

COUNCIL MEMBERS:

LANCE	TRIP	DON	LEE	DAVID E.	WILLIAM A.	GREG
CLOW	CRAIG	HALL	HEIDER	JOHNSON	KEZELE	LANTING
		<i>Mayor</i>	<i>Vice Mayor</i>			



MINUTES

Meeting of the Twin Falls City Council
 February 14, 2011
 City Council Chambers
 305 3rd Avenue East Twin Falls, Idaho

CALL MEETING TO ORDER: 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 accounts payable for February 8 – 14, 2011. 2. Consideration of a request to approve the applications for the Saint Patrick’s Day Parade and Celebration sponsored by Bev and Steve O’Connor.	Action	Staff Report Sharon Bryan Dennis Pullin
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Presentation of the redevelopment plan for the Main Avenue Fountain Plaza by Terry McCurdy of the Twin Falls Community Foundation. 2. Consideration of an agreement for Design & Engineering Services with Riedesel Engineering for an FAA AIP Airport Snow Removal Equipment Bldg. 3. Review of the proposed request for proposals (RFP) for golf professional and/or management services at the Twin Falls Golf Club. 4. Public input and/or items from the City Manager and City Council.	Presentation Action Action	Terry McCurdy/ TFCF Bill Carberry Dennis Bowyer
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M. – None.		
V. <u>ADJOURNMENT:</u> Adjournment to Executive Session to discuss: 67-2345 (b) - To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student; 67-2345 (c) - To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency;		

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

COUNCIL MEMBERS PRESENT: Lance W. Clow, Trip Craig, Don Hall, David Johnson, Will Kezele, Gregory Lanting, Rebecca Mills Sojka

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: City Manager Tom Courtney, Assistant City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Chief Finance Director Lorie Race, Economic Development Director Melinda Anderson, Parks & Recreation Director Dennis Bowyer, Deputy City Clerk/Recording Secretary Leila A. Sanchez.

Mayor Hall called the meeting to order at 5:00 P.M. He invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him. A quorum was present. Mayor Hall introduced staff.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None.

PROCLAMATIONS: None.

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of accounts payable for February 8 – 14, 2011, total: \$716,938.70
Prepaid February 10, 2011, total: \$3,719.18.
2. Consideration of a request to approve the applications for the Saint Patrick's Day Parade and Celebration sponsored by Bev and Steve O'Connor.

MOTION:

Councilperson Johnson made the motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Clow and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

II. ITEMS FOR CONSIDERATION:

1. Presentation of the redevelopment plan for the Main Avenue Fountain Plaza by Terry McCurdy of the Twin Falls Community Foundation.

Terry McCurdy gave a history on the Twin Falls Community Foundation and explained the request. The goal is to fund improvements for the City of Twin Falls. Funding is not requested from the Council.

Councilperson Kezele phoned in at 5:10 P.M.

Parks & Recreation Director Bowyer stated that the Land Group developed three concept plans. Two of those plans removed the existing fountain, and all three plans had a fountain/splash pad implemented in the designs. Staff presented those three plans to the Twin Falls Community Foundation and the Parks & Recreation Commission. Staff took input from both groups and presented those to the Land Group to develop one plan. Consensus from both groups was to have the existing fountain removed completely.

Staff is requesting input from the City Council on designs and to consider the Service Contract with the Land Group for a cost estimate on the redevelopment of the Main Avenue Fountain Plaza, to be funded by the Twin Falls Community Foundation.

Scott Allen, Land Group, explained the designs presented to Council. The Land Group can make additional modifications to the preliminary designs.

Discussion followed:

Ron Yates spoke in favor of the redevelopment plan for the Main Avenue Fountain Plaza.

Paula Brown Sinclair stated the Community Foundation is trying to put together resources to make improvements in the community. She further explained the removal of the fountain. Every time an event is held, the existing fountain is pretty much in the way. The designs have attempted to redesign the space for a much wider variety of activities that will bring people downtown.

Councilperson Craig stated that he liked the idea of keeping the fountain where it is.

His understanding is that one of the City's goals was to get rid of porta-potties in the general area and at least have a dual restroom or a shared restroom that didn't have to be open 24/7 but open during festivities. He asked if it is the plan to stick to porta-potties, rather than having a public restroom.

Parks & Recreation Director Bowyer stated that the Land Group could design a public restroom if the Council wants to proceed with the cost estimate. The cost for a parks public restroom is approximately \$85-\$90,000. A public restroom has not been considered.

Scott Allen stated that the Land Group has not considered restrooms in the proposed designs. The site is only 11,000 sq. feet, which makes it a very limited site for a public restroom. He recommended that a public restroom not be within the plaza area but may be as a standalone item in the parking lot behind, which he believes the City still owns.

Parks & Recreation Director Bowyer stated that a standard restroom is approximately 480 sq. ft.

Councilperson Johnson stated that he liked the concepts presented. He stated that he agreed there is a need for restrooms but agrees that this is a very narrow area. He liked the idea of the fountain being replaced.

Councilperson Clow thanked the foundation for bringing this forward. He asked how many people can be visualized sitting in the area. Restrooms need to be addressed someday but not as part of this project. Perhaps if one of the buildings opens up the Urban Renewal Agency can buy the building and convert it to a restroom or redesign the parking lot someday. He liked the idea of shade. He asked how long it would take to accomplish the project. One of the Youth Council's preliminary projects is to do a fallen officer's memorial in a park. Perhaps a wall can be reserved to place a memorial in the plaza.

Scott Allen stated that the wind sails have a life expectancy of 7 to 12 years. They are installed in the summer and taken down in the winter. The seating capacity below the wind sail is 110 people. The plaza area will hold 250 people. The concrete steps can be used for seating as well as the concrete blocks.

Scott Allen stated that the steps can be utilized for seating as well as the concrete wall.

Mayor Hall and Vice Mayor Lanting stated that they liked the revised second drawing.

Councilperson Johnson asked if there is a larger master plan in the area that creates ambiance around the center area of the area.

Scott Allen stated that there is limited space in the area because of the right of way.

Councilperson Craig stated that he would like to see the fountain stay with another water feature. He stated that he would like to see some type of restrooms placed in the area. He asked staff how long will porta-potties be placed along the alley

Councilperson Kezele asked if staff has received public input on the preliminary revised plans and the cost of upkeep attached to the plans.

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Parks & Recreation Director Bowyer stated he has received input from the Community Foundation and the Parks & Recreation Commission. The designs have not been taken back to those two groups. The upkeep of the proposed plaza has not been evaluated if the Council approves one of the designs and has the Land Group go forward with cost estimates. The City does not have the funds to do the development. The maintenance of the splash park would be costly. The everyday maintenance for plants and shrubbery is absorbed in the City's budget.

Councilperson Mills Sojka stated that she would like to receive public input on the preliminary revised drawings.

Councilperson Clow stated that the design showed colored concrete. He asked if this is being proposed. About six or eight years ago the intersection of Main Avenue and Shoshone was rebuilt with some stamp concrete. He stated that he was curious to know what it would take to do improvements in the proposed area. Maybe the sidewalks should be redone with concrete blocks at the intersection, which may also allow for tie down spots for Twin Falls Tonight.

Scott Allen stated that there is no work from the curb line to the street.

Terry McCurdy stated that the Land Group has proposed a fee of \$850, and the Foundation will look into approving that. The Foundation is looking for direction from the City Council as to the preference of design.

Councilperson Kezele asked if the designs had been shown to the downtown merchants.

Terry McCurdy stated no.

Parks & Recreation Director Bowyer stated that a meeting can be arranged to get a general consensus from the public on the preliminary designs.

Council directed staff to receive input from the public and the downtown merchants on Revised 2 drawing.

2. Consideration of an agreement for Design & Engineering Services with Riedesel Engineering for an FAA AIP Airport Snow Removal Equipment Bldg.

Removed for additional staff discussion.

3. Review of the proposed request for proposals (RFP) for golf professional and/or management services at the Twin Falls Golf Club.

Parks & Recreation Director Bowyer reviewed the request.

At the February meeting of the Golf Advisory Commission, the Commission unanimously recommended to the City Council to approve the proposed RFP and to start advertising for golf professional and/or management services at the Twin Falls Golf Club.

Vice Mayor Lanting stated that Mike Hamblin is assisting with the golf course management during the transition time until the City is able to negotiate a new professional service agreement with the successful proposer. Travis Hofland, long time assistant, is running the day to day operations at the Golf Club. Tournaments will be rescheduled during the transition period.

Councilperson Clow stated that in light of the recent situation with Mike Hamblin stepping down and competing with us while managing Blue Lakes Country Club and managing the City course, what is going to happen to the tournaments in which green fees were not received?

Parks & Recreation Director Bowyer stated that the City did receive a surcharge. In the past Mike Hamblin's contract allowed 12 tournament days where the City did not collect any green fees, but the City did receive \$5 per entry as part of the contract with Mike Hamblin.

Councilperson Clow stated that he would like to see in the contract that whoever is hired does not compete with the City. In the termination of the lease the lessor has as much right as the leasee. He would like to have provided an annual financial disclosure of all revenues and expenses generated by the leasee at the golf course, which means the gross revenues and not the bottom line as a corporation or all the money that somebody earns in their taxes but all the revenues generated by the golf course. He would like to see all gross numbers.

Councilperson Johnson stated that his concern is that the RFP is the same developed two and one-half years ago. The particulars of the RFP's appear to be in conflict. The RFP states the following: "Keep costs so all the public has the opportunity to play, free of charge access to the putting and chipping greens." which appears to be in conflict with "free of charge access to putting and chipping greens." Should the reduced fees for City employees be questioned? Should all the citizens of Twin Falls be paying the same rate with the exception of some of the seniors limiting use of tax dollars to operate operational costs? In reducing fees the City is increasing tax dollars to cover the revenue string. He asked if the City should take pause, put a temporary management over the course in place, disconnect ourselves from Mike Hamblin and move on with almost a white paper approach saying "here we have this asset."

Vice Mayor Lanting stated that the RFP's are broad enough to give us the opportunity to address questions presented. He also stated that some of the equipment belongs to Mike Hamblin; therefore, the issue needs to be addressed.

Councilperson Johnson stated that in regards to the equipment, the City or the new contractor will need to be negotiated with Mike Hamblin.

Councilperson Clow stated that he would like an assessment done of all equipment.

City Attorney Wonderlich stated that if equipment is built into the building it is attached and part of real property. He also stated that a non-compete clause is non-enforceable except in very rare cases.

Parks & Recreation Director Bowyer stated that the City purchased a gas grill and the line. The fryers were not purchased by the City.

Councilperson Johnson referred to RFP proposal page 1. He asked if City employees receive any other reduced fees or benefits other than the golf course. Free of charge of putting and chipping greens is also a concern. He stated that he did not feel that the tax broad base of the City of Twin Falls citizens should be supporting the few that play.

Vice Mayor Lanting stated that the free of charge access to putting and chipping greens is pretty universal with the exception of country clubs. The reduced fees for city employees are given as a perk for employees. The City sometimes subsidizes the golf course. He asked staff how much the City subsidizes the City pool.

Parks & Recreation Director Bowyer stated that the budget for the pool in City coffers for maintenance and operations is \$170,000, this year, \$80,000 in capital improvements this year.

Councilperson Kezele stated that discussion should be made to get out of the business of competing with private enterprise with government subsidized projects like a pool or a golf course.

Vice Mayor Lanting stated that there are no golf courses inside the City limits of Twin Falls.

Councilperson Clow stated that everything should be on the table including the potential sale of the golf course. He suggested that we don't state "Limit the use of tax dollars to offset operational costs." "Reduced fees for City Employees is also a perk for City Council" but could be further discussed. If the golf course was to be leased out to a public entity, there could have a review committee on the fees to make sure its stays somewhat affordable as part of the lease price. In regards to the "Maintain the high quality of the course" the City would want to prevent the course from being run down.

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Mayor Hall stated that a reduced rate for a City employee is a benefit. Discussion could be made on the benefit. He stated that he liked keeping the RFP's as open as possible. The golf course is a place to have recreation, especially for our juniors and our seniors.

Parks & Recreation Director Bowyer stated that the RFP is wide open enough to look at different ideas on how to manage the golf course and how to make it best for the City of Twin Falls and its community. Different proposals were received back two and one-half years ago. City staff will negotiate the contract and will come back to the City Council for final approval on the contract itself. On the one-half rate for City employees, it is on the City resolution, promoting health benefits.

Councilperson Craig stated improvements to the clubhouse should be written into the contract. A reduced rate for a City employee does not lose money for the golf course.

MOTION:

Councilperson Johnson made the motion to approve the request for proposals for golf profession and/or management services at the Twin Falls Golf Course as presented. The motion was seconded by Councilperson Lanting.

AMENDMENT TO THE MOTION:

Councilperson Clow made the motion to change the following:

From the RFP process, the wording "the City expects to": rewrite it in such a manner that the City appreciates the course in the community and at this time would like to maintain those qualities but are not expected.

The motion was seconded by Councilperson Johnson.

Discussion followed:

Councilperson Mills Sojka suggested adding the wording "we are open to ideas."

Roll call vote on amended motion showed Councilperson Clow, Craig, Johnson, Kezele, and Mills Sojka voted in favor of the motion. Mayor Hall and Vice Mayor Lanting voted against the motion. Approved 5 to 2.

Roll call vote on the main motion as amended showed all those present voted in favor of the motion. Approved 7 to 0.

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

Councilperson Craig gave an update on Recreation Center Task Force and the Compensation Task Force.

Councilperson Clow gave an update on the Twin Falls Youth Council.

Councilperson Mills Sojka gave an update on the Planning & Zoning Commission interviews.

Mayor Hall stated that he has received calls and emails regarding feral cats. He asked staff's help to start looking into some options for the community. He also discussed the Times News article regarding the Lazy J Mobile Home Park editorial. He stated that he asked Councilperson Mills Sojka to help out to look into programs in the area to help residents at the park.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: 6:00 P.M. – None.

V. ADJOURNMENT: Adjournment to Executive Session to discuss:

67-2345 (b) - To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student;

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67-2345 (c) - To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency;

MOTION:

Councilperson Mills Sojka made the motion to adjourn to Executive Session as presented. The motion was seconded by Vice Mayor Lanting and roll call vote showed all members present voted in favor of the motion.

The meeting adjourned at 11:13 P.M.

Leila A. Sanchez , Deputy City Clerk/Recording Clerk