

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, 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:

Acting City Manager Pike requested to remove Item for Consideration II.5.
 "Consideration of a request to purchase property located at 245 Washington Street, Twin Falls."

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.

Present: Shawn Barigar, Don Hall, Suzanne Hawkins, Gregory Lanting, Jim Munn, Jr., Rebecca Mills Sojka, Chris Talkington
Absent: None
Staff Present: Acting City Manager Brian Pike, Chief Finance Officer Lorie Race, Economic Development Director Melinda Anderson, Parks & Recreation Director Dennis Bowyer, Budget Coordinator Pat Lehmann, Assistant City Engineer Troy Vitek, Airport Manager Bill Carberry, PIO Josh Palmer, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Lanting called the meeting to order at 5:30 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:

Acting City Manager Pike stated that staff is requesting to remove Item for Consideration II.5. Consideration of a request to purchase property located at 245 Washington Street, Twin Falls.

MOTION:

Councilperson Munn made the motion to approve the amendment to the agenda. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

PROCLAMATIONS: None

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the accounts payable for September 17 - 23, 2013, total: \$994,425.04
2. Consideration of a request to approve the September 3, 2013, Minutes.
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.

MOTION:

Vice Mayor Hall made the motion to approve the Consent Calendar as presented. 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.

II. ITEMS FOR CONSIDERATION:

1. Consideration of an award presentation for outgoing Airport Board Member Phil Hafer.

Airport Manager Carberry gave the presentation.

Mayor Lanting and Councilperson Munn presented the award to Phil Hafer for serving two terms on the Airport Board including the position of Chairman.

2. Consideration of the appointment of Brady Workman to the Airport Advisory Board.

Airport Manager Carberry explained the request.

The interview committee composed of Mayor Greg Lanting, Airport Liaison Jim Munn, Airport Board Chairman Jim O'Donnell and Airport Manager Bill Carberry recommend the City Council appoint Brady Workman to the Airport Advisory Board.

Council discussion followed.

Councilperson Talkington asked Mr. Workman if he would work with Jim Munn and Bill Carberry in their efforts to bring Intermountain Gas line to the Airport. Mr. Brady nodded in the affirmative.

MOTION:

Councilperson Munn made the motion to appoint Brady Workman to serve on the Airport Advisory Board and to serve a three year term. 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. Consideration of a request to award a contract to construct a signal at the intersection of North College and Fillmore.

Assistant City Engineer Vitek explained the request.

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

Council discussion followed:

- Placement of traffic signal
- Excessive traffic at intersection
- Concern that the Balanced Rock Electric Inc., bid of \$351,711 is 40% higher than the independent traffic designer's Engineer's Estimate
- Feasibility of temporary signal at the intersection

Council requested the following from staff:

- Completion date of the project
- Bid comparison
- Current traffic counts and traffic collision counts

MOTION:

Vice Mayor Hall made the motion to award the contract for the installation of a traffic signal at Fillmore Street and North College Road to Balanced Rock Electric Inc., in the amount of \$351,711. The motion was seconded by Councilperson Barigar.

MOTION:

Councilperson Talkington moved to table the motion. The motion was seconded by Councilperson Mills Sojka and roll call vote showed Councilpersons Barigar, Hall, Hawkins, Munn, Mills Sojka and Talkington. Councilperson Lanting voted against the motion. Approved 6 to 1.

Councilperson Talkington stated that he believes there is incomplete information on the basis of one bidder. In addition, he cannot approve a bid of \$95,000 over budget without additional information from staff.

For clarification he stated that under parliamentary rules he or his second would have to call for reconsideration of the motion. After information is received from staff, Council then can move expeditiously.

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.

Cindy Bond, Vice Chair of the URA, explained the request.

In January 2012, the Twin Falls Urban Renewal Agency (TFURA), Glanbia Foods USA, and Uptown Developers, LLC, signed a memorandum of understanding (MOU) to help develop Glanbia's new headquarters and Cheese Innovation Center to Old Town Twin Falls. The MOU included that the TFURA build a pocket park on 4th Avenue South. The original plan was to have the park bid and completed by fall, but the plans are still not complete. The Parks & Recreation Department have been working with the designer and with the URA on the details of the plan. The expiration also means that any property that TFURA has when the district expires will need to be divested.

The TFURA is concerned that TIF dollars are spent on the park, and although it is for public enjoyment and a public park, the TFURA wants to ensure that it will always remain a public park. The park is in an area in town that has seen slum and blight and in open space. It is important to the TFURA that the park be held in the hands of the City so that everyone in the community can enjoy.

The TFURA would like the Council to consider accepting ownership of the park upon its completion, which could possibly be next spring. The TFURA would continue to maintain the park through the 2022 period when the TFURA has to disburse it. The current estimate for the maintenance for the park is \$5,000 to \$6,000 for the year. At the end of 2022, when the property is scheduled to expire, the property value will then go back to the seven local districts. In theory, that revenue would flow back to the City to maintain the park.

Council discussion followed.

- Maintenance cost estimate
- Maintenance by contract or the Parks & Recreation Department

Parks & Recreation Director Bowyer concurred with All Seasons Landscaping estimate of \$5,000 to \$6,000 a year. The Parks & Recreation Department envisions contracting the maintenance cost of the park out until the City takes ownership. The City currently contracts out the maintenance to 14 common areas within the City. This includes Courtney Park. The park would require more detailed maintenance than what is required in the City's parks.

Cindy Bond stated that the Parks & Recreation Commission has recommended approval to the City Council the acceptance of the park. The TFURA would pay for the maintenance, repair, and any vandalism to the park through 2022. An agreement or MOU could be developed with the assistance of City Attorney Fritz Wonderlich. The request is to accept the park at completion.

Councilperson Barigar stated he was unsure why the request is being presented to Council at this time rather than in 2022.

Cindy Bond stated that the TFURA would like to see the park stay in the hands of the City to be enjoyed by the public.

- Redesign the park to make cost efficient for maintenance
- Firm designs and firm costs

Cindy Bond stated that the TFURA does not know the maintenance cost until the initial bid is received. The TFURA had hoped to receive the initial bid and then make changes to the design. The park will not go out to bid until spring.

Councilperson Talkington stated that it has been implied that this will be a public park until the expiration of 2022, and at that time it becomes a city park.

Cindy Bond answered that the park becomes a City park as soon as it has been accepted and the TFURA will pay for the maintenance and repair of the park until the district sunsets.

Councilperson Talkington stated that one would believe that any URA TIF dollars, even applied toward private land, would infer that the park is a public domain, therefore there would be no question of a transfer and would automatically happen with the dissolution of RAA 4-1.

Vice Mayor Hall, liaison to the TFURA, stated for clarification that the property has to be divested to someone and it doesn't necessarily have to go to the City.

Councilperson Talkington stated that he does not see how City taxpayer money pays for construction and maintenance of a park for nine additional years and for it not to be a City park.

Mayor Lanting stated for clarification that it is assumed that URA TIF is money from City taxes but it is actually the money that would go to the City, the County, etc. The monies used by the TFURA are for infrastructure and improvement in that TIF district. It states that when the property is ready to expire, the property needs to be divested, but it does not say that the property has to be divested to the City. The TFURA is stating they would like to divest of the park right now to guarantee it would be a City park.

Mayor Lanting stated for clarification that he has been heard that the majority of the Council believes the park should be a City park, but the concern is that the park should be designed where the Parks & Recreation Department will be able to maintain.

MOTION:

Councilperson Talkington made the motion to accept the request from Urban Renewal to accept the proposed pocket park on 4th Avenue South upon completion of construction and subject to park design accepted by Parks & Recreation and concurred by Council. The motion was seconded by Councilperson Munn.

AMENDMENT TO THE MOTION:

Councilperson Barigar made an amendment to the motion to also include a formal memorandum of understanding between the Agency and the City for the interim maintenance agreement until the sunset of the District. The motion was seconded by Vice Mayor Hall and roll call vote showed all members present voted in favor of the motion.

Roll call vote on the main motion as amended showed all members present voted in favor of the motion.

5. Consideration of a request to purchase property located at 245 Washington Street, Twin Falls. Removed from the agenda.

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

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

- September 24, 2013, Airport Open House from 11:00 a.m. to 2:00 p.m.
- September 25, 2013, Review of the Auger Falls Conceptual Plan at 6:00 p.m.
- September 24, 2013, Informational Meeting for the Magic Valley Children's Museum from 6:30 p.m. to 7:30 p.m.
- September 26, 2013, Business After Hours, Stevens Pierce & Associates
- September 25, 2013, Community Meeting "Add the Words" at the CSI Taylor Building at 7:00 p.m.
- September 28, 2013, Fireman's Ball at the Turf Club at 6:30 p.m.

IV. PUBLIC HEARINGS:

1. Public hearing to amend the 2012-2013 Budget.

Budget Coordinator Lehmann explained the request. 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.

This is to amend Appropriations Ordinance No. 3035 by an additional gross amount (including inter-fund transfers) of \$16,082,348. This amendment will ensure the City of Twin Falls' compliance with State code.

Council discussion followed.

Mayor Lanting opened and closed the public hearing portion of the hearing with no input received.

MOTION:

Councilperson Talkington made the motion to suspend the rules and place Ordinance 3057, on third and final reading by title only, to authorize transfer of \$16,082,348.

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.

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.

Deputy City Clerk Sanchez read the title.

MOTION:

Councilperson Barigar made the motion to adopt Ordinance 3057. 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.

- V. ADJOURNMENT:** Meeting adjourned at 6:33 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary