

COUNCIL MEMBERS:

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

*Vice Mayor*

*Mayor*

**MINUTES**

**Meeting of the Twin Falls City Council**  
**Monday, August 26, 2013**  
**City Council Chambers**  
**305 3<sup>rd</sup> Avenue East -Twin Falls, Idaho**



**6:00 P.M.**

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

<b>AGENDA ITEMS</b>	<b>Purpose</b>	<b>By:</b>
<b>I. <u>CONSENT CALENDAR:</u></b> 1. Consideration of a request to approve the accounts payable for the week of August 20–26, 2013, total: \$3,955,891.08. 2. Consideration of a request to approve the Special Events Application for the Perrine Bridge Festival to be held on Saturday, September 7, 2013, from 7:00 a.m. until 4:00 p.m.	Action Action	<u>Staff Report</u> Sharon Bryan  Ryan Howe
<b>II. <u>ITEMS FOR CONSIDERATION:</u></b> 1. Presentation of the 2013 CDFA Excellence in Tax Increment Finance Award from the Council of Development Finance Agencies annual summit in Washington D.C. 2. Consideration of a request to approve a change order from Stanley Associates, Inc., in the amount of \$13,755, for the completion of the Public Works Complex shower room, locker room, and office. 3. Public input and/or items from the City Manager and City Council.	Presentation Action	Melinda Anderson  Robert Bohling
<b>III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS</u></b>		
<b>IV. <u>PUBLIC HEARINGS: 6:00 p.m.</u></b> 1. Consideration of a request to approve an Ordinance adopting an Amended Urban Renewal Plan for Revenue Allocation Area #4-1.	PH	Melinda Anderson
<b>V. <u>ADJOURNMENT:</u></b>		

*Any person(s) needing special accommodations to participate in the above noticed meeting could contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208)735-7287.*

**Present:** Shawn Barigar, Don Hall, Suzanne Hawkins, Gregory Lanting, Jim Munn, Jr. Rebecca Mills Sojka, Chris Talkington  
**Absent:** None  
**Staff Present:** City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Community Development Director Mitchel Humble, Economic Development Director Melinda Anderson, Stf. Sergeant Ryan Howe, Water Superintendent Robert Bohling, PIO Josh Palmer, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Lanting called the meeting to order at 6:00 P.M. He then 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 : None**

**PROCLAMATIONS: None**

**I. CONSENT CALENDAR:**

1. Consideration of a request to approve the accounts payable for the week of August 20–26, 2013, total: \$3,955,891.08.
2. Consideration of a request to approve the Special Events Application for the Perrine Bridge Festival to be held on Saturday, September 7, 2013, from 7:00 a.m. until 4:00 p.m.

**MOTION:**

Councilperson Barigar made the motion to approve the Consent Calendar. The motion was seconded by Councilperson Talkington.

Councilperson Talkington asked for clarification on the accounts payable of \$3.6 million in taxable revenue bonds.

City Manager Rothweiler stated that August is the month the City makes all debt service payments to the Idaho Bond Bank. The debt service was \$3,360,404, which covers all debt service associated with the water and wastewater system at the current time. This would include the entire balance of the arsenic improvement project, the entire balance of the Pristine Springs acquisition, the DEQ refinance for water and wastewater. This does not include the new voter approved wastewater debt of \$38 million dollars.

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

**II. ITEMS FOR CONSIDERATION:**

1. Presentation of the 2013 CDFA Excellence in Tax Increment Finance Award from the Council of Development Finance Agencies annual summit in Washington D.C.

Economic Development Director Anderson presented the award to the City. She and Mayor Lanting attended the annual summit in Washington D.C. and accepted the award on behalf of the City of Twin Falls and the Urban Renewal Agency.

The Idaho Housing and Financing Association also received the 2013 CDFA Excellence in Tax Increment Finance Award.

2. Consideration of a request to approve a change order from Stanley Associates, Inc., in the amount of \$13,755, for the completion of the Public Works Complex shower room, locker room, and office.

Water Superintendent Bohling explained the request.

The scope of work for this project includes the construction of the shower, locker room, and office space. The original project did not include some of the office area because the intent was to build the project in phases and as funding allowed. The purpose for this area was to install a locker room complete with a shower. The request to the City Council is to add this to the scope of work to finish the entire renovation to the Public Works Complex this year. The additional work has been bid at \$13,755.00.

Staff recommends approval of the request.

Council discussion followed:  
-Restrooms

Water Superintendent Bohling answered the restrooms will be unisex and the doors in the changing area and showers will lock.

**MOTION:**

Councilperson Talkington made the motion to award the change order to Stanley Associates, Inc., in the amount of \$13,755, for the Public Works Complex shower room, locker room, and office. The motion was seconded by Vice Mayor Hall and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

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

### **III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:**

Councilperson Hawkins reported on the Kiwanis MagicFest held on August 24, 2013 at the Magic Valley Arts Council. Max Newlin, AKA Magic Max gave two performances. She also thanked the public for their support.

### **IV. PUBLIC HEARINGS: 6:00 p.m.**

1. Consideration of a request to approve an Ordinance adopting an Amended Urban Renewal Plan for Revenue Allocation Area #4-1. Economic Development Director Anderson explained the request.

The Twin Falls URA (TFURA) Board directed staff to begin the process to consider an expansion of Revenue Allocation Area (RAA) 4-1 further into downtown to assist with public improvements. RAA 4-1 is currently 608 acres.

On overhead projection she showed the current boundaries of RAA 4-1.

Idaho Code limits any RAA plan to:

- a one-time amendment,
- no more than a 10% geographic increase nor go over the allowed assessed value of 10% value of property in the City,
- the new boundary be adjacent to a current boundary,
- the amended plan expiring no later than the current RAA 4-1 expiration date (2022).

After gathering input from constituents, including downtown owners and merchants, the TFURA board and staff reviewed several alternatives as to which 17 blocks in downtown should be included in the expansion.

Council discussion followed:

Councilperson Mills Sojka asked the criteria of what blocks would be or would not be included in the district at Fairfield and Third Avenue West.

Economic Development Director Anderson explained that one of the major restraints was the actual amount of land and to keep the geographic increase under the 60.88 acres. The post office was excluded because it does not provide any taxing increment. Ameripride's vacant lot was included because the TFURA would be able to assist in the redevelopment of that site. The improvements would include: Sidewalks, streets, water and sewer lines, landscaping, creating new parking, helping out with open space.

TFURA board approved Resolution 2013-2 on July 19, 2013, and the Twin Falls Planning & Zoning Commission approved the Finding of Facts at its August 13, 2013 meeting. TFURA will be unable to make improvements to the proposed 17-block downtown area without the Council's approval of this ordinance.

Improvements are estimated at \$10,000,000, and would be done over the next eight years that the TIF district is in place. TFURA is not certain if they will be able generate enough money but once an assessment is completed the TFURA will then put together a Master Plan for infrastructure to prioritize where the money is best spent.

Councilperson Talkington stated that he is in support of the plan but this would limit the amount of property tax revenue the City can gain from improvements.

Economic Development Director Anderson stated that all taxing districts will receive the same amount of property taxes based on a \$35,500,000.

Mayor Lanting opened up the public hearing.

TFURA Chair Cindy Bond commented that the region to be added would allow the TFURA to help enhance and develop the infrastructure that is necessary to create more public/private partnerships.

Mayor Lanting closed the public hearing.

Economic Development Director Anderson stated that the current value of the 17 blocks has been assessed at \$35,500,000. The property taxes from the \$35,500,000 will continue to go to the seven taxing districts that reside within those districts. Any new development, private development, or increase of property value will go to the TFURA until 2022.

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City Attorney Wonderlich stated that he prepared a summary for the proposed Ordinance 3056.

**MOTION:**

Vice Mayor Hall made a motion to suspend the rules and place Ordinance 3056 on third and final reading by title only and authorize Ordinance 3056 to be advertised by summary: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE AMENDED URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-1; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; AND PROVIDING AN EFFECTIVE DATE.

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.

Deputy City Clerk Sanchez read the title.

Vice Mayor Hall commented that the TFURA has made improvements downtown and has had significant success with Chobani, Glanbia, and St. Lukes.

**MOTION:**

Councilperson Talkington made the motion to adopt Ordinance 3056. The motion was seconded by Councilperson Barigar.

Councilperson Mills Sojka commented that in the TFURA Resolution it discusses Open Space and Public Parking. She commented that it not replace the requirement that private entities provide private parking as part of City Code. Recently, a situation came through in the Old Town area where staff recommended to the Planning & Zoning Commission to not require private parking because of public parking.

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

**V. ADJOURNMENT:** The meeting adjourned at 6:00 P.M.

Leila A. Sanchez  
Deputy City Clerk/Recording Secretary