

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
Vice Mayor					Mayor	



AGENDA

Meeting of the Twin Falls City Council
 Monday, June 1, 2015
 City Council Chambers - 305 3rd Avenue East -Twin Falls, Idaho

PLEDGE OF ALLEGIANCE TO THE FLAG
 CONFIRMATION OF QUORUM
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

PROCLAMATIONS: Lionel Leon Sojka Day

GENERAL PUBLIC INPUT		
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AGENDA ITEMS		
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I. <u>CONSENT CALENDAR:</u>	<u>Purpose:</u>	<u>By:</u>
1. Consideration of a request to approve the Accounts Payable for May 27–June 1, 2015.	Action	Sharon Bryan
2. Consideration of a request to approve the April 16, April 20, 2015, and May 4, 2015, City Council Minutes.	Action	Leila A. Sanchez Sharon Bryan
3. Consideration of a request to approve the Fifth Annual National Night Out event to be held at the Twin Falls City Park on Tuesday, August 4, 2015.	Action	Dennis Pullin
II. <u>ITEMS FOR CONSIDERATION:</u>	<u>Purpose:</u>	<u>By:</u>
1. Presentation of appreciation plaques to Jonah Ruf and Harley Jo Wathen in recognition of their service on the Twin Falls Youth Council.	Presentation	Don Hall Suzanne Hawkins
2. Presentation of an appreciation plaque to Chris Clark for his service in the community with the Twin Falls Soccer Association.	Action	Dennis J. Bowyer
3. Consideration of a request to approve the Idaho State 125th Anniversary Celebration to be held on Friday, July 3, 2015, from 11:00 a.m. to 1:00 p.m. at the Twin Falls Visitor Center.	Action	Dennis Pullin
4. A review of the fencing along the Snake River Canyon Rim Trail System.	Review	Dennis J. Bowyer
5. Public input and/or items from the City Manager and City Council.		
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M. –		
1. Consideration of a request to approve Ordinance 3097 adopting the Urban Renewal Plan for Revenue Allocation Area #4-4.	PH/Action	Melinda Anderson
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.

*Office of the Mayor
City of Twin Falls, Idaho*

Proclamation



Lionel Leon Sojka Day

Whereas, Lionel Leon Sojka was born on May 23, 2015, at 12:24 a.m.; and,

Whereas, Lionel weighed 8 lbs. 2 oz. and measured 20 inches long; and,

Whereas, Lionel is the first child born to Councilwoman Rebecca Mills Sojka and her husband Casey Sojka.

Therefore, I, Mayor Don Hall, do hereby proclaim May 23, 2015, as

Lionel Leon Sojka Day

in Twin Falls, Idaho, and urge all citizens of the City of Twin Falls to celebrate this joyous occasion with Lionel's City Family.



IN WITNESS WHEREOF, I have hereunto set my hand and caused this Seal of the City of Twin Falls to be affixed the 1st day of June 2015.

Don Hall
Mayor

Attest:

Leila A. Sanchez
Leila A. Sanchez
Deputy City Clerk



CITY OF TWIN FALLS, IDAHO

MINUTES

CITY COUNCIL

A quorum of the City Council will be attending the **Economic Development Ready Team Special Meeting**, Thursday, April 16, 2015, at 11:00 a.m., in the Twin Falls PD Classroom located at 321 Second Avenue East, Twin Falls, Idaho.

The purpose of the meeting is to hold an Executive Session to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations pursuant to Idaho Code 67-2345(1)(e).

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

Present: Suzanne Hawkins, Shawn Barigar, Gregory Lanting, Don Hall

Staff Present: Travis Rothweiler, Fritz Wonderlich

Mayor Hall called the meeting to order at 11:00 a.m.

MOTION:

Councilmember Barigar made a motion to adjourn to Executive Session pursuant to Idaho Code 67-2345(1)(e). The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

The meeting adjourned to Executive Session at 11:05 a.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
					<i>Mayor</i>	



MINUTES

Meeting of the Twin Falls City Council
 Monday, April 20, 2015
 City Council Chambers - 305 3rd Avenue East - Twin Falls, Idaho

PLEDGE OF ALLEGIANCE TO THE FLAG
 CONFIRMATION OF QUORUM
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
 PROCLAMATION: **Twin Falls Armenian Memorial Month – Request made by Liyah Babayan**
Arbor Day Proclamation – Request made by Dennis Bowyer, Parks & Recreation Director

GENERAL PUBLIC INPUT

AGENDA ITEMS

	<u>Purpose</u>	<u>By:</u>
<p>I. <u>CONSENT CALENDAR:</u></p> <ol style="list-style-type: none"> 1. Consideration of a request to approve the Accounts Payable for April 14-20, 2015, totals: \$1,472,977.67 and April 15, 2015, Prepay, total: \$343.95. 2. Consideration of a request to approve the Findings of Fact, Conclusions of Law, and Decision: <ol style="list-style-type: none"> a. Final Plat for Canyon Village Subdivision, A PUD b. Final Plat for Fieldstone Professional Subdivision, A PUD c. Zoning District Change & Zoning Map Amendment for Joe Russell 3. Consideration of a request to accept the Improvement Agreement for the purpose of developing Northern Passage Subdivision No. 5. 4. Consideration of a request to approve a Trust Agreement for Northern Passage Subdivision No. 5, placing Lots 50 and 51, Block 50 and Lots 50 through 63, Block 51 into trust. 5. Consideration of a request to approve the Spirit of Magic Valley Half Marathon and 5K Race sponsored by the Magic Valley Trail Enhancement Committee to be held on Saturday, May 30, 2015. 	<p>Action</p> <p>Action</p> <p>Action</p> <p>Action</p> <p>Action</p>	<p>Sharon Bryan</p> <p>Rene'e V. Carraway-Johnson</p> <p>Troy Vitek</p> <p>Troy Vitek</p> <p>Ron Fustos</p>
<p>II. <u>ITEMS FOR CONSIDERATION:</u></p> <ol style="list-style-type: none"> 1. Presentation of Peace Officer Standards and Training Council Certificates to the following individuals before the Twin Falls City Council: Officer Medina Alajbegovic and Detective Matt Gonzales. 2. Consideration of a request to approve the first Vietnam War Commemorative Event to be held on Saturday, June 6, 2015, at the Twin Falls City Park. 3. Consideration of a request to approve the Twin Falls Visitor Center Dedication and Grand Opening to be held on Thursday, April 30, 2015, from 3:00 p.m. to 7:00 p.m. 4. Consideration of a request to approve the Paws on the Run: K93K Fun Walk for people and pets to be held on Saturday, April 25, 2015. 5. Consideration of a request to confirm the appointments of Dennis Magill, Ted Warren and Randall Watson to the Traffic Safety Commission. 6. Consideration of a request to amend City Code Title 2, Chapter 3 regarding membership of the Golf Advisory Commission. 7. Consideration of a request to remove all members of the Golf Advisory Commission. 8. Consideration of a request to appoint and to re-appoint members to the Parks & Recreation Commission and to appoint the Parks & Recreation Commission to also serve as the City's Golf Advisory Commission. 	<p>Presentation</p> <p>Action</p> <p>Action</p> <p>Action</p> <p>Action</p> <p>Action</p> <p>Action</p> <p>Action</p>	<p>Bryan Krear Matthew Hicks</p> <p>Dennis Pullin</p> <p>Dennis Pullin</p> <p>Ron Fustos</p> <p>Don Hall</p> <p>Dennis J. Bowyer</p> <p>Dennis J. Bowyer</p> <p>Don Hall</p>

<p><u>III. ITEMS FOR CONSIDERATION</u></p> <p>9. Consideration of a request to approve the recommendation from the Traffic Safety Commission to advocate maintaining the current speed limits on Kimberly Road near 3250 East.</p> <p>10. An update on the progress of the Storage Building at the Parks & Recreation office/shop.</p> <p>11. A report and discussion about ongoing Twin Falls Police Department animal control operations.</p> <p>12. Public input and/or items from the City Manager and City Council.</p>	<p><u>PURPOSE:</u> Action</p> <p>Update</p> <p>Update/ Discussion</p>	<p><u>BY:</u> Jacqueline Fields Matthew Hicks</p> <p>Dennis J. Bowyer</p> <p>Anthony Barnhart</p>
<p><u>III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u></p>		
<p><u>IV. PUBLIC HEARINGS:</u> 6:00 P.M. - None</p>		
<p><u>V. ADJOURNMENT:</u></p> <p>1. 67-2345(1) (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.</p>		

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: Suzanne Hawkins, Jim Munn, Shawn Barigar, Gregory Lanting, Don Hall, Rebecca Mills Sojka

Absent: Chris Talkington

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Parks & Recreation Director Dennis Bowyer, Zoning & Development Manager Rene'e V. Carraway-Johnson, City Engineer Jacqueline Fields, Assistant City Engineer Troy Vitek, Traffic Sgt. Ron Fustos, Police Chief Bryan Krear, Captain Matt Hicks, Captain Anthony Barnhart, Staff Sergeant Dennis Pullin, Deputy City Clerk Sharon Bryan

Mayor Hall called the meeting to order at 5:00 P.M. He had Girl Scouts Molly Malone and Abby Dexler lead all present, who wished to, to recite the pledge of Allegiance to the Flag with him. A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA – None

PROCLAMATION: **Twin Falls Armenian Memorial Month – Request made by Liyah Babayan**

Mayor Hall presented the proclamation to Liyah Babayan

Liyah Babayan, George Bonijoto, and Susan Reitsma spoke on behalf of the proclamation. The City Council was invited to an Armenian Service on April 24, 2015, 5:30 at City Park followed by an Armenian dinner at Orthodox Church for a service and dinner.

Arbor Day Proclamation – Request made by Dennis Bowyer, Parks & Recreation Director

Mayor Hall read the proclamation.

Parks and Recreation Director Bowyer said the Arbor Day Ceremony will be held at the Twin Falls Golf Club at 4:00 PM.

GENERAL PUBLIC INPUT - None

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for April 14-20, 2015, totals: \$1,472,977.67 and April 15, 2015, Prepay, total: \$343.95.
2. Consideration of a request to approve the Findings of Fact, Conclusions of Law, and Decision:
 - d. Final Plat for Canyon Village Subdivision, A PUD
 - e. Final Plat for Fieldstone Professional Subdivision, A PUD
 - f. Zoning District Change & Zoning Map Amendment for Joe Russell
3. Consideration of a request to accept the Improvement Agreement for the purpose of developing Northern Passage Subdivision No. 5.
4. Consideration of a request to approve a Trust Agreement for Northern Passage Subdivision No. 5, placing Lots 50 and 51, Block 50 and Lots 50 through 63, Block 51 into trust.
5. Consideration of a request to approve the Spirit of Magic Valley Half Marathon and 5K Race sponsored by the Magic Valley Trail Enhancement Committee to be held on Saturday, May 30, 2015.

MOTION:

Councilmember Lanting made a motion to approve the Consent Calendar as presented. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.moved.

II. ITEMS FOR CONSIDERATION:

1. Presentation of Peace Officer Standards and Training Council Certificates to the following individuals before the Twin Falls City Council: Officer Medina Alajbegovic and Detective Matt Gonzales.

Mayor Hall explained that Medina Alajbegovic is not in attendance due to illness.

Captain Matt Hicks gave the presentation.

Mayor Hall, Chief Krear and Captain Hicks presented the Peace Officer Standards and Training Council Certificate to Detective Matt Gonzales

2. Consideration of a request to approve the first Vietnam War Commemorative Event to be held on Saturday, June 6, 2015, at the Twin Falls City Park.

Staff Sargent Pullin explained the request.

Tom Mikesell of Hospice Visions, Inc., on behalf of Vietnam War Veterans, requests to hold a celebration to commemorate Vietnam War Veterans. With this being the first event of this nature, organizers anticipate under 500 people will be in attendance. The event will host a guest speaker, barbeque, a beer garden provided by Marv Pierce of the Pioneer Club, and live music. The beer garden will be open from 12:00 a.m. to 7:00 p.m. The music will begin at 1:00 p.m. and will conclude at 7:00 p.m.

Due to the live band and alcohol being served, a minimum of two sworn law enforcement officers will be required for security. The Twin Falls Sheriff's Office will provide two deputies from 1:00 PM to 8:00 p.m. unless the crowd disperses prior to 8:00 p.m., at which time the deputies will no longer be needed.

To help celebrate the event, there will be a motorcycle ride beginning at 11:00 a.m. The ride will start at the intersection of 4th Avenue East and Shoshone Street. From there, riders will travel to 2nd Avenue North, proceed to Addison Avenue, then on to Washington Street North. Riders will travel north on Washington Street North to Falls Avenue, where they will turn to the east and travel on Falls Avenue to Blue Lakes Blvd. North to Shoshone Street North. They will then travel back to the City Parks. This event is not expected to take more than 20 to 30 minutes. The Twin Falls Police Department Traffic Motor Officers will assist with the escort. All rules of the road will be followed by those participating in the event. There will be no permanent street closures for the ride.

MOTION:

Councilmember Munn made a motion to approve the first Vietnam War Commemorative Event to be held on Saturday, June 6, 2015. The motion was seconded by Councilmember Mills Sojka. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.moved.

3. Consideration of a request to approve the Twin Falls Visitor Center Dedication and Grand Opening to be held on Thursday, April 30, 2015, from 3:00 p.m. to 7:00 p.m.

Due to a conflict of interest Shawn Barigar has stepped down.

Sargent Pullin explained the request.

Shawn Barigar has submitted a Special Event Application on behalf of the Chamber of Commerce requesting approval for the Twin Falls Visitor Center Building Dedication and Grand Opening to be held on Thursday, April 30, 2015. The time for the festivities will be from 3:00 p.m. to 7:00 p.m.

An estimated 700 people are expected to attend the event. This event is open to the public and includes guests invited by the Chamber of Commerce members.

A dedication ceremony will be held to include presentations and speeches. At the conclusion of the ceremony, a community open house will be held to include guided tours. There will be light appetizers provided. Non-alcoholic and alcoholic beverages will be available for purchase.

Off-site parking arrangements have been made through the Woodbury Corporation utilizing lots to the west of the Visitor Center in the Canyon Park West Development Area and in areas south of the Visitor Center. Chamber members will assist with parking and the Woodbury Corporation will provide a security officer.

Due to the nature of the event, law enforcement security will not be required.

MOTION:

Councilmember Lanting made a motion to approve the Twin Falls Visitor Center Dedication and Grand Opening to be held on Thursday, April 30, 2015, from 3:00 p.m. to 7:00 p.m. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.moved.

4. Consideration of a request to approve the Paws on the Run: K93K Fun Walk for people and pets to be held on Saturday, April 25, 2015.

Staff Sergeant Fustos explained the request.

Paws on the Run: K93K is a fund raising event for Boy Scout Troop 6; this event will also raise donations that will benefit the Twin Falls Humane Society and bring attention to "Baxter's Park" Dog Park. This will be designed for a 1.8 mile walk for people and their pets. There is an entry fee for the Fun Walk of \$10 per participant. The walk will start at Baxter's Park. Walkers will proceed westbound on Shoup Avenue West, will cross Martin Street, and will proceed to the Rock Creek Trail. Once on Rock Creek Trail, walkers will proceed northbound to the Grandview Drive exit. Walkers will exit the trail system at Grandview Drive and proceed to Filer Avenue West where they will walk eastbound to Martin Street. Once at Martin Street, walkers will head south to Shoup Avenue West; walkers will then turn east onto Shoup Avenue West where they will head back to Baxter's Park.

Donations in the form of dog food and care equipment will be accepted and given to the Twin Falls Humane Society.

Permission has been obtained from the nearby Cornerstone Baptist Church for use of their property for parking.

Patrol staffing allows, one on-duty Twin Falls Police Officer to be scheduled for traffic control as the walkers come out of the canyon and walk along Filer Avenue. Walkers will be required to follow all Twin Falls City Ordinances regarding dogs and pedestrians, as well as follow the rules of the road.

This Special Events Application has been approved by several relevant City Staff members and the Twin Falls Police Department Staff. It is recommended that this request be approved.

MOTION:

Councilmember Lanting made a motion to approve the Paws on the Run: K93K Fun Walk for people and pets to be held on Saturday, April 25, 2015 from 8:00 a.m. to 12:00 p.m. The motion was seconded by Councilmember Mills Sojka. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.moved.

5. Consideration of a request to confirm the appointments of Dennis Magill, Ted Warren and Randall Watson to the Traffic Safety Commission.

Mayor Hall asked that Dennis Magill, Ted Warren and Randall Watson be reappointed to a second three-year term. He said that all three of these gentlemen have provided valuable participation on the Commission, and all three have an excellent attendance record. Randall Watson has been the Commission Chair for the past two years. Mayor Hall said that when considering these reappointments, he consulted with the Traffic Safety Commission Council Liaison, Councilman Lanting. We agreed that all three should be reappointed. He also asked the Council to also confirm Magill, Warren and Watson's reappointments. These reappointments will be three-year terms ending after April 2018.

MOTION:

Councilmember Lanting made a motion to confirm and reappoint Dennis Magill, Ted Warren and Randall Watson for a second three year term ending after April, 2018. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.moved.

6. Consideration of a request to amend City Code Title 2, Chapter 3 regarding membership of the Golf Advisory Commission.

Parks & Recreation Director Bowyer explained that when the new Concession Agreement was signed between the City of Twin Falls and Steve Meyerhoeffer on the management of the Twin Falls Golf Club, members of the Golf Advisory Commission and City staff questioned if the Golf Advisory Commission was still needed. It was decided by the Commission and City staff to wait a couple of years to see if the Commission is still serving the original purposes that are stated in the City Code Title 2, Chapter 3.

At the March 11th, 2015 meeting of the Golf Advisory Commission, Mayor Don Hall spoke to the Commission concerning the future of the Commission. Also Councilmen Greg Lanting, Liaison to the Commission and former Chairman of the Commission Brett Semple spoke about the Commission and its future. Members of the Commission felt that the only duties they have been providing to the City the past couple of years is the management of the "Friend of Muni" golf tournament every July and the tournament still could function without the Commission.

Since two of the Commission members were not in attendance at the meeting, everyone at the meeting felt the other two members should provide some input into the discussion. Staff contacted them later and explained to them the discussion and they both agreed the Commission was not providing what the original purposes stated in the City Code and only been managing the "Friends of Muni" tournament.

The Commission stated the "Friends of Muni" tournament will still be held each year by having members of the Men's and Women's Golf Association managing the tournament. Based on this feedback, the Mayor and staff arrived at this recommended change to the Golf Advisory Commission. They are as follows:

1. We do not recommend eliminating the duties of the Golf Advisory Commission at this time. We felt the Golf Advisory Commission did important work, but that work has been drastically reduce with the new Concession Agreement with Steve Meyerhoeffer and with a minor adjustment that work will continue.
2. We recommend assigning the duties of the Golf Advisory Commission to the Parks and Recreation Commission. Other items on tonight's agenda will address removing the current members from the Golf Advisory Commission, appointing one of the Golf Advisory Commission members to serve on the Parks and Recreation Commission, and appointing the Parks & Recreation Commission to act as the Golf Advisory Commission. As stated earlier, the Golf Advisory Commission supports this recommendation.

MOTION:

Councilmember Lanting made a motion to suspend the rules and place Ordinance 3094 on third and final reading by title only. The motion was seconded by Councilmember Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 6-0.

Deputy City Clerk Bryan read the Ordinance by title only:

ORDINANCE 3094

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING CITY CODE §2-3-2 BY AMENDING THE MEMBERSHIP REQUIREMENTS OF THE GOLF ADVISORY COMMISSION.

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

MOTION:

Councilmember Barigar made the motion to approve Ordinance 3094. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

City Attorney Wonderlich recommended that item 7 and 8 be combined.

7. Consideration of a request to remove all members of the Golf Advisory Commission.

8. Consideration of a request to appoint and to re-appoint members to the Parks & Recreation Commission and to appoint the Parks & Recreation Commission to also serve as the City's Golf Advisory Commission.

Parks and Recreation Director Bowyer explained that an earlier item on tonight's agenda dealt with the Code amendment involved with making various changes to the Parks & Recreation Commission and the Golf Advisory Commission. One of those changes involved re-assigning the duties of the Golf Advisory Commission to the Parks & Recreation Commission. With these new duties being assigned to the Parks & Recreation Commission, there is a concern that the current members of the Parks & Recreation Commission will not be familiar with those duties. The Mayor and staff discussed this concern and decided to address it by appointing one member of the Golf Advisory Commission to serve on the Parks & Recreation Commission and share his expertise with the rest of the Commission. The Parks & Recreation Commission currently has three vacancies.

The Mayor asked the members of the Golf Advisory Commission if any of them were interested in serving on the Parks & Recreation Commission. Richard Birrell was the only Golf Advisory Commissioner who was interested in serving. Based on the valuable contribution that Richard Birrell provided to the Golf Advisory Commission and his willingness to serve on the Parks & Recreation Commission, he elected to appoint Richard Birrell to the Parks & Recreation Commission and is requesting that the Council confirm this appointment. The appointment would be for a three year term from April 2015 to March 2018.

Tom Reynolds was originally appointed to the Parks & Recreation Commission in June of 2012, as a partial term. He is eligible, and has requested to be reappointed to a full three year term. He has an attendance record of 85% and provides excellent input during Commission meetings. Based on the valuable contribution to the Commission, he elected to reappoint Tom Reynolds to the Parks & Recreation Commission and requesting that the Council confirm this reappointment. The reappointment would be for a three year term from April 2015 to March 2018.

The earlier Code Amendment on tonight's agenda also added language allowing the Parks & Recreation Commission to be appointed to also serve as the City's Golf Advisory Commission. The merits of this change were discussed in that earlier agenda item. Therefore, the Mayor and staff recommend the Council appoint the Parks & Recreation Commission to also serve as the City's Golf Advisory Commission.

MOTION:

Councilmember Barigar moved to remove all members of the Golf Advisory Commission and to appoint Richard Birrell and to re-appoint Tom Reynolds to the Parks & Recreation Commission for a three year term from April 2015 to March 2018; and, to appoint the Parks & Recreation Commission to also serve as the City's Golf Advisory Commission. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

9. Consideration of a request to approve the recommendation from the Traffic Safety Commission to advocate maintaining the current speed limits on Kimberly Road near 3250 East.

City Engineer Fields and Captain Hicks explained the request.

The Idaho Transportation Department recently conducted a speed study on US-30/Kimberly Road near the signalized intersection at 3250 (in front of the Chobani facility). The Idaho Transportation Department study was presented to the Traffic Safety Commission on March 12, 2015.

The study showed that the 85th percentile speed of traffic approaching from the west of the signalized approach to 3250 East is approximately 50 mph. The study also found that the 85th percentile speed of traffic approaching from the east of the signal is approximately 55 mph. The current speed limit for this section of Kimberly Road is 45 mph at milepost 220 and 60 mph at milepost 221.

After reviewing the study, the Traffic Safety Commission became concerned that this section of Kimberly Road is developing quickly and that the speed study did not factor in the future vehicle, pedestrian and bicycle volume associated with growth at the Clif Bar and Chobani facilities and the surrounding area. The traffic Safety Commission voted to recommend keeping the current speed limits in place.

The Traffic Safety Commission is asking for the City Council to formally endorse their recommendation.

Vice Mayor Hawkins said she has had received calls & text messages from people in support of the 60 miles per hour speed limit. She asked if a speed study can be done in a year from now. Captain Hicks said they could have another speed study in a year.

Councilmember Lanting asked that they wait to increase speed until after Clif Bar is done then do another speed study.

Councilmember Mills Sojka likes the speed studies. She is not opposed to the recommendations from the Idaho Transportation Department. She did indicate that she would like another speed study done once Clif Bar is up and running.

Mayor Hall said he is in support of the recommendations.

Councilmember Barigar said he supports the Traffic Safety Commission's recommendations.

MOTION:

Councilmember Munn moved to approve the recommendations from the Traffic Safety Commission to advocate maintaining the current speed limits of 45 miles per hour on Kimberly Road near 3250 East and to have another speed study done once Clif Bar is built. The motion was seconded by Councilmember Barigar. Roll call vote showed Councilmembers Barigar, Lanting, Hall and Munn voting in favor of the motion. Councilmembers Mills Sojka and Hawkins opposed the motion. Approved 4 to 2

10. An update on the progress of the Storage Building at the Parks & Recreation office/shop.

Parks and Recreation Director Bowyer explained that as part of the City's Impact Fee's Capital Improvement Plan 2014-2023, an expansion of the Parks Shop is part of the plan. It was 100% growth related and the amount of funds assigned to this project is \$214,987.

Staff started to work on this project several months ago and found out the Twin Falls Highway District had just awarded a bid to Hayes Construction Company, Buhl, Idaho, for the same size of building, 5,000 sq. ft., that staff is seeking. After conferring with Fritz Wonderlich, the City could piggyback off of this contract for the same size of building at the same amount of \$156,774.

There are others expenses associated with the construction of the building. For Engineering Services, we have received an estimate from EHM Engineers in the range of \$11,000 - \$16,000; relocating an existing fence is estimated at \$5,000; concrete apron in front of building is estimated at \$4,200; estimate for Idaho Power to bring power to the building is \$2,000; and contingency is \$6,000. Total estimated cost for the building is approximately \$190,000.

There is \$140,000 in the Impact Fees for the storage building budget. Also, \$65,000 in the Impact Fees budget for the Knievel trail construction and fencing, which was not needed since the City received a grant and donations for the construction of the Pillar Falls trail/fencing project. The City did not receive official notification of the awarding of the grant until after the budget process was almost completed last year; hence, those Impact Fees funds for the Knievel trail/fencing project were left in the 2015 budget.

Staff is planning to shift Impact Fees funds allocated for the Knievel trail/fencing to cover the extra \$50,000 that is needed to complete the Parks storage building project.

There is \$140,000 budgeted under Impact Fees for the storage building and staff is planning to use the unspent Impact Fees funds for the Knievel trail/fencing project (\$65,000) to make up the difference on the cost estimates for the storage building which is estimated at \$50,000.

Councilmember Mills Sojka asked what the advantage of piggy backing off the Twin Falls Highway District.

Parks and Recreation Director Bowyer explained that EHM Engineers was working with the Twin Falls Highway District on their storage shed and they felt the City would not be able to save any money by going out to bid. He explained that the City would also be saving money in engineering fees.

City Manager Rothweiler asked Council for an acknowledgement that this is an appropriate path. He explained this would help in the budgeting process.

MOTION:

Councilmember Lanting moved to approve the piggy backing process for the new addition to the Parks Shop and also utilize the \$65,000 of impact fees to make up the difference on the cost estimates for the storage building. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion.
Approved 6 to 0

11. A report and discussion about ongoing Twin Falls Police Department animal control operations.

Captain Barnhart explained that the City of Twin Falls contracted with the Twin Falls County Sheriff's office for animal control services from 2000 to the summer of 2012. The Police Department approached the Council in the spring of 2012 with a proposal to assume these responsibilities. The request was granted and the Animal Control Program began on June 15, 2012.

The Twin Falls Police Department terminated its agreement with the Transportation Security Agency for law enforcement services at the airport on June 1, 2012. Airport Police Officers Ed Guggell and Steve Nutting accepted positions as non-sworn Animal Control Officers. Animal Control Officer Steve Nutting has since retired, and the City have been operating with one Animal Control Officer since September of 2014. Since that time, the City has been in search of a replacement and has been unsuccessful thus far.

The City of Twin Falls Communications Center received 3,626 animal-related calls for service in 2013, with Animal Control Officers handling 2,458 of those calls. In 2014, 3,524 animal related calls were received, with Animal Control Officers handling 2,086 of those calls. Year-to-date (January 1 through April 12, 2015), the City has received 736 animal-related calls for service with the Animal Control Officer handling 413 of those calls.

The Animal Control Unit has performed well while handling a workload that is a significant portion of the overall calls for service. More importantly, staff believes that the City delivers a level of customer service that Twin Falls citizens require.

Councilmember Mills Sojka recommended increasing PSA's, educate citizens, and increasing law enforcement.

Mayor Hall stated his concern as to why the City has trouble filling the animal control officer position.

Captain Barnhart said that the job is a thankless and takes a certain kind of person.

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

Breanna Cook, Mrs. Magic Valley, came to observe the Council meeting.

City Manager Rothweiler reminded Council of the following upcoming events:

- April 29, 2015 at 1:30 p.m. Senior Advisory Commission Workshop.
- May 30, 2015 at 10:00 p.m. Retirement Celebration Reception for retiring library staff.
- May 30, 2015 at 10:00 p.m. First Federal all Access Universal Park dedication

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

- Vice Mayor Hawkins reported that Saturday, May 25, 2015, and Sunday, May 26, 2015, Youth Council Kite Day will be held at Vista Bonita Park

- Councilmember Barigar thanked the Mayor and the Twin Falls Police Department for their help in getting the Stage Coach moved to the Visitor Center. He invited everyone to come to the Visitor Center's Grand Opening on Thursday, April 30, 2015, from 3:00 p.m. to 7:00 p.m.
- Councilmember Barigar reminded Council that the Chamber Business Day Breakfast will be held on Thursday, April 23, 2015 at 8:00 a.m.
- Councilmember Mills Sojka reminded Council to sign up for the Special Olympics Beat the Heat 5k fun Run and Walk to be held on May 9, 2015 at 10:00 a.m.

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

V. ADJOURNMENT:

1. 67-2345(1) (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.

MOTION:

Councilmember Barigar moved to adjourn to Executive Session as presented. The motion was seconded by Councilmember Munn. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

The meeting adjourned at 6:35 p.m.

Sharon Bryan
Deputy City Clerk

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
					<i>Mayor</i>	



MINUTES

Meeting of the Twin Falls City Council
 Monday, May 4, 2015 – 5:00 P.M.
 City Council Chambers - 305 3rd Avenue East - Twin Falls, Idaho

PLEDGE OF ALLEGIANCE TO THE FLAG CONFIRMATION OF QUORUM CONSIDERATION OF THE AMENDMENTS TO THE AGENDA PROCLAMATIONS: Youth Appreciation Week - Anna Scholes, Optimist Club National Music Week - Bonnie Lamborne, Twin Falls Music Club		
GENERAL PUBLIC INPUT		
AGENDA ITEMS		
I. <u>CONSENT CALENDAR:</u>	<u>Purpose:</u>	<u>By:</u>
1. Consideration of a request to approve the Accounts Payable for April 28 – May 4, 2015.	Action	Sharon Bryan
2. Consideration of a request to approve the Findings of Fact, Conclusions of Law, and Decision for the Vacation for Settler's Ridge, LLC, and Final Plat for Sackett Farms Subdivision No. 2.	Action	Rene'e V. Carraway-Johnson
3. Consideration of a request to approve a Special Event Application for the Annual Mother's Day and Cinco de Mayo event to be held at the Twin Falls City Park on Sunday, May 10, 2015.	Action	Dennis Pullin
II. <u>ITEMS FOR CONSIDERATION:</u>	<u>Purpose:</u>	<u>By:</u>
1. Discussion and possible action on a petition from Xavier Charter School for a bike lane.	Discussion/ Possible Action	John Kapeleris
2. Presentation of the Road Scholar Level I Award to Tom Billman and Road Master Level II Awards to Cody Brown, Victor Cabello, Dale Eldredge, Aaron Hentrup, Dean Littler, Dave McCreery, Bud Stradley, Mark Thomson, Dan Veenstra, Chris Westburg, Terry Williamson.	Presentation	Jon Caton Laila Kral/ LHTAC T2 Center
3. Swearing in ceremony for the Twin Falls Police Department's newest Police Officer, Matthew Gealta. Mayor Don Hall to administer the Oath of Office.	Action	Bryan Krear Don Hall
4. Consideration of a request to approve a Special Event Application for La Fiesta Restaurant's Cinco de Mayo event to be held at 1288 Blue Lakes Boulevard North on Tuesday, May 5, 2015.	Action	Dennis Pullin
5. Consideration of a request to hire a combination building inspector/plans examiner.	Action	Jarrold Bordi
6. Presentation of an update on the Canyon Springs Grade Project.	Presentation	Troy Vitek
7. Presentation of an update on the Southeast Twin Falls Alternate study.	Presentation	Jacqueline Fields
8. Presentation by the Long Term Planning Committee (LTP) on personnel and capital needs to accomplish identified goals and objectives of the City of Twin Falls' Community Strategic Plan 2030.	Presentation	Long Term Planning Committee
9. Public input and/or items from the City Manager and City Council.		
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M. - None		
V. <u>ADJOURNMENT:</u> Idaho Code Section 67-2345. <u>EXECUTIVE SESSIONS:</u>		
(1)(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; and, (1)(c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.		

Present: Suzanne Hawkins, Jim Munn, Shawn Barigar, Gregory Lanting, Don Hall, Rebecca Mills Sojka, Chris Talkington.

Absent: None

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, City Engineer Jacqueline Fields, Assistant City Engineer Troy Vitek, Police Chief Bryan Krear, Captain Matt Hicks, Captain Anthony Barnhart, Staff Sergeant Dennis Pullin, Deputy City Clerk Sharon Bryan

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

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None

PROCLAMATION: *Youth Appreciation Week 2015 – Anna Scholes*
National Music Week – Bonnie Lambourne

GENERAL PUBLIC INPUT

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for April 28 – May 4, 2015.
2. Consideration of a request to approve the Findings of Fact, Conclusions of Law, and Decision for the Vacation for Settler's Ridge, LLC, and Final Plat for Sackett Farms Subdivision No. 2.
3. Consideration of a request to approve a Special Event Application for the Annual Mother's Day and Cinco de Mayo event to be held at the Twin Falls City Park on Sunday, May 10, 2015.

MOTION:

Vice Mayor Hawkins moved to approve the Consent Calendar. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

AGENDA ITEMS

1. Discussion and possible action on a petition from Xavier Charter School for a bike lane.

John Kapeleris asked that the City Council reconsider the vacation of the nonvehicular use of a 15' x 128' platted but undeveloped drainage and nonvehicular (pedestrian path) Access Easement located between Lots 41 & 42, Block 1 of Settler's Ridge Subdivision No. 3.

He explained that there is a need for a bike lane on North College. He indicated that the Xavier Charter School and surrounding areas need a bike lane to increase safety. He asked that the Council to consider Phase II of the proposed bike lane to be at the western part of North College. He discussed development of the proposed area, phases of the proposed bike lanes, and petition.

City Manager Rothweiler explained that the Traffic Safety Commission along with the Police Department and Engineering Department work on speed limits, traffic signals and traffic safety issues. He will talk to the Engineering Department to see if this area at this time would warrant a traffic signal moving forward.

City Manager Rothweiler explained that Phase I was created in conjunction with a lot of community input. Phase I questionnaire asked the following questions:

- Where are you located?
- Where are you trying to go?
- What type of bicyclist are you? Recreationalist? Commuter? Do you do it for sport?

There is a subsequent phase that contemplates a bike lane moving along North College. Sections of that roadway are not fully developed is a challenge. Staff would like to work with John Kapeleris and other cyclists to develop a comprehensive Phase II. As John Kapeleris indicated there are costs. The costs associated with the striping and labor is

MINUTES

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not as significant as construction of a roadway in other areas. Staff would like is to receive the information tonight and then work with the engineering team, John Kapeleris and the cycling community.

Councilmember Mills Sojka asked about the status of Phase II. Will it be moving forward this year and is it in the budget.

City Manager Rothweiler explained that the City is currently working on Phase I and the idea is to begin the Phase II process in the 2016 budget year.

Public Works Director Caton said that they are working on verbiage of all the signage that will be going out this year.

Councilmember Mills Sojka asked when developing sections of road would they be wide enough for bike lanes.

Assistant City Engineer Vitek explained that the plat would be required to have roadways wide enough for bike lanes.

Councilmember Lanting asked if the roadway would ever go out to Sunway Soccer Field to Grandview.

Assistant City Engineer Vitek said yes it would eventually go through.

Councilmember Lanting explained that the City doesn't widen the roads the developers do.

Councilmember Talkington asked for an update in ninety days.

2. Presentation of the Road Scholar Level I Award to Tom Billman and Road Master Level II Awards to Cody Brown, Victor Cabello, Dale Eldredge, Aaron Hentrup, Dean Littler, Dave McCreery, Bud Stradley, Mark Thomson, Dan Veenstra, Chris Westburg, Terry Williamson.

Public Works Director Caton and Laila Kral, Idaho Technology Transfer Center, presented the Road Scholar Level I and Road Master Level II certificates.

3. Swearing in ceremony for the Twin Falls Police Department's newest Police Officer, Matthew Gealta. Mayor Don Hall to administer the Oath of Office.

Interim Police Chief Krear gave the presentation

Mayor Hall administered the Oath of Office to Officer Matthew Gealta.

4. Consideration of a request to approve a Special Event Application for La Fiesta Restaurant's Cinco de Mayo event to be held at 1288 Blue Lakes Boulevard North on Tuesday, May 5, 2015.

Staff Sergeant Pullin said that he received a Special Event Application from Chelo Estrada, on behalf of La Fiesta Restaurant, to hold their Cinco de Mayo celebration on Tuesday, May 5, 2015. The activities will include amplified music provided by a DJ, an electric bull ride and alcohol will be served. These activities will take place in the parking lot on the west side of the restaurant.

He explained that only guests 21 years of age and older will be allowed in this area. LaFiesta will provide security to monitor these activities. Identifications will be checked and wristbands will be required for those participating in this area of the festivities. A catering permit will be required to serve alcohol in the beer garden area. The beer garden area will be closed off from their normal parking area.

The amplified music will commence at 11:00 a.m. and will conclude at 8:00 p.m.

MOTION:

Councilmember Lanting moved to approve the Special Event for La Fiesta Restaurant's Cinco de Mayo event to be held at 1299 Blue Lakes Blvd N on Tuesday, May 5, 2015. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

5. Consideration of a request to hire a combination building inspector/plans examiner.

Building Official Bordi said that on January 1, 2007, the City began issuing mechanical, plumbing and electrical permits. That change altered the make-up of the Building Department's personnel. Prior to that, the City had a building official, a plans examiner, and three inspectors focused entirely on building inspections. Since that change, the department has had a building official, a plans examiner, one mechanical inspector, one plumbing inspector, one electrical inspector, and only one building inspector. So, while the department did add one overall inspector, the number of inspectors specializing in building inspections was reduced from three to one.

The City has experienced some ups and downs in building activity since 2007. Generally, building activity has been on the increase since fiscal year 2011, and the City have seen a significant increase in building activity this fiscal year. Through March, the City have issued 41% more new single family home permits compared to last year and also issued 50% more new commercial permits than last year. In addition to those commercial permits issued, as of last week, the City had 55 (includes new, addition, and remodel) open commercial permit requests currently in the review process. There has been an increase in commercial activity compared to fiscal year 2006, before the reduction in building inspectors discussed above. The City has issued 25% more new commercial permits this year than through March 2006. In April, the City issued the building permit for the Clif Bar Baking Facility and the Rock Creek Elementary School. The Pillar Falls Elementary School and the South Hills Middle School permits will be issued soon. These all represent large and complicated projects for the plans examiner and inspectors to stay on top of, and attempting to do that with two fewer building inspectors than we had in 2006.

Additionally, The City Strategic Plan includes the following goal in Focus Area 6 – Goal PC1: Revitalize the downtown. The buildings in our downtown area are unique and require more time to come up with creative solutions to meet occupancy requirements. Getting these buildings occupied with a thriving business and/or dwelling units is crucial to making the downtown area successful. The Building Department wants to be a part of that process with our proposed new Downtown Permit Assistance Program.

The City's Long Term Planning Committee has reviewed the needs for new personnel city-wide. That committee has recommended that the City add a position to the Building Department in next year's budget. The City's senior staff has reviewed the need for an additional employee and feels that the position is warranted, but should not wait until October. Rather, the City should proceed now to hire this position in an attempt to get someone on board before this year's construction season is over.

Therefore, staff requests that the Council authorize the addition of a new combination Building Inspector/Plans Examiner position now.

City Manager Rothweiler explained that during the annual budget process, assigned was the total number of employees that are planned in the organization by allocation of funding for salaries. To move forward and create additional positions mid-year staff is requesting the Council to spend additional monies. In this case it is revenues that were not contemplated during the budget process. Building revenues they are exceeding the budget projections. With the increased building activity there is enough money to fund an additional building Inspector.

Councilmember Talkington asked Building Official Bordi to explain the plan review process. Building Official Bordi gave a review of the process.

Councilmember Mills Sojka asked about the recent addition of the plans examiner.

City Manager Rothweiler reviewed the history of the Building Inspection Department staff needs.

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Councilmember Mills Sojka asked if this position would be a permanent position and how it would be funded in the future.

City Manager Rothweiler said that it would be reviewed and determined if the position is needed or not.

Vice Mayor Hawkins is concerned about space needs and asked if there is room for another employee. Building Official Bordi indicated that they do have another office for the new position.

Councilmember Mills Sojka asked about the Downtown Assistance Program. Building Official Bordi said that it is in preliminary stages and he hopes that with the addition of this new position they will be able to continue to work on it.

MOTION:

Councilmember Talkington moved to approve the hiring of a combination building inspector/plans examiner paid for by the anticipated excess revenues. The motion was seconded by Councilmember Mills Sojka. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

6. Presentation of an update on the Canyon Springs Grade Project.

Assistant City Engineer Vitek presented an update on the existing Canyon Springs Grade roadway and the process of finding a solution to the traffic-pedestrian conflict.

Assistant City Engineer Vitek explained that staff is proposing hiring a public liaison. That person would gather information by holding several public meetings and come up with a stakeholders list and develop a task force that can give input. Staff suggested that Phil Kushlan be that liaison.

Councilmember Talkington is concerned about losing sight of safety issues and transportation needs.

City Manager Rothweiler stated staff would address safety issues and the needs of the traffic. A variety of people would serve on that committee.

Councilmember Mills Sojka said she is not sure that she would support a public liaison. She feels that it can be done in house. She is concerned about the cost.

Vice Mayor Hawkins asked about the cost and where funding would come from.

Assistant City Engineer Vitek said that he has been in discussions with Phil Kushlan and that he has a draft scope, but it has not been finalized yet.

City Manager Rothweiler said that there is money in the budget for consulting. Staff believes that it be important to bring the public in to share their ideas. He also said that safety is very important.

Councilmember Lanting would like to take a look at what it would cost to hire Phil Kushlan.

Councilmember Barigar would agree that a facilitator would help get some ideas on the table.

Mayor Hall would like a well-defined committee and would like Assistant City Engineer Vitek to continue to pursue the cost to hire Phil Kushlan.

Councilmember Talkington said that priorities need to be set and focus on those priorities.

Councilmember Munn said he would be in favor of idea as long as cost is in line with the budget.

Five Minute Break.

7. Presentation of an update on the Southeast Twin Falls Alternate study.

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City Engineer Fields explained that the City is a member of the Greater Twin Falls Area Transportation Committee (GTFATC). The committee discusses regional transportation related issues and provides input to legislators related to transportation needs. It develops a priority list which the Idaho Transportation Department (ITD) uses as a tool when developing and recommending projects for inclusion in the State Transportation Improvement Program. When ITD secured funding to update the Southeast Twin Falls Corridor Study, the GTFATC selected a steering committee: the Chair (Gary Young), the Twin Falls Highway District (Dave Burgess) and the City of Twin Falls (Jaqueline Fields). The steering committee and ITD worked with Keller Associates to gather traffic data. The steering committee reviewed the draft sections of the study and provided input.

The components addressing localized safety and capacity improvements were presented to the GTFATC for concurrence.. Keller Associates also evaluated different routes for a belt route around the south side of Twin Falls.

Keller Associates will present these alternatives to the GTFATC next Tuesday. This presentation is intended to provide an opportunity for Council input before the draft study is completed and to answer questions.

Councilmember Lanting is concerned with the closing off Clif Bar from that road.

City Engineer Fields said that Clif Bar chose to have employees come in on 3300 and their trucks will come in on 3200.

Councilmember Talkington asked for an explanation to the routes.

City Engineer Fields explained that the routes are affected by the environmental justice and prime farm ground.

Councilmember Mills Sojka has no concerns of the recommendation.

Vice Mayor Hawkins is concerned about the flow of traffic.

City Engineer Fields explained that the curves are massive so the flow of traffic would not be a problem.

Councilmember Lanting is concerned about taking up prime farmland. He wanted to know the purpose of the by-pass.

City Engineer Fields explained that the routes do not eliminate truck traffic. The intent is that trucks coming in from any direction could choose any route to come in on.

Councilmember Lanting asked if there a vision that this will eventually go north to Poleline.

City Engineer Fields said it is not a vision of the committee at this point.

Councilmember Barigar supports the recommendations and moving it forward.

Mayor Hall is concerned about taking up good farmland. He supports the recommendations.

8. Presentation by the Long Term Planning Committee (LTP) on personnel and capital needs to accomplish identified goals and objectives of the City of Twin Falls' Community Strategic Plan 2030.

Long Term Planning Committee Members Ron Aguirre explained the process the committee went through to come up with the Long Term Plan.

Beginning in 2005, a group of young leaders within the organization was tasked with creating a long term plan which would identify growth related trends, service delivery challenges and preparing a priority capital and personnel request list. The formation of the LTP provided young leaders within the organization the opportunity to broaden their view of community needs and city services and develop cross-departmental working relationships that would be of significant benefit to them over their career in city government.

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The Long Term Planning Committee was reconvened in 2010 and again in 2014 and 2015, both times with a mix of new and old members. The 2015 committee will be presenting a plan which has focused on the resources needed to meet the Strategic Plan 2030 objectives listed as ongoing or with a time frame of 5 years. The long term plan is not a budget document but a planning tool that illustrates the challenges ahead and encourages prioritization of department requests to meet organizational goals with available resources.

Jonathan Spendlove presented Focus Area 1- Healthy Community

Councilmember Mills Sojka is concerned on funding a recreation position. She would rather see those funds go to capital park projects.

Vice Mayor Hawkins supports the position.

Mayor Hall supports the position.

Councilmember Lanting supports the position.

Councilmember Talkington asked if personnel are based on current needs.

City Manager Rothweiler explained the Long Term Planning Committee's responsibilities.

Mandi Thompson presented Focus Area 2- Learning Community

Terry Thueson presented Focus Area 3 - Secure Community.

Mitchell Brooks presented Focus Area 4 –Accessible Community

Councilmember Mills Sojka asked if the group discussed sidewalk improvements.

Fireman Brooks said there was discussion on sidewalks.

Assistant City Engineer Vitek explained that there was discussion on this. Funding is a problem but will continue to try to expand the improvement of sidewalks as funding permits.

Mitchell Brooks presented Focus Area 5 - Environmental Community.

Mandi Thompson presented Focus Area 6 - Prosperous Community.

Terry Thueson presented Focus Area 7- Responsible Community.

Mayor Hall asked for a clarification on internal work groups.

Terry Thueson explained that they would be an advisory group and task force to the City Council.

Jonathan Spendlove presented Focus Area 8 – Internal Organizations.

Ron Aguirre concluded that the LPT will continue to evaluate the City's process and structure and the way business is done.

Mayor Hall thanked the Long Term Planning Team for all their work they have done.

City Manager Rothweiler explained that this group spent 14 to 16 hours a week for a period of four months and still did their day job to come up with these goals.

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

City Manager Rothweiler reminded Council of the following upcoming events.

May 11, 2015, Otak will be in town to review the downtown area and will be at the Council meeting to give an update on the plan and review the back in parking concept.

Week of May 18, 2015, a field demonstration on back in parking.

May 26, 2015, a public hearing will be held in which members of the community will have the opportunity to share their thoughts on the parking and downtown improvements.

May 18, 2015, MPOG presentations at 4:00 p.m.

May 11, 2015, May 26, 2015, July 6, 2015 and August 24, 2015, Budget Public Hearings.

May 21, 2015, Public Works Open House from 12:00 to 4:00 p.m.

Councilmember Talkington would like an update on policy on body cameras.

City Manager Rothweiler indicated staff is meeting tomorrow and will make a recommendation to Council at a later date.

Councilmember Mills Sojka asked for a clarification on Budget Public Hearing on May 11, 2015.

City Manager Rothweiler indicated that May 11, 2015, would be the first meeting for Community input.

Councilmember Mills Sojka would like to see a lot of advertising of these meetings.

Councilmember Lanting would like to see what response we get from advertising.

Councilmember Munn said we need to use our Public Information Officer to get the word out.

Councilmember Lanting commented on the First Federal Park and the new Visitor Center and the positive attraction it has brought to the Community

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

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

V. ADJOURNMENT: Idaho Code Section 67-2345. EXECUTIVE SESSIONS:

(1)(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; and, (1)(c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.

(1)(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; and, (1)(c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency

MOTION:

Vice Mayor Hawkins moved to adjourn to Executive Session Idaho Code Section 67-2345. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

Sharon Bryan
Deputy City Clerk



Date: Monday, June 1, 2015, Council Meeting

To: Honorable Mayor and City Council

From: Staff Sergeant Dennis Pullin, Twin Falls Police Department

Request:

Consideration of a request to approve the Fifth Annual National Night Out sponsored by Target Stores and the Twin Falls Police Department. This event will be held at the Twin Falls City Park on Tuesday, August 4, 2015, from 5:00 p.m. until 8:00 p.m.

Time Estimate:

Since this has been a successful event for the past four years, Staff requests that this item be placed on the Consent Calendar.

Background:

The Fifth Annual National Night Out will be held at the Twin Falls City Park on Tuesday, August 4, 2015, from 5:00 p.m. until 8:00 p.m. This is an opportunity for the community to come out and meet their local Twin Falls Police Officers and to join as partners in fighting crime. This event is also a great time to visit with Police Officers, ask questions, and simply get to know the Emergency Responders.

Target Stores are the largest sponsor of National Night Out. Target staff and employees will also be present to support the community and the Twin Falls Police Department. Target staff will provide activities for children. Hotdogs, snacks and drinks will be provided.

The Twin Falls Police Department will have several interesting activities taking place and on display for the event. There will also be several other Emergency Responders from around the valley on site with equipment on display.

Based on the previous four years and the number of spectators increasing each year, we predict approximately 400 people will be in attendance.

A local radio station will be playing music and providing a live broadcast.

History:

No calls for Police services were received the previous four years this event has been held. With numerous Police Officers on site, we do not foresee any issues of disturbances or noise complaints being generated.

Approval Process:

Consent by the Council

Agenda Item for June 1, 2015
From Staff Sergeant Dennis Pullin
Page Two

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

The Twin Falls Police Department Staff and several relevant City Staff members have met and approved the Special Event Application.

Attachments:

None

DP:aed



Date: Monday June 1, 2015 City Council Meeting
To: Honorable Mayor and City Council
From: Mayor Don Hall and Vice Mayor Suzanne Hawkins

Request:

Presentation of appreciation plaques to Jonah Ruf and Harley Jo Wathen in recognition of their service on the Twin Falls Youth Council.

Mayor Hall and Vice Mayor Hawkins will make the presentation, following the presentation, we expect some time for comments and for a photo opportunity. The anticipated total time for presentation and comments is estimated at 5 minutes.

Attachments: Certificates of Appreciation

Certificate of Appreciation

We, the Mayor and City Council of the City of Twin Falls, Idaho, do hereby award this certificate to

Harley Jo Wathen

in recognition of her years of service to this great City and its residents as a leader and member of the Youth Council. We do express our sincere gratitude and honor for her demonstrated civic pride and duty, reminiscent of that of the ancient Athenians.

Awarded this
1st day of June 2015



Mayor Don Hall

The Athenian Oath

We will never bring disgrace to this our city by any act of dishonesty or cowardice, nor ever desert our suffering comrades in the ranks; We will fight for the ideals and sacred things of the city, both alone and with many; We will revere and obey this city's laws and do our best to incite to a like respect and reverence those who are prone to annul or set them at naught; We will strive unceasingly to quicken the public sense of public duty; That this, in all these ways, we will transmit this city, not only, not less, but greater, better and more beautiful than it was transmitted to us.

Certificate of Appreciation

We, the Mayor and City Council of the City of Twin Falls, Idaho, do hereby award this certificate to

Jonah Ruf

in recognition of his years of service to this great City and its residents as a leader and member of the Youth Council. We do express our sincere gratitude and honor for his demonstrated civic pride and duty, reminiscent of that of the ancient Athenians.

Awarded this
1st day of June 2015



Mayor Don Hall

The Athenian Oath

We will never bring disgrace to this our city by any act of dishonesty or cowardice, nor ever desert our suffering comrades in the ranks; We will fight for the ideals and sacred things of the city, both alone and with many; We will revere and obey this city's laws and do our best to incite to a like respect and reverence those who are prone to annul or set them at naught; We will strive unceasingly to quicken the public sense of public duty; That this, in all these ways, we will transmit this city, not only, not less, but greater, better and more beautiful than it was transmitted to us.



Date: Monday June 1, 2015 City Council Meeting
To: Honorable Mayor and City Council
From: Dennis J. Bowyer, Parks & Recreation Director

Request:

Presentation of an appreciation plaque to Chris Clark for his service in the community with the Twin Falls Soccer Association.

Time Estimate:

Staff will make the presentation, following the presentation, we expect some time for comments and for a photo opportunity. The anticipated total time for presentation and comments is estimated at 5 minutes.

Background:

Chris Clark has been involved as tournament director/co-director for all nine years Twin Falls has hosted a soccer tournament. For the past six years Chris has been the tournament director, including an extra tournament when the Idaho Youth Soccer Association held its annual State Cup tournament here in Twin Falls in 2011.

The Canyon Rim Classic (CRC) draws over 100 soccer teams to the Twin Falls area each year, bringing in about 4,000 - 5,000 people including players, family members, referees, and coaches. This influx of people generates around \$1,000,000 for our economy each year with hotel stays, gas, dining out, shopping, and entertainment. Each year the Twin Falls Soccer Association (TFSA) donates several thousand dollars to local charities for helping with our Fastest Kick at the Canyon and Target kick booths at the CRC. Finally from 2010 to present, the CRC which is as great as it is largely due to Chris Clark's efforts has been the major fundraiser for our non-profit organization, TFSA. This allows our club to provide scholarships to many families that may not otherwise be able to participate in club soccer. The CRC has funded scholarships to over 300 families, totaling around \$60,000 since 2010.

Also TFSA has donated over 100 soccer balls and many corner flags to the Parks & Recreation Department for their youth teams to use.

This May was Chris' last tournament as being tournament director, on behalf of the City of Twin Falls Parks & Recreation Department, we would like to thank Chris for his unselfish dedication to the sport of soccer and our community.

Approval Process:

None

Budget Impact:

The cost of the plaque.

Regulatory Impact:

None

Conclusion:

Staff recommends that the City Council honor Chris Clark for his years of service to the Twin Falls Soccer Association and the partnership they have had with the City of Twin Falls Parks and Recreation Department.

Attachments:

None



Date: Monday, June 1, 2015, Council Meeting

To: Honorable Mayor and City Council

From: Staff Sergeant Dennis Pullin, Twin Falls Police Department

Request:

Consideration of a request for approval of the Idaho State 125th Anniversary to be held on Friday, July 3, 2015, from 11:00 a.m. to 1:00 p.m. at the Twin Falls Visitor Center, 2015 Neilson Point Place.

Time Estimate:

Staff requests that this item be placed on the Items for Consideration. A brief description of the event will take approximately five minutes; any additional time needed will be for questions and comments from the Council.

Background:

Nancy Taylor, on behalf of the City of Twin Falls Historic Preservation Commission, has submitted a Special Event Application requesting approval to hold the Idaho State 125th Anniversary Celebration and the Anniversary of the Twin Falls Township. This celebration will be held at the Twin Falls Visitor Center on Friday, July 3, 2015. The event will commence at 11:00 a.m. and conclude at 1:00 p.m.

Festivities for the event will include a Cupcake Judging Contest, "Design a Birthday Card" for elementary-aged children, and giving away handheld Idaho State flags. There will also be a Bluegrass Band, Dewey Pickett and Howell, performing. An estimated 200 people are expected to attend. This event is open to the public, free of charge.

Arrangements have been made for overflow parking if needed. Permission has been obtained for additional parking to the south of the Visitor Center at the Outback. This event will conclude prior to their opening for business. Permission for additional parking, if needed, has also been obtained from the businesses located just west of the Visitor Center.

Approval Process:

N/A

Budget Impact:

There will be no budget impact to the City of Twin Falls.

Regulatory Impact:

N/A

Conclusion:

Several relevant City Staff members, as well as the Twin Falls Police Department Staff, have met and approved this Special Event Application.

Attachments:

N/A

DP:aed



Monday June 1, 2015 City Council Meeting

To: Honorable Mayor and City Council

From: Dennis J. Bowyer, Parks & Recreation Director

Request:

A review of the fencing along the Snake River Canyon Rim Trail System.

Time Estimate:

Staff will make the presentation, following the presentation, we expect some time for questions and answers. The anticipated total time for presentation and questions is estimated at 15 minutes.

Background:

The City Council requested staff to review the existing fencing along the Canyon Rim Trail System, specially to look at all sites that do not have any fencing and review those to see if the City might have some potential safety concerns with those sites.

On Friday April 10th and Friday May 15th, Gretchen Scott, the City's Risk Manager, and I reviewed all sections of the Snake River Canyon Rim Trail System and its fencing or lack of fencing. Here are our findings and recommendations. We started at Dierkes Lake and went westward. Attached is a map of our Snake River Canyon Tim Trail System.

Quail Ridge Estates:

Staff believes no additional fencing is needed at this section of trail.

Centennial Trail:

There is one area that we recommend approximately 30' of fencing, it is located approximately 150' up from the first switch back. Photo attached. Another area that we would like to discuss with the Council is: once you get to the top of the rim, at the Babbel's overlook, to the east of the bench, the rim drops down 2-3 feet, then a section of the rim is below that runs out 10-15'. To the north of the bench, the rim does drop off substantial, but the bench is approximately 15' from this drop off. A fence here would ruin the view from sitting on the bench. Staff does not believe a fence is warranted since you have to get off the main trail and walk over to the bench; the rim is still 15' from the bench area.

Knievel Trail:

The complete 650' length of this trail has fencing along the rim.

Pillar Falls Trail:

All sections of this trail that is near the canyon rim have fencing adjacent to it.

Perrine Bridge East:

Staff believes no additional fencing is needed at this section of trail.

Perrine Bridge West:

There is one section that staff recommends fencing. It is about 250' west of the Visitor's Center and the length of fencing is approximately 250' in length. Photos are attached.

Breckenridge Estates:

At the far west section of this trail where it takes a 90° turn to the south, staff recommends fencing is needed on top of the concrete wall to prevent bicyclists from tumbling over the wall if they don't make the corner. Photo attached.

Breckenridge:

Trail is over 1000' from the canyon rim, no fencing is needed.

Washington St. N./Perrine Coulee Trail:

There is one section of this trail section that staff recommends additional fencing to be installed. It is 30' in length and is approximately 50' on the west side of Elevation 486. Photo is attached.

Staff would also like to discuss with the City Council the style of fencing we have along the rim. The current style – 4 railing with wooden posts, have been used since the City built the Washington St. N./Perrine Coulee trail system in 1998. These posts are pressure treated to prolong the life of the post and the railings had a stain brushed on to match the surroundings. Since those first posts were installed, 15-20 posts have rotted off and had to be replaced. We are finding other sections of the trail with the wooden post that have rotted off in 10-15 years of use. At the Quail Ridge section above Dierkes Lake, staff installed metal posts with cabling for the trail safety fencing. This is the same type of fencing we have at the Sunway Soccer Complex. This cable fencing with metal posts are approximately \$16 per linear foot compared to \$20 per linear foot to the wooden post with railings. Photo is attached showing the metal post with cabling type of fencing.

Approval Process:

This is an update to the City Council on the fencing along the Snake River Canyon Rim Trail System. Staff is seeking the Council's feedback on switching to the metal posts with cabling for the trail safety fencing.

Budget Impact:

Staff recommendation is to add approximately 310 linear feet to provide extra safety measures along the trail. Dependent on the style of fencing, it would range from \$5,000 to \$6,500. Staff is also recommending adding some type of railing on top of the concrete wall in the Breckenridge section, that estimate is \$2,000. Staff is recommending that funding should come from unspent Parks & Recreation Capital Improvement projects from the year or use contingency if needed.

Regulatory Impact:

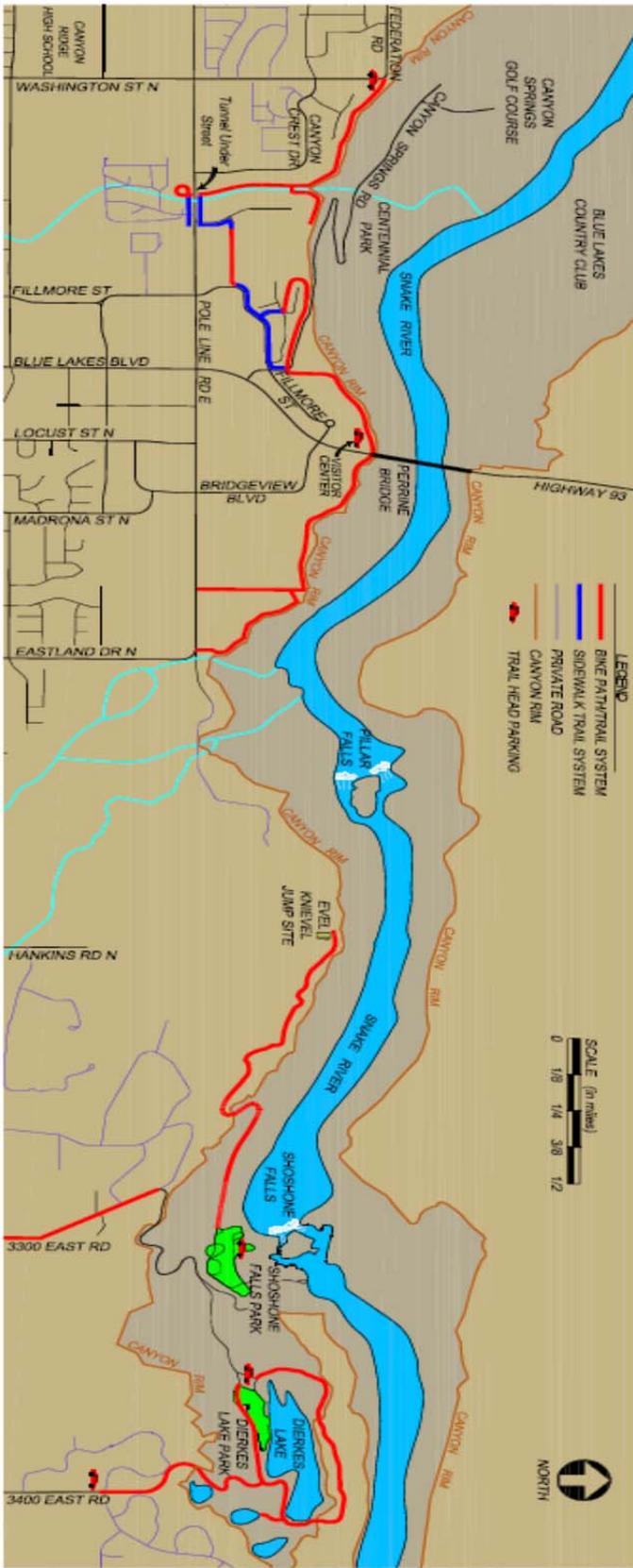
No regulatory impact.

Conclusion:

This was an update on the safety fencing along the Snake River Canyon Rim Trail System. Staff is requested from the Council feedback on the proposal to switch to metal posts with cabling for the trail safety fencing. Staff is recommending to add the additional fencing this year and fund the project from unspent Parks & Recreation Capital Improvement projects or from contingency if needed.

Attachment:

Photos



Centennial Trail, approximately 150' pass the 1st switchback. Fence recommended



Centennial Trail, Babbel's overlook.



Perrine Bridge West, 250' west from the Visitor's Center. Looking west, fence recommended



Perrine Bridge West, 250' west from the Visitor's Center. Looking east, fence recommended



Breckenridge Section – Far west end of the trail. Looking north, railing recommended



Perrine Coulee/Washington St. Trail, 150' west of Elevation 486, fence recommended



Cable fencing along the Quail Ridge section above Dierkes Lake





MONDAY June 1, 2015
To: Honorable Mayor and City Council
From: Melinda Anderson, Economic Development Director

Request:

Public hearing for consideration of a request to approve Ordinance 3097 adopting the Urban Renewal Plan for Revenue Allocation Area #4-4.

Time Estimate:

The presentation will take approximately 10 minutes with additional time for public comment and Council discussion.

Background:

On April 28, 2015 the TFURA board approved Resolution 2015-2 approving an Urban Renewal Plan to create Revenue Allocation Area #4-4. On May 12, 2015, the Twin Falls City Planning and Zoning Commission determined that the Plan conforms to the City Comprehensive Plan, Zoning Regulations, and general plan for development of the City, and recommended to the City Council approval of the Plan. On April 30, 2015, the Notice of Public Hearing was published in the Times-News and on April 29, 2015 the proposed Plan was transmitted to each of the seven taxing districts within the proposed revenue allocation area, setting the date for a public hearing to be held on Monday, June 1, 2015 at 6:00 pm, for consideration of the adoption of the Plan.

Process:

A public hearing is scheduled for tonight. A Notice of Public Hearing was published in the Times-News April 30, 2015, and copies of the proposed Plan were provided to each of the taxing districts that lie within the proposed revenue allocation area. The findings required for approval of the plan are contained in the ordinance. The Plan is attached as Exhibit A to the ordinance.

Budget Impact:

Approval of this request will impact the City budget. Creating the revenue allocation area will establish a tax increment financing district on this property. That means that there will be a base land value established for the property. The City and the other six taxing districts will continue to receive taxes from the property based on the established base value. However, as development occurs on the property the taxable value will increase. That increase in taxable value is called the increment and will be received by TFURA for up to 20 years to pay for public improvements associated with the project. While the City and other jurisdictions do forfeit some tax collections for a time, the justification for doing so is that the development would not have occurred without the financial assistance from TFURA in the first place.

Regulatory Impact:

Idaho Code 50-2906: To adopt a new urban renewal plan or create a competitively disadvantaged border community area containing a revenue allocation financing provision, the local governing body of an authorized municipality must enact an ordinance in accordance with Chapter 9, Title 50, Idaho Code and section 50-2008, Idaho Code. To modify an existing urban renewal plan, to add, or change a revenue allocation, an authorized municipality must enact an ordinance in accordance with Chapter 9, Title 50, Idaho Code, and conduct a public hearing as provided in section 50-2008(c), Idaho Code. .

Conclusion:

The TFURA board and staff recommend that the City Council approve Ordinance 3097 creating RAA 4-4.

Attachments:

1. Ordinance 3097 (with TFURA Res. 2015-2 and Urban Renewal Plan for RAA 4-4 attached as Exhibit A
2. Findings of Fact from Twin Falls City Planning and Zoning Commission

ORDINANCE NO. 3097

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-4; 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.

WHEREAS, The Twin Falls Urban Renewal Agency (hereafter "Agency") was created on July 19, 1965, by Resolution No. 909 of the Board of Commissioners of The City of Twin Falls, Idaho; and,

WHEREAS, on June 30, 1997, the City Council of the City of Twin Falls, Idaho (the "City"), by Resolution No. 1603 determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an Urban Renewal Project, to be known as Urban Renewal Area #4; and,

WHEREAS, on October 7, 2002, the "City" by Resolution No. 1692 approved expanding Urban Renewal Area #4 to include the property that is the subject of this plan; and,

WHEREAS, on April 28, 2015, the "Agency" met and considered an Urban Renewal Plan for Urban Renewal Area #4-4 attached hereto as Exhibit "A" (the "Plan"), and recommended to the Twin Falls City Council adoption of the Plan; and,

WHEREAS, on May 12, 2015, the Twin Falls Planning and Zoning Commission reviewed the Plan and determined that the Plan conforms with the City Comprehensive Plan, the City's zoning regulations, and the general plan for development of the municipality, and recommended approval of the Plan; and,

WHEREAS, on April 30, 2015, the Notice of Public Hearing was published in the Times News, the official newspaper for public notice in Twin Falls County, and also was transmitted by personal delivery to the governing bodies of School District #411, Twin Falls County, The College of Southern Idaho, the Twin Falls Highway District, Twin Falls County Ambulance District, Twin Falls Fire District, Twin Falls Abatement District, and the City of Twin Falls, setting the date for a public hearing to be held on Monday, June 1, 2015, at 6:00 o'clock, p.m., for consideration of the

adoption of the Plan; and,

WHEREAS, on June 1, 2015, at 6:00 o'clock, p.m., the Twin Falls City Council held a public hearing on consideration of the adoption of the Plan; and,

WHEREAS, the legislature of the State of Idaho has enacted Chapter 29, Title 50, Idaho Code, authorizing certain urban renewal agencies (including the Agency) to adopt revenue allocation financing provisions as part of the urban renewal plans; and,

WHEREAS, the Plan presented by the Agency contains a revenue allocation financing provision; and,

WHEREAS, as required by applicable law, the Plan contains the following information which was made available to the general public and all taxing districts with taxing authority in Revenue Allocation Area #4-4 at least thirty days prior to the June 1, 2015, public hearing of the City Council:

- (1) A statement of the objectives of the municipality in undertaking the urban renewal project;
- (2) The sources of revenue to finance these costs, including estimates of revenue allocation under the Act;
- (3) The amount of bonded or other indebtedness to be incurred;
- (4) the duration of the project's existence;
- (5) A description of the revenue allocation area;
- (6) A statement of the estimated impact of revenue allocation financing on all taxing districts within Twin Falls County.
- (7) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
- (8) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (9) An economic feasibility study;
- (10) A detailed list of estimated project costs;

- (11) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- (12) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (13) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan recognizes that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and
- (14) A description of the disposition or retention of any assets of the agency upon the termination date. The agency may retain assets or revenues generated from such assets as long as the agency has resources other than revenue allocation funds to operate and manage such assets.

WHEREAS, appropriate notice of the Plan and the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906; and,

WHEREAS, it is necessary and in the best interest of the citizens of the City of Twin Falls, Idaho, to adopt the Plan, including revenue allocation financing provisions, since revenue allocation will help finance urban renewal projects to be completed in accordance with the Plan (as now or hereafter amended) in order: to encourage private development in the Revenue Allocation Area #4-4; to prevent and arrest decay of the Twin Falls area due to the inability of existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Revenue Allocation Area #4-4 in order to facilitate the long-term growth of their common tax base; to encourage private investment within the City of Twin Falls and to further the public purposes of the Agency.

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

SECTION 1. That it is hereby found and determined that:

(a) Urban Renewal Area #4 was determined to be deteriorated or a deteriorating area as defined in the Act and qualifies as an eligible urban renewal area under the Act;

(b) The rehabilitation, conservation, and redevelopment of the Revenue Allocation Area #4-4 within Urban Renewal Area #4 is necessary in the interest of the public health, safety, and welfare of the residents of the City of Twin Falls; and,

(c) There continues to be a need for the Agency to function in the City of Twin Falls.

SECTION 2. That there is not expected to be any displacement of persons or families within Revenue Allocation Area #4-4.

SECTION 3. That said Urban Renewal Plan conforms to the Comprehensive Plan of the City of Twin Falls, Idaho.

SECTION 4. That the said Plan gives due consideration to the provision of adequate open space, park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Urban Renewal Area covered by the Plan.

SECTION 5. That said Urban Renewal Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of Revenue Allocation Area #4-4 by private enterprise.

SECTION 6. That the redevelopment of the Project Area for industrial uses is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition will require the exercise of governmental action, because of defective or unusual conditions of title, diversity of ownership, economic disuse, unsuitable topography, and a combination of such factors or other conditions which retard development of the area.

SECTION 7. That the Urban Renewal Plan for Urban Renewal Area #4-4 is approved.

SECTION 8. That upon publication of this Ordinance, the City Clerk is authorized and

directed to transmit to the county auditor and tax assessor of Twin Falls County, and to the appropriate officials of School District #411, Twin Falls County, The College of Southern Idaho, the Twin Falls Highway District, Twin Falls County Ambulance District, Twin Falls Fire District, Twin Falls Abatement District, and the City of Twin Falls, and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Revenue Allocation Area.

SECTION 9. The City Council hereby finds and declares that Revenue Allocation Area #4-4 as defined in the Urban Renewal Plan includes that portion of the urban renewal area (defined as the Project Area in the Urban Renewal Plan), the equalized assessed valuation of which the Council hereby determines in and as part of the Urban Renewal Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Urban Renewal Plan.

SECTION 10. This Ordinance may be published by Summary as follows:

“SUMMARY OF ORDINANCE
ORDINANCE NO. 3097

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-4; 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.

With respect to the Urban Renewal Plan for Revenue Allocation Area #4-4, the City Council for the City of Twin Falls finds that Urban Renewal Area #4 was determined to be deteriorated or a deteriorating area as defined in the Act and qualifies as an eligible urban renewal area under the Act, the rehabilitation, conservation, and redevelopment of the Revenue Allocation Area #4-4 within Urban Renewal Area #4 is necessary in the interest of the public health, safety, and welfare of the residents of the City of Twin Falls, there continues to be a need for the Agency to function in the City of Twin Falls, there is not expected to be any displacement of persons or families within Revenue Allocation Area #4-4, the Urban Renewal Plan conforms to the Comprehensive Plan of the City of Twin Falls, Idaho, the Plan gives due consideration to the provision of adequate open space, park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Urban Renewal Area covered by the Plan, the Urban Renewal Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of Revenue Allocation Area #4-4 by private enterprise, the redevelopment of the Project Area for industrial uses is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local

community objectives, which acquisition will require the exercise of governmental action, because of defective or unusual conditions of title, diversity of ownership, economic disuse, unsuitable topography, and a combination of such factors or other conditions which retard development of the area. The Urban Renewal Plan for Urban Renewal Area #4-4 is approved.

The Plan approved by the Ordinance describes the location of the Project Area as follows:

LOCATION AND PROJECT AREA

Revenue Allocation Area #4-4 consists of approximately ninety (90) acres and is generally located south of Kimberly Road (3800 North or Highway 30), west of 3300 East, and south of the railroad right of way, as shown on the attached map, and is legally described as follows:

Commencing at the Northeast corner of Lot 4, Block 2, of "Jayco Subdivision" and being the REAL POINT OF BEGINNING.

Thence South $00^{\circ}30'21''$ West 1253.98 feet to the Southeast corner of Lot 4, Block 4, of "Jayco Subdivision."

Thence North $89^{\circ}51'36''$ West 2600.23 feet along the South boundary of "Jayco Subdivision."

Thence North $89^{\circ}49'03''$ West 148.93 feet along the South boundary of "Jayco Subdivision" to the Southwest corner of Lot 4, Block 1.

Thence North $00^{\circ}00'00''$ East 1277.50 feet along the East boundary of Lot 1, Block 1, to the Northeast corner thereof.

Thence North $87^{\circ}49'49''$ East 168.24 feet along the North boundary of Lot 2, Block 1.

Thence along the North boundary of lot 2, Block 1, on an arc of 193.12 feet of a curve to the right with a radius of 968.00 feet, a central angle of $11^{\circ}25'50''$ and a chord of 192.80 feet that bears $S 86^{\circ}27'16'' E$.

Thence South $80^{\circ}44'21''$ East 55.74 feet along the North boundary of Lot 2, Block 1.

Thence North $09^{\circ}15'39''$ East 64.00 feet to the Southwest corner of Lot 2, Block 2, of said subdivision.

Thence North $09^{\circ}15'39''$ East 297.66 feet along the Westerly boundary of said Lot 2, Block 2 to the Northwest corner thereof.

Thence South $80^{\circ}44'21''$ East 2316.66 feet along the North boundary of "Jayco Subdivision," to the REAL POINT OF BEGINNING.

Containing approximately 89.44 acres.

The foregoing summary is true and complete and provides adequate notice to the public of the principal provisions of the ordinance. The full text of the Ordinance and Plan is available at Twin Falls City Hall.



Fritz Wonderlich, City Attorney"

SECTION 11. That this Ordinance shall be in full force and effect from and after its

passage, approval and publication.

PASSED BY THE CITY COUNCIL

June 1, 2015

SIGNED BY THE MAYOR

June 1, 2015

Mayor Don Hall

ATTEST:

Deputy City Clerk

PUBLISH:

Attach Exhibit A – Urban Renewal Plan for Revenue Allocation Area #4-4.

RESOLUTION NO. 2015-2

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO APPROVING THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-4, 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 a plan for an urban renewal project which will include acquisition of land, site development, extension of water and sewer lines, construction of a waste water pretreatment facility, improvements to the waste water treatment plant, extension of electrical power, extension of gas lines, management of property under the control of the agency, 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 plan is a workable program.

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

That the Urban Renewal Plan for Revenue Allocation Area #4-4 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

April 28, 2015
April 28, 2015



Leon Smith, Chairman

URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-4

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 and Revenue Allocation Area #4-2. On November 3, 2011 the Urban Renewal Agency approved Resolution 2011-1 to create Revenue Allocation Area 4-3. The Urban Renewal Agency now proposes to establish a new urban renewal plan located within Urban Renewal Area #4 with revenue allocation financing provisions, to be known as Revenue Allocation Area #4-4.

LOCATION

Revenue Allocation Area #4-4 consists of approximately ninety (90) acres and is generally located south of Kimberly Road (3800 North or Highway 30), west of 3300 East, and south of the railroad right of way, as shown on the attached map, and is legally described as follows:

Commencing at the Northeast corner of Lot 4, Block 2, of "Jayco Subdivision" and being the REAL POINT OF BEGINNING.

Thence South $00^{\circ}30'21''$ West 1253.98 feet to the Southeast corner of Lot 4, Block 4, of "Jayco Subdivision."

Thence North $89^{\circ}51'36''$ West 2600.23 feet along the South boundary of "Jayco Subdivision."

Thence North $89^{\circ}49'03''$ West 148.93 feet along the South boundary of "Jayco Subdivision" to the Southwest corner of Lot 4, Block 1.

Thence North $00^{\circ}00'00''$ East 1277.50 feet along the East boundary of Lot 1, Block 1, to the Northeast corner thereof.

Thence North $87^{\circ}49'49''$ East 168.24 feet along the North boundary of Lot 2, Block 1.

Thence along the North boundary of lot 2, Block 1, on an arc of 193.12 feet of a curve to the right with a radius of 968.00 feet, a central angle of $11^{\circ}25'50''$ and a chord of 192.80 feet that bears S $86^{\circ}27'16''$ E.

Thence South $80^{\circ}44'21''$ East 55.74 feet along the North boundary of Lot2, Block 1.

Thence North $09^{\circ}15'39''$ East 64.00 feet to the Southwest corner of Lot 2, Block 2, of said subdivision.

Thence North 09°15'39" East 297.66 feet along the Westerly boundary of said Lot 2, Block 2 to the Northwest corner thereof.

Thence South 80°44'21" East 2316.66 feet along the North boundary of "Jayco Subdivision," to the REAL POINT OF BEGINNING.

Containing approximately 89.44 acres. See attached map as Exhibit A.

PURPOSE

The purpose of the Plan is to acquire real property within the revenue allocation area, to prepare the land for industrial development, to improve public infrastructure needed to serve the project, including the construction of water lines, improvement of wastewater collection lines, wastewater pretreatment and treatment, natural gas and power, and road/railway crossing improvements. The property will be transferred, for industrial development with any applicable deed restrictions, and the said public improvements will be made to encourage maximum capital investment in the revenue allocation area, to encourage maximum job growth, 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 proposed Revenue Allocation Area #4-4 is \$4,153,968 The base assessment roll of all revenue allocation areas is \$106,232,932. The current assessed valuation of all taxable property within the City is \$2,282,743,583. The base assessment rolls of all revenue allocation areas within the City, including Revenue Allocation Area #4-4, is less than ten percent (10%) of the current assessed valuation of all taxable property within the City.

PUBLIC WORKS OR IMPROVEMENTS

- Construction of pretreatment facilities and an expanded lift station. The pretreatment facility will address wastewater characteristics prior to entry into the City's collection system which will extend the life of the sewer collection piping.
- Construction of a 5-million gallon water tank to be located on the west side of Hankins Road ½ block north of Kimberly Road.
- Preparation of the site for development, including but not limited to relocation of irrigation works, site leveling, and improvement of public access to the site, water & sewer lines, etc.
- Improvements to 3200 Road East, 3300 Road East, and an improved rail signal crossing at 3300 Road East.
- Extension of water & sewer lines, electric power and natural gas infrastructure.
- Such other costs as are required to complete the project such as development, capacity, connection, and impact fees.

ECONOMIC FEASIBILITY STUDY

Clif Bar intends to build and operate a nutrition bar bakery in Twin Falls and expects to invest up to \$225,000,000 in both real and personal property. Based on a conservative assessed value of \$211,000,000 for both real and personal property, it is estimated that Clif Bar may pay up to \$61,561,736 in property taxes over the 20-year life of RAA 4-4.

On January 1, 2013, the values of the properties within the proposed Revenue Allocation Area #4-4 were assessed by the Twin Falls County Assessor at the values shown in **Table 1**.

Table 1

Value of the Properties within the Proposed Revenue Allocation Area 4-4				
Parcel No.	Market Values	Property Tax	Taxable Values	
	January 1,2013*	Exemption, 2014	January 1,2014	Full Tax Payment
RPT28250010020	\$ 204,992	\$ 204,992	\$ -	\$ -
RPT28250010030	103,476	103,476	\$ -	\$ -
RPT28250010040	275,035	275,035	\$ -	\$ -
RPT28250020020	293,725	293,725	\$ -	\$ -
RPT28250020030	297,120	297,120	\$ -	\$ -
RPT28250020040	259,270	259,270	\$ -	\$ -
RPT28250030010	276,750	276,750	\$ -	\$ -
RPT28250030020	277,800	277,800	\$ -	\$ -
RPT28250030030	278,045	278,045	\$ -	\$ -
RPT28250030040	279,655	279,655	\$ -	\$ -
RPT28250030050	244,090	244,090	\$ -	\$ -
RPT28250030060	249,700	249,700	\$ -	\$ -
RPT28250040010	275,735	275,735	\$ -	\$ -
RPT28250040020	280,880	280,880	\$ -	\$ -
RPT28250040030	284,345	284,345	\$ -	\$ -
RPT28250040040	273,350	273,350	\$ -	\$ -
Combined	\$ 4,153,968	\$ 4,153,968	\$ -	\$ -

* Market Values were last reported for 2013. Currently the property is owned by the Urban Renewal Agency of Twin Falls, Idaho and is classified as exempt.

The Current Market Value for the Area of \$4,153,968 is the base tax value as of January 1, 2015 for the proposed Revenue Allocation Area. Each of the seven taxing jurisdictions will continue to receive their portion of the tax revenue from the base value.

Table 2 shows the current annual amount of tax revenue to each jurisdiction within the proposed Revenue Allocation Area #4-4.

Table 2

Current Revenue to Each Taxing District			
Taxing District	2014 Property Tax Levy Rate	January 1, 2014 Taxable Value	Current Property Tax Revenue*
Twin Falls County	0.004499616	\$ -	\$ -
City of Twin Falls	0.007664692	-	-
Twin Falls School Dist. #411	0.004786364	-	-
College of Souther Idaho	0.000955478	-	-
Twin Falls Highway Dist.	0.001194773	-	-
Twin Falls Ambulance Dist.	0.000202299	-	-
Twin Falls Abatement Dist.	0.000124412	-	-
Combined	0.019427634		\$ -

* There is no current revenue as the property is exempt.

Table 3 shows the fiscal impact of the revenue allocation area, both until and after the bonds are paid, upon all taxing districts levying taxes upon property on the revenue allocation area. The table demonstrates that the Plan promotes the long-term growth of the tax base for the area.

Table 3

Estimated Property Tax Revenue from Expected New Assessed Value for Buildings and Reclassification of Land from Exempt to Taxable							
Taxing District	Twin Falls County	City of Twin Falls	School Dist. #411	College of South. Idaho	Twln Falls Highway Dist.	Twin Falls Ambulance Dist.	Twin Falls Abatement Dist.
2014 Levy Rate	0.004499616	0.007664692	0.004786364	0.000955478	0.001194773	0.000202299	0.000124412
<u>Year</u>							
2016	\$ 18,691	\$ 31,839	\$ 436,296	\$ 3,969	\$ 4,963	\$ 840	\$ 517
2017	18,691	31,839	431,414	3,969	4,963	840	517
2018	18,691	31,839	550,786	3,969	4,963	840	517
2019	18,691	31,839	533,842	3,969	4,963	840	517
2020	18,691	31,839	517,186	3,969	4,963	840	517
2021	18,691	31,839	498,088	3,969	4,963	840	517
2022	18,691	31,839	588,838	3,969	4,963	840	517
2023	18,691	31,839	685,762	3,969	4,963	840	517
2024	18,691	31,839	774,501	3,969	4,963	840	517
2025	18,691	31,839	747,362	3,969	4,963	840	517
2026	18,691	31,839	714,480	3,969	4,963	840	517
2027	18,691	31,839	797,475	3,969	4,963	840	517
2028	18,691	31,839	757,126	3,969	4,963	840	517
2029	18,691	31,839	718,644	3,969	4,963	840	517
2030	18,691	31,839	686,479	3,969	4,963	840	517
2031	18,691	31,839	667,095	3,969	4,963	840	517
2032	18,691	31,839	648,715	3,969	4,963	840	517
2033	18,691	31,839	631,628	3,969	4,963	840	517
2034	18,691	31,839	613,248	3,969	4,963	840	517
2035	18,691	31,839	590,274	3,969	4,963	840	517
Thereafter*	537,767	916,038	\$ 572,038	\$ 114,193	\$ 142,792	\$ 24,178	\$ 14,869

* Subject to further fluctuations in values.

The projects described in this document, to be completed in the proposed Revenue Allocation Area, will add new property tax value to the current base property tax values. The estimated value of both the new values and the current base values over the 20-year life of financing bonds is shown in **Table 4**.

Table 4

Estimated Valuations						
December 31	New Market Value - Building	New Market Value - Fixtures and Equipment *	Total Market Value - Bldg. and Equipment	Market Value Increase for Land	Current Market Value for Area No. 4-4 (Land)	Total Market Value
2016	\$ 36,000,000	\$ 51,000,000	\$ 87,000,000	\$ -	\$ 4,154,000	\$ 91,154,000
2017	36,000,000	49,980,000	85,980,000	-	4,154,000	90,134,000
2018	40,000,000	70,920,000	110,920,000	-	4,154,000	115,074,000
2019	40,000,000	67,380,000	107,380,000	-	4,154,000	111,534,000
2020	40,000,000	63,900,000	103,900,000	-	4,154,000	108,054,000
2021	40,000,000	59,910,000	99,910,000	-	4,154,000	104,064,000
2022	64,000,000	54,870,000	118,870,000	-	4,154,000	123,024,000
2023	64,000,000	75,120,000	139,120,000	-	4,154,000	143,274,000
2024	64,000,000	93,660,000	157,660,000	-	4,154,000	161,814,000
2025	64,000,000	87,990,000	151,990,000	-	4,154,000	156,144,000
2026	64,000,000	81,120,000	145,120,000	-	4,154,000	149,274,000
2027	64,000,000	98,460,000	162,460,000	-	4,154,000	166,614,000
2028	64,000,000	90,030,000	154,030,000	-	4,154,000	158,184,000
2029	64,000,000	81,990,000	145,990,000	-	4,154,000	150,144,000
2030	64,000,000	75,270,000	139,270,000	-	4,154,000	143,424,000
2031	64,000,000	71,220,000	135,220,000	-	4,154,000	139,374,000
2032	64,000,000	67,380,000	131,380,000	-	4,154,000	135,534,000
2033	64,000,000	63,810,000	127,810,000	-	4,154,000	131,964,000
2034	64,000,000	59,970,000	123,970,000	-	4,154,000	128,124,000
2035	64,000,000	55,170,000	119,170,000	-	4,154,000	123,324,000
2036	64,000,000	51,360,000	115,360,000	-	4,154,000	119,514,000

* The equipment valuations have been adjusted by the Idaho State Tax Commission's Industrial Property Valuation Schedule factor. The factor includes components for both depreciation and inflation.

The potential Estimated New Market Values of up to \$64,000,000 for Buildings and Improvements, up to \$147,000,000 for Fixtures and Equipment, and \$4,153,968 for Land are projected to generate incremental tax revenues. **Table 5** shows the potential new assessed value and, based on 2014 levy rates, the expected incremental tax revenue from this new value is shown over the life of the twenty-year bonds.

Table 5

Year	Expected New Assessed Value of Equip. and Building	School District #411 Bond	School District #411 Supplemental	School District #411 Other	URA
2014 Levy Rates		0.001348224	0.002051073	0.001387067	0.01464127
2016	87,000,000	117,295	178,443	120,675	1,273,790
2017	85,980,000	115,920	176,351	119,260	1,258,856
2018	110,920,000	149,545	227,505	153,853	1,624,010
2019	107,380,000	144,772	220,244	148,943	1,572,180
2020	103,900,000	140,080	213,106	144,116	1,521,228
2021	99,910,000	134,701	204,923	138,582	1,462,809
2022	118,870,000	160,263	243,811	164,881	1,740,408
2023	139,120,000	187,565	285,345	192,969	2,036,893
2024	157,660,000	212,561	323,372	218,685	2,308,343
2025	151,990,000	204,917	311,743	210,820	2,225,327
2026	145,120,000	195,654	297,652	201,291	2,124,741
2027	162,460,000	219,032	333,217	225,343	2,378,621
2028	154,030,000	207,667	315,927	213,650	2,255,195
2029	145,990,000	196,827	299,436	202,498	2,137,479
2030	139,270,000	187,767	285,653	193,177	2,039,090
2031	135,220,000	182,307	277,346	187,559	1,979,793
2032	131,380,000	177,130	269,470	182,233	1,923,570
2033	127,810,000	172,317	262,148	177,281	1,871,301
2034	123,970,000	167,139	254,272	171,955	1,815,078
2035	119,170,000	160,668	244,426	165,297	1,744,800

Table 6 shows the economic feasibility of using the potential New Property Tax Revenue and annual proceeds from the Debt Service Reserve Fund, shown as Revenue Available for Debt Service, to service up to \$22,000,000 debt to finance the potential cost of the proposed project.

Table 6

Tax Increment Financing Debt Service and Revenue Coverage				
Year	Required Revenue Allocation*	New Tax Revenue	Annual Funding Surplus (Deficit)	Cumulative Funding Surplus
2016	\$ 1,000,000	\$ 1,273,790	\$ 273,790	\$ 273,790
2017	1,000,000	1,258,856	258,856	532,647
2018	1,300,000	1,624,010	324,010	856,657
2019	1,300,000	1,572,180	272,180	1,128,836
2020	1,300,000	1,521,228	221,228	1,350,064
2021	1,200,000	1,462,809	262,809	1,612,873
2022	1,400,000	1,740,408	340,408	1,953,281
2023	1,800,000	2,036,893	236,893	2,190,175
2024	2,000,000	2,308,343	308,343	2,498,517
2025	1,900,000	2,225,327	325,327	2,823,844
2026	1,900,000	2,124,741	224,741	3,048,585
2027	2,000,000	2,378,621	378,621	3,427,206
2028	2,000,000	2,255,195	255,195	3,682,401
2029	1,900,000	2,137,479	237,479	3,919,880
2030	1,800,000	2,039,090	239,090	4,158,969
2031	1,700,000	1,979,793	279,793	4,438,762
2032	1,600,000	1,923,570	323,570	4,762,332
2033	1,600,000	1,871,301	271,301	5,033,632
2034	1,550,000	1,815,078	265,078	5,298,711
2035	1,494,129	1,744,800	250,671	5,549,382
Combined	\$31,744,129	\$37,293,511	\$ 5,549,382	\$5,549,382

* Debt servicing and the related required revenue were computed at 3.5% annually.

ESTIMATED PROJECT COSTS

The estimated potential costs to build acquire and redevelop land, install new public infrastructure are listed in **Table 7**:

Table 7

Property Acquisition	~ \$3,904,000
Water Reservoir & Water Infrastructure	~ \$6,431,000
Waste Water Pretreatment Facility	~ \$6,000,000
Wastewater Infrastructure	~ \$1,330,000
Water Lines	~ \$780,000
Extension of Electrical Power Up to 10MW	~ \$2,600,000
Relocation of Canal Lateral	~ \$800,000
Street Improvements	~ \$1,500,000
Rail Crossing	~ \$400,000
Site Development	~\$3,542,000
Development Fees	~\$380,000
Total Estimated Project Costs	~ \$27,667,000

It's expected that of the total project costs approximately \$22 million will come from RAA 4-4 and the balance from a combination of City of Twin Falls and State of Idaho funds.

FISCAL IMPACT STATEMENT

Without this urban renewal project and the public infrastructure required to serve the project, the industry could not have located its industrial plant within the Revenue Allocation Area, and there would be no increase in the value of the property for assessment purposes, and therefore no corresponding increase in the payment of taxes. **Table 3** above shows the potential impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area. The expected potential assessed new value is shown over the life of the 20-year loan. The expected potential assessed new value from the projects will revert to each respective taxing jurisdiction's taxable market value upon the termination of the plan.

METHOD OF FINANCING PROJECT COSTS

The financing source to be used to cover the cost of the proposed projects will be a bank private placement or bond in the estimated amount of up to \$22,000,000 to be repaid from additional property taxes generated from new private investment in the proposed revenue allocation area. It is expected that the bank loan will be available as soon as judicial confirmation is approved and the appeal time has run. The bank loan will be paid off in year 20 of the plan.

TERMINATION DATE

The revenue allocation financing shall terminate twenty (20) years following the date of initiation of the financing provision. 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

Based upon the financing provisions for the project, it is not anticipated that the Agency will have any remaining assets related to this project on the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

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 industrial 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. The initial phase of the new industrial project will create an estimated (200) new manufacturing jobs. The Twin Falls economy will benefit by the inclusion of this new industry.

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 and, further, to create and adopt Revenue Allocation Area #4-4 within Urban Renewal Area #4. The effect of said adoption will cause the increased property taxes of the new tax increment project 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 repaying a loan, proceeds of which will go to make the necessary public improvements and correct existing deficiencies as previously detailed.

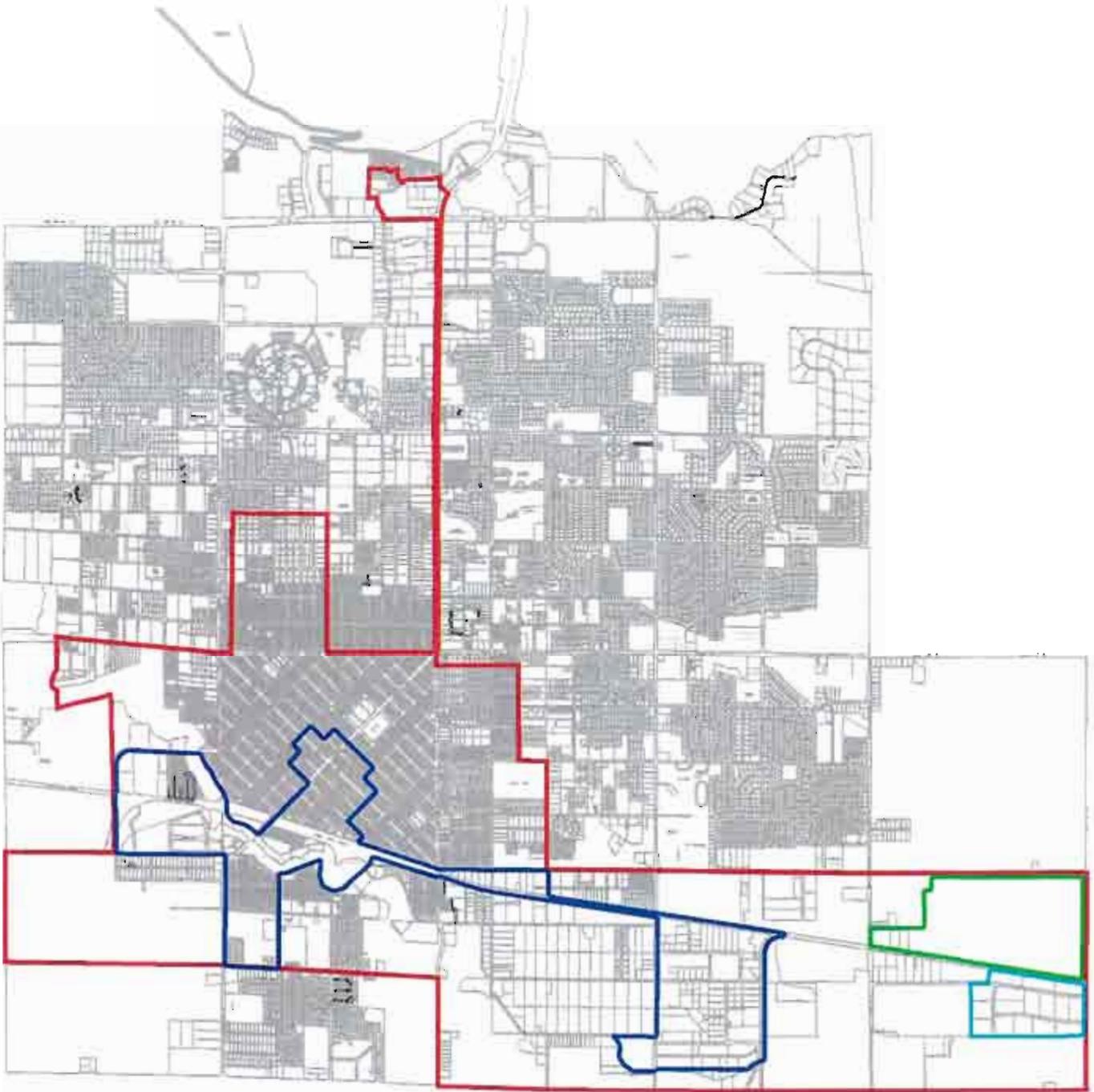
This Urban Renewal Plan may be modified at any time by the Urban Renewal Agency of the City of Twin Falls, provided that--where the proposed modifications will substantially change the Plan--the modifications must be approved by the Twin Falls City Council in the same manner as the original Plan, in accordance with applicable law. Substantial changes for City Council approval purposes shall be regarded as revisions in Project boundaries, land uses permitted, private land acquisition, and other changes which will violate the objectives of this Plan.

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 4-28-15, 2015.
SIGNED BY THE CHAIRMAN April 28, 2015.


CHAIRMAN

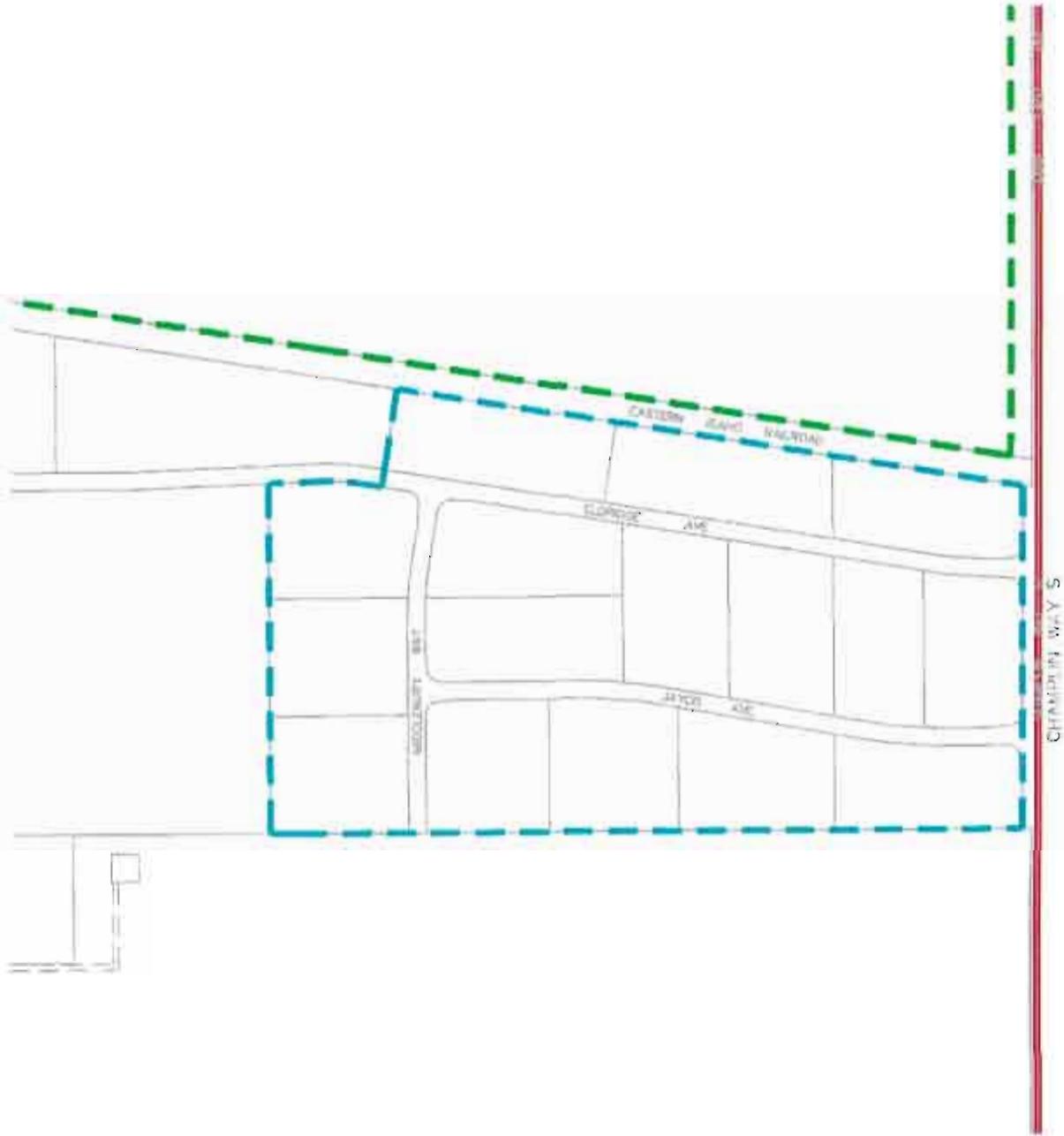
EXHIBIT A



**URBAN RENEWAL AGENCY OF THE
CITY OF TWIN FALLS, IDAHO**



LEGEND	
	URBAN RENEWAL AREA #4
	REVENUE ALLOCATION AREA #4-1
	REVENUE ALLOCATION AREA #4-3
	NEW REVENUE ALLOCATION AREA #4-4



**URBAN RENEWAL AGENCY OF THE
CITY OF TWIN FALLS, IDAHO**



LEGEND	
	URBAN RENEWAL AREA #4
	REVENUE ALLOCATION AREA #4-3
	NEW REVENUE ALLOCATION AREA #4-4 (89.44 ACRES)



K. Honey
OP *AD* *JS*

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF TWIN FALLS

In Re:)	
)	
<u>Urban Renewal Agency of the City of Twin Falls,</u>)	FINDINGS OF FACT,
)	
<u>Urban Renewal Plan for Revenue Allocation</u>)	CONCLUSIONS OF LAW,
<u>Area #4-4</u>)	
)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on May 12, 2015 for their recommendations as to conformity of the Urban Renewal Plan for Revenue Allocation Area #4-4, and the Planning and Zoning Commission being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. The Urban Renewal Plan for Revenue Allocation Area #4-4 provides for a large industrial development on real property located west of 3300 East Road, south of the railroad right of way between Kimberly Road (3800 South) and 3700 South, east of Jayco Manufacturing, east of 3200 East Road (Hankins Road), and.
2. The property is designated as Industrial by the Comprehensive Plan and is zoned M-2
3. The property is well-served by a high-capacity roadway (Highway 30).
4. The plan provides for necessary public infrastructure for the industrial development of the site, including improvement of water lines, wastewater pretreatment, wastewater collection, waste water treatment, electrical power and natural gas lines.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the Planning and Zoning Commission hereby makes the following

CONCLUSIONS OF LAW

The Urban Renewal Plan for Revenue Allocation Area #4-4 is in conformance with the Comprehensive Plan, the objectives of the zoning ordinance, and is in conformity with the general plan for the development of the municipality as a whole.

DECISION

The Twin Falls City Planning and Zoning Commission recommends that the City Council of the City of Twin Falls approve the Urban Renewal Plan for Revenue Allocation Area #4-4.

Dated May 12, 2015

TWIN FALLS CITY PLANNING AND ZONING COMMISSION



Chairman