



CITY OF TWIN FALLS, IDAHO

SPECIAL MEETING NOTICE

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The Twin Falls City Council will meet in the Twin Falls Council Chambers for their regular scheduled meeting on **Monday, September 23, 2013 at 5:30 P.M.** at 305 Third Avenue East

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

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



AGENDA
Meeting of the Twin Falls City Council
Monday, September 23, 2013
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

5:30 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. <u>CONSENT CALENDAR:</u>		
1. Consideration of a request to approve the accounts payable for September 17-23, 2013.	Action	Sharon Bryan
2. Consideration of a request to approve the September 3, 2013, Minutes.	Action	Leila A. Sanchez
3. Consideration of a request to accept an easement for installation of power poles along Highway 30 in front of Chobani to complete the road widening.	Action	Troy Vitek
II. <u>ITEMS FOR CONSIDERATION:</u>		
1. Consideration of an award presentation for outgoing Airport Board Member Phil Hafer.	Action	Bill Carberry
2. Consideration of the appointment of Brady Workman to the Airport Advisory Board.	Action	Bill Carberry
3. Consideration of a request to award a contract to construct a signal at the intersection of North College and Fillmore.	Action	Jacqueline Fields
4. Consideration of a request from Twin Falls Urban Renewal Agency to accept the proposed pocket park to be built on 4th Ave So. upon completion of construction.	Action	Cindy Bond / TFURA
5. Consideration of a request to purchase property located at 245 Washington Street, Twin Falls.	Action	Troy Vitek
6. Public input and/or items from the City Manager and City Council.		
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u>		
1. Public hearing to amend the 2012-2013 Budget.	PH	Pat Lehmann
V. <u>ADJOURNMENT:</u>		

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.

Twin Falls City Council-Public Hearing Procedures for Zoning Requests

- 1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.**
 - 2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.**
 - 3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:**
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**

Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor.
 - 4. A City Staff Report shall summarize the application and history of the request.**
 - **The City Council may ask questions of staff or the applicant pertaining to the request.**
 - 5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two minutes per person.**
 - **Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the mayor. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.**
 - **Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.**
 - 6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.**
 - 7. The Mayor shall close the Public Hearing. The City Council shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.**
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor.**

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
Tuesday, September 3, 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. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the accounts payable for August 27 – September 3, 2013. 2. Consideration of a request to approve a Special Events Application for the 2013 Oktoberfest to be held Friday, September 20, and Saturday, September 21, 2013.	Action Action	Sharon Bryan Ryan Howe
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Consideration of a request to approve the FAA Grant Offer for AIP-35, Airport Ramp & Taxi-lane Reconstruction Project, in the Amount of \$2,578,577. 2. Public input and/or items from the City Manager and City Council.	Action	Bill Carberry
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> None		
V. <u>ADJOURNMENT:</u>		

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, Sgt. Ryan Howe, PIO Josh Palmer, Airport Manager Bill Carberry, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Lanting called the meeting to order at 5:00 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

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the accounts payable for August 27 – September 3, 2013, total: \$1,719,978.13
August 30, 2013, Fire Payroll, total: \$20,329.67.
August 30, 2013, Payroll, total: \$20,329.67.
2. Consideration of a request to approve a Special Events Application for the 2013 Oktoberfest to be held Friday, September 20, and Saturday, September 21, 2013.

MOTION:

Councilperson Barigar made the motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Munn and 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 to approve the FAA Grant Offer for AIP-35, Airport Ramp & Taxi-lane Reconstruction Project, in the Amount of \$2,578,577.

Airport Manager Carberry explained the request.

On June 17, 2013, the City and County awarded a bid to Western Construction for a major ramp and taxi lane reconstruction project. The AIP 35 grant offer covers the construction engineering services with Riedesel Engineering and the Western Construction contract for the project. The grant offer will be subject to the standard assurances associated with FAA grant projects. The City Attorney has reviewed the grant offer.

Staff recommends the Council approve acceptance of the FAA AIP 35 Grant Offer in the amount of \$2,578,577 and authorize the Mayor to sign the grant offer.

Council discussion followed.

- Local City/County match – (6.25% of project cost)
- Administrative costs - \$7,000
- Passenger fee charges

Airport Manager Carberry stated that the County paid their match.

Project Manager Kent Atkin explained that the administrative costs are based off the grant application. The \$7,000 covers independent fee estimates and advertising. The City may be able to recoup the cost difference not used.

City Manager Rothweiler explained the passenger facility revenues are placed in the Airport Fund.

Airport Manager Carberry explained that the revenue from the passenger facility charges is used for the Local City/County match. The fee per passenger is \$4.50.

MOTION:

Councilperson Munn made a motion to approve the FAA Grant Offer for AIP-35, Airport Ramp & Taxi-lane Reconstruction Project, in the amount of \$2,578,577. The motion was seconded by Councilperson Talkington and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

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

Vice Mayor Hall asked staff for an update on the paving of city alleys and asked why at the Public Works building the bay is boarded up.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilperson Munn reported on the Airport Maintenance Facility tour. An open house of the facility will be in September.

IV. PUBLIC HEARINGS: None

V. ADJOURNMENT: Adjourned at 5:17 p.m.

Leila A. Sanchez
Deputy City Clerk/



Date: Monday, September 23, 2013
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Consideration of a request to accept an easement for installation of power poles along Highway 30 in front of Chobani to complete the road widening.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

During the Chobani road widening project it was found the power poles along the south side of Highway 30 needed to be moved. Idaho Power requires an easement to be executed before it will relocate its utilities onto private property. Attached is the easement granting access on Chobani's property. City code states all easements and right of ways dedicated to the City need to be accepted by the Council before recordation.

Approval Process:

A majority vote of the Council is required to approve this request.

Budget Impact:

The costs associated with relocating the power poles are included in the development costs associated with the road widening project. Acceptance of this easement does not have an impact on the City budget.

Conclusion:

Staff recommends the Council approve the request and accept the easement.

Attachments:

1. Grant of Easement

Grant of Easement

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Chobani Idaho, Inc. (FMA Agro Farma Idaho, Inc.) (“**Grantor**”), a corporation duly organized and existing under the laws of the State of Idaho, having lawful authority to do so, does hereby grant and convey to The City of Twin Falls, a municipal corporation with its principal offices at 321 2nd Ave East, Twin Falls, Idaho 83301; Idaho Power Company, an Idaho corporation with its principal offices at 1221 W. Idaho Street, Boise, Idaho; and CenturyTel of Idaho, Inc., an Idaho corporation with its principal offices at 100 CenturyLink Drive, Monroe, LA 71203-4065 (collectively, “**Grantee**”), a perpetual and non-exclusive easement for ingress and egress and the installation and continued operation, maintenance, and repair of overhead electrical power and communication lines and underground electrical power, communication, irrigation, drainage, water and sewer utilities, and all associated equipment (“**Facilities**”), on, over, through, under, and across the lands owned by Grantor, in the City of Twin Falls, Idaho, legally described in the attached Exhibit A and graphically depicted in the attached Exhibit B (“**Easement Area**”).

If in the exercise of its rights hereunder, Grantee destroys or removes existing earth and/or fill, landscaping and planting, and/or improvements, Grantee shall repair, replace and/or restore same to its immediately prior condition.

Grantor agrees not to build or permit any obstruction, building or other structure within the Easement Area in a manner that materially interferes with Grantee’s rights hereunder including Grantee’s right of ingress and egress for maintenance and upkeep.

In the event Grantor desires that all or any portion of the Easement Area or Grantee’s Facilities within the Easement Area be relocated, then Grantee agrees to relocate said Facilities at Grantor’s sole and exclusive expense, subject to Grantor providing Grantee a suitable and acceptable site for such relocation and further providing that Grantor shall furnish to Grantee a suitable and acceptable easement covering the new location.

It is agreed that no further sum shall be collected hereafter for said easement. This agreement covers all of the agreements by the parties hereto and the parties agree further that there are no written or verbal agreements otherwise which change or add to the terms hereof.

29th TO HAVE AND TO HOLD, said easement unto Grantee, its successors and assigns this day of August 2013.

[signature and acknowledgement and Exhibits A and B follow]

CHOBANI IDAHO, INC.

By: Halil Ulukaya

Its: Chief Manufacturing Officer

STATE OF New York)

) ss.

COUNTY OF Cattaraugus)

On this 29 day of August, 2013, before me, the undersigned, Notary Public in and for said State, personally appeared Halil Ulukaya known or identified to me to be the Chief Manufacturing Officer of said corporation that executed the instrument, or the person who executed the instrument behalf of said corporation; and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

(NOTARY SEAL)

Ann Joslin Duggan Adams
Notary Public for _____
Residing in _____
Commission Expires _____

ANN JOSLIN DUGGAN ADAMS
Notary Public - State of New York
No. 01DU6251026
Qualified in Madison County
My Commission Expires Nov. 14, 2015

Exhibit A

An easement located in a portion of the North one half of Section 24, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the Northeast corner of Section 24. Said point lies South 89°48'09" East 2699.49 feet from the North quarter corner of Section 24. Thence South 00°27'29" West 50.04 feet along the East boundary of Section 24 to a point on the Southerly Right of Way boundary of U.S. Highway 30 Project F-2361(14) and being the REAL POINT OF BEGINNING.

Thence 482.19 feet along a curve to the left on said Right of Way with a central angle of 00°14'28", a radius of 114542.46 feet and a chord of 482.19 feet that bears North 89°41'38" West.

Thence North 89°49'31" West 2216.77 feet along said Right of Way.

Thence North 89°49'24" West 1132.79 feet along said RIGHT OF WAY.

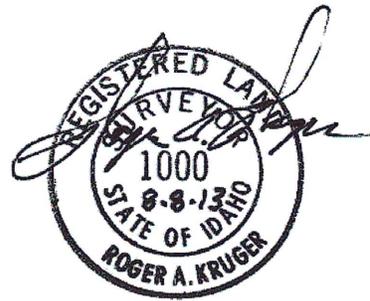
Thence South 01°02'04" West 25.00 feet

Thence South 89°49'24" East 1133.17 feet

Thence South 89°49'31" East 2216.77 feet

Thence 482.07 feet along a curve to the Right with a central angle of 00°14'28", a radius of 114517.46 feet and a chord of 482.07 feet that bears South 89°41'38" East to a point on the East boundary of Section 24.

Thence North 00°27'29" East 25.00 feet along the East boundary of Section 24 to the REAL POINT OF BEGINNING.





September 23rd, 2013 City Council Meeting

To: Honorable Mayor and City Council

From: Bill Carberry, Airport Manager

Request: An Award Presentation for Outgoing Airport Board Member Phil Hafer.

Time Estimate: Approximately 5 minutes

Background:

Phil Hafer has served two terms on the Airport Board including the position of Chairman. Mr. Hafer regularly attended meetings and served on subcommittees when additional time was required. He also was Director of the 2008 airshow, bringing the Blue Angels to town when most people thought it would be impossible to accomplish.

Budget Impact: None

Regulatory Impact: None

Conclusion: On behalf of the Airport Advisory Board, staff recommends City Council honor Phil Hafer for his service to the Airport Advisory Board.



September 23rd, City Council Meeting

To: Honorable Mayor and City Council

From: Bill Carberry, Airport Manager

Request: Consideration of the Appointment of Brady Workman to the Airport Advisory Board.

Time Estimate: Approximately 5 minutes

Background:

The Airport advertised for applicants interested in becoming a City representative on the Airport Board due to the departure of Phil Hafer, who has served his maximum 2 terms.

An interview committee composed of Mayor Greg Lanting, Airport Liaison Jim Munn, Airport Board Chairman Jim O'Donnell and Airport Manager Bill Carberry interviewed two applicants earlier this month. The committee was impressed with both applicants, yet, unanimously decided to offer the position to Mr. Workman. Mr. Workman revealed a keen understanding of current airport operations and development goals as outlined in the recently completed airport master plan. Mr. Workman has extensively volunteered for service with the Boy Scouts of America and is employed as a CPA in Twin falls.

Budget Impact: None

Regulatory Impact: None

Conclusion: On behalf of the selection committee, staff recommends City Council appointment of Mr. Brady Workman to the Airport Advisory Board.



Date: Monday, September 23, 2013
To: Honorable Mayor and City Council
From: Jacqueline D Fields, City Engineer

Request:

Consideration of a request to award a contract for the installation of a traffic signal at Fillmore St. and N. College Rd. to Balanced Rock Electric in the amount of \$351,711.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

As development has occurred the traffic has steadily increased at the intersection of N. College and Fillmore St. The high traffic volumes at the intersection of Fillmore St. and N. College Rd. meet the warrants for the installation of a traffic signal. The work will consist of replacement of damaged gutters and installation of the signal. Lane widening is not proposed at this time.

Budget Impact:

This project will be paid with impact fees.

Conclusion:

Staff recommends that the City Council authorize the Mayor to sign the contract for the installation of a traffic signal at Fillmore St. and N. College Rd. by Balanced Rock Electric, Inc, in the amount not to exceed \$351,711.

Attachments:

1. Bid Tab
2. Site map

BID SUMMARY
CITY OF TWIN FALLS
ENGINEERING DEPARTMENT

PROJECT: Fillmore St. & N. College Rd. Traffic Signal		Balanced Rock Electric, Inc. 268 Victory Ave. Twin Falls, ID 83301			Engineers Estimate		
Bid Open Date: September 19, 2013							
Item No.	BID ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Unit Price	Amount Bid	Unit Price	Amount Bid
402	Concrete Sidewalk, 5" Thickness	143.00	SY	\$38.00	\$5,434.00	\$35.00	\$5,005.00
403	Standard 6" Vertical Curb & Gutter	255.00	LF	\$43.20	\$11,016.00	\$38.00	\$9,690.00
411.A	Unsuitable Material Excavation	10.00	CY	\$28.60	\$286.00	\$15.00	\$150.00
411.C	Excavation & Embankment	138.00	CY	\$84.00	\$11,592.00	\$8.00	\$1,104.00
412	Crushed Aggregate - Base Type 1	120.00	TON	\$43.20	\$5,184.00	\$18.00	\$2,160.00
413	Plant Mix Pavement (Class 1)	24.00	TON	\$225.00	\$5,400.00	\$60.00	\$1,440.00
415	Lawn Repair & Sodding	460.00	SF	\$1.00	\$460.00	\$2.00	\$920.00
1003.4.1.B.1	Biofilter Bag (Fiber Wattle)	250.00	LF	\$6.00	\$1,500.00	\$1.00	\$250.00
1006.4.1.C.1	Catch Basin Insert	2.00	EA	\$110.00	\$220.00	\$100.00	\$200.00
1101.4.1.A.1	Traffic Signal System Complete	1.00	LUMP SUM	\$250,156.00	\$250,156.00	\$185,000.00	\$185,000.00
1103.4.1.A.1	Construction Traffic Control	1.00	LUMP SUM	\$5,520.00	\$5,520.00	\$7,800.00	\$7,800.00
1103.4.1.I.1	Traffic Control Flaggers	40.00	MH	\$31.50	\$1,260.00	\$18.50	\$740.00
2010.4.1.A.1	Mobilization	1.00	LUMP SUM	\$8,940.00	\$8,940.00	\$12,205.00	\$12,205.00
SP-1850	Remove & Reset Fence	10.00	LF	\$100.00	\$1,000.00	\$15.00	\$150.00
SP-6013	SWPPP Prep & Storm Water Mgmt.	1.00	LUMP SUM	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00
SP-7012	Pedestrian Ramp Type B	8.00	EA	\$2,200.00	\$17,600.00	\$1,100.00	\$8,800.00
SP-8120	Asphalt Repair	140.00	SY	\$65.00	\$9,100.00	\$40.00	\$5,600.00
SP-9000	Construction Survey	1.00	LUMP SUM	\$3,510.00	\$3,510.00	\$5,000.00	\$5,000.00
SP-11400	Obliterate Pavement Markings	300.00	SF	\$6.30	\$1,890.00	\$3.00	\$900.00
SP-29067	Landscape Repair	50.00	SY	\$68.00	\$3,400.00	\$30.00	\$1,500.00
SP-29101	Remove & Reset Sprinkler System	180.00	LF	\$9.30	\$1,674.00	\$10.00	\$1,800.00
S656-10A	Multiple Approach Video Detection	1.00	LUMP SUM	\$5,069.00	\$5,069.00	\$5,000.00	\$5,000.00
				Total	\$351,711.00	Total	\$256,414.00

Proposed Traffic Signal At Fillmore & N College

Reference Only





Date: September 23, 2013 City Council Meeting

To: Honorable Mayor and City Council

From: Melinda Anderson, Economic Development Director

Request:

Consideration of a request from Twin Falls Urban Renewal Agency to accept the proposed pocket park to be built on 4th Ave So. upon completion of construction.

Time Estimate:

Presentation by Cindy Bond is expected to be no longer than 10 minutes with additional time as needed for questions.

Background:

In January 2012 Twin Falls Urban Renewal Agency (TFURA), Glanbia Foods USA, and Uptown Developers, LLC signed a development agreement to bring Glanbia's new headquarters and Cheese Innovation Center to Old Town Twin Falls. The agreement outlined each party's respective responsibilities including TFURA building a pocket park on 4th Ave So directly across from Glanbia. TFURA also invested in new water/sewer lines, curb/gutter/sidewalk, repaving 4th Ave So. and alleys, and creating a new public parking lot. Glanbia and Uptown Developers, LLC invested \$12-\$15 million in new construction and equipment.

The new Glanbia campus at 121 4th Ave. So. is part of TFURA's Revenue Allocation Area 4-1 which means that any new property tax increment created from new development goes to TFURA to help pay for infrastructure and other property investments. RAA 4-1 is scheduled to expire at the end of 2022 which means that all the property value will then go back to the 7 local districts instead of TFURA. The expiration also means that any property that TFURA has when the district expires will need to be divested.

In June 2013 the TFURA board hired All Seasons Landscaping to design the pocket park with input from City Council members, TFURA board, City staff, Glanbia, Uptown Developers, Watco, and St. Lukes PFS. In July the TFURA board approved the final design with a few alternates and All Seasons began drawing up the construction plans. Those are expected to be completed very soon and TFURA will begin a public bid process to award the construction contract with a hoped-for completion date by the end of year.

Because this new pocket park will be a public park expected to be enjoyed by all Twin Falls residents and because TFURA will need to divest itself of the park before the RAA 4-1 expiration, TFURA board is asking the City to accept the park upon construction completion. As the additional property taxes created by this new private investment will continue to go to TFURA until 2022, TFURA would pay for the park maintenance until the district expires. That cost is estimated by All Seasons at \$5,000-\$6,000 per year.

At the September 10, 2013 Parks and Recreation Commission meeting the commissioners unanimously agreed to recommend to the City Council that the City accept this park upon completion into the City's park system.

Budget Impact:

There is expected to be no budget impact to the City's FY 14 budget or future budgets until 2022 as TFURA will pay the maintenance costs until then. After that date, the new property tax value will go to each of the 7 local taxing districts, including the City.

Regulatory Impact:

No regulatory impact.

Approval Process:

A majority vote by the City Council would be needed to approve this request.

Conclusion:

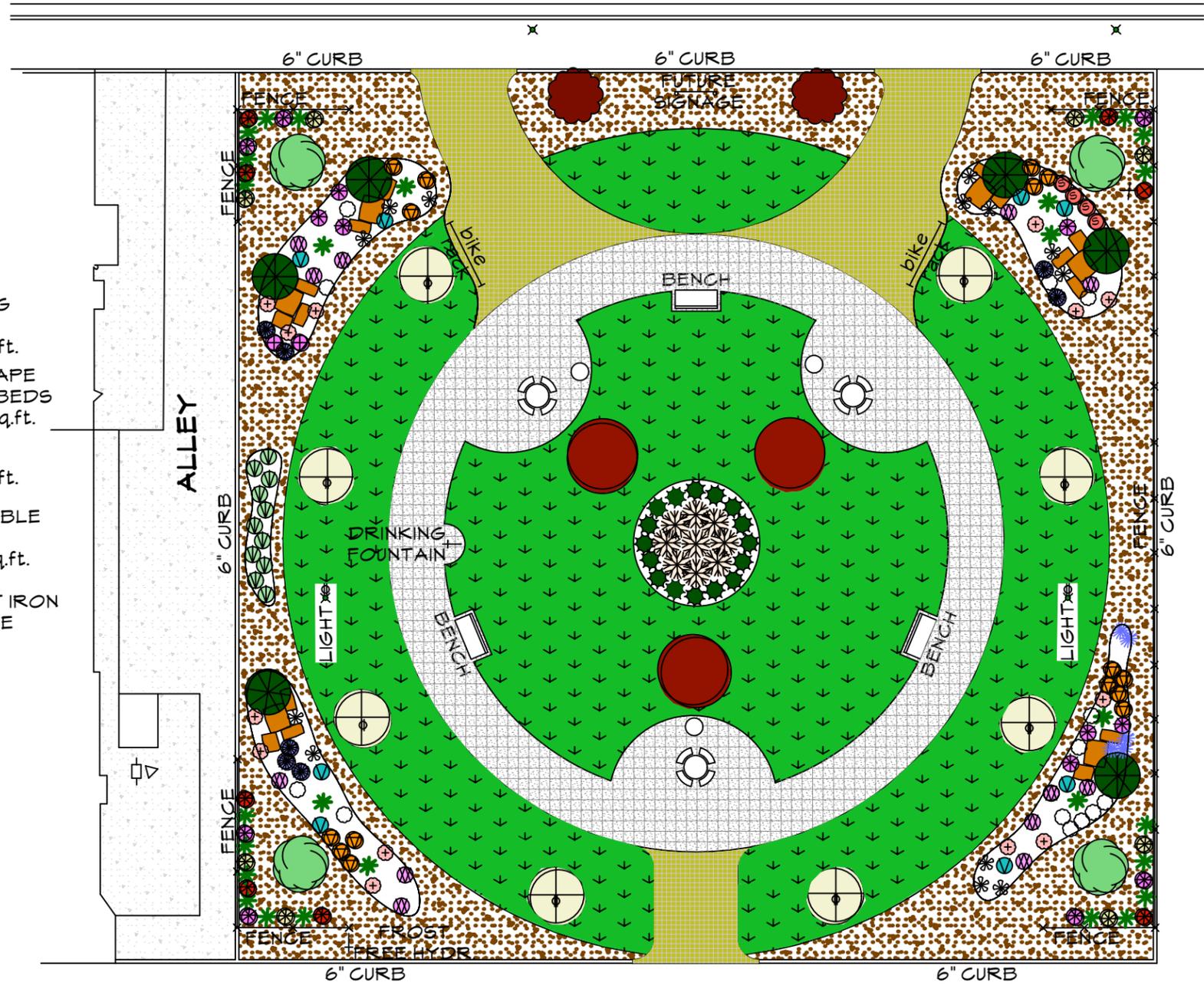
TFURA board recommends that the City Council approve this request.

Attachments:

Pocket Park Design

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



Date: Monday, September 23, 2013
To: Honorable Mayor and City Council
From: Troy Vitek, PE Assistant City Engineer

Request:

Consider a request to purchase property located at 245 Washington Street, Twin Falls.

Time Estimate:

The staff presentation will take approximately 10 minutes.

Background:

The parcel located at 245 Washington Street (identified as the JM Kitchens parcel) contained a building which was recently struck by a vehicle, and this building has been found to be unsuitable for occupation. Building code allows reconstruction of the building in the exact same location where it was previously located; however, if this building is reconstructed in the same footprint, it would be located inside the future City right of way for Washington Street. After the building was struck, the owner of JM Kitchens approached the City to see if the City has any interest in purchasing the property for future street widening. Knowing that the Council has discussed the possibility of relocating the 2nd Avenues to Minidoka via Washington Street, the Engineering Department felt it worth the effort to appraise the parcel at this time to determine the cost of acquiring future right of way. By acquiring the future right of way, the parcel would be unbuildable and would have to be adjoined with the adjacent parcel (also owned by JM Kitchens.) The acquisition of this parcel at this time may alleviate future right of way purchases if the Council chooses to widen Washington Street South. In summary, Western Appraisal and Investment Company provided an appraisal in the amount of \$40,000.00 to purchase the right of way, paying the owner for lost trees, fence remediation, site work, etc.

Approval Process:

If the Council feels this is worth investing in, the Council can approve the Engineering Department to proceed with closing on the property through a local title company.

Budget Impact:

The \$40,000 compensation was not budgeted and would have to be financed from reserves.

Conclusion:

Staff makes no recommendation and awaits the Council's decision as to how to proceed with the property.

Attachments:

1. Compensation Estimation breakdown.
2. Photos of impacted building
3. Site Map

With the previous information in mind, the subject is valued as follows:

COMPENSATION ESTIMATION

R/W Size		Supported Unit Price	Total
2,100.00	Sq. Ft.	\$ 6.74	\$ 14,154.00
Trees	2	\$ 800.00	Each \$ 1,600.00
Fence:	100 L.F.	\$ 24.00	Per Foot \$ 2,400.00
Building Demolition:			\$ 8,500.00
Site Work:			\$ 2,500.00
MISC. Fees:			\$ 1,400.00
Asphalt Parking Loss:			
2,100.00	Sq. Ft.	\$ 1.62	\$ 3,402.00
Asbestos Remediation:			<u>\$ 5,000.00</u>
Total:			\$ 38,956.00
Say:			\$ 40,000.00

CONCLUSION OF JUST COMPENSATION

The concluded just compensation for all aspects of acquiring the subject right of way is estimated to be:

**FORTY THOUSAND DOLLARS
(\$40,000.00)**

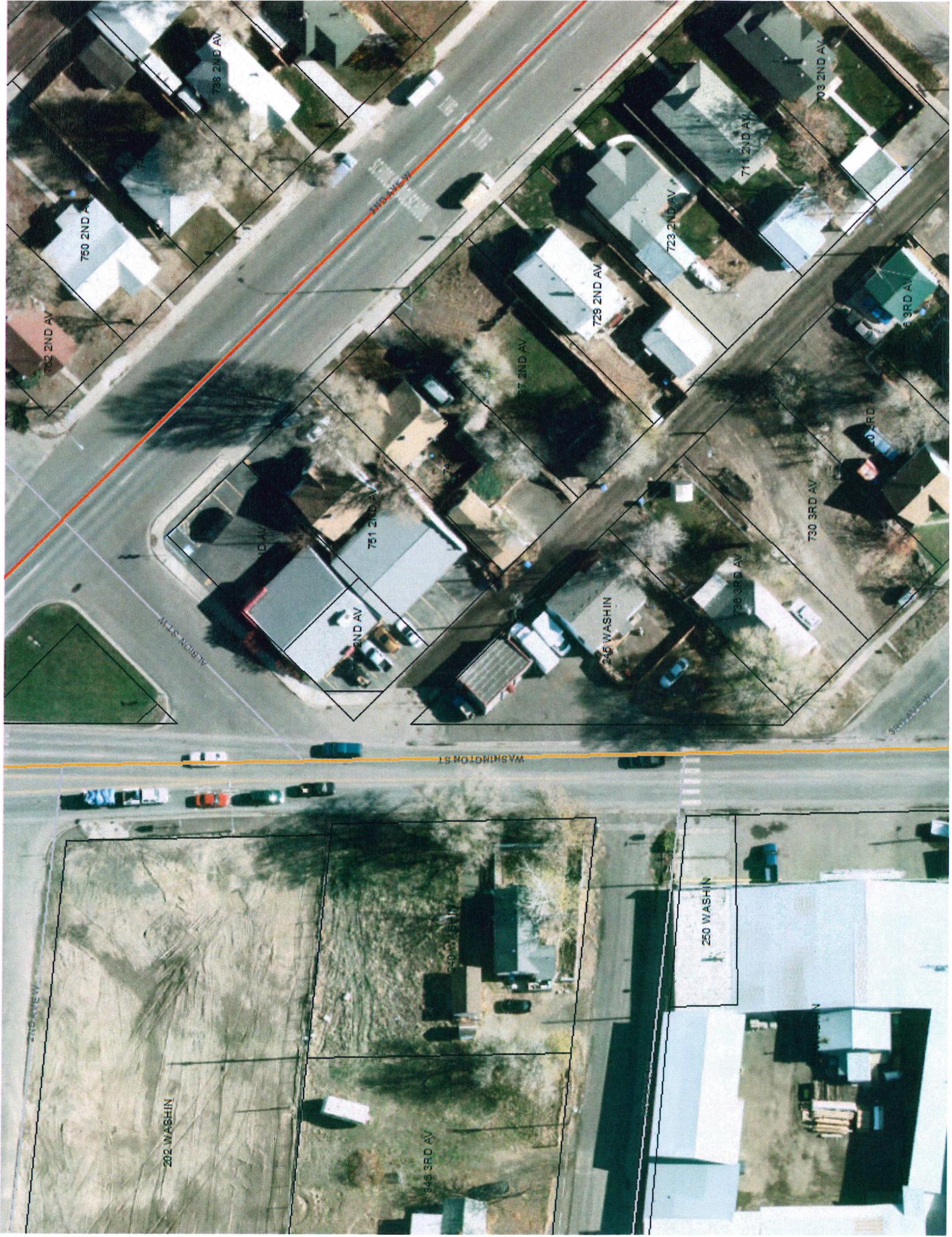
PHOTOGRAPHS OF SUBJECT PROPERTY



VIEW OF SUBJECT TO THE SOUTH



VIEW TO THE NORTH



738 2ND AV

760 2ND AV

762 2ND AV

751 2ND AV

752 2ND AV

729 2ND AV

723 2ND AV

711 2ND AV

703 2ND AV

737 2ND AV

633 3RD AV

730 3RD AV

736 3RD AV

245 WASHIN

WASHINGTON ST

202 WASHIN

345 3RD AV

250 WASHIN

540 WASHIN

410 4TH AV

10 AV

510 4TH AV



Date: September 23, 2013, City Council Meeting

To: Honorable Mayor and City Council

From: Pat Lehmann, Finance Department

Request:

Public hearing to amend the 2012-2013 Budget.

Time Estimate:

City Staff will provide a brief presentation. The staff presentation will take approximately 10 minutes, plus any additional time needed to address questions presented by Council members.

Background:

This is a formality the City goes through at year end to ensure compliance with the Appropriations Ordinance passed for the current fiscal year. All of the expenditures have been previously reviewed and approved by Council.

Budget Impact: This is to amend Appropriations Ordinance No. 3035 by an additional gross amount (including inter-fund transfers) of \$16,082,348. The following lists expenditures and revenue sources:

General Fund:	Expense:	Revenue Source:
Transfer to Street Fund (Eastland-2012 Project)	\$1,216,506	Reserves
Street Fund:		
Eastland Project	\$968,538	Transfer from General Fund
2012 projects paid in 2013 (2012 Sealcoating, Shoup Overlay, Courtney Park, Camera site survey at Poleline/Bridgeview, Poleline Road Mill & Inlay)	\$247,968	Transfer from General Fund
Airport Fund:		
Promotion Expenses	\$10,000	Contributions
Transfer to Airport Construction Fund (pending grant reimb.)	\$176,168	Reserves
Capital Improvement Fund:		
Transfer to Pool Fund (refurbishing diving boards & 1/2 cost of pool vacuum)	\$5,282	Reserves
Airport Construction Fund:		
BLM Misc. R&M reimbursed by BLM	\$7,675	Reimbursement Revenue
AIP Grant projects (SRE Bldg, Runway & Apron Rehab, Wildlife Hazard)	\$890,986	Grant Revenues & Transfer from Airport Fund
Water Fund:		
DEQ Bonds Refinanced (Bond Proceeds)	\$3,700,521	Bond Proceeds
Transfer to Shop Fund (Personnel Costs)	\$5,000	Reserves
Wastewater Fund:		
Transfer to General Fund (repay funding of bond projects)	\$2,900,000	Bond Proceeds
Refinancing of DEQ Bonds	\$4,953,227	Bond Proceeds
Bond Projects: Rock Creek Lift Station, UV Disinfect., Dewatering, Aeration Diffuser, Influent Screen Replacement)	\$607,021	Bond Proceeds

Wastewater Fund Continued:	\$358,750	Reserves
Certificates of Participation early payoff NE Sewer Project	\$12,526	Reserves
Pool Fund:		
Pool vacuum and refurbishing 2 diving boards	\$2,586 \$5,282	Contribution from YMCA Transfer from Cap. Improv. Fund
Insurance Fund:		
Insurance Claims	\$6,000	Reserves
Shop Fund:		
Personnel Expenses	\$5,000	Transfer from Water Fund
Seizures & Restitution Fund:		
Training	\$1,812	Reserves
Fireworks Fund:		
Contributions from Citizens	\$1,500	Contributions

Regulatory Impact:

There is no regulatory impact

Conclusion:

This amendment will ensure the City of Twin Falls' compliance with State code.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF TWIN FALLS, IDAHO, AMENDING ORDINANCE NO. 3035, THE APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2012, AND ENDING SEPTEMBER 30, 2013; APPROPRIATING ADDITIONAL MONIES THAT ARE TO BE RECEIVED BY THE CITY OF TWIN FALLS, IDAHO, IN THE SUM OF \$16,082,348; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That Ordinance No. 3035, the appropriation ordinance for the City of Twin Falls, Idaho, for the fiscal year commencing October 1, 2012, and ending September 30, 2013, be and the same is hereby amended as follows:

That the additional sum of \$16,082,348 be appropriated out of the following revenues:

General Fund-Reserves	\$1,216,506
Street Fund-Transfer from General Fund	\$1,216,506
Airport Fund-Contributions	\$10,000
Airport Fund-Reserves	\$176,168
Capital Improvement Fund-Reserves	\$5,282
Airport Construction Fund-Reimbursement Revenue	\$7,675
Airport Construction Fund-Grant Revenue	\$414,818
Airport Construction Fund-Transfer from Airport Fund	\$176,168
Airport Construction Fund-Reserves	\$300,000
Water Fund-Bond Proceeds	\$3,700,521
Water Fund-Reserves	\$5,000
Wastewater Fund-Bond Proceeds	8,460,248
Wastewater Fund-Reserves	\$371,276
Pool Fund-Contributions	\$2,586
Pool Fund-Transfer from Capital Impr. Fund	\$5,282
Insurance Fund-Reserves	\$6,000
Shop Fund-Transfer from Water Fund	\$5,000
Seizures and Restitution Fund-Reserves	\$1,812
Fireworks Fund-Contributions	\$1,500
TOTAL Revenues	<u>\$16,082,348</u>

That the expenditures to be paid by these funds are as follows:

General Fund-Transfer to Street Fund	\$1,216,506
Street Fund-Eastland Project	\$968,538
Street Fund-Sealcoating	\$55,371
Street Fund-Shoup Overlay	\$58,956
Street Fund-Courtney Park	\$48,445
Street Fund-Camera site survey Poleline/Bridgeview	\$15,981
Poleline Road Mill & Inlay	\$69,215
Airport Fund-Promotion Expenses	\$10,000
Airport Fund-Transfer to Airport Construction Fund	\$176,168
Capital Improvement Fund-Transfer to Pool Fund	\$5,282
Airport Const. Fund-BLM Misc. R&M	\$7,675
Airport Const. Fund- AIP Grant Projects	\$890,986
Water Fund-DEQ Bonds refinanced	\$3,700,521
Water Fund-Transfer to Shop Fund	\$5,000
Wastewater Fund-Transfer to General Fund (repayment)	\$2,900,000
Wastewater Fund-DEQ Bonds refinanced	\$4,953,227
Wastewater Fund-Bond Projs (RCLS, UV, Dewtrg ,Diff.,Screen Rpl)	\$607,021
Wastewater Fund-Certificates of Participation Payoff	\$358,750
Wastewater Fund-NE Sewer	\$12,526
Pool Fund-Refurbish 2 diving boards, pool vacuum	\$7,868
Insurance Fund-Insurance claims	\$6,000
Shop Fund-Personnel Expenses	\$5,000

Seizures & Restitution Fund-Training	\$1,812
Fireworks Fund-Contributions from Citizens	<u>\$1,500</u>
TOTAL Expenditures	<u>\$16,082,348</u>

SECTION 2. This ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL

September 23, 2013

SIGNED BY THE MAYOR

September 23, 2013

ATTEST:

Mayor Greg Lanting

Deputy City Clerk

PUBLISH: Thursday, September 26, 2012