin Falls Townsite”.

Thence, North 45°23’ West, 610 feet, along the extended Southwesterly boundary of Blocks 117 and 116 of the “Final and Amended Plat of Twin Falls Townsite” to the most Westerly corner of Lot 27 of Block 116 thereof.

Thence, North 44°37’ East, 125 feet, along the Northwesterly boundary of Lot 27 of Block 116 of the “Final and Amended Plat of Twin Falls Townsite” to the most Northerly corner thereof.

Thence, North 45°23' West, 50 feet, along the Northeasterly boundary of Lots 26 and 25 of Block 116 of the "Final and Amended Plat of Twin Falls Townsite" to the most Northerly corner of Lot 25 thereof.

Thence, North 44°37' East, 225 feet, along the extended Northwesterly boundary of Lot 9 of Block 116 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the Southwesterly boundary of Block 101 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, North 45°23' West, 200 feet, along the Southwesterly boundary of Block 101 of the "Final and Amended Plat of Twin Falls Townsite" to the most Westerly corner thereof.

Thence, North 44°37' East, 630 feet, along the extended Northwesterly boundary of Blocks 101 and 85 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the most Northerly corner of Block 85 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, South 45°23' East, 460 feet, along the extended Northeasterly boundary of Block 85 of the "Final and Amended Plat of Twin Falls Townsite" to the most Northerly corner of Block 86 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, North 44°37' East, 350 feet, along the extended Northwesterly boundary of Block 71 of the "Final and Amended Plat of Twin Falls Townsite" to the most Northerly corner thereof.

Thence, South 45°23' East, 1350 feet, along the extended Northeasterly boundary of Blocks 71 thru 73 of the "Final and Amended Plat of Twin Falls Townsite" to the most Easterly corner of Block 73 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, South 44°37' West, 350 feet, along the extended Southeasterly boundary of Block 73 of the "Final and Amended Plat of Twin Falls Townsite" to the most Easterly corner of Block 88 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, South 45°23' East, 460 feet, along the extended Northeasterly boundary of Block 89 of the "Final and Amended Plat of Twin Falls Townsite" to the most Easterly corner thereof.

Thence, South 44°37' West, 980 feet, along the extended Southeasterly boundary of Blocks 89, 105, and 120 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the most Southerly corner of Block 120 thereof.

Thence, North 45°23' West, 860 feet, along the extended Southwesterly boundary of Blocks 120 and 119 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the most Westerly corner of Block 119 thereof.

Thence, South 44°37' West, 40 feet, to a point on the centerline of Third Avenue South.

Thence, North 45°23' West, 505 feet, along the centerline of Third Avenue South to the REAL POINT OF BEGINNING.

The above described parcel contains approximately 60.67 acres.

A map showing the proposed RAA 4-1 expansion boundaries is attached as Exhibit 1.

## **PURPOSE**

The purpose of the proposed expansion is to improve public infrastructure along with supporting new open spaces and additional public parking. The plan may also include acquiring and redeveloping properties that are blighted for the purpose of job growth, redevelopment of slum and blight, long-term growth of the tax base, and such other matters that best serve the public interest and the purposes of the Urban Renewal Law and the Local Economic Development Act.

## **ASSESSED VALUATIONS**

The base assessment roll of the current Revenue Allocation Area #4-1 is \$204,297,609. The base assessment of the proposed expansion area of Revenue Allocation Area #4-1 is \$35,553,205. The current assessed valuation of all taxable property within the City is \$2,303,279,260. The base assessment rolls of all revenue allocation areas within the City, including the expansion of Revenue Allocation Area #4-1, is less than ten percent (10%) of the current assessed valuation of all taxable property within the City.

## **PUBLIC WORKS OR IMPROVEMENTS**

- Replacement of water and sewer lines in the expanded area.
- Repair and replacement of streets, streetlights, and curb/gutter/sidewalk in the expanded area.
- Replacement of landscaping in the expanded area.
- Construction of new public parking in the expanded area.
- Construction of open spaces in the expanded area.
- Acquisition of blighted properties for redevelopment in the expanded area.
- Such other costs as are required to complete the project.

## **ECONOMIC FEASIBILITY STUDY**

To support new private investment in downtown properties, it's crucial that infrastructure be added and upgraded. The current infrastructure is both deteriorating and is undersized for today's uses. Adding property to the current RAA #4-1 will allow property tax income to flow immediately into the expanded area. RAA #4-1 will sunset in 2022 and there are just 8

remaining years to invest new property tax income into these properties.

On January 1, 2013, the values of the properties within the proposed Revenue Allocation Area #4-1 expansion were assessed by the Twin Falls County Assessor to be \$35,553,205. Twenty Four (24) of the parcels included in the expansion have not been valued by the County because they are owned by organizations exempt from property tax assessments.

The Current Market Value for the Area of \$204,297,609 which is the base tax value as of January 1, 2013 for the proposed Revenue Allocation Area. Each of the 7 taxing jurisdictions will continue to receive their portion of the tax revenue from the base value.

**Table 1** shows the current annual amount of tax revenue to each jurisdiction within the proposed Revenue Allocation Area #4-1 expansion

**Table 1**

Current Revenue to Each Taxing District			
Taxing District	2012 Property Tax Levy Rate	January 1, 2013	Current Property Tax Revenue
		Taxable Value Base Value	
Twin Falls County	0.004526841	\$ 35,553,205	\$ 160,944
City of Twin Falls	0.007713994	35,553,205	\$ 274,257
Twin Falls School Dist. #411	0.003788780	35,553,205	\$ 134,703
College of Souther Idaho	0.000957570	35,553,205	\$ 34,045
Twin Falls Highway Dist.	0.001181484	35,553,205	\$ 42,006
Twin Falls Ambulance Dist.	0.000206622	35,553,205	\$ 7,346
Twin Falls Abatement Dist.	0.000125974	35,553,205	\$ 4,479
<b>Combined</b>	<b>0.018501265</b>		<b>\$ 657,779</b>

## ESTIMATED PROJECT COSTS

The estimated potential costs to build acquire and redevelop land, improve open spaces, and install new public infrastructure are listed in **Table 2**:

**Table 2:**

Water line improvements	Up to ~\$3,590,000
Sewer line improvements	Up to ~\$1,570,000
Street Improvements	Up to ~\$480,000
Repairing curb/gutter/sidewalk, streetlighting	Up to ~1,350,000
Replacing landscaping/irrigation lines	Up to \$300,000
Improving water/sewer system	Up to ~\$2,000,000
Repairing/creating parking lots	Up to ~\$500,000
Open Space Improvements	Up to ~\$65,000
Property Acquisition	Up to ~\$500,000
Total	Up to ~\$10,335,000

These estimated project costs were based on an infrastructure assessment report by a local engineering firm, market values for land in downtown Twin Falls, and historical costs for various improvements.

## FISCAL IMPACT STATEMENT

Without this urban renewal project and the public infrastructure required to serve the project, Twin Falls Downtown will continue to deteriorate with little to no new private investment in the private properties. New water/sewer lines as current lines are deteriorating and, in addition, critical for new development or existing property owners to invest for new tenants. Open space and parking improvements are just as critical as infrastructure improvements as they provide both new parking and places for workers and residents to gather for social activities.

## METHOD OF FINANCING PROJECT COSTS

The projects in Table 2 will be paid for by both the current property tax income the Urban Renewal Agency receives and by the expected property valuation increase in both the current and proposed expanded RAA resulting in additional tax increment. All projects would be completed no later than 2022. As Glanbia Foods USA has just completed a \$15 million investment in the current RAA 4-1 the increment will increase. In addition, Glanbia's investment and new job creation in downtown Twin Falls has decreased downtown vacancies and will increase overall property values over time. It is also expected that Glanbia's recent investment will also spur additional private development in Old Town and downtown.

## **TERMINATION DATE**

RAA 4-1 shall terminate no later than Dec. 31, 2022. The agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision, as described above, pursuant to Idaho Code §§50-2907 and 50-2903(2).

## **DISPOSTION OF ASSETS UPON THE TERMINATION DATE**

The Agency expects to divest itself of all properties and assets by the termination date and to complete a divestiture plan by 2021.

## **CONCLUSIONS AND RECOMMENDATION**

The Urban Renewal Agency of the City of Twin Falls, in cooperation with private industry is in the fortunate position of being able to redevelop the a portion of the Urban Renewal Area #4 and assist the private sector in making a substantial investment in the community. The project will enable substantial new commercial, retail, and residential development to occur and enable the renewal and economic development of a deteriorating area of the City. These private investments can only take place if the public infrastructure deficiencies are corrected. Without the improvements, these and future private investments will likely not take place in the area. With the completion of these projects, the community will substantially benefit by providing needed infrastructure; creating new and improving current open space which allows workers and residents to gather for social activities; and creating new public parking due to the anticipated influx of workers and residents that will flock downtown in the coming 8 years and beyond.

In 1988, the Idaho Legislature passed the Local Economic Development Act. This law allows municipalities the opportunity to provide for a method of financing needed improvements, allocating a portion of the property taxes levied against taxable property within an Urban Renewal Area. The intent of the law is to identify areas in need of improvement and development and to encourage private investment in those areas.

The Urban Renewal Agency of the City of Twin Falls believes this project meets both the intent and the spirit of this law. Therefore, the Urban Renewal Agency of the City of Twin Falls recommends to the Twin Falls City Council the adoption of this Urban Renewal Plan amendment and, further, to create and adopt Revenue Allocation Area #4-1 expansion within Urban Renewal Area #4. The effect of said adoption will cause the increased property taxes of the existing tax increment projects to be added to the anticipated new property taxes to be allocated to the Urban Renewal Agency of the City of Twin Falls for the purposes of making the necessary public improvements and correct existing deficiencies as previously detailed.

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to the law, then, such provision shall be deemed separable from the remaining provisions in this Plan and shall in

no way affect the validity of the other provisions of this Plan.

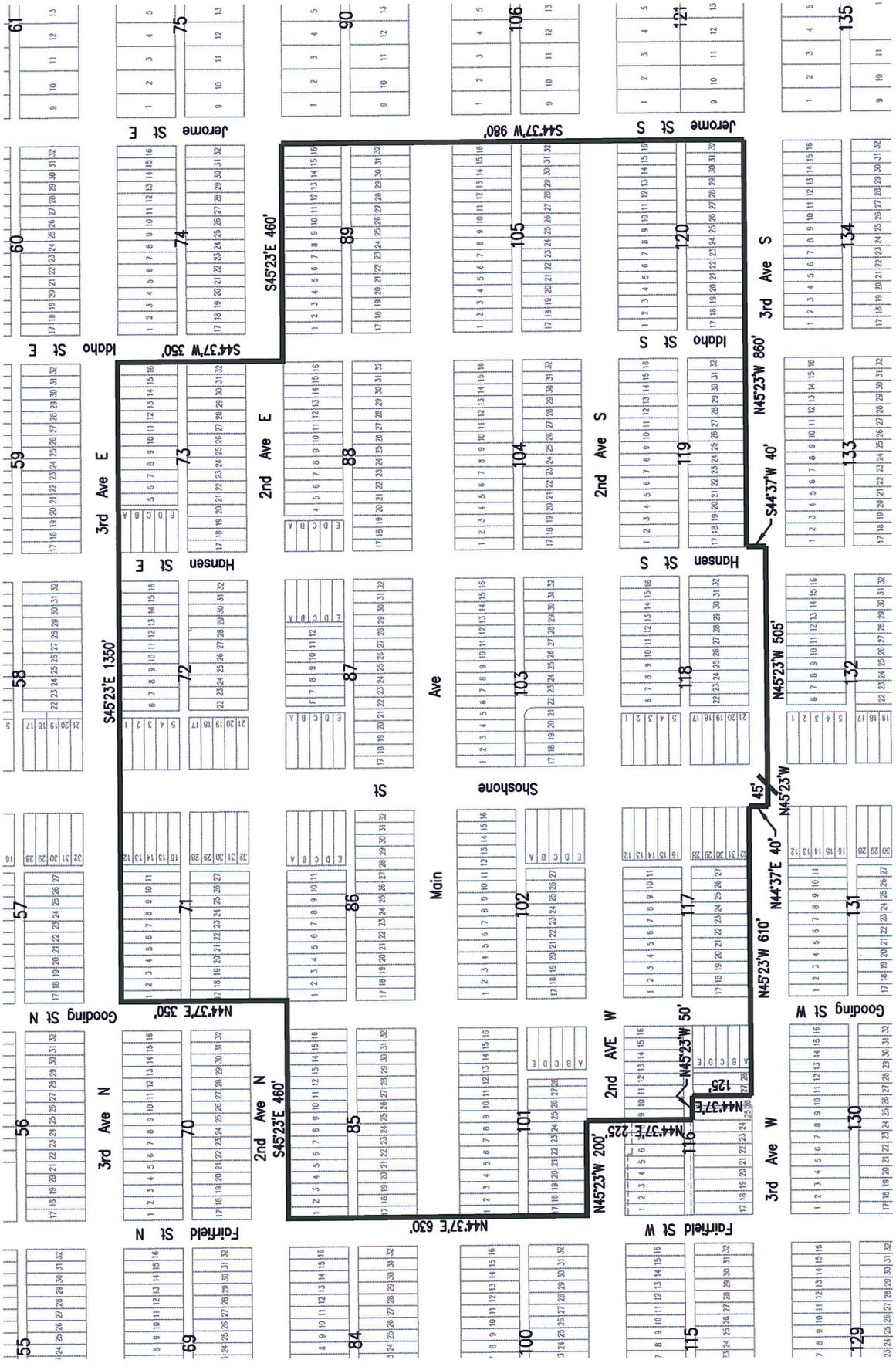
APPROVED BY THE URBAN RENEWAL AGENCY,  
SIGNED BY THE CHAIRMAN

,2013.  
, 2013.

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CHAIRMAN

# EXHIBIT 1



# Boundary Exhibit For An Expansion Of RAA 4-1 For The Urban Renewal Agency Of The City Of Twin Falls





**Date:** July 19, 2013  
**To:** Urban Renewal Agency of the City of Twin Falls  
**From:** Melinda Anderson, URA Executive Director

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**Request:**

Consideration of a request to approve a pocket park design concept for TFURA-owned property at 122 4<sup>th</sup> Ave. So.

**Background:**

At the June 10 TFURA board meeting, members approved a proposal from All Seasons Landscaping to design a park concept, provide a construction estimate, and develop construction documents and material specifications.

At that meeting former Chairman Gary Garnand appointed Dan Brizee, Perri Gardner, and Dexter Ball to review the design concept developed. They and City staff were part of a larger group that also included City Council members, Kent Taylor, Glanbia, and St. Luke's PFS office. This group met twice to review All Season's designs and gave All Seasons further guidance.

The URA subcommittee met last on July 15, reviewed the total package, and made a few changes. Those changes are reflected in the design concept and the budget that are part of this staff report.

All Seasons will present the design concept to the board at this meeting and Kent Taylor will also talk with the board about possible alternatives to the design presented in this packet.

**Approval Process:**

This design will be considered in an open meeting with a majority of the board members voting in favor. If the design is approved, All Seasons will begin drafting the construction documents and material specifications. Once those are completed, staff will work with Parks & Rec to develop the bid documents in preparation for a public bid.

**Budget Impact:**

Funds are available for this design and additionally for construction in RAA 4-1 budget.

**Conclusion:**

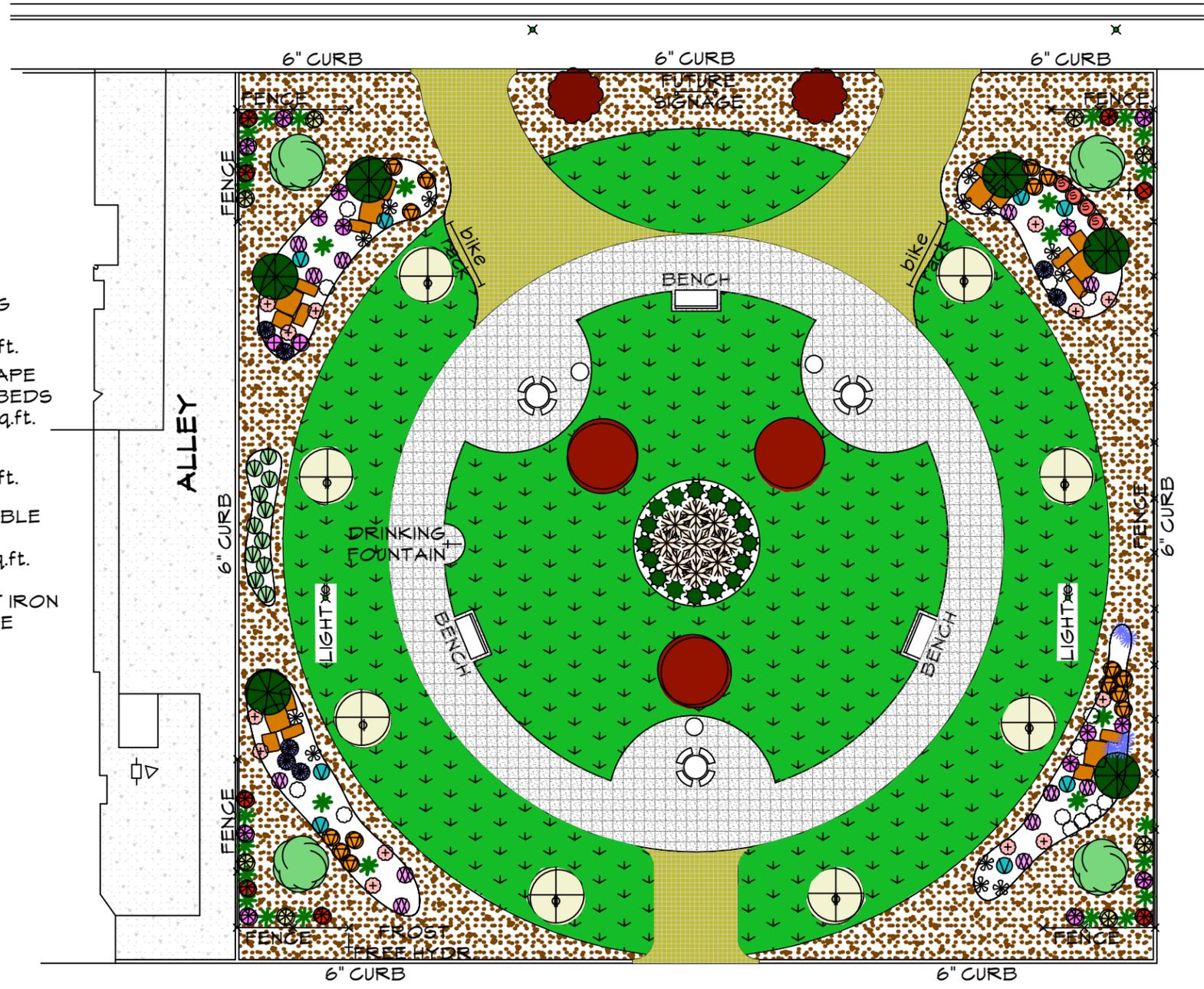
URA subcommittee recommends the board approve this design concept.

**Attachments:**

1. Pocket Park design package

**LEGEND**

-  CRIMSON KING MAPLE (3)
-  IVORY SILK LILAC (8)
-  LOCUST (4)
-  BRISTLEcone PINE (6)
-  SMOKE TREE (2)
-  COPPERTONE ENDICOTT PAVERS 1,112 sq.ft.
-  CONCRETE 1,741 sq.ft.
-  CHIEF CLIFF BOULDERS
- PLANT PALLET**
-  ANNABELLE HYDRANGEAS (9)
-  BOXWOOD HEDGE (16)
-  MISS KIM LILAC (7)
-  VIBURNUM, KOREAN SPICE (13)
-  BARBERRY (12)
-  SPIREA, LITTLE PRINCESS (13)
-  ROSES, KNOCKOUT (23)
- PERENNIALS**
-  YUCCA (8)
-  ALYSSUM (9)
-  SEDUM, AUTUMN JOY (4)
-  CONE FLOWER (15)
-  DAISY, SHASTA (7)
-  IRIS, CAESAR'S BROTHER (5)
-  DAYLILLY, STELLA DE ORO (20)
-  MISCANTHUS GRASS (11)
-  ELIJAH BLUE FESCUE (8)
-  PLANTING BEDS 1,191 sq.ft.
-  XERISCAPE GRAVEL BEDS 3,629 sq.ft.
-  ALLEY 2,307 sq.ft.
-  SUSTAINABLE LAWN 7,304 sq.ft.
-  WROUGHT IRON FENCE



1 **SITE PLAN**  
**SCALE: 1" = 20'**



**ALL SEASONS LANDSCAPING** **POCKET PARK**  
 Twin Falls, Idaho 7/16/13



# ALL SEASONS LANDSCAPING

July 11, 2013

Twin Falls Urban Renewal Agency  
Attn: Melinda Anderson  
PO Box 1907  
Twin Falls Id 83301

**RE: Conceptual Concept for Pocket Park on lots 17 18 & 19**

Melinda,

On behalf of the staff and management of All Seasons Landscaping Inc., I appreciate the opportunity to present to you our concept for the Pocket Park in Twin Falls.

We are enclosing the following items in a PDF form as part of this conceptual plan: A narrative on the design concept and detailed budget of the project are provided. A photo array of the plant material, site furnishings, xeriscaping decorative rock and sustainable lawn that were selected for the park are also attached. Samples of the rock mulch, bark mulch and paver selections will be available at the meeting.

We have included a clean copy of the plan for each committee member to review.

We have only included a gravel prep for the alley. We can address this as a separate item as we discussed at the meeting yesterday. There are still too many unknowns to do more than a clean and prep at this time.

Should you have any questions we would be happy to review them with you. I can be reached by cell phone at 208-309-1426. My email is [svasher@allseasons.info](mailto:svasher@allseasons.info).

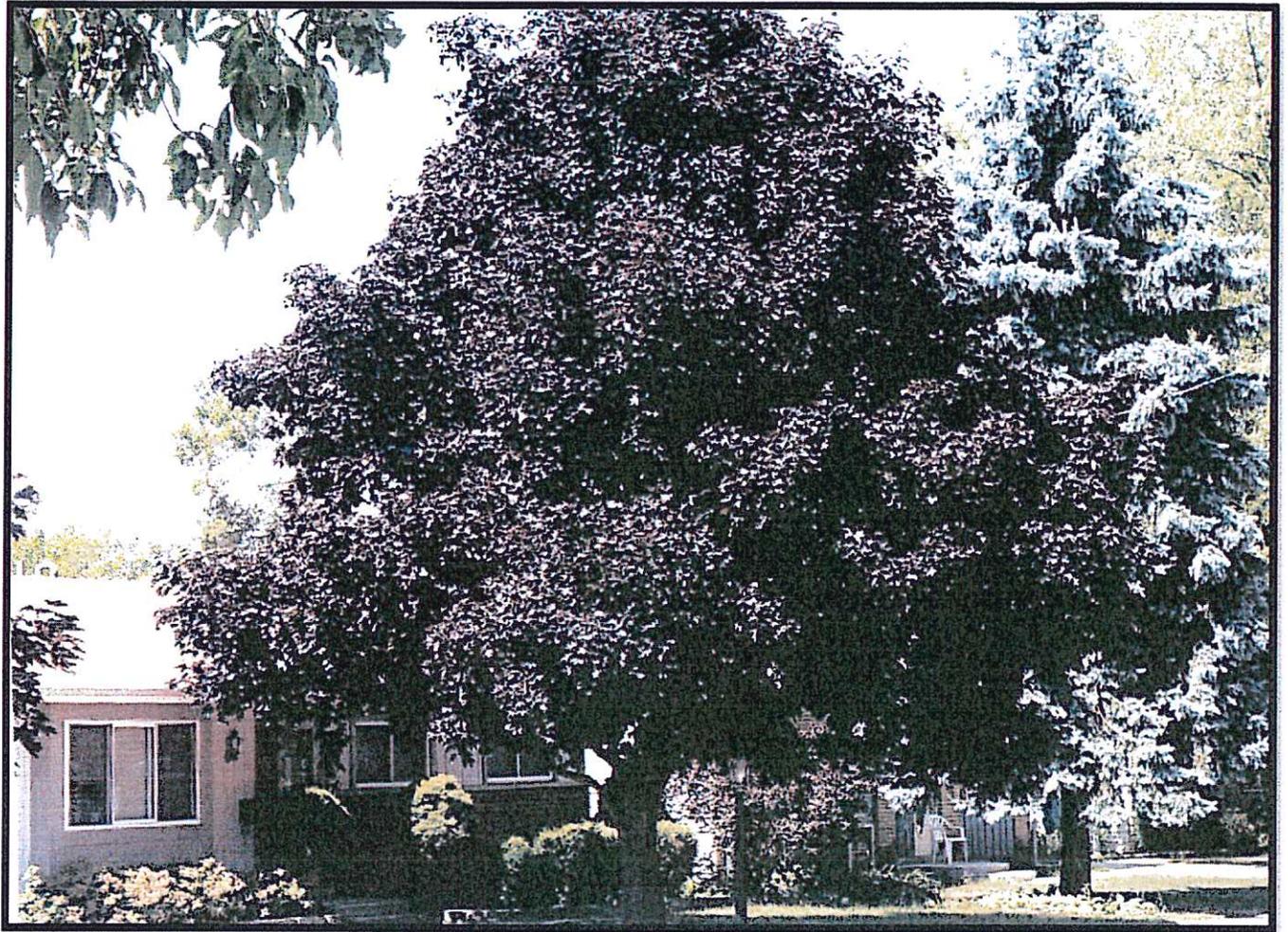
Thank you for this opportunity.

Sincerely,

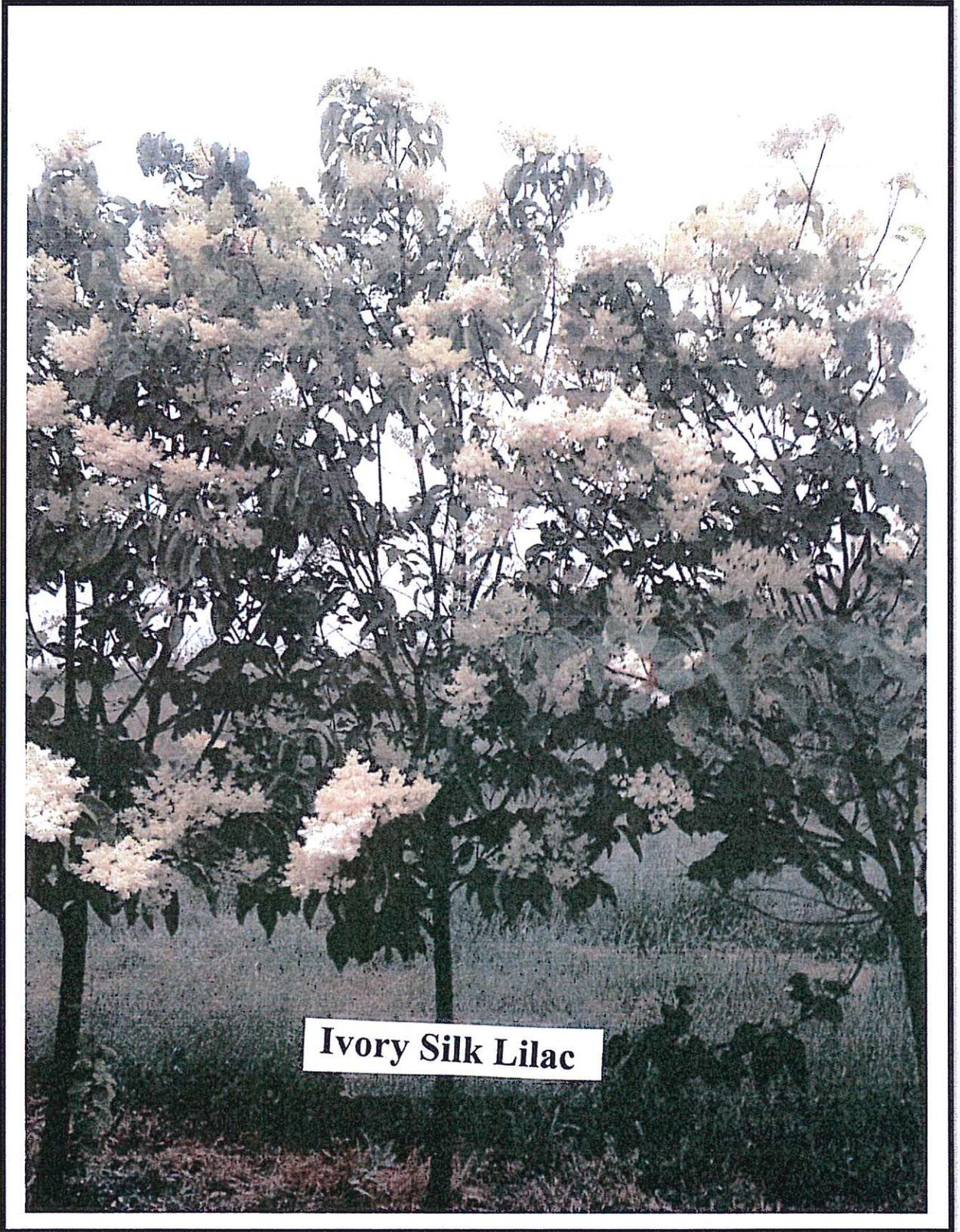
Steve Vasher  
Director of Sales and Marketing

Enclosures:

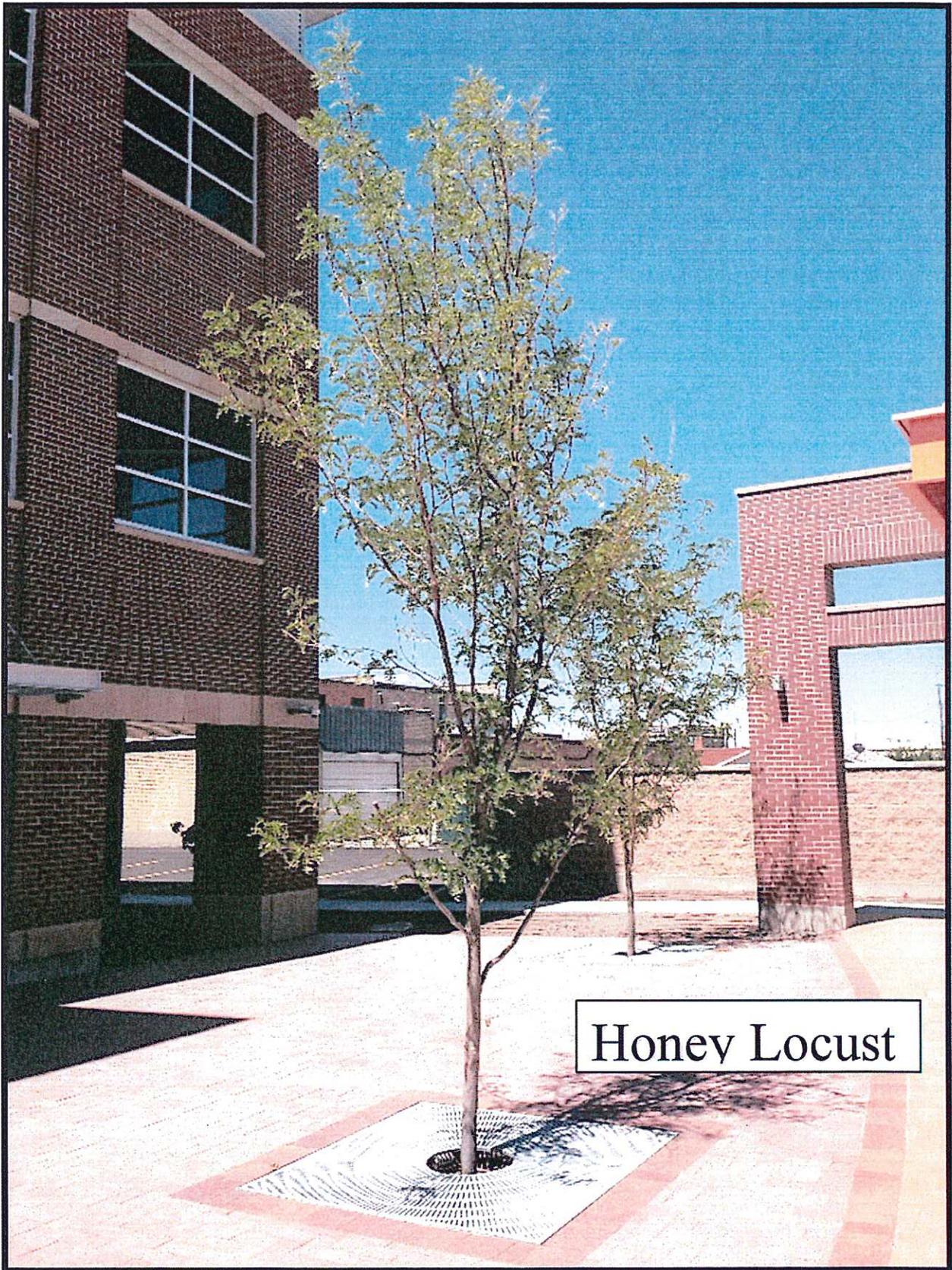
# TREES



Crimson King Maple

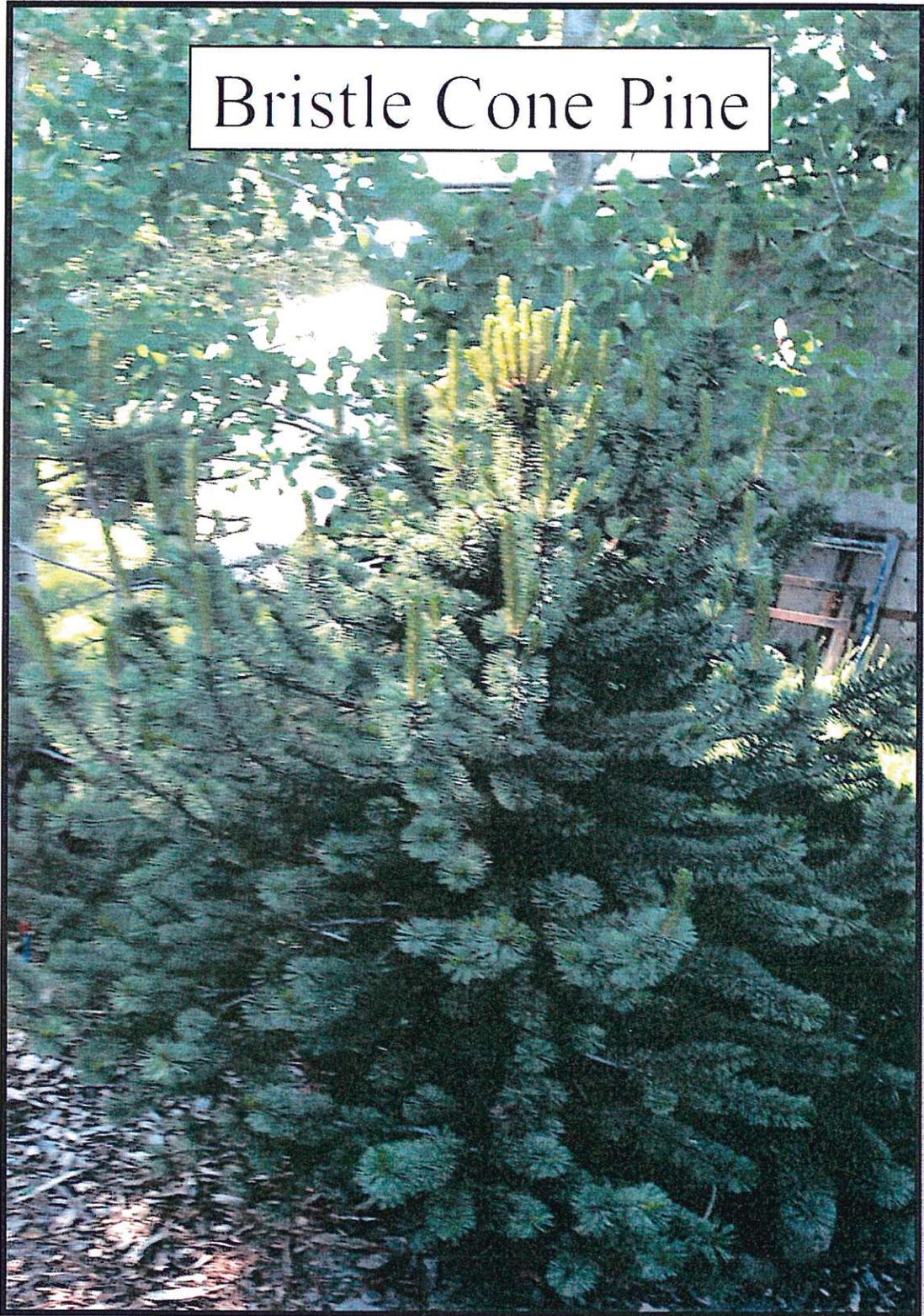


**Ivory Silk Lilac**



Honey Locust

# Bristle Cone Pine



Smoke Tree



Box Wood



# SHRUBS

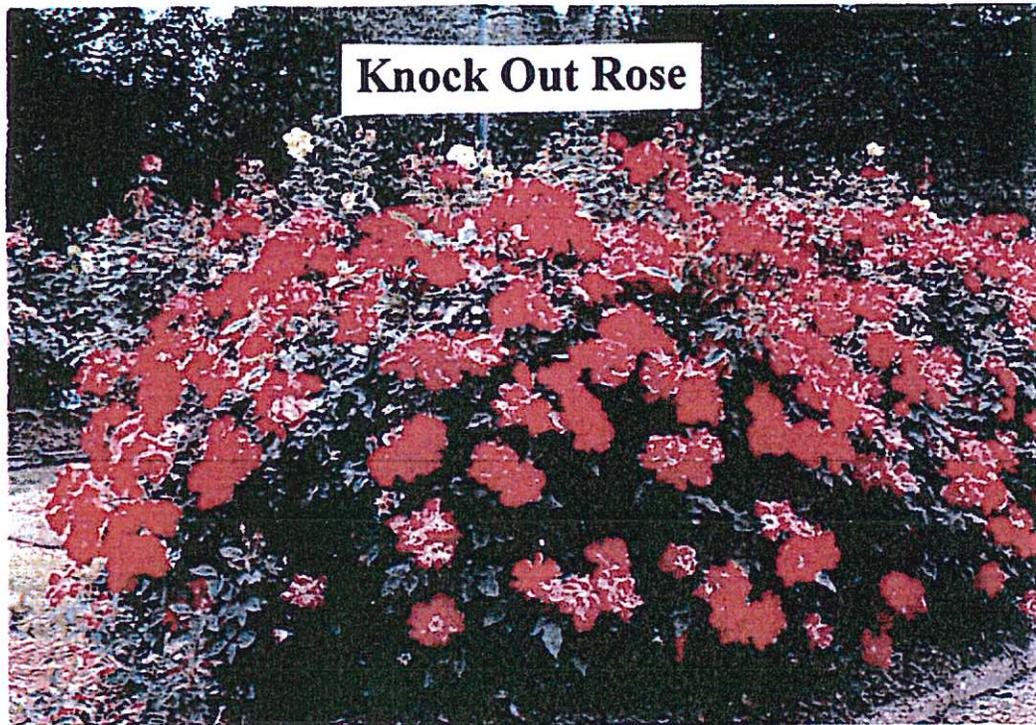
# Anna Belle Hydrangea



# Viburnum



**Knock Out Rose**



**Gold Flame Spirea**



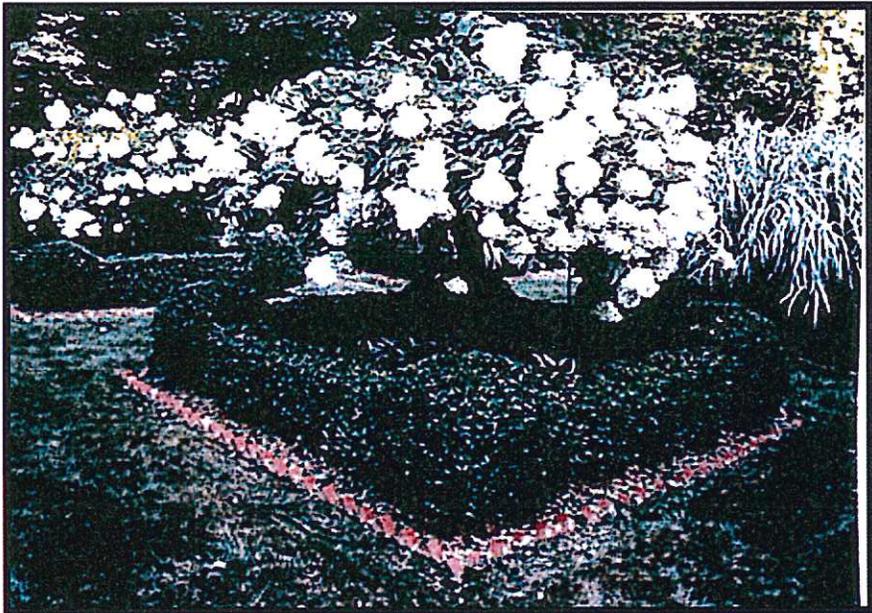
Miss Kim Lilac



Barberry



Box Wood Surrounding a Tree



# Perennials



Shasta Daisy

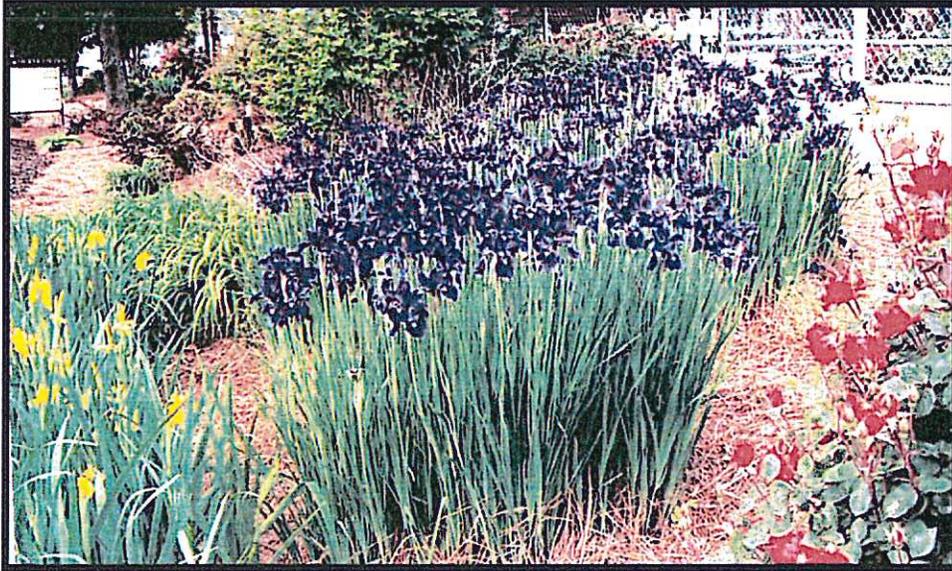
Yucca



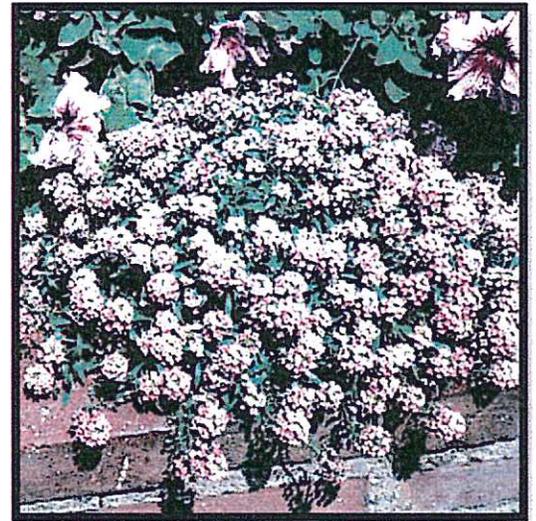
Autumn Joy Sedum



Iris Caesar's Brother



Perennial Alyssum



Stella De Oro Daylily

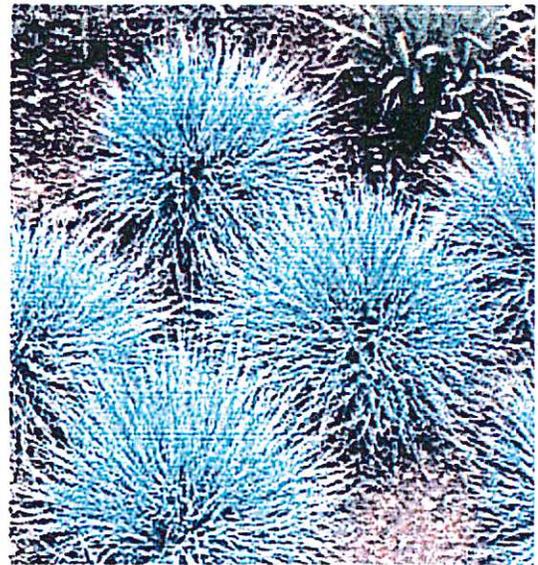


# Perennials

Cone Flower

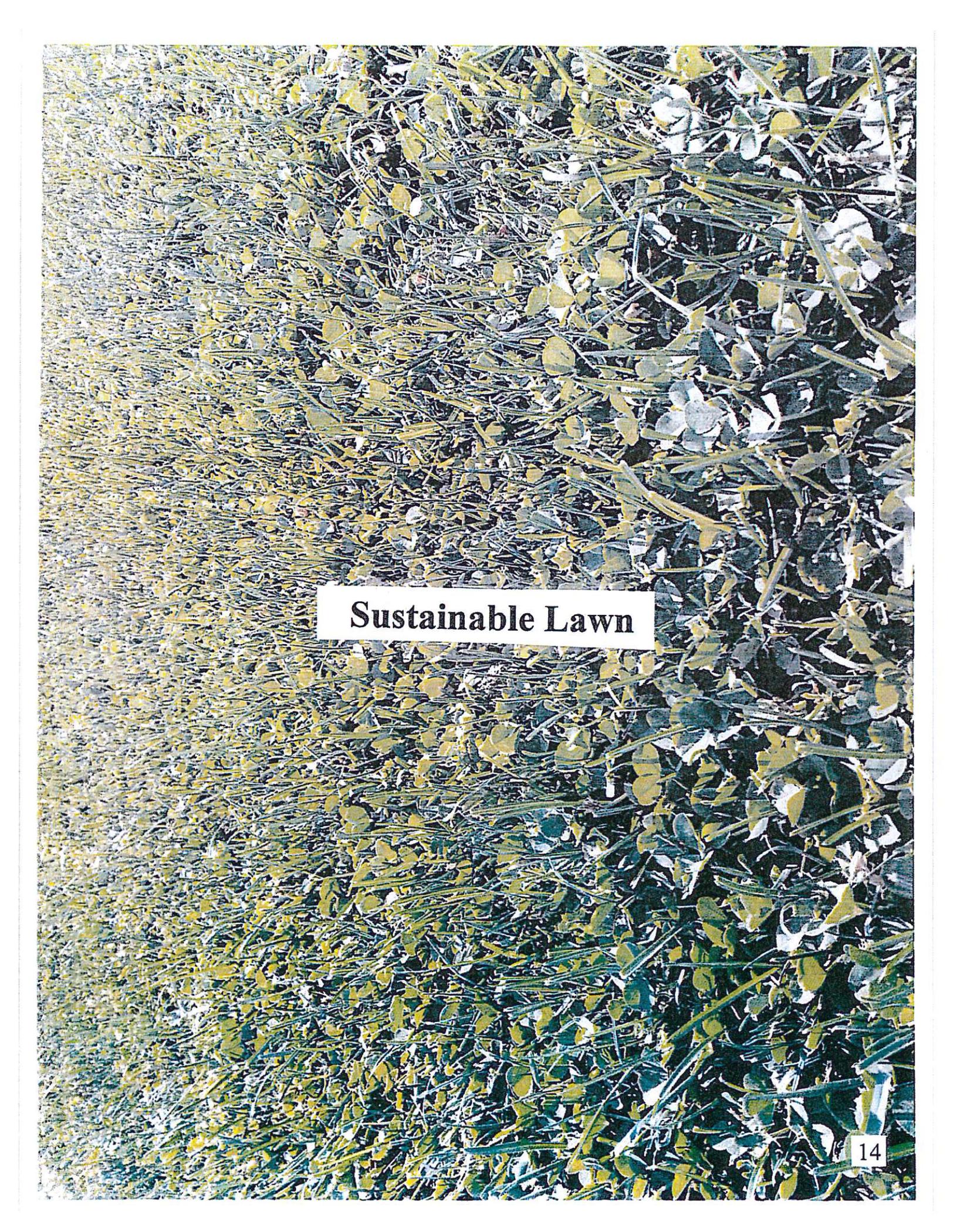


Blue Fescue



# Miscanthus Grass



A high-angle, close-up photograph of a lawn. The lawn is a mix of green grass and clover, with some blades showing signs of being cut or broken. The overall color palette is a mix of vibrant green, yellow-green, and some brownish-tan, suggesting a healthy but perhaps slightly dry or well-maintained lawn. A white rectangular text box is centered horizontally and vertically over the image.

## Sustainable Lawn

# SITE FURNISHINGS

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<b>ROUND SYCAMORE TABLE</b>
<b>ITEM NUMBER</b> T6140
<b>DETAIL</b> 40" Diameter Table Top 68" Diameter x 30 1/2" H Sycamore table set with round top - seats 8 people. Reinforced table top, seats and interlocking legs bolt together to form one unit. Options: Diamond Ground Top and Seats, Umbrella Coupler, Umbrella Holder, Checkerboard
<b>WEIGHT</b> 1170 lbs.
<b>FINISH SHOWN</b> Special finish: SB1 Sandblast tan blend pea gravel
<b>FINISHES AVAILABLE</b> SB Finishes (Sandblast)
<a href="#">RETURN TO PRODUCTS PAGE</a>

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**B6060 BENCH**

**ITEM NUMBER**

B6060

**DETAIL**

Bench with 6' Radius Top and Rounded Legs.

72" x 16" x 17" High

(A 60" long bench is also available. Item Number B6050, Wt. 388 lb)

**WEIGHT**

430 lbs

**FINISH SHOWN**

Special French Gray

**FINISHES AVAILABLE**

SB Finishes (Sandblast)

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**DR-350**

**ITEM NUMBER**  
LR3500

**DETAIL**  
18" Square  
Height: 32"  
Optional 23 gallon plastic liner

**WEIGHT**  
350 lbs.

**FINISH SHOWN**  
SB7 Sandblast Light gray natural color

**FINISHES AVAILABLE**  
EX Finishes (Exposed Aggregate)  
SB Finishes (Sandblast)

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FOR MORE INFORMATION PLEASE CALL US TOLL FREE AT 800.233.3907



## CONTEMPORARY DRINKING FOUNTAINS

### GR Series

MODEL GRM45  
BARRIER FREE, BI-LEVEL,  
PEDESTAL MOUNTED  
DRINKING FOUNTAIN

#### STANDARD FEATURES

- Resistant to sunlight, heat, moisture and wear
- 18 gage, 304 stainless steel bowl
- 11 gage, heavy duty welded steel, corrosion and scratch resistant finish
- Polished chrome plated brass, anti-rotation non-squirt bubbler
- 100 mesh inlet strainer
- Access door, heavy duty steel, vandal resistant



□ Standard Model: GRM45

#### SUGGESTED SPECIFICATIONS

Model GRM45 is a barrier free pedestal mounted, vandal resistant, bi-level round drinking fountain made from 18 gage, 304 stainless steel bowls mounted into a green powder coated 11 gage, heavy duty galvanized welded steel pedestal. Unit shall be activated by front mounted self-closing buttons, by using less than 5 pounds of force, which activates internally mounted valves with adjustable stream regulators controlling the water flow. Bubblers shall be polished chrome plated brass with non-squirt features and operate on water pressure range of 20 - 105 psig. Unit shall adhere to ANSI A117.1 and Americans with Disabilities Act of 1990 frontal approach and protruding objects requirements, Adult ADA parallel and frontal approach and ANSI/NSF 61, Section 9.

#### OPTIONAL ACCESSORIES

(additional costs may be incurred)

- - CH30 Child height, 30" bubbler height
- - FRU2 Freeze resistant valve (see separate submittal sheet)
- - FS Foot spray
- - HB1 Hose bibb, compression, with hose threaded outlet/VB
- - HB2 Hose bibb, loose key, with hose threaded outlet/VB
- - HB3 Hose bibb, loose key, vandal resistant, with hose threaded outlet/VB
- - IGM In-ground 14" mounting
- - JF1 Jug filler, plain end with self-closing valve
- - JF2 Jug filler, recessed, plain end with self-closing valve
- - NP2 Non-pollutable, freeze resistant valve
- - PF Pet fountain receptor
- "4" All stainless steel (Use model GRM44)
- "6" Firehouse red powder coated finish (Use model GRM46)
- "7" Alpine blue powder coated finish (Use model GRM47)

Custom color finishes available upon request

Please visit [www.murdock-supersecur.com](http://www.murdock-supersecur.com) for most current specifications.

Complies with the following standards:



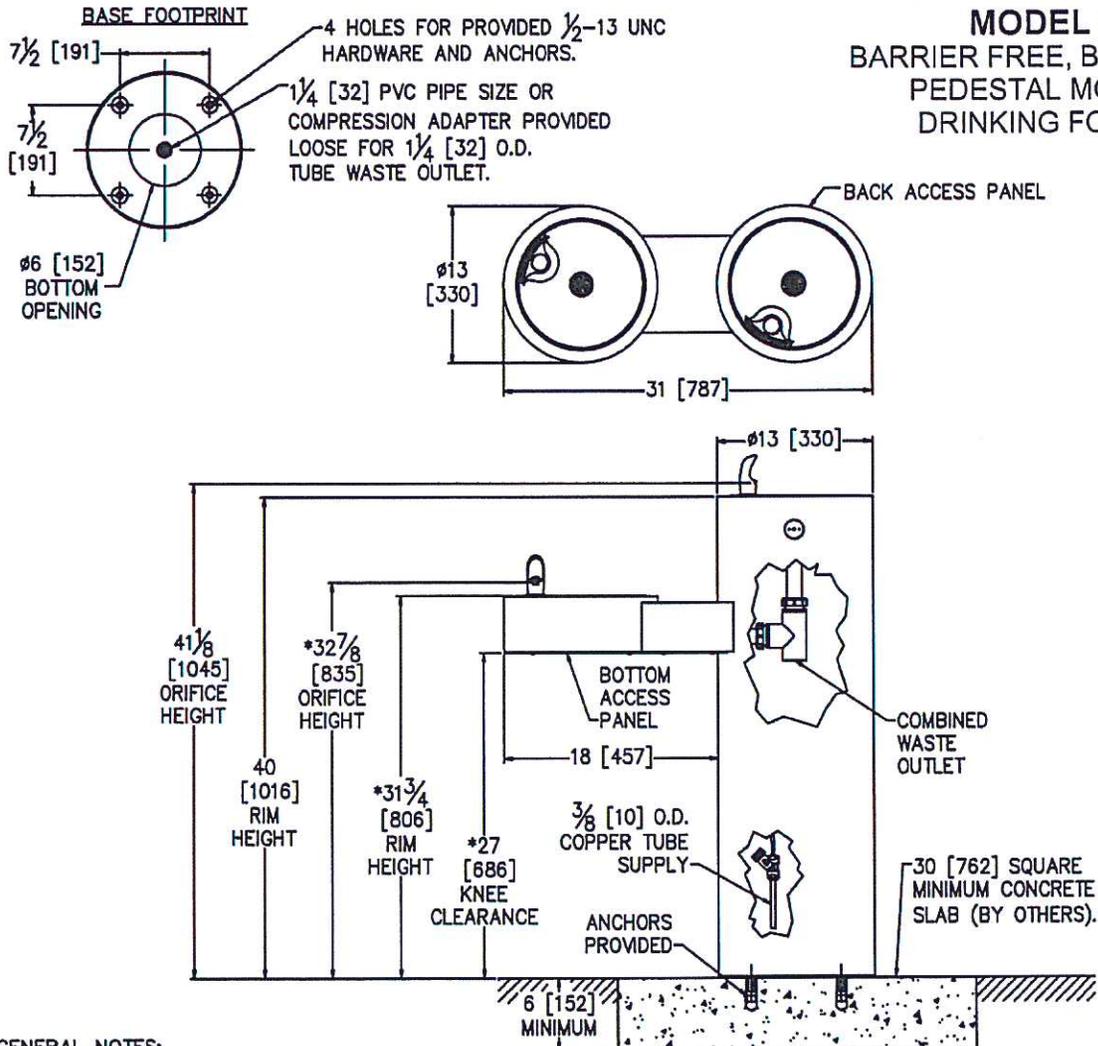
**MURDOCK-SUPER SECUR** A Member of Acorn Engineering's Family of Companies  
15125 Proctor Avenue • City of Industry, CA 91746 USA • Phone 800-591-9880 or 626-333-2543 • Fax 626-855-4860



# CONTEMPORARY DRINKING FOUNTAINS

## GR Series

**MODEL GRM45**  
BARRIER FREE, BI-LEVEL,  
PEDESTAL MOUNTED  
DRINKING FOUNTAIN



**GENERAL NOTES:**

1. ALL DIMENSIONS ARE IN INCHES [MM].
- \*2. STANDARD ADULT HEIGHT MODEL SHOWN. OPTIONAL -CH30 CHILD HEIGHT MODEL AVAILABLE.
3. STOP VALVE NOT PROVIDED.

**ONE YEAR LIMITED WARRANTY** - Parts are warranted for one (1) year from date of shipment.

**SELECTION SUMMARY & APPROVAL FOR MANUFACTURING**

All dimensions are nominal and subject to manufacturer's change without notice. Murdock-Super Secur assumes no responsibility for use of void or suspended data. © Copyright 2008, Murdock-Super Secur, a division of Acorn Engineering Company. Please visit [www.murdock-supers Secur.com](http://www.murdock-supers Secur.com) for most current specifications.

Model Numbers & Options \_\_\_\_\_ Quantity \_\_\_\_\_

Company \_\_\_\_\_ Date \_\_\_\_\_

Contact \_\_\_\_\_ Title \_\_\_\_\_

Approval for Manufacturing/Signature \_\_\_\_\_

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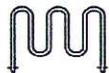
**Light Fixture**

# Specifications

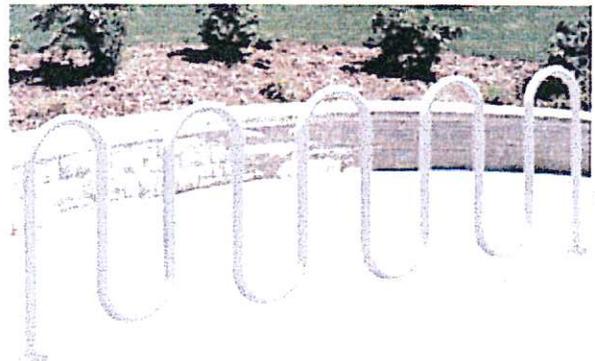
## Park-It Bike Racks



### Inground Bike Racks (Galvanized)



7 bike capacity  
63" l x 49 1/2" h  
(36" h installed)



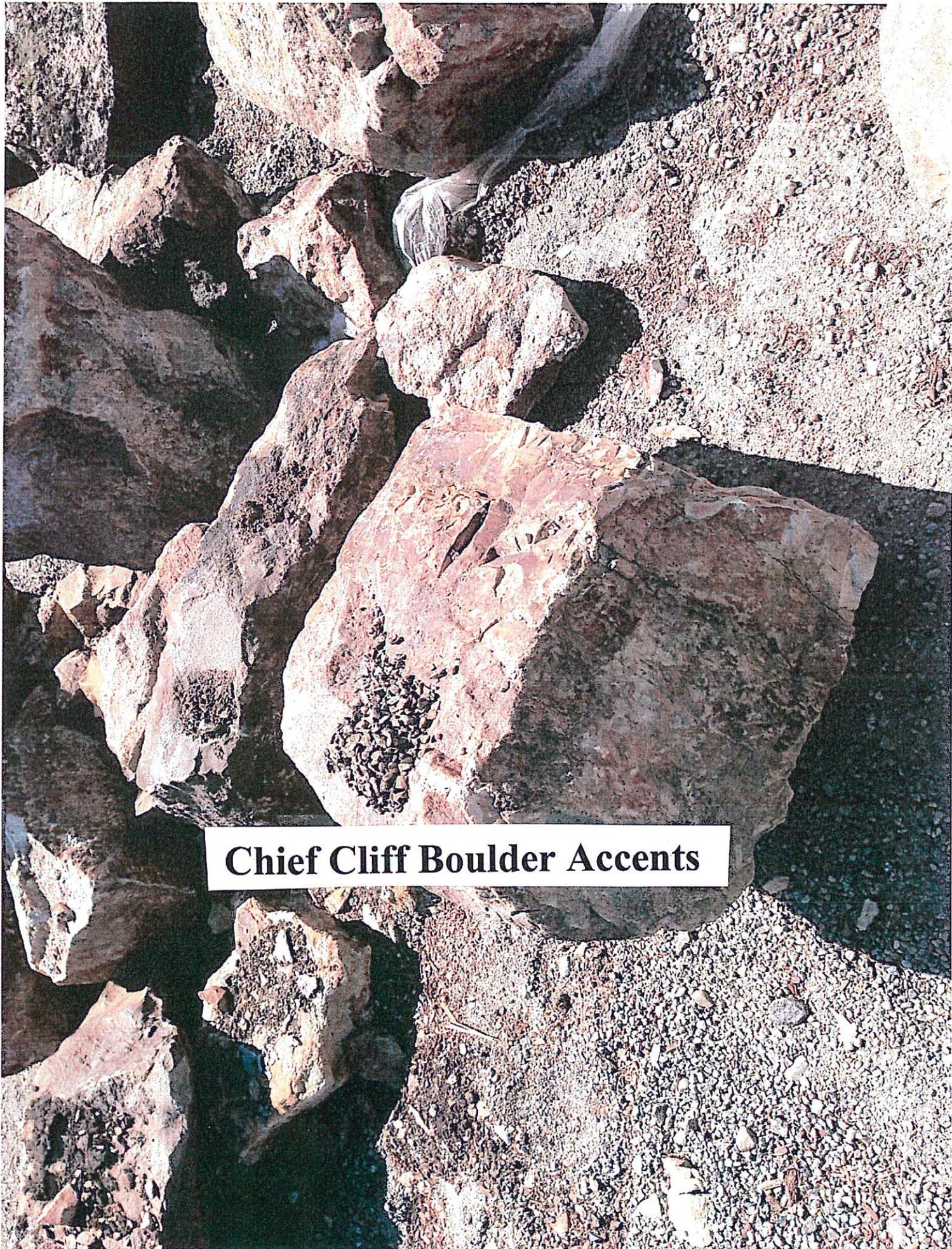


**Wrought Iron Fence**

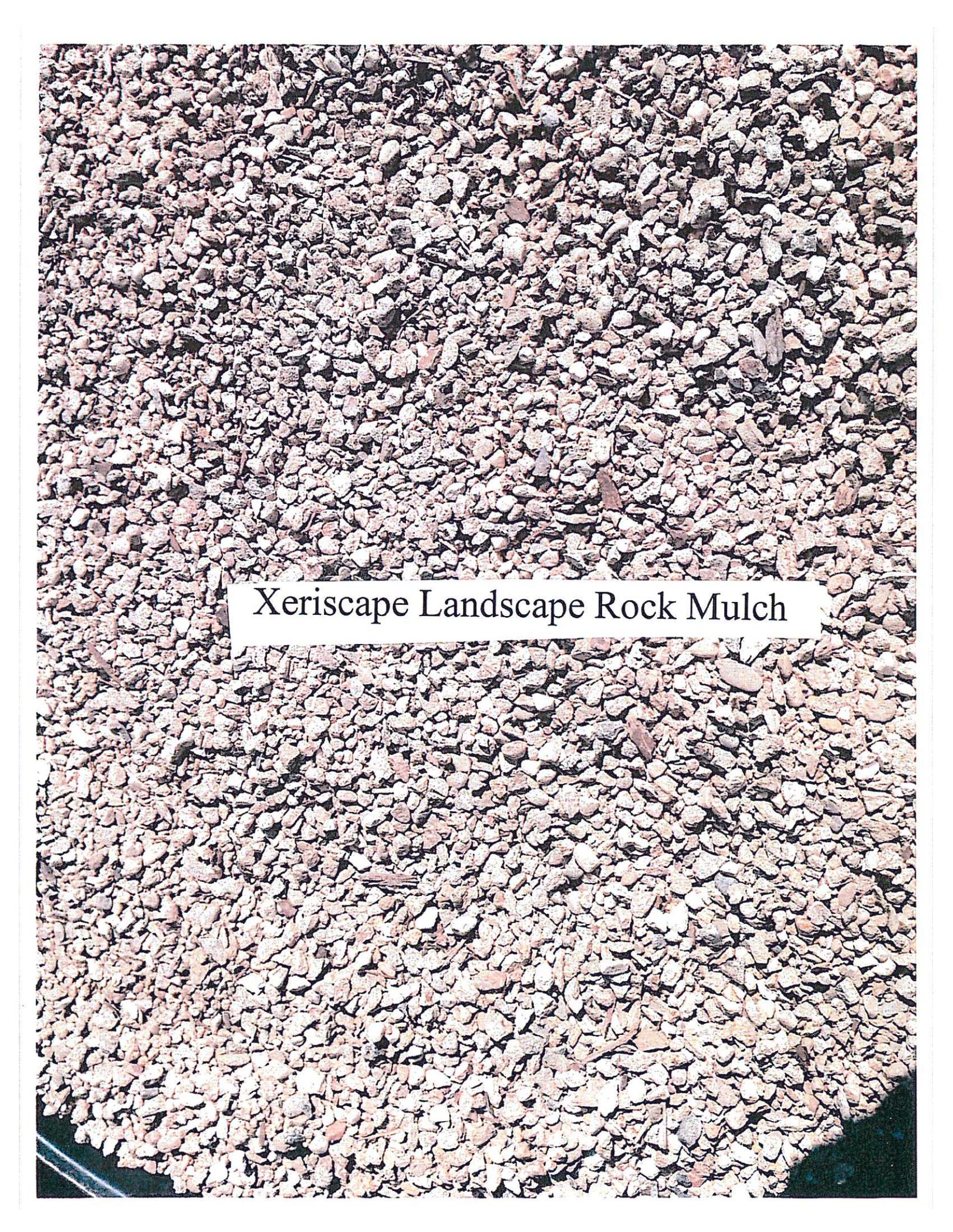
18

## Wrought Iron Fence

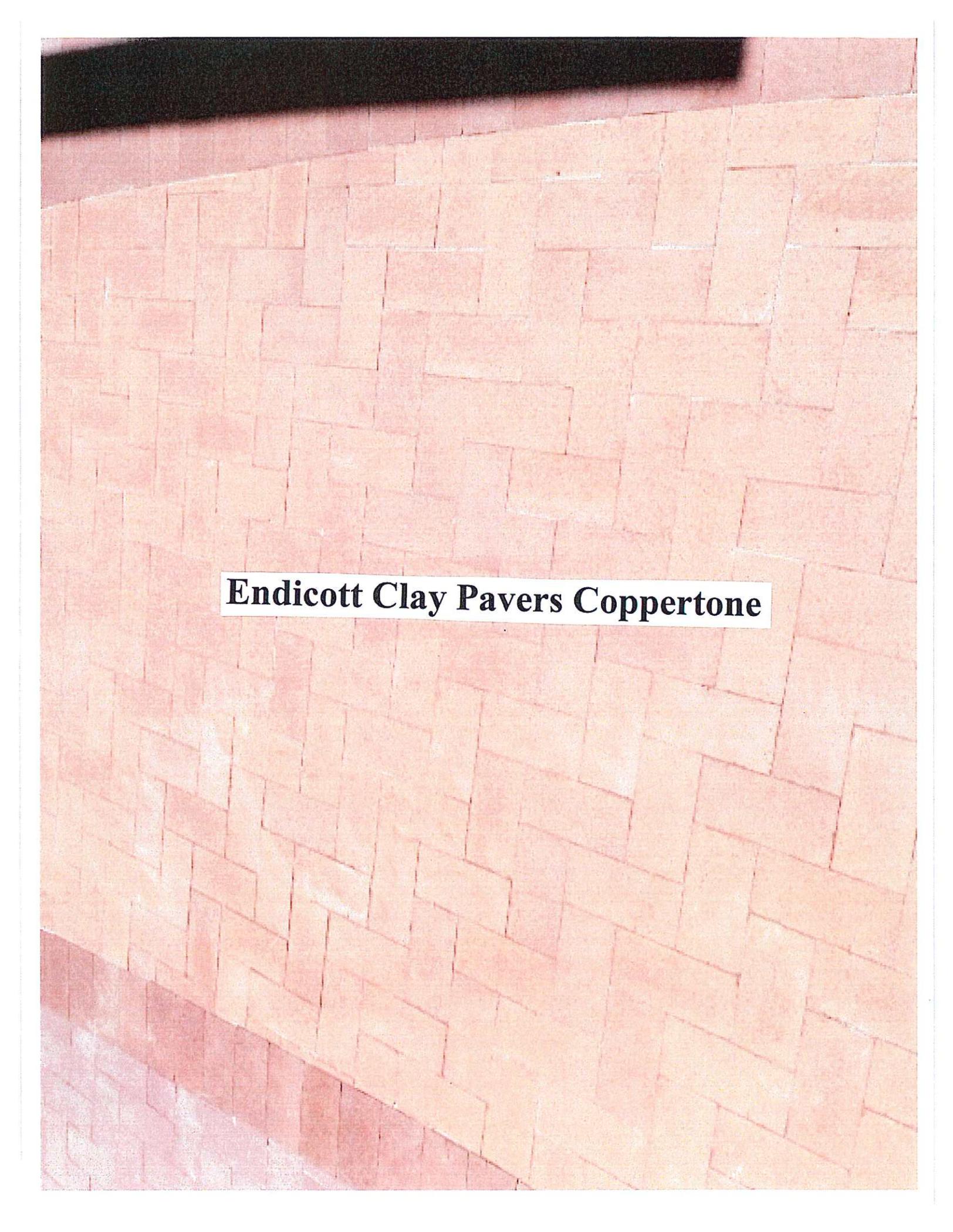
Fence Sections are manufactured from hot rolled steel and feature fully welded construction for maximum strength. Panel components 5/8" X 5/8" X 18 gauge Pickets & 1" X 1" X 16 gauge Rails. Pickets are spaced @ 4-9/16" on center



**Chief Cliff Boulder Accents**

A close-up, top-down view of a large pile of landscape rock mulch. The rocks are small, angular, and vary in shades of reddish-brown, tan, and light brown. They are densely packed together, creating a textured surface. A white rectangular banner is overlaid horizontally across the middle of the image, containing the text "Xeriscape Landscape Rock Mulch".

Xeriscape Landscape Rock Mulch



**Endicott Clay Pavers Coppertone**