

COUNCIL MEMBERS:

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



AGENDA

Meeting of the Twin Falls City Council
 Monday, August 17, 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: 25th Anniversary of the Americans with Disabilities Act		
GENERAL PUBLIC INPUT		
AGENDA ITEMS		
I. <u>CONSENT CALENDAR:</u> 1. Request to approve the Accounts Payable for August 11 - August 17, 2015. 2. Request to approve the City Council Minutes for July 20 and July 27, 2015. 3. Request to approve the final plat of the Broadmoor Subdivision located at the northeast corner of Grandview Drive North and Falls Avenue West. 4. Request to approve the Final Plat for Golden Eagle Subdivision #6, located at the corner of 3600 N. and Harrison Street South. 5. Request to approve the Final Plat for South Hampton Subdivision #2, located approximately 375' east of the 1900 block of Washington Street North. 6. Request to approve the Curb, Gutter, Sidewalk and Street Deferral Agreement for Lot 12 Block 1 and Lot 1 Block 2 South Blue Lakes Vista Subdivision	<u>Purpose:</u> Action Action Action Action Action Action	<u>By:</u> Sharon Bryan Leila A. Sanchez Rene'e V. Carraway-Johnson Rene'e V. Carraway-Johnson Rene'e V. Carraway-Johnson Troy Vitek
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Request to approve the Savor Southern Idaho Fundraiser, sponsored by the Twin Falls Area Chamber of Commerce, to be held on Friday, August 21, 2015. 2. Request to approve the "Cruisin' Magic Valley" Bicycle Ride, sponsored by the Magic Valley Trail Enhancement Committee, to be held on Saturday, August 29, 2015. 3. Request to amend City Code 2-12-3 regarding membership of the Improvement Reimbursement Commission. 4. Request to remove all members of the Improvement Reimbursement Commission and to appoint the Development Impact Fee Advisory Committee to fulfill the duties of the Improvement Reimbursement Commission. 5. Request to award a Contract to ECS Environmental Solutions in the amount of \$98,580.00 for a Biotower System to be located on Canyon Springs Road adjacent to the Perrine Coulee. 6. Presentation of an update of the Waste Water Treatment Plant Construction. 7. Presentation of the City Manager's Recommended Budget for FY 2016 followed by citizen input. 8. Public input and/or items from the City Manager and City Council.	<u>Purpose:</u> Action Action Action Action Action Presentation Presentation	<u>By:</u> Dennis Pullin Ron Fustos Mitchel Humble Mayor Don Hall Troy Vitek Troy Vitek Travis Rothweiler
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M. - None		
V. <u>ADJOURNMENT:</u> Executive Session 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.		

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

Twin Falls City Council-Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
 3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor.
 4. A City Staff Report shall summarize the application and history of the request.
 - The City Council may ask questions of staff or the applicant pertaining to the request.
 5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the mayor. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
 7. The Mayor shall close the Public Hearing. The City Council shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor.

COUNCIL MEMBERS:

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



MINUTES

Meeting of the Twin Falls City Council
 Monday, July 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 PROCLAMATIONS: NONE		
GENERAL PUBLIC INPUT		
AGENDA ITEMS		
I. <u>CONSENT CALENDAR:</u> 1. Request to approve the Accounts Payable for July 14 – 20, 2015. 2. Request to approve the Dual Cities Summer Show Down Car Show to be held on Saturday, July 25, 2015, from 11:00 a.m. to 5:00 p.m., at Harmon Park.	<u>Purpose:</u> Action Action	<u>By:</u> Sharon Bryan Dennis Pullin
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Request to appoint Laura Wilson to the Comprehensive Plan Update Advisory Committee. 2. Request to reconsider the City Council's denial to vacate platted drainage and non-vehicular (pedestrian path) access easement located between lots 41 & 42, Block 1 of Settler's Ridge Subdivision No. 3 (app.2705). 3. A presentation of the City Manager's Recommended Budget for FY 2016 followed by citizen input. 4. Public input and/or items from the City Manager and City Council.	<u>Purpose:</u> Action Action Discussion	<u>By:</u> Don Hall, Mayor Rene'e V. Carraway-Johnson Rene'e V. Carraway-Johnson Travis Rothweiler
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> <u>6:00 P.M.</u> 1. Request for a PUD Agreement Amendment to the Fieldstone Professional PUD Agreement #271 to allow "Nursing Homes and Rest Homes" on Lots 1 through 5 Block 1 in the Fieldstone Professional Subdivision, A PUD, by Special Use Permit located at the south east corner of Fieldstream Way, extended and Cheney Drive West, extended (app. 2735).	<u>Purpose:</u> PH/Action	<u>By:</u> Brad Wills Jonathon Spendlove
V. <u>ADJOURNMENT:</u> 1. Executive Session Statutory Authorization: 74-206(f) Conferring with legal counsel for the public agency to discuss pending or imminently likely litigation, <u>not</u> merely when legal counsel is present.		

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, Chris Talkington, Greg Lanting, Don Hall
Absent: Rebecca Mills Sojka

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, Zoning & Development Manager Rene'e V. Carraway-Johnson, Staff Sergeant Dennis Pullin, Planner I Jonathan Spendlove, Parks & Recreation Director Wendy Davis, Deputy City Clerk/Recording Secretary Leila A. Sanchez.

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

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

City Manager Rothweiler removed Executive Session Statutory Authorization: 74-206(f) from the agenda.

PROCLAMATIONS: NONE

GENERAL PUBLIC INPUT

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Request to approve the Accounts Payable for July 14 – 20, 2015, total: \$650,025.01, July 13, 2015, Payable, total: \$124.57, July 15, 2015, Payable, total: \$130,300.81.
2. Request to approve the Dual Cities Summer Show Down Car Show to be held on Saturday, July 25, 2015, from 11:00 a.m. to 5:00 p.m., at Harmon Park.

MOTION:

Councilmember Talkington motioned to approve the Consent Calendar as printed. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

II. ITEMS FOR CONSIDERATION:

1. Request to appoint Laura Wilson to the Comprehensive Plan Update Advisory Committee.

Mayor Hall explained that Twin Falls County Commissioners have requested Laura Wilson be appointed to the committee and represent the County as a member of the Comprehensive Plan Advisory Committee.

MOTION:

Councilmember Lanting made a motion to approve the appointment of Laura Wilson to the Comprehensive Plan Update Advisory Committee. 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.

2. Request to reconsider the City Council's denial to vacate platted drainage and non-vehicular (pedestrian path) access easement located between lots 41 & 42, Block 1 of Settler's Ridge Subdivision No. 3 (app.2705).

Zoning & Development Manager Carraway-Johnson reviewed the request. On March 30, 2015, the Council denied the request to vacate the platted drainage and non-vehicular access easement. The denial was based on concerns of maintaining trailhead connectivity and compliance with the code. This request is to schedule

another public hearing to reconsider the request to vacate the platted drainage and non-vehicular (pedestrian path) access easement for a future meeting. The applicant, Lance Fish, made the request for reconsideration.

City Attorney Wonderlich explained the agenda item is not a public hearing but for consideration to allow this to come back through the public hearing process.

Discussion followed.

Vice Mayor Hawkins asked staff if changes had occurred since the City Council denied the request on March 30, 2015, specifically the distance between accesses.

Zoning & Development Manager Carraway-Johnson explained that more development has occurred and believes that both pedestrian pathways have been built. The distance between accesses has not changed.

MOTION:

Councilmember Munn made a motion to reconsider the City Council's denial to vacate platted drainage and non-vehicular (pedestrian path) access easement located between lots 41 & 42, Block 1 of Settler's Ridge Subdivision No. 3 to bring back to Council in a public hearing format. The motion was seconded by Councilmember Talkington. Roll call vote showed Councilmembers Munn, Talkington and Hall voted in favor of the motion. Councilmembers Hawkins, Barigar and Lanting voted against the motion. The motion failed 3 to 3.

3. A presentation of the City Manager's Recommended Budget for FY 2016 followed by citizen input.

City Manager Rothweiler gave a PowerPoint presentation reviewing the following:

- FY 2016 Property Tax – Adopted Budget, Recommended Budget and Difference
- Budget Concepts and Funding Strategies and Seven Primary Focus Areas
- Property Tax Collections
- Total Tax Collections - Side By Side Comparisons FY 2015 to FY 2016
- Total Taxable Value – Side By Side Comparisons FY 2015 to FY 2016
- City of Twin Falls Tax Rate
- Homeowner's Exemption
- Budget Overview – All Funds
- Side By Side Comparisons – How We Compare To Others
- Use of Cash Reserves – Government Funds
- Personnel Overview

Discussion followed on full time positions.

- Two Patrol Officers, Grade 9
- Planning & Zoning Planner 1, Grade 10
- Recreation Coordinator, Grade 9

City Manager Rothweiler explained the City's Kinds and Level Chart assigns grade of positions based on specific criteria. He gave a personnel overview of full-time positions.

Discussion followed on the Recreation Coordinator position:

- Reduction of overtime hours
- Offer programs to senior citizens
- Recreation Coordinator vs Recreation Aide position

Councilmember Barigar stated that if there is concern on how recreation programs will be funded, the Municipal Outsource Grant fund should be considered for additional resources for the Parks & Recreation Department.

City Manager Rothweiler explained that the City is unable to provide senior programs without any additional human resource help.

Parks & Recreation Director Davis stated that the department will work on using the current resources more efficiently and explained the expectation is to expand programs to include seniors.

Vice Mayor Hawkins stated her brother-in-law and his brother from Boise represented the State of Idaho in the Senior Olympics table tennis. As a team they were in the top 12 in the nation.

Discussion followed on the two patrol officer positions:

-Cost of Influx of non-residents and effect on officers

City Manager Rothweiler continued his presentation and discussed the following:

-Operations Overview

-Capital Improvements Overview

-Capital Improvements

-Property Tax, Adopted Budget, Recommended Budget, and Difference

Discussion followed on the decrease of assessed property value.

City Manager Rothweiler explained that locally, the city is issuing more single family housing permits than at any other point since 2008, commercial permits have increased, the value of the homes are reflected in the permits that were issued have increased, and the total amount of foreclosures occurring in the City of Twin Falls has decreased. In speaking with Debbie Kaufman, Assessor's Office, she shared that tax collections have been robust. The local economy unemployment is low, while median housing income is on the rise. The tax rate is reflected where the City was between 12 and 18 months ago.

At the August 10, 2015, City Council meeting, staff will request the Council to adopt a tentative budget and to set a public budget hearing for August 24, 2015.

4. Public input and/or items from the City Manager and City Council. None

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilmember Talkington gave an update on the commemorative Art Project at North Five Points meeting held on July 20, 2015. The next meeting will be held on August 3, 2015.

IV. PUBLIC HEARINGS: 6:00 P.M.

1. Request for a PUD Agreement Amendment to the Fieldstone Professional PUD Agreement #271 to allow "Nursing Homes and Rest Homes" on Lots 1 through 5 Block 1 in the Fieldstone Professional Subdivision, A PUD, by Special Use Permit located at the south east corner of Fieldstream Way, extended and Cheney Drive West, extended (app. 2735).

Brad Wills, 222 Shoshone Street West, explained the request. The request is to amend the PUD agreement by amending Exhibit C to allow an additional residential use to be permitted by a Special Use Permit on Lots 1 through 5, Block 1, Fieldstone Professional Subdivision. This use is a "Nursing Homes and Rest Homes" and would be allowed on the five multi-use lots on the north portion of the subdivision that have access from Cheney Drive West and the north end of Field Stream Way. This is the only change proposed. All other conditions remain.

Brad Wills clarified that the request is to change the PUD to allow "Nursing Homes and Rest Homes" specifically for the five lots. The five lots would have to go through the Special Use Permit process.

Planner I Spendlove reviewed the request. He explained that approval of the request would allow Nursing Homes and Rest Homes through the Special Use Permit Process.

On June 23, 2015, the Planning & Zoning Commission held a public hearing on this request. There was one person who spoke. She stated that she was not happy about the change because originally this area was supposed to be single family homes and she was concerned the impacts this could have on the quiet neighborhood. The applicant, Mr. Wills, addressed her concerns during his rebuttal.

The public hearing was closed and upon conclusion of deliberations the Commission felt this change was compatible and consistent with the area.

The Planning & Zoning Commission approved the request with the following condition: 1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards and the Fieldstone Professional PUD Agreement #271.

Mayor Hall opened up the public testimony portion of the hearing.

Joyce Burkett, 1380 Silvercreek Way, explained she would like to preserve the nature of the quiet neighborhood. She asked what will be built on the five lots and what can be built with a Special Use Permit. She would like maps of what is being developed. In addition, there is a sign posted on Grandview Drive, indicating the road is continuing through.

Anne Ross, 1396 Silvercreek, asked if there will be fence separating the property from residential that is being proposed.

Mayor Hall closed the public testimony portion of the hearing.

Brad Wills explained that there was a sign showing the old layout and it has been taken down. The sign on Grandview shows a cul de sac. The use would be a residential use. A fence will be placed separating Fieldstone Subdivision from both the cottages and the five lots. A walking path will be placed with a 25' buffer along the boundary. What is to be placed at the location is unknown but he will provide a copy of the PUD Agreement to Ms. Burkett showing outright uses are and permitted uses.

Discussion followed.

- Depth of lots and setbacks
- Landscaping
- Access to Cheney

Brad Wills stated the lots are 250' with 20' front, 10' back, and 5' sides.

Planner I Spendlove clarified that in an R-4 zone, setbacks are set at 20' front, 20' back and 5' on the sides. Commercial properties with commercial use require a setback of 25' from the rear property line to the nearest building. A professional office and a nursing home would have to be 25' from the nearest R-2 zoning district or residential use. A Special Use Permit can require specific landscaping requirements.

Brad Wills explained that as part of his agreement, Cheney will need to be developed prior to development of lots. Cheney to Grandview may be in place by next spring.

Mayor Hall closed the public hearing.

MOTION:

Councilmember Talkington moved to approve the PUD Agreement Amendment to the Fieldstone Professional PUD Agreement #271 to allow "Nursing Homes and Rest Homes" on Lots 1 through 5 Block 1 in the Fieldstone Professional Subdivision, A PUD, by Special Use with the recommended condition: Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards and the Fieldstone Professional PUD Agreement #271. The motion was seconded by Councilmember Munn. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

V. ADJOURNMENT:

1. Executive Session Statutory Authorization:
74-206(f) Conferring with legal counsel for the public agency to discuss pending or imminently likely litigation, not merely when legal counsel is present. Removed from the agenda.

The meeting adjourned at 6:30 p.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, July 27, 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: NONE

GENERAL PUBLIC INPUT

AGENDA ITEMS

I. CONSENT CALENDAR:

- | | <u>Purpose:</u> | <u>By:</u> |
|---|-----------------|----------------|
| 1. Request to approve the Accounts Payable for July 21 – July 27, 2015. | Action | Sharon Bryan |
| 2. Request to approve the May 11, 2015, City Council Minutes. | Action | Sharon Bryan |
| 3. Request to approve Findings of Fact, Conclusions of Law, and Decision for: Vacation for Base Jumper Two, Vacation for Geronimo, Golden Eagle Subdivision #5, Annexation for Twin Falls School District #411, Vacation for Twin Falls School District – Canyon Ridge High School. | Action | Mitchel Humble |
| 4. Request to approve the Improvement Agreement for the purpose of developing Benno’s Point Subdivision No. 2. | Action | Troy Vitek |
| 5. Request to approve a Trust Agreement for Benno’s Point Subdivision No. 2, placing all lots into trust. | Action | Troy Vitek |
| 6. Request to approve the Improvement Agreement for the purpose of developing Golden Eagle Subdivision No. 5. | Action | Troy Vitek |
| 7. Request to approve a Trust Agreement for Golden Eagle Subdivision No. 5, placing Lot 2, Block 1 into trust. | Action | Troy Vitek |
| 8. Request to accept the Improvement Agreement for the purpose of developing Wild Rose Estates Subdivision No. 4. | Action | Troy Vitek |
| 9. Request to approve a Trust Agreement for Wild Rose Estates Subdivision No. 4, placing all lots into trust. | Action | Troy Vitek |

II. ITEMS FOR CONSIDERATION:	<u>Purpose:</u>	<u>By:</u>
1. Request to confirm the reappointment of Samantha Kemp and Ryan Horsley to the Historic Preservation Commission.	Action	Mayor Don Hall
2. Recognition of the recently promoted Firefighter David Owens to the rank of Driver/Operator, and Captain Mitchell Brooks II to the rank of Battalion Chief effective August 1, 2015.	Recognition	Ron Clark
3. Recognition of the City of Twin Falls Paint Magic Team.	Recognition	Vice Mayor Hawkins
4. Request to provide an update to the City Council on the Rock Canyon Concert held on Saturday, July 25, 2015; and, to request approval of future concerts.	Update	Dennis Pullin
5. Request to approve and authorize the Mayor to sign a Memorandum of Agreement for the 2015 Certified Local Government grant from the Idaho State Historical Society.	Action	Nancy Taylor/HPC
6. Request to approve an addendum to the September 2007 Land Exchange Agreement between the City and the Twin Falls School District.	Action	Mitchel Humble
7. Request to approve acceptance of the FAA AIP 37, Terminal Modification Project Grant Offer in the amount of \$1,665,056.00 and authorize the Mayor to sign the grant offer.	Action	Bill Carberry
8. Request to award the Terminal Expansion & Remodel Project Contract and Change Order No. 1 to Petersen Brothers Construction in the amount of \$3,915,836.	Action	Bill Carberry
9. Request to approve the Airport Advisory Board Recommendation to Select JUB Engineering as Joslin Field's Engineer for FAA Airport Improvement Projects.	Action	Bill Carberry
10. Request to negotiate a contract with Starr Corporation to act as the City's Construction Manager/General Contractor on the City Hall/Public Safety Complex project.	Action	Travis Rothweiler
11. A presentation of the City Manager's Recommended Budget for FY 2016 followed by citizen input.	Action	Travis Rothweiler
12. Public input and/or items from the City Manager and City Council.		
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:		
IV. PUBLIC HEARINGS: 6:00 P.M. - None	<u>Purpose:</u>	<u>By:</u>
V. ADJOURNMENT:		

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, Chris Talkington, Greg Lanting, Don Hall

Absent: Rebecca Mills Sojka

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, Assistant City Engineer Troy Vitek, Airport Manager Bill Carberry, Staff Sergeant Dennis Pullin, Fire Chief Ron Clark, Deputy City Clerk/Recording Secretary Leila A. Sanchez.

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

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None

PROCLAMATIONS: NONE

GENERAL PUBLIC INPUT: A moment of silence was held for Brian Crider.

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Request to approve the Accounts Payable for July 21 – July 27, 2015.
2. Request to approve the May 11, 2015, City Council Minutes.
3. Request to approve Findings of Fact, Conclusions of Law, and Decision for: Vacation for Base Jumper Two, Vacation for Geronimo, Golden Eagle Subdivision #5, Annexation for Twin Falls School District #411, Vacation for Twin Falls School District – Canyon Ridge High School.
4. Request to approve the Improvement Agreement for the purpose of developing Benno's Point Subdivision No. 2.
5. Request to approve a Trust Agreement for Benno's Point Subdivision No. 2, placing all lots into trust.
6. Request to approve the Improvement Agreement for the purpose of developing Golden Eagle Subdivision No. 5.
7. Request to approve a Trust Agreement for Golden Eagle Subdivision No. 5, placing Lot 2, Block 1 into trust.
8. Request to accept the Improvement Agreement for the purpose of developing Wild Rose Estates Subdivision No. 4.
9. Request to approve a Trust Agreement for Wild Rose Estates Subdivision No. 4, placing all lots into trust.

MOTION:

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

II. ITEMS FOR CONSIDERATION:

1. Request to confirm the reappointment of Samantha Kemp and Ryan Horsley to the Historic Preservation Commission.

Mayor Hall made the request to confirm the reappointment of Samantha Kemp and Ryan Horsley to the Historic Preservation Commission to serve three year terms.

MOTION:

Councilmember Munn moved to approve the reappointment of Samantha Kemp and Ryan Horsley to the Historic Preservation Commission to serve three year terms. 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.

2. Recognition of the recently promoted Firefighter David Owens to the rank of Driver/Operator, and Captain Mitchell Brooks II to the rank of Battalion Chief effective August 1, 2015.

Fire Chief Clark gave the presentation. Promoted as of August 1, 2015, Firefighter David Owens to the rank of Driver/Operator, and Captain Mitchell Brooks II to the rank of Battalion Chief.

Mayor Hall presented the firefighters with their appropriate helmets.

3. Recognition of the City of Twin Falls Paint Magic Team.

Vice Mayor Hawkins gave a brief presentation on Twin Falls Paint Magic. She also thanked the Team for participating in the project.

Homeowner Kathy Williams thanked the Team for the work done on her home.

Jon Victor stated that Paint Magic painted 22 homes this year.

4. Request to provide an update to the City Council on the Rock Canyon Concert held on Saturday, July 25, 2015; and, to request approval of future concerts.

Staff Sergeant Pullin gave an update of the Great White Concert.

Ron Fustos provided an update on the event. The Police Department did not receive any noise complaints or services. The crowd size was approximately 800 attendees. There were no issues with alcohol or trash. Pedestrian traffic was under control. The only issue was parking east of the area near Minidoka South.

Discussion followed:

- Parking
- Noise level

Stf. Sgt. Pullin stated there was no issue with pedestrian traffic crossing Minidoka and 2nd Avenue. Vehicles parked at the St. Luke's and Glanbia lots. The noise decibel was 92/93 and was measured from a distance of 75'.

Mark Gallegos, on behalf of Rock Canyon Events, LLC, gave an overview of the event. Software was used to minimize noise and lighting of the event was also minimized. The maximum capacity at the location is approximately 2,500 people. In addition, he will be renting bleachers from the Fair Board for the Restless Heart Concert.

MOTION:

Councilmember Barigar made a motion to approve the balance of the concert series as originally requested for August 15 and 16, September 19 and 20, and October 2 and 3. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Councilmember Barigar asked how the approval process can be simplified for future performing art concerts.

Deputy City Manager Humble stated that for a permanent event center, the current zoning would need to be changed.

Councilmember Lanting stated he would like to entertain possibly allowing concerts to move later into the evening.

Nancy Taylor, Chair of the Historic Preservation Commission, stated she was dismayed the Historic Preservation Commission was not included in the event conversations.

Councilmember Munn stated that he did not believe the Commission has any jurisdiction on approving events.

Nancy Taylor explained that if this becomes a permanent venue the Historic Preservation Commission will be included in discussions.

5. Request to approve and authorize the Mayor to sign a Memorandum of Agreement for the 2015 Certified Local Government grant from the Idaho State Historical Society.

Nancy Taylor explained that the approval of this request is required for the City to receive the 2015 CLG grant funds in the amount of \$6,000. The HPC was awarded a \$6,000.00 grant that has to be matched by 50%. In the past the HPC has used their time and staff's time to make the match. The HPC is planning on using time as the match again this year.

The Historic Preservation Commission recommends that the Council approve and authorize the Mayor to sign the 2015 CLG Memorandum of Agreement. The grant is for \$6,000.

MOTION:

Councilmember Lanting made a motion to approve and authorize the Mayor to sign a Memorandum of Agreement for the 2015 Certified Local Government grant from the Idaho State Historical Society. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

6. Request to approve an addendum to the September 2007 Land Exchange Agreement between the City and the Twin Falls School District.

Deputy City Manager Humble explained that in September 2007, the City entered into an agreement with the Twin Falls School District regarding the construction of Canyon Ridge High School. In the agreement, the City waived \$173,854 in permit fees and waived some development requirements. In return, the District agreed to dedicate about 14.4 acres of land to the City in three different locations. Since the execution of the agreement, the District has dedicated two of the three parcels to the City totaling 3.4 acres. The District is still obligated to dedicate 11 acres of land worth \$137,500 to the City. However, the School District recently sold the property that included the 11 acre obligation in order to raise funds to help with the proposed new middle school site acquisition. As an alternative land dedication location, the City approached the district about possibly acquiring five additional acres adjacent to the Sunway Soccer Complex to make up for the five acres removed from the

Complex to accommodate the First Federal Park. The District agreed to that request. Since the per acre value of the property adjacent to the Complex (\$17,500) is higher than the per acre value of the land included in the 2007 agreement (\$12,500), five acres of dedication in that location will satisfy \$87,500 of the District's \$137,500 obligation.

Staff recommends that the City Council approve the addendum as presented.

Discussion followed:

Councilmember Talkington asked if the value of five acres was done by an independent party and if the auction price was the final sale price. Deputy City Manager Humble answered in the affirmative.

MOTION:

Councilmember Talkington moved to approve the addendum to the September 2007 Land Exchange Agreement between the City and the Twin Falls School District. 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.

Airport Manager Carberry presented Items for Consideration 7 and 8.

7. Request to approve acceptance of the FAA AIP 37, Terminal Modification Project Grant Offer in the amount of \$1,665,056.00 and authorize the Mayor to sign the grant offer.

Bill Carberry explained that the grant offer is the first of 3 from the FAA that will be used to cover the costs of the construction contract with Petersen Brothers. The Airport received a grant in 2014 for the Architectural/Engineering services. The funding from this grant will allow the contractor to pre-order some construction supplies and commence groundbreaking in March of 2016. The next grant offer, in the amount of \$1,000,000, is scheduled for next spring, with the final grant for \$815,000, scheduled for September 2016. Project completion is scheduled for February of 2017.

Staff recommends the Council approve acceptance of the FAA AIP 37 Grant offering the amount of \$1,665,056.00, and authorize the Mayor to sign the grant offer.

8. Request to award the Terminal Expansion & Remodel Project Contract and Change Order No. 1 to Petersen Brothers Construction in the amount of \$3,915,836.

On May 18, 2015, the City Council awarded the Terminal Building Expansion & Remodel Project construction bid to Petersen Brothers, for the amount of \$3,915,836.00. The supplemental Change Order #1 accompanying the Petersen contract, outlines the construction schedule in order to keep pace with the progress of FAA funding.

After reviewing the contract and change order with our Architect, FAA Project Manager, Petersen Bros. Construction, and the City Attorney, staff recommends the City Council approve the contract and change order with Petersen Brothers for the amount of \$3,915,836, contingent upon FAA funding.

MOTION:

Councilmember Barigar made a motion to approve acceptance of the FAA AIP 37, Terminal Modification Project Grant Offer in the amount of \$1,665,056.00 and authorize the Mayor to sign the grant offer. 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.

MOTION:

Councilmember Barigar made a motion to award the Terminal Expansion & Remodel Project Contract and Change Order No. 1 to Petersen Brothers Construction in the amount of \$3,915,836. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

9. Request to approve the Airport Advisory Board Recommendation to Select JUB Engineering as Joslin Field's Engineer for FAA Airport Improvement Projects.

Airport Manager Carberry explained the request. To maintain compliance with the requirements set forth by the Federal Aviation Administration, the airport advertised a Request for Qualifications (RFQ) for statements of qualifications from engineering firms interested in providing service to the airport for upcoming FAA Airport Improvement Projects. The City received responses to the RFQ from JUB Engineering and Riedesel Engineering. Both firms were interviewed on July 7th during a regularly scheduled public Airport Board meeting. The Airport Board recommend JUB be selected by the City Council to be the engineering firm to assist the airport with FAA engineering projects for the next 5-year period.

Staff recommends the City Council's concurrence with the Airport Boards recommendation to select JUB as the airport's consulting engineer for FAA projects.

Councilmember Talkington stated that this was the single most difficult contract discussion he encountered. Both firms are highly qualified. He stated he is in support of the Airport Board's decision.

Kent Atkin, JUB Engineering, Project Manager, was present.

MOTION:

Councilmember Talkington made a motion to support the vote of the Airport Advisory Board Recommendation to Select JUB Engineering as Joslin Field's Engineer for FAA Airport Improvement Projects for a maximum of a 5-year period. 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.

10. Request to negotiate a contract with Starr Corporation to act as the City's Construction Manager/General Contractor on the City Hall/Public Safety Complex project.

City Manager Rothweiler explained the request.

The City solicited requests for qualifications (RFQ) from qualified contractors to provide construction manager/general contractor (CMGC) services for the City's City Hall/Public Safety Complex project. Staff received six submittals in response to the RFQ.

Serving on an interview panel with Don Hall, Suzanne Hawkins, Brian Pike, Mitch Humble interviewed all six responding firms. Clint Sievers and Scott Straubhar, two architects with Hummel Architects, were also present in the interviews, but did not participate in the ranking. Each firm was given an hour to present their qualifications to and answer questions from the interview panel.

After the presentations and some discussion by the interview panel, each interviewer ranked their top three firms. The individual rankings were then combined. Based on these combined rankings, the top three firms were:

1. Starr Corporation

MINUTES

Monday, July 27, 2015

Page 8 of 9

2. Layton Construction
3. Andersen Construction

Staff is requesting for approval to start negotiations with Starr Corporation.

MOTION:

Vice Mayor Hawkins made a motion to give city staff permission to negotiate a contract with Starr Corporation to act as the City's Construction Manager/General Contractor (CM/GC) on the City Hall Public Safety Complex project and note the ranking of the first three companies in case negotiations does not work with Starr Corporation. The motion was seconded by Councilmember Lanting.

Councilmember Talkington stated that the recommendations for Starr Corporation showed they are familiar with municipality oriented type projects and meet deadlines and budget, and keep all parties up to speed rather than reacting to problems.

Mayor Hall stated that Starr Corporation's quality work can be seen throughout the City of Twin Falls.

Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Jason Derricott, Starr Corporation, thanked the Council on behalf of Starr Corporation are excited and look forward to be part of this team.

Councilmember Talkington and Mayor Hall explained their expectations from Starr Corporation.

11. A presentation of the City Manager's Recommended Budget for FY 2016 followed by citizen input.

City Manager Rothweiler gave the presentation. In the next three weeks he will demonstrate how the budget is directly tied to strategic planning goals and objectives. Focus areas to be discussed are 1, 7 and 8.

Reviewed was the following information:

- Property Tax, Adopted Budget, Recommended Budget and Difference
- Budget Overview
- Property Tax Collections
- Side-by-Side Comparisons - Tax Collections - FY 2015 to FY 2016
- Budget Overview – Implement 2030 City of Twin Falls Strategic Planning goals and objectives to realize outcomes
- Connection to the City's Strategic Plan and eight focus areas
- Focus Area 1 – Healthy Community
- Personnel – Positions: Planning & Zoning Planner 1, Recreation Coordinator,
- Capital Projects
- Focus Area 7 – Responsible Community
- Focus Area 8- Internal Organization

City Manager Rothweiler explained that based upon current information and enterprise funds, staff believes the cost for the average citizen in the City of Twin Falls based upon the City expenditures will be lower this year than it was last year.

Councilmember Talkington stated that he sees the Planning & Zoning Planner 1 position as the highest risk because of past experience. He is hopeful that if there is a decline of building permit activity, licensing, etc., the planner would have enough versatile skills and capabilities that could be utilized in some form by the City.

City Manager Rothweiler explained that a thorough internal review process is completed prior to considering adding positions to the organization.

Councilmember Talkington commented that with the hiring of the new IT Director he would like to maintain the same priority of getting as-builts on a GIS system. This would impact Planning & Zoning and Streets Departments expediting the planning process.

Deputy City Manager Humble gave a brief update on the GIS progress with water, sewer, and infrastructure. A presentation of progress will be presented to the Council at a future meeting. The City is now accepting electronic plans for residential work.

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

City Manager Rothweiler reported on a retirement celebration for Jack Barnes to be held on Wednesday, July 30, at 3:00 p.m.

Vice Mayor Hawkins reported on a retirement celebration for Bobby Lyman to be held at the Airport on July 28, at 3:00 p.m., and the City Band has invited the Council to attend their annual bar b que picnic on July 30, 2015.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilmember Lanting gave an update on the "Friends of Muni" Scramble. The money raised for capital improvement projects was \$10,000.

Mayor Hall reported that the City is hosting a City/County Meeting to be held on August 5, 2015, at 5:30 p.m. at the Stonehouse.

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

V. ADJOURNMENT:

The meeting adjourned at 6:41 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary



Public Meeting: **MONDAY AUGUST 17, 2015**

To: Honorable Mayor Hall and City Council

From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

Consent ITEM 1-

Request: Request for approval of the final plat of the Broadmoor Subdivision, approximately 78.81 (+/-) acres consisting of 249 residential lots and 5 tracts located at the northeast corner of Grandview Drive North and Falls Avenue West.

Background:

Applicant: Broadmoor Estates c/o Joe Russell 754 N. College Rd Twin Falls, ID 208-734-4121 EHM Engineering c/o Tim Vawser 621 N. College Rd, Suite 100 Twin Falls, ID 83301 208-734-4888	Status: Owner/Developer	Size: 78.81 (+/-) acres
	Zoning: R-2	Requested Zoning: Final Plat
	Comprehensive Plan: Neighborhood Center/Medium Density Residential	Lot Count: 249 residential lots and 5 tracts
	Existing Land Use: Vacant, agricultural	Proposed Land Use: Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-12-2.4	
Zoning Designation & Surrounding Land Use(s)	North: R-2; North College Road West, residential (North Pointe Ranch Sub)	East: R-2; Wendell Street, residential (North Park Subdivision)
	South: R-2; Falls Ave West, residential (Quilici Heights Subdivision)	West: R-2; Grandview Dr North, residential and neighborhood commercial (Perrine Point PUD and Sunterra Subdivision)

Approval Process:

As per Twin Falls City Code 10-12-2.4 (A) & (F) - Action on Final Plat:

(A) Application: After the approval or conditional approval of the preliminary plat, the subdivider may cause the total parcel, or any part thereof, to be surveyed, and a final plat prepared in accordance with the approved preliminary plat. The subdivider shall submit to the administrator three (3) copies of the final plat. (Ord. 2012, 7-6-1981)

(F) Council Action: The council, at its next meeting following receipt of the administrator's report, shall consider the commission's findings and comments from concerned persons and agencies to arrive at a decision on the final plat. The council shall approve, approve conditionally, disapprove or table the final plat for additional information. A copy of the approved plat shall be filed with the administrator. Upon granting or denying the final plat the council shall specify what if any conditions shall apply prior to recordation or development of the site.

Budget Impact:

Approval and recordation of a final plat will allow the site to be developed as approved. Development could be a positive impact on the City budget.

Regulatory Impact:

Upon approval of a final plat by the City Council and upon approval of construction plans, the plat may be recorded and lots sold for development.

History:

The Planning and Zoning Commission recommended the requested zoning of R-2 when this property was requesting annexation into the City limits. On May 8, 2006, the City Council approved the annexation with a zoning designation of R-2. On July 10, 2007 the Commission approved the Broadmoor Subdivision preliminary plat, as presented. On July 29, 2008 a final plat was submitted. Due to the down turn of the economy the final plat has not been taken to City Council for approval. The property owner recently contacted the city indicating he is ready to proceed with development.

Analysis:

This request is for approval of the final plat for the Broadmoor Subdivision, 78.81 (+/-) acres, is zoned R-2. The request is to develop 249 residential lots and 5 tracts. This development is proposed to take place in several phases.

The subdivision has one access to North College Road, Wendell Street, and Falls Avenue West. There are two accesses onto Grandview Drive North. Ridgeway Avenue is continued through the subdivision from Grandview Drive to Wendell Street, connecting to Ridgeway to the east. The two roads connecting to Grandview Drive are off-set from other roads to the west.

There have been extensive discussions between City Engineering Staff and the applicant's engineers and major issues have been resolved.

On July 10, 2007 the Planning & Zoning Commission approved the Broadmoor Subdivision preliminary plat as presented and subject to the following conditions:

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being rebuilt or built to current City standards upon development of the property.
3. Subject to completion and review of a traffic impact study prior to construction plan approval.

This request is in conformance with the Comprehensive Plan which designates this area as appropriate for Medium Density Residential.

Conclusion:

Staff recommends the Council approve the final plat of the Broadmoor Subdivision, as presented, and subject to the following conditions:

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being rebuilt or built to current City standards upon development of the property.
3. Subject to completion and review of a traffic impact study prior to construction plan approval.

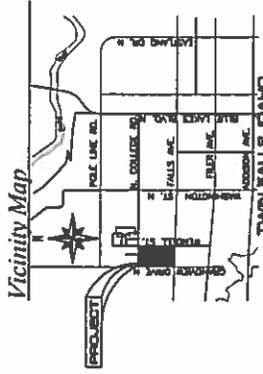
Attachments:

- | | |
|----------------------------------|----------------------|
| 1. Preliminary Plat, as approved | 3. GIS Zoning Map |
| 2. Final Plat | 4. GIS Comp Plan Map |

BROADMOOR SUBDIVISION

A SUBDIVISION OF
 Lots 61 thru 65, Lot 40 and A Portion of Lots 41 and 42 of
 "ORCHALARA SUBDIVISION"
 LOCATED IN A PORTION OF
 SW 4 OF SECTION 5 &
 NW 4 OF SECTION 8
 TOWNSHIP 10 SOUTH,
 RANGE 17 EAST, B.M.,
 TWIN FALLS COUNTY, IDAHO
 2015

Legend	Symbol
SUBMISSION BOUNDARY LINE	—
SECTION LINE	—
EASEMENT LINE	- - -
ADJACENT PROPERTY LINE	- · - · -
CENTERLINE OF STREET	- - -
LOT LINE	—
CALCULATED POINT (NOT SET)	△
FOUND BRASS CAP	⊙
FOUND 5/8" REBAR, LS 8077	○
SET 5/8" x 24" REBAR & CAP - LS 10110	●
TO BE SET 1/2" x 24" REBAR & CAP - LS 10110	●
TO BE SET 5/8" x 24" REBAR & CAP - LS 10110	●



- Notes:**
1. A 15 FOOT WIRE UTILITY EASEMENT EXISTS ADJACENT TO ALL FRONT LOT LINES AND ADJACENT TO STREET FRONTCES.
 2. ALL TRAFFIC ACCESS ON LOTS ADJACENT TO COLLECTOR OR ARTERIAL ROADS WILL BE PROVIDED FROM INTERIOR RESIDENTIAL STREETS EXCEPT FOR COMBINED ACCESS ON LOTS 6, 7, 9, 11, 13 AND 16 OF BLOCK 6.
 3. WHERE DESIGNATED WITH THE NOTATION OF "CA", COMBINED ACCESS DRIVEWAYS (WITH FRONT YARD TURNAROUNDS) ARE REQUIRED FOR ZERO LOT LINE LOTS ON WENDELL STREET AND ROSEWAY DRIVE.

Sheet Number	Sheet Title
1 OF 7	PLAT FACE
2 OF 7	PLAT SHEET 2
3 OF 7	PLAT SHEET 3
4 OF 7	PLAT SHEET 4
5 OF 7	LINE & CURVE TABLES
6 OF 7	ACKNOWLEDGEMENTS
7 OF 7	CERTIFICATE OF OWNERS

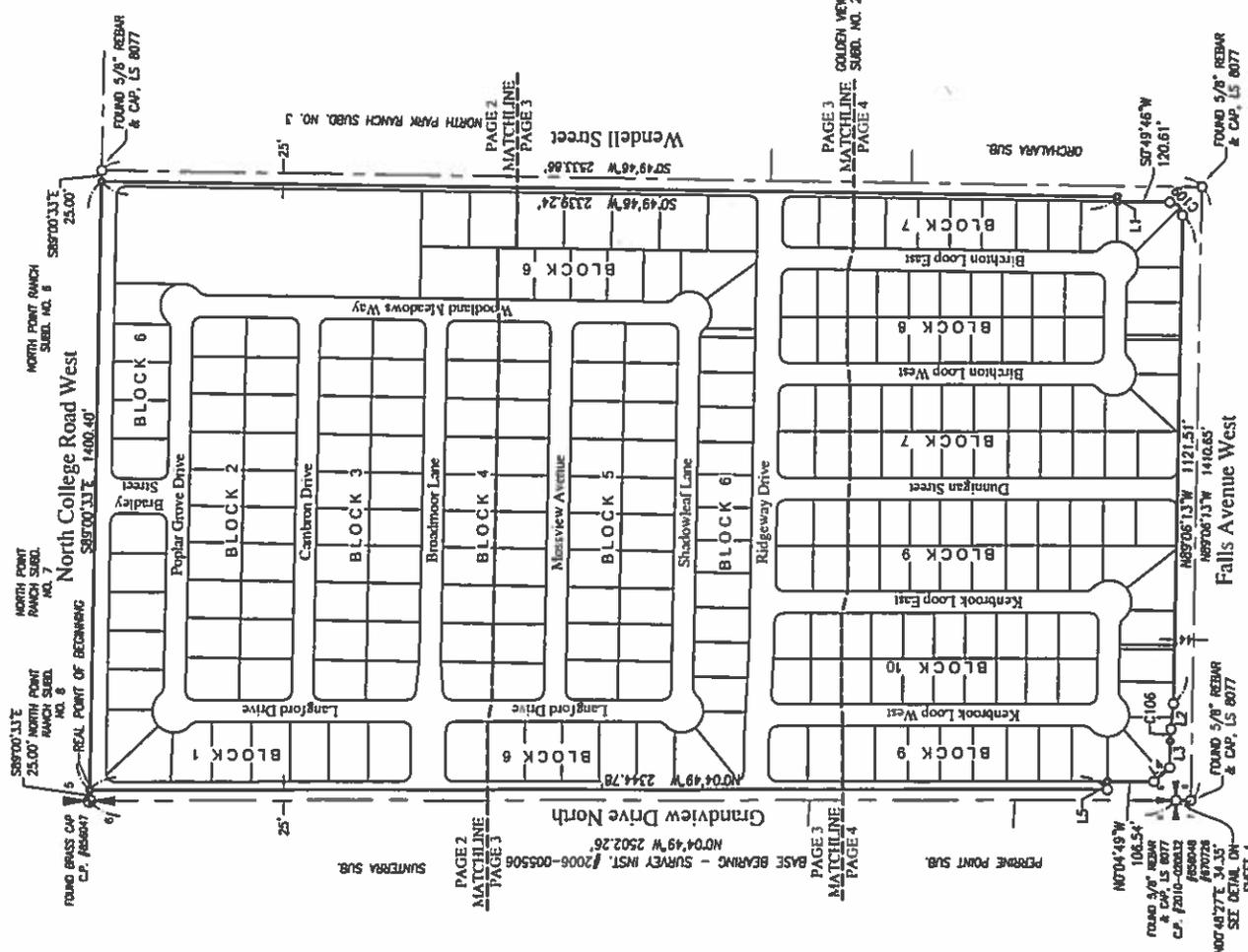
Health Certificate

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED. THE DEVELOPER IS SHAMELESSLY CONSTRUCTING THOSE FACILITIES IN VIOLATION OF THE SANITARY RESTRICTIONS IMPOSED BY DEQ. THE CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED WITH SECTION 50-1328 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHED REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

DISTRICT HEALTH DEPARTMENT, REIS DATE:

Tracts Owned & Maintained By:

- TRACT A - CITY OF TWIN FALLS
- TRACT B - HOMEOWNERS ASSOCIATION
- TRACT C - CITY OF TWIN FALLS
- TRACT D - CITY OF TWIN FALLS
- TRACT E - CITY OF TWIN FALLS

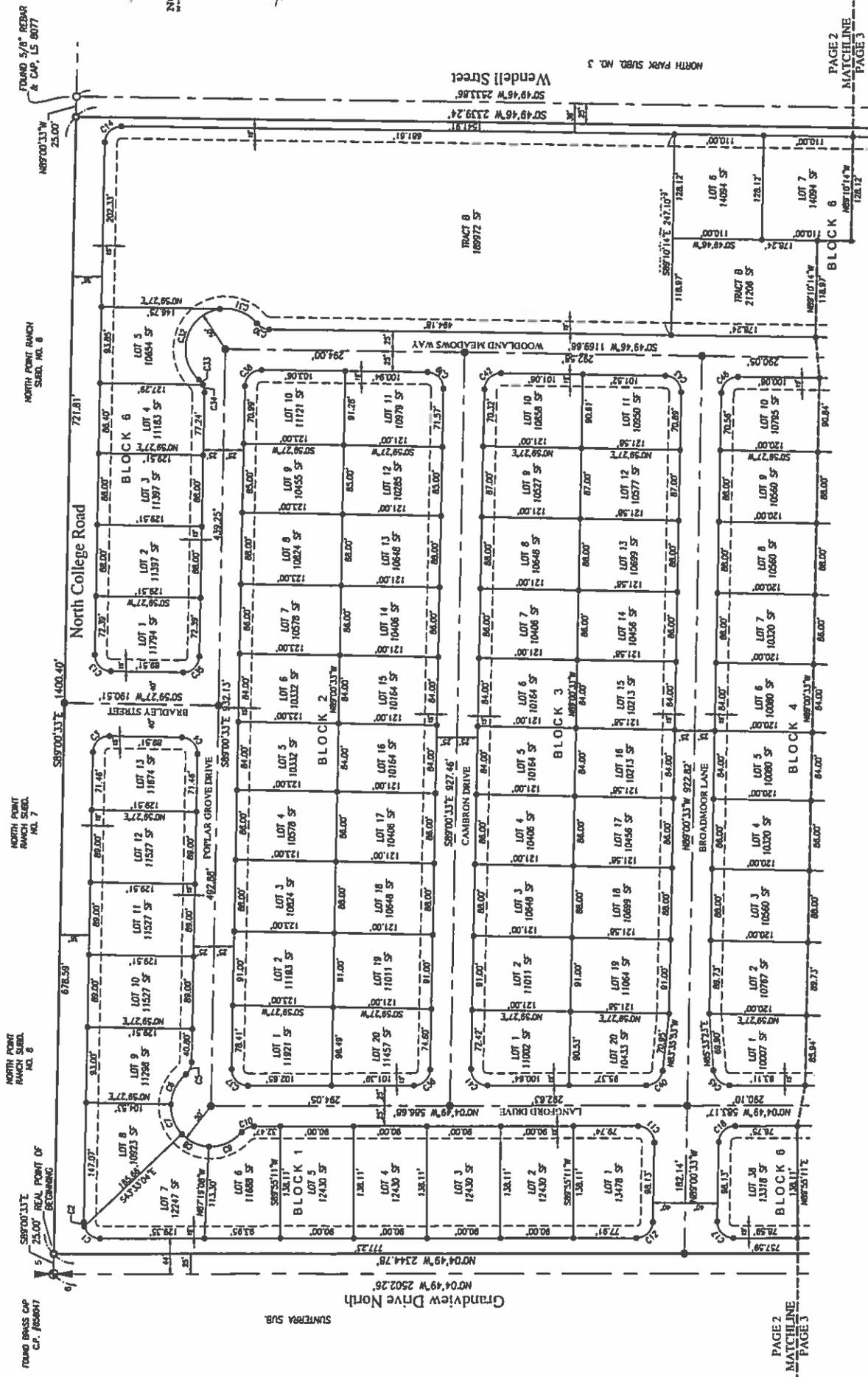


Monument Certification

THE INTERIOR MONUMENTS ON THIS PLAT SHOWN AS "TO BE SET" WILL BE SET IN ACCORDANCE WITH SECTION 50-1333, IDAHO CODE, ON OR BEFORE 1 YEAR AFTER THE RECORDATION OF THE FINAL PLAT OR AS DETERMINED BY THE CITY OF TWIN FALLS.



EIM Engineers, Inc.



FOUND BRSS CAP
C.P. 180617

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25.00'

NORTH POINT
RANCH SUBD.
NO. 6

NORTH POINT
RANCH SUBD.
NO. 7

NORTH POINT RANCH
SUBD. NO. 8

FOUND 5/8" REBAR
& CAP, L5 8077

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57°49'46"W 2338.6'

Wendell Street

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CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARMISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNER AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STAKED UNDER MY SUPERVISION AND DIRECTION.

APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS DAY OF , 2015.

MAYOR CITY CLERK

APPROVAL OF CITY ENGINEER

I HAVE REVIEWED THE ACCOMPANYING PLAT AND HEREBY CERTIFY THAT IT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF TWIN FALLS, IDAHO.

JACQUELINE FIELDS CITY ENGINEER ATTEST

COUNTY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, RICHARD H. CARLSON, HAS CHECKED THE FOREGOING PLAT AND COMPUTATIONS FOR MAKING THE SAME, AND HAS DETERMINED THAT THEY COMPLY WITH THE LAWS OF THE STATE OF IDAHO AND THE COUNTY OF TWIN FALLS RELATED THERETO. DATED THIS DAY OF , 2015.

ACTING COUNTY SURVEYOR

ACKNOWLEDGMENT

STATE OF } ss
COUNTY OF }

ON THIS DAY OF , 2015, AT , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD H. CARLSON, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

COUNTY TREASURER'S CERTIFICATE

I, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

COUNTY TREASURER DATE

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. STATE OF IDAHO) ss
COUNTY OF TWIN FALLS)
ON THIS DAY OF , 2015, AT , I, THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK , ON PAGE .

DEPUTY EX-OFFICIO RECORDER

CERTIFICATE

OF

OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: 42, 61, 62, 63, 64, AND 65 OF THE "ORCHALARA SUBDIVISION," TOGETHER BEING DESCRIBED AS LOTS 40, 41, 42, 61, 62, 63, 64, AND 65 OF THE VACATED ALLEY LYING NORTH OF LOTS 64 AND 65 AND TOGETHER WITH VACATED LOTS 64 AND 65, ALL IN THE SOUTH OF LOTS 64 AND 65, AND TOGETHER WITH THE VACATED AVENUE LYING SOUTH OF LOTS 61 AND 63, ALL IN THE SW 1/4 OF SECTION 5, AND THE NW 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 17 EAST, BOSE MERIDIAN; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5, SAID POINT LIES NORTH 00°04'49" WEST 2502.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE, SOUTH 89°00'33" EAST 25.00 FEET ALONG THE NORTH BOUNDARY OF SAID SW 1/4 OF SECTION 5 AND TO THE REAL POINT OF BEGINNING;

THENCE, SOUTH 89°00'33" EAST 1400.40 FEET ALONG THE NORTH BOUNDARY OF SAID SW 1/4 OF SECTION 5;

THENCE, SOUTH 00°49'46" WEST 2339.24 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF WENDELL STREET;

THENCE, NORTH 89°10'14" WEST 11.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY OF WENDELL STREET;

THENCE, SOUTH 00°49'46" WEST 120.61 FEET ALONG SAID WESTERLY RIGHT-OF-WAY OF WENDELL STREET;

THENCE, ON AN ARC OF 171.6 FEET OF A CURVE TO THE RIGHT, WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 00°04'01" AND A CHORD OF 42.45 FEET THAT BEARS SOUTH 45°14'06" WEST ALONG SAID WESTERLY RIGHT-OF-WAY OF WENDELL STREET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF FALLS AVENUE WEST;

THENCE, NORTH 89°06'13" WEST 1121.51 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY ON FALLS AVENUE WEST;

THENCE, NORTH 84°23'02" WEST 59.22 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY ON FALLS AVENUE WEST;

THENCE, ON AN ARC OF 27.38 FEET OF A CURVE TO THE LEFT, WITH A RADIUS OF 332.50 FEET, A CENTRAL ANGLE OF 04°43'11" AND A CHORD OF 27.38 FEET THAT BEARS NORTH 86°44'38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY OF FALLS AVENUE WEST;

THENCE, NORTH 89°06'13" WEST 61.30 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY ON FALLS AVENUE WEST;

THENCE, NORTH 41°21'03" WEST 48.05 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY OF FALLS AVENUE WEST TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF GRANDVIEW DRIVE NORTH;

THENCE, NORTH 00°04'49" WEST 108.54 FEET ALONG SAID EASTERLY RIGHT-OF-WAY OF GRANDVIEW DRIVE NORTH;

THENCE, SOUTH 89°55'11" WEST 19.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY OF GRANDVIEW DRIVE NORTH;

THENCE, NORTH 00°04'49" WEST 2344.78 FEET ALONG SAID EASTERLY RIGHT-OF-WAY OF GRANDVIEW DRIVE NORTH AND TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 78.81 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO, AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT, THAT THE UNDERSIGNED BY THESE PRESENTS DEDICATE TO THE PUBLIC FOR PUBLIC USE, FOREVER, THE STRIP, RIGHT OF WAY AS SHOWN ON THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT. NO STRUCTURE OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-1334, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE LOTS ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF TWIN FALLS MUNICIPAL WATER SYSTEM.

PURSUANT TO IDAHO CODE 31-3805, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT A SATISFACTORY IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED FOR SAID LANDS. THE CITY OF TWIN FALLS, IDAHO, HAS BEEN ADVISED OF THE EXISTENCE OF SAID RIGHTS AND WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE TWIN FALLS CANAL COMPANY.

RUSLOR LLC

BY: JOE RUSSELL, MANAGING MEMBER

BY: WENIGARY LP, WILLIAM E. MORRIS, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2015, AT _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOE RUSSELL, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE ONE OF THE MEMBERS OF RUSLOR LLC, AND THE MEMBER WHO SUBSCRIBED SAID COMPANY NAME TO THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID COMPANY NAME. IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING AT _____

COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____ }

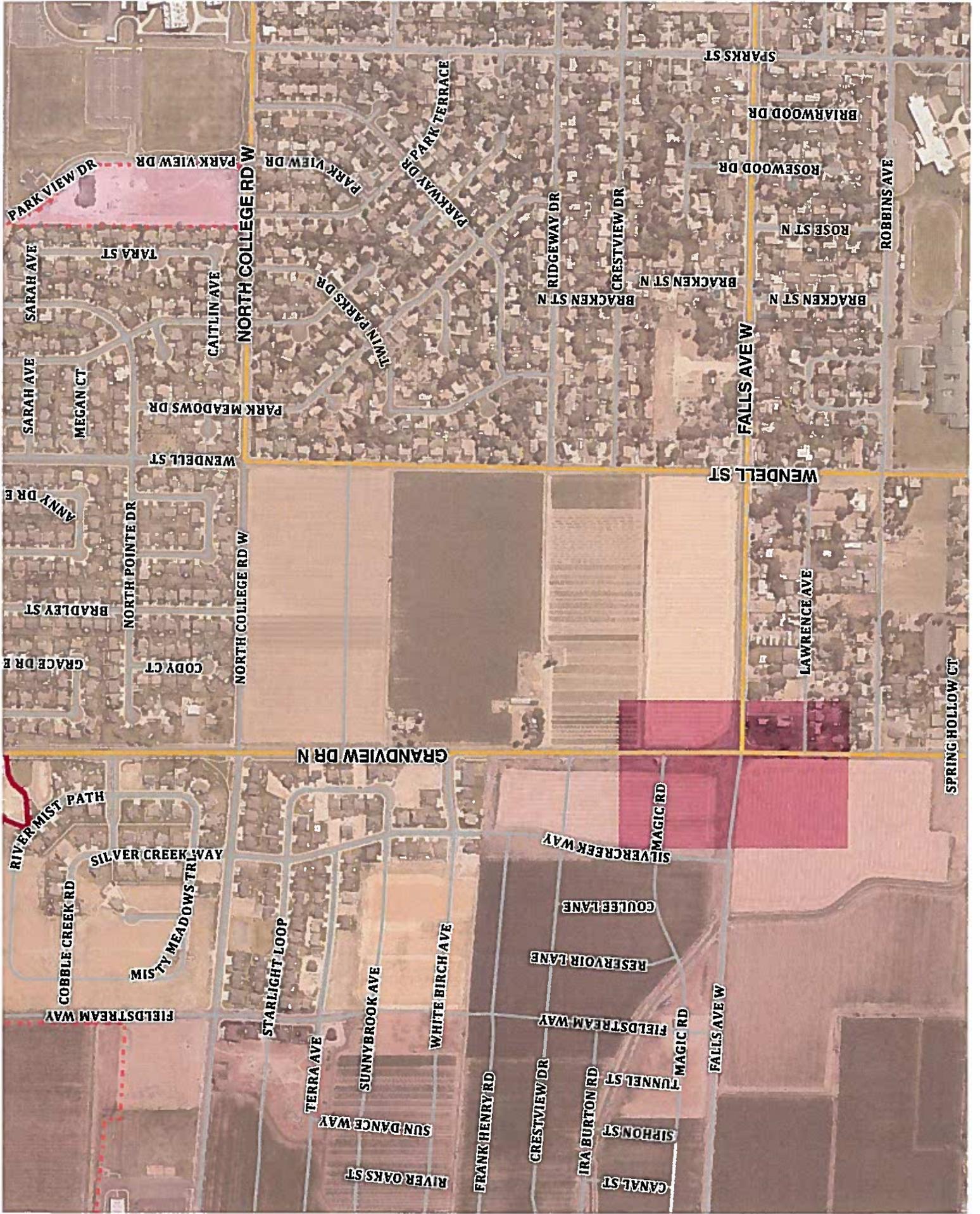
ON THIS _____ DAY OF _____, 2015, AT _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WENIGARY LP, WILLIAM E. MORRIS, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE ONE OF THE MEMBERS OF RUSLOR LLC, AND THE MEMBER WHO SUBSCRIBED SAID COMPANY NAME TO THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID COMPANY NAME. IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

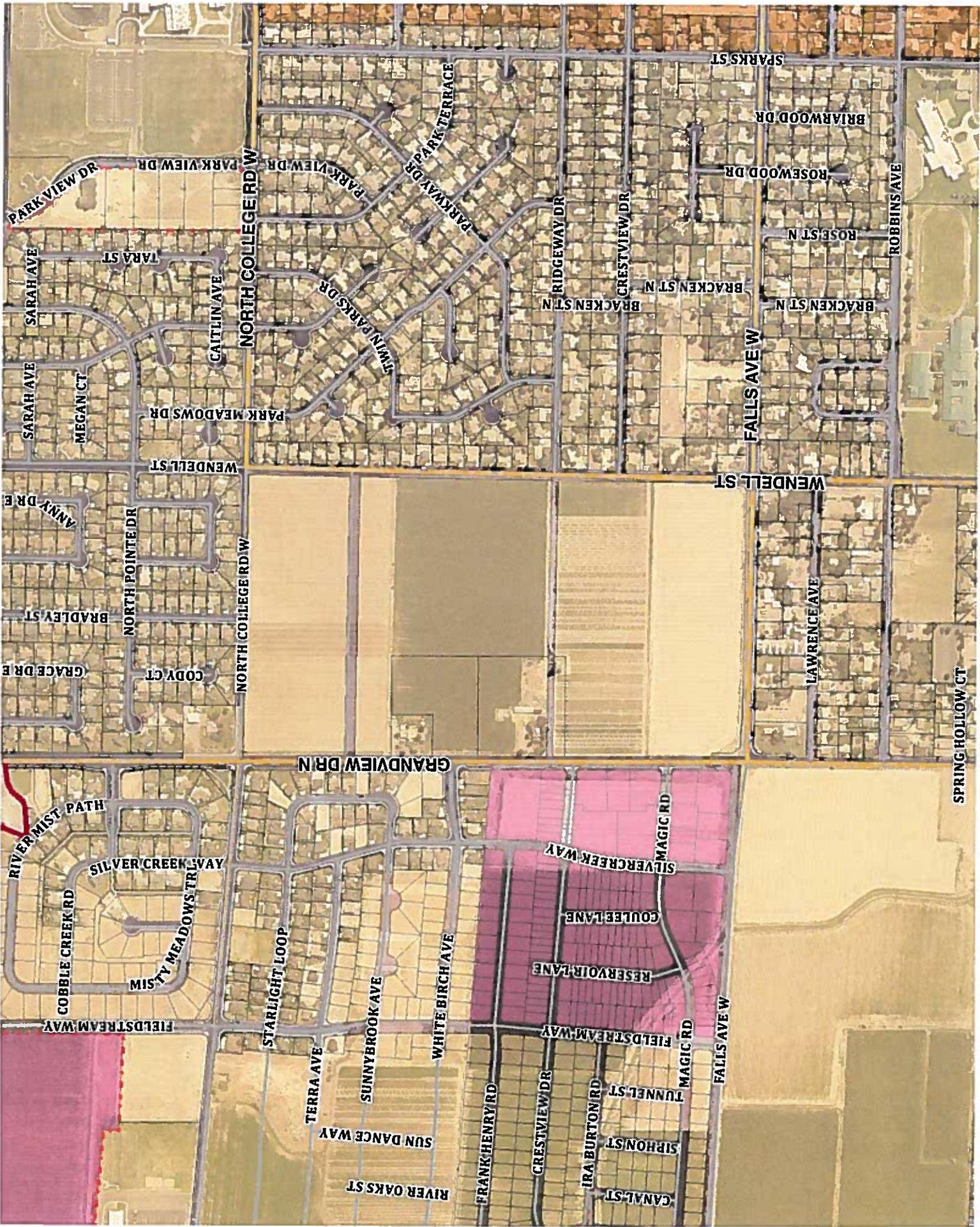
NOTARY PUBLIC

RESIDING AT _____

COMMISSION EXPIRES _____









Public Meeting: **MONDAY AUGUST 17, 2015**

To: Honorable Mayor Hall and City Council

From: Rene'e V. Carraway-Johnson, Community Development Dept.

Consent ITEM I-

Request: Request for approval of a **Final Plat** for Golden Eagle Subdivision #6, 2.5 (+/-) acres consisting of **6** residential lots on property located at the corner of 3600 N and Harrison Street South. c/o EHM Engineers, Inc.

Time Estimate:

There is no presentation unless the City Council wishes to discuss this item.

Background:

Applicant:	Status: Owner	Size: 2.5 +/-Acres
Lindsey Westburg Boys and Girls Club of MV 999 Frontier Road Twin Falls ID, 83301 lwestburg@bgcmv.com 208-736-7011	Current Zoning: R-4	Requested Zoning: Approval of the final plat of Golden Eagle Subdivision #6
	Comprehensive Plan: Medium Density Residential	Lot Count: 6 Lots, 2 Tracts
	Existing Land Use: Undeveloped portion from the preliminary plat of Golden Eagle #3	Proposed Land Use: Residential Development
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gerald Martens EHM Engineers, Inc. 621 N College Rd, #100 Twin Falls, ID 83301 734-4888 gmartens@ehminc.com	North: R-4, platted , Residential Subdivision	East: R-4 , Residential and Agricultural
	South: R-2; R-4, Platted residential	West: R-4; Residential Subdivision

Approval Process:

As per Twin Falls City Code 10-12-2.4 (A) & (F) - Action on Final Plat:

- (A) Application: After the approval or conditional approval of the preliminary plat, the subdivider may cause the total parcel, or any part thereof, to be surveyed, and a final plat prepared in accordance with the approved preliminary plat. The subdivider shall submit to the administrator three (3) copies of the final plat. (Ord. 2012, 7-6-1981)

- (F) Council Action: The council, at its next meeting following receipt of the administrator's report, shall consider the commission's findings and comments from concerned persons and agencies to arrive at a decision on the final plat. The council shall approve, approve conditionally, disapprove or table the final plat for additional information. A copy of the approved plat shall be filed with the administrator. Upon granting or denying the final plat the council shall specify what if any conditions shall apply prior to recordation or development of the site.

Budget Impact:

Approval and recordation of a final plat will allow the site to be developed as approved. Development could be a positive impact on the City budget.

Regulatory Impact:

Upon approval of a final plat by the City Council and upon approval of construction plans, the plat may be recorded and lots sold for development.

History:

This property was annexed on May 8, 2006. The preliminary plat for Golden Eagle Subdivision No 3, which consisted of 70 acres with 295 (+/-) residential lots, was approved by the Planning & Zoning Commission on October 10, 2006. A final plat for Golden Eagle Subdivision, No. 3, Phase 1, which consisted of 22 (+/-) acres with 80 single family residential lots was approved by the City Council on July 21, 2008 and was later recorded on November 20, 2009. There have been no further phases developed of Golden Eagle Subdivision, No. 3.

This preliminary plat is a re-plat of Tract 198 of Golden Eagle Subdivision #3.

The final plat of Golden Eagle Subdivision #4, a Conveyance Plat, was for the remainder of Golden Eagle #3, consisting of 48 acres / 2 lots. Golden Eagle #4, a Conveyance Plat was approved and recorded in August 2014.

Golden Eagle Sub #5, consists of Lot 1 of Golden Eagle Subdivision #4, a Conveyance Plat. Golden Eagle Subdivision #5, consists of 38 (+/-) acres into two (2) lots. The site is zoned R-4 (Residential Medium Density). Lot 1 is planned for development of the new South Hills Middle School and Lot 2 is platted for future residential development. The final plat was approved by the City Council on June 29, 2015.

The Preliminary Plat for Golden Eagle Subdivision #6, consisting of 2.5 (+/-) acres into six (6) lots was presented to the Planning & Zoning Commission for consideration on July 14, 2015.

Analysis:

This is a request for the City Council's approval of the Golden Eagle Subdivision #6 final plat. The site is zoned R-4 (Residential Medium Density) and is planned for residential development.

There have been extensive discussions between City Engineering Staff and the applicant's engineers. Most items have been addressed. City Staff made 3 minor changes to the latest edition of the preliminary plat, these are highlighted in Red, and upon correction staff stated they can support approval of the preliminary plat.

On July 14, 2015 the Planning & Zoning Commission unanimously voted to approve the Golden Eagle Subdivision #6 preliminary plat as presented and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to the redline changes made by City Staff being incorporated into the Final Plat.

This request is in conformance with the Comprehensive Plan which designates this area as appropriate for Medium Density Residential.

Conclusion:

Staff recommends the Council approve the final plat of the Golden Eagle #6 Subdivision, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to the redline changes made by City Staff being incorporated into the Final Plat.

Attachments:

1. Golden Eagle #6 Preliminary Plat
2. Golden Eagle #6 Final Plat
3. Zoning Vicinity Map
4. Future Land Use Map
5. Portion of the July 14, 2015 P&Z minutes

Zoning Vicinity Map

Reference Only



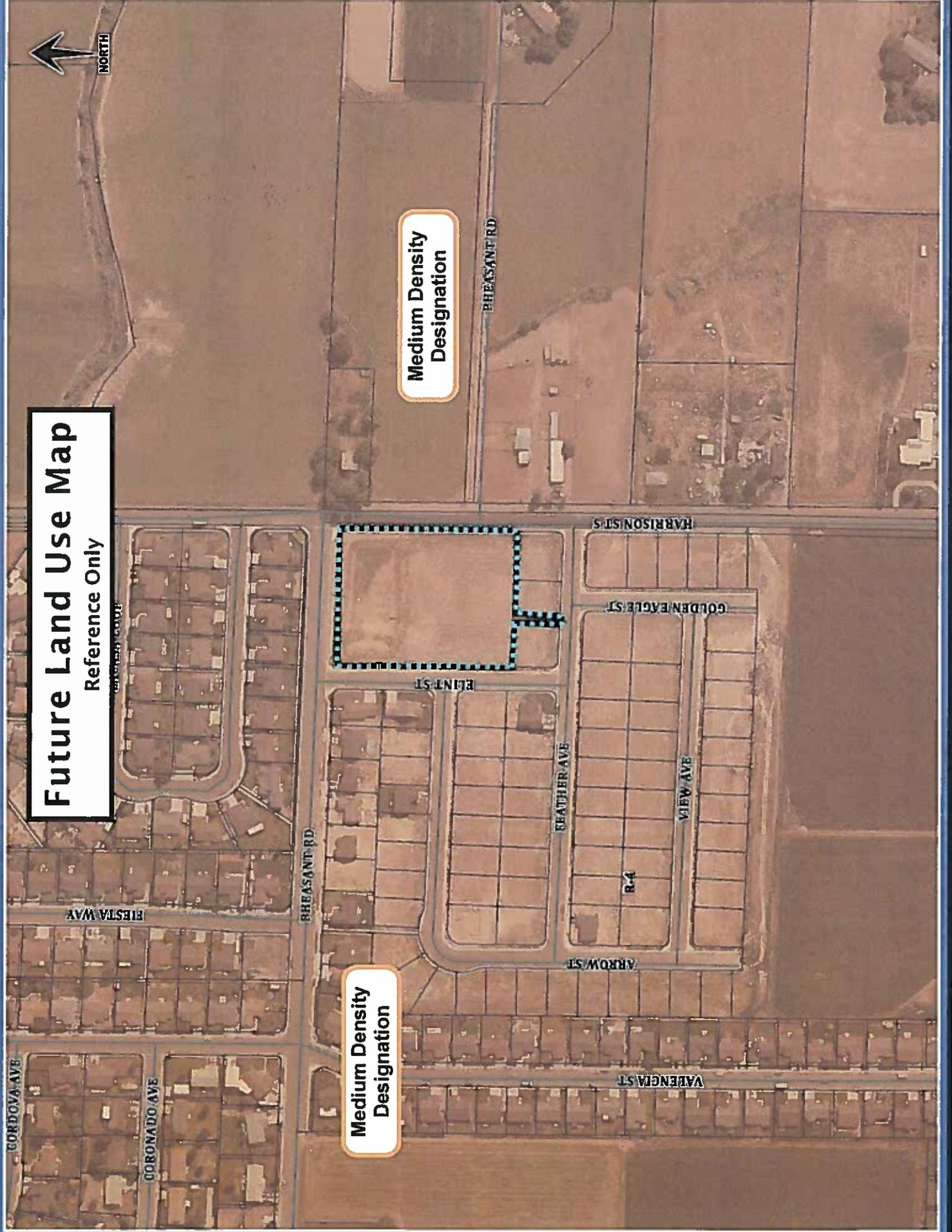
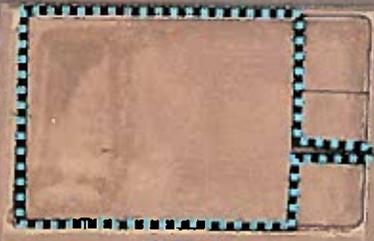
Future Land Use Map

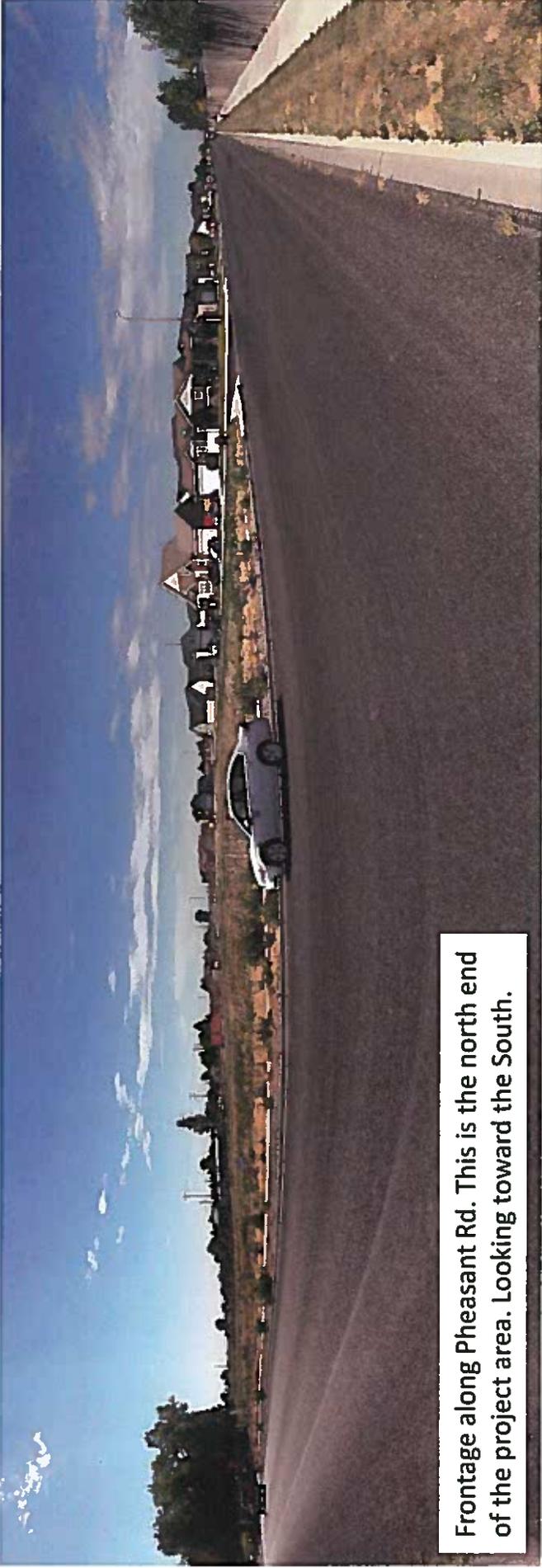
Reference Only



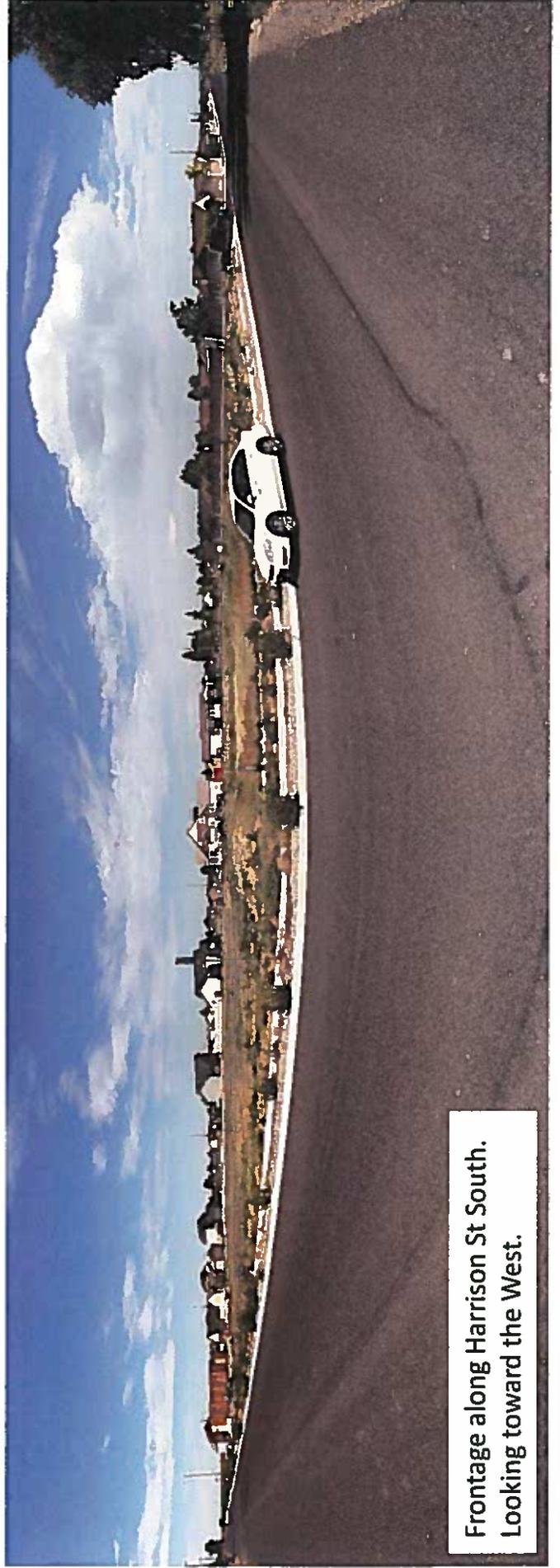
Medium Density Designation

Medium Density Designation





Frontage along Pheasant Rd. This is the north end of the project area. Looking toward the South.



Frontage along Harrison St South. Looking toward the West.



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
July 14, 2015 6:00PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Muñoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

CITY COUNCIL LIAISON

Rebecca Mills Sojka

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Boyd
Derricott
Frank
Grey
Moñoz
Reid
Tatum

ABSENT

AREA OF IMPACT MEMBERS

PRESENT

Woods

ABSENT

Higley

CITY COUNCIL LIAISON(S): ~~Mills-Sojka~~

CITY STAFF: Carraway-Johnson, Spendlove, Strickland, Vitek, Wonderlich

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **None**
2. Approval of Findings of Fact and Conclusions of Law: **None**

III. ITEMS OF CONSIDERATION:

1. Request for approval of a **Preliminary Plat** for Golden Eagle Subdivision #6, 2.47 (+/-) acres consisting of 6 residential lots on property located at the corner of 3600 N and Harrison Street South. **c/o EHM Engineers, Inc.**

Applicant Presentation:

Gerald Martens, EHM Engineer, Inc. representing the local Boys and Girls Club. This piece of property was donated to the Boys and Girls club a few years back and was part of a storm water retention master plan for the Golden Eagle project. Subsequent to that the Twin Falls School District purchase a portion of Golden Eagle property to develop a Junior High School. With the development of the school this property was no longer needed for the storm water retention plan. The school property will be responsible for maintain their own storm water on their property. This property is now developable it is approximately 2.47 (+/-) acres with 6 lots. These lots will be residential lots developed as homes and should be a good project that will benefit the Boys and Girls Club.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated this preliminary plat is for Golden Eagle Subdivision #6, consisting of 2.5 (+/-) acres into six (6) lots. The site is zoned R-4; Residential Medium Density are planned for residential development. There have been extensive discussions between City Engineering Staff and the applicants Engineering Firm. Most items have been addressed. City Staff has made 3 minor changes to the latest edition of the plat, these are highlighted in Red, and can support approval of this preliminary plat subject to those 3 issues being corrected.

This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Planner I Spendlove stated upon conclusion this request is in conformance with the Comprehensive Plan which designates this area as appropriate for Medium Density Residential. Should the Commission approve the preliminary plat of the Golden Eagle #6 Subdivision, as presented, staff recommends the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to the redline changes made by City Staff being incorporated into the Final Plat.

PZ Questions/Comments:

- Commissioner Grey asked about the access that will be serving the property and an easement shown on the plat.
- Mr. Martens explained the easement is a storm water tract for the residential development.

Public Comment: Opened

- Linsey Westburg, representing the Boys & Girls Club, thanked the Commission, staff and EHM Engineering for all of their help in getting through this process.

Public Comment: Closed

Deliberations Followed: Without Concerns

Motion:

Commissioner Woods made a motion to approve the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Conditions

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to the redline changes made by City Staff being incorporated into the Final Plat.



Public Meeting: **MONDAY AUGUST 17, 2015**

To: Honorable Mayor Hall and City Council

From: Rene'e V. Carraway-Johnson, Community Development Dept.

Consent ITEM I-

Request: Request for approval of a Final Plat for South Hampton Subdivision #2, 1.76 (+/-) acres consisting of 19 residential lots on property located approximately 375' east of the 1900 block of Washington Street North. c/o Bert Nowak/J-U-B Engineers, Inc. on behalf of Todd Ames.

Time Estimate:

There is no presentation unless the City Council wishes to discuss this item.

Background:

Applicant:	Status: Owner	Size: 1.75 +/- Acres
Todd Ames South Hampton, LLC 161 5 th Ave S, Suite 200 Twin Falls, Id 83301 539-4862/734-8932 todd@deagleames.com on behalf of: Wendell Starke Chavala, Inc. & Wendell Starke, Trustee 4038 Chestatee Road Gainesville, GA	Current Zoning: C-1 PUD	Requested Zoning: Approval of the final plat of South Hampton Sub, No. 2
	Comprehensive Plan: Medium Density Residential	Lot Count: 19 Lots
	Existing Land Use: Undeveloped portion from the South Hampton Subdivision	Proposed Land Use: Residential Development
Representative:	Zoning Designations & Surrounding Land Use(s)	
Bert Nowak J-U-B Engineers, Inc. 115 Northstar Ave Twin Falls, ID 83301 733-2414 bnowak@jub.com	North: C-1 PUD; Canyon Crest Drive/South Hampton Sub Townhomes -	East: C-1 PUD , Rivercrest Apartments
	South: C-1 PUD; Vermont Ave, developing commercial	West: C-1 PUD; South Hampton Sub Townhomes/Bach Self Storage

Approval Process:

As per Twin Falls City Code 10-12-2.4 (A) & (F) - Action on Final Plat:

- (A) Application: After the approval or conditional approval of the preliminary plat, the subdivider may cause the total parcel, or any part thereof, to be surveyed, and a final plat prepared in accordance with the approved preliminary plat. The subdivider shall submit to the administrator three (3) copies of the final plat. (Ord. 2012, 7-6-1981)

(F) Council Action: The council, at its next meeting following receipt of the administrator's report, shall consider the commission's findings and comments from concerned persons and agencies to arrive at a decision on the final plat. The council shall approve, approve conditionally, disapprove or table the final plat for additional information. A copy of the approved plat shall be filed with the administrator. Upon granting or denying the final plat the council shall specify what if any conditions shall apply prior to recordation or development of the site.

Budget Impact:

Approval and recordation of a final plat will allow the site to be developed as approved. Development could be a positive impact on the City budget.

Regulatory Impact:

Upon approval of a final plat by the City Council and upon approval of construction plans, the plat may be recorded and lots sold for development.

History/Analysis:

The site is located within the Northbridge No. 2 Planned Unit Development Agreement and is zoned C-1 PUD. This area is shown as Multi-Family on the Master Development Plan. The development of townhouses is a permitted use within this area of the PUD. The South Hampton Subdivision was recorded June 19, 2007 with 36 lots designated for townhomes and a large single lot designed as common area on 3.97 +/- acres. As of today 24 townhomes have been built. The developer wishes to expand the remaining 18 lots to allow for larger footprints which will reduce the common area. To accomplish this a new final plat was submitted. The request is to approve the South Hampton Subdivision No. 2 final plat as presented.

This plat is consistent with other development in the area and is in conformance with the Comprehensive Plan and the PUD Agreement.

Conclusion:

Staff recommends the Council approve the final plat of the South Hampton Subdivision No. 2, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to full compliance with the PUD Agreement.

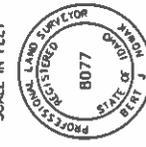
Attachments:

1. South Hampton Sub No. 2 Final Plat(2)
2. Vicinity Map
3. Zoning Map

PLAT SHOWING
SOUTH HAMPTON SUBDIVISION NO. 2

A PLANNED UNIT DEVELOPMENT
RESUBDIVISION AND RE numbering OF LOTS 15-30 & 35-37 OF SOUTH HAMPTON SUBDIVISION
PART OF SW 1/4 SEC. 33, T. 9 S., R. 17 E., B.M.

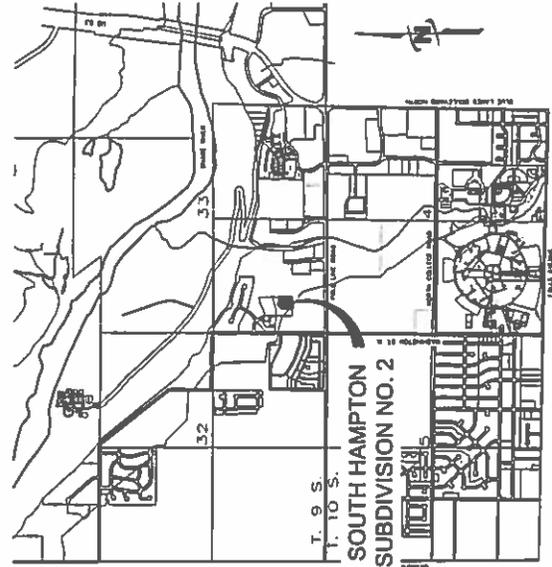
TWIN FALLS COUNTY, IDAHO
2015



HEALTH CERTIFICATE

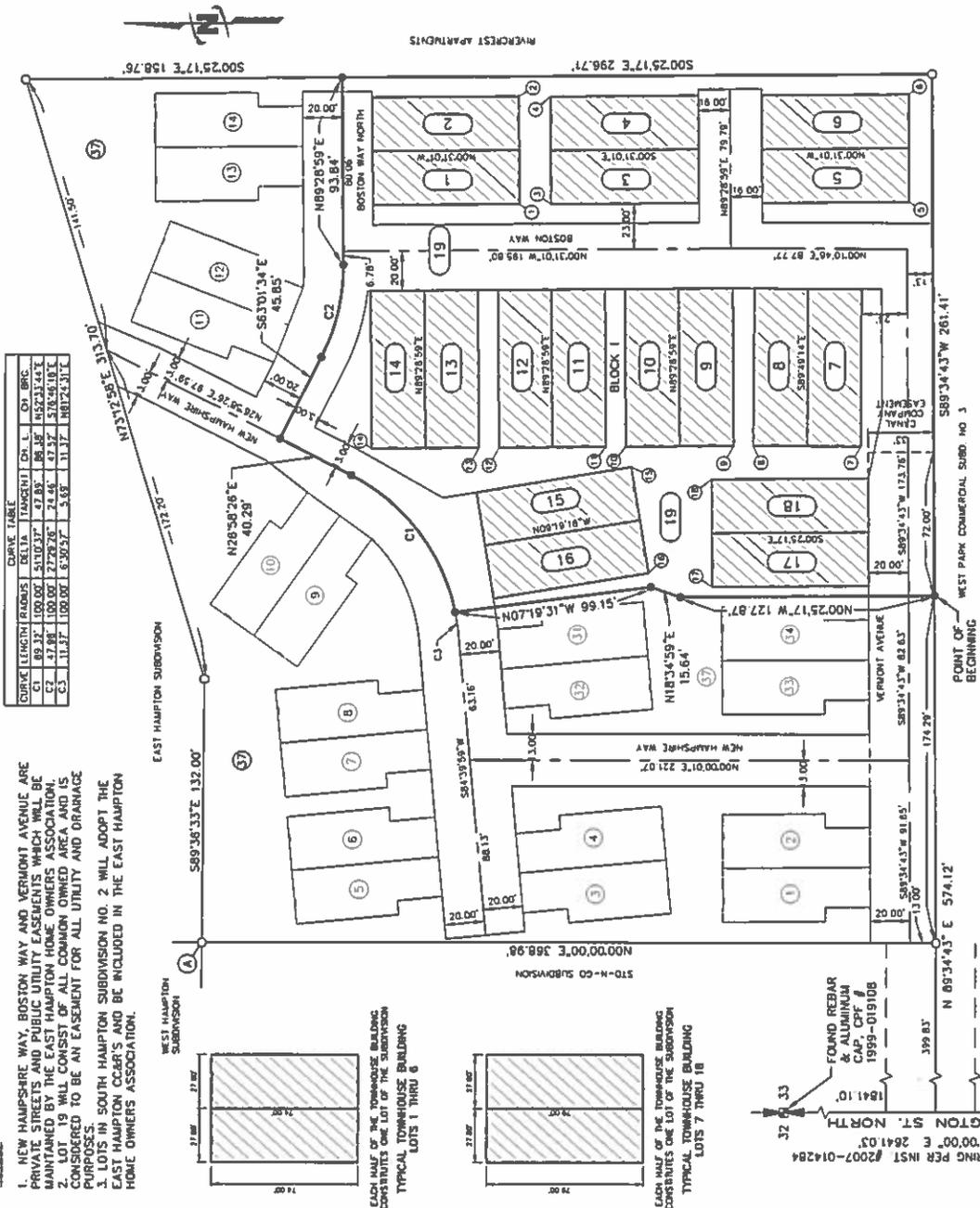
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO. THE DEVELOPER HAS PROVIDED ALL NECESSARY INFORMATION AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWERAGE SYSTEMS HAVE BEEN CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS AND SEWERAGE TREATMENT FACILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPER IS SMALL/HOMEOWNERS CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEED, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED. IN SUCH CASES, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF A CERTIFICATE OF DISQUALIFICATION AND NO CONSTRUCTION OF ANY BUILDING OR SHEDDING REQUIRING DRINKING WATER OR SEWERAGE FACILITIES SHALL BE ALLOWED.

DATE: _____ REMS, SOUTH CENTRAL PUBLIC HEALTH DISTRICT



VICINITY MAP
N.T.S.

J-U-B ENGINEERS, INC.
Twin Falls, Idaho

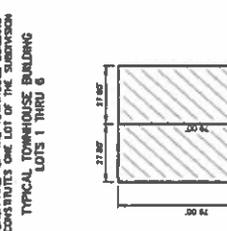
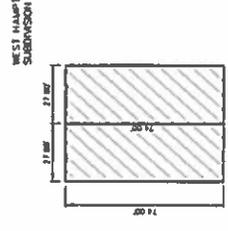


LEGEND

- 5/8" x 30" REBAR W/ PLASTIC CAP SET
- 5/8" REBAR W/ PLASTIC CAP FOUND
- ▭ SUBDIVISION BOUNDARY
- ▭ LOT LINE
- ▭ LOT 19 (COMMON SPACE)
- ▭ PRIVATELY OWNED SPACE
- ▭ CENTER LINE OF PRIVATE DRIVE
- ▭ LOT NUMBER - SOUTH HAMPTON SUBDIVISION
- ▭ LOT NUMBER - SOUTH HAMPTON SUBDIVISION NO. 2
- ▭ TIE POINT NUMBER

TIE	BUILDING LINE TIES	LENGTH	BEARING
PNT A TO PNT 1	402.81'	566°48'19"E	
PNT A TO PNT 2	452.77'	569°33'16"E	
PNT A TO PNT 3	409.22'	564°46'01"E	
PNT A TO PNT 4	458.46'	567°42'00"E	
PNT A TO PNT 5	513.84'	546°21'12"E	
PNT A TO PNT 6	553.95'	590°15'07"E	
PNT A TO PNT 7	413.67'	527°00'36"E	
PNT A TO PNT 8	372.08'	542°02'34"E	
PNT A TO PNT 9	364.79'	543°05'34"E	
PNT A TO PNT 10	377.07'	549°50'21"E	
PNT A TO PNT 11	374.45'	591°25'11"E	
PNT A TO PNT 12	289.13'	559°07'15"E	
PNT A TO PNT 13	284.10'	560°50'34"E	
PNT A TO PNT 14	261.56'	571°00'35"E	
PNT A TO PNT 15	371.23'	547°57'26"E	
PNT A TO PNT 16	290.59'	539°36'48"E	
PNT A TO PNT 17	311.26'	534°54'55"E	
PNT A TO PNT 18	345.23'	527°19'19"E	

NOTES:
1. NEW HAMPSHIRE WAY, BOSTON WAY AND VERMONT AVENUE ARE PRIVATE STREETS AND PUBLIC UTILITY EASEMENTS WHICH WILL BE MAINTAINED BY THE EAST HAMPTON HOME OWNERS ASSOCIATION.
2. LOT 19 WILL CONSIST OF ALL COMMON OWNED AREA AND IS CONSIDERED TO BE AN EASEMENT FOR ALL UTILITY AND DRAINAGE PURPOSES.
3. SOUTH HAMPTON SUBDIVISION NO. 2 WILL ADOPT THE EAST HAMPTON CAPS AND BE INCLUDED IN THE EAST HAMPTON HOME OWNERS ASSOCIATION.



FOUND REBAR & ALUMINUM CAP. OFF # 1999-019108

FOUND BRASS CAP IN WELL
OFF #2007-013439

POINT OF BEGINNING
WEST PARK COMMERCIAL SUBD NO 3

POINT OF BEGINNING
WEST PARK COMMERCIAL SUBD NO 3

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT CHAVALA, INC. AND WENDELL M. STARKE, TRUSTEE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COUNTY, IDAHO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 33 MONUMENTED WITH AN ALUMINUM CAP, SAID POINT LIES NORTH 00° 00' 00" EAST FOR A DISTANCE OF 2641.03 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 33;

THENCE SOUTH 00° 00' 00" WEST FOR A DISTANCE OF 1841 10 FEET ALONG THE WEST BOUNDARY OF SAID SECTION 33;

POINT OF BEGINNING;

THENCE NORTH 00° 25' 17" WEST FOR A DISTANCE OF 172.87 FEET;

THENCE NORTH 18° 34' 59" EAST FOR A DISTANCE OF 15.64 FEET;

THENCE NORTH 07° 19' 31" WEST FOR A DISTANCE OF 99.15 FEET TO A POINT ON THE CENTERLINE OF NEW HAMPSHIRE WAY;

THENCE NORTHEASTERLY CONTINUING ALONG SAID CENTERLINE 89.32 FEET ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 51° 10' 37", AND A LONG CHORD BEARING NORTH 52° 33' 44" EAST FOR A DISTANCE OF 86.38 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE NORTH 26° 58' 26" EAST FOR A DISTANCE OF 40.29 FEET TO THE INTERSECTION OF NEW HAMPSHIRE WAY AND NORTH BOSTON WAY;

THENCE SOUTH 63° 01' 34" EAST ALONG THE CENTERLINE OF NORTH BOSTON WAY FOR A DISTANCE OF 45.85 FEET;

THENCE EASTERLY CONTINUING ALONG SAID CENTERLINE 47.88 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 27° 29' 28" AND A LONG CHORD BEARING SOUTH 78° 46' 18" EAST FOR A DISTANCE OF 40.45 FEET;

THENCE NORTH 86° 28' 59" EAST CONTINUING ALONG SAID CENTERLINE FOR A DISTANCE OF 93.84 FEET TO THE EASTERLY BOUNDARY OF SOUTH HAMPTON SUBDIVISION;

THENCE SOUTH 00° 25' 17" EAST ALONG SAID EASTERLY BOUNDARY FOR A DISTANCE OF 296.71 FEET TO THE SOUTHEAST CORNER OF SOUTH HAMPTON SUBDIVISION;

THENCE SOUTH 85° 34' 43" WEST ALONG THE SOUTHERLY BOUNDARY OF THE SOUTH HAMPTON SUBDIVISION FOR A DISTANCE OF 261.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.76 ACRES, MORE OR LESS.

PURSUANT TO IDAHO CODE 31-3805, CHAVALA, INC. AND WENDELL M. STARKE, TRUSTEE, AS OWNERS, DO HEREBY CERTIFY THAT THE WEEDS, BRUSH, APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN SAID SUBDIVISION WHICH ARE WITHIN THE TWIN FALLS CANAL COMPANY ENTITY HAVE BEEN TRANSFERRED FROM SAID LANDS BY THE OWNER TO THE CITY OF TWIN FALLS.

NEW HAMPSHIRE WAY, BOSTON WAY, AND VERMONT AVENUE ARE PRIVATE STREETS TO BE MAINTAINED BY THE EAST HAMPTON HOME OWNERS ASSOCIATION, THE EASEMENTS INDICATED HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES OR AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINE OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-133A, CHAVALA, INC. AND WENDELL M. STARKE, TRUSTEE, AS OWNERS DO HEREBY STATE THAT THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE EXISTING CITY OF TWIN FALLS, IDAHO WATER SYSTEM AND SAID CITY HAS AGREED IN WRITING, TO SERVE SAID LOTS IN THE SOUTH HAMPTON SUBDIVISION NO. 2 AS SHOWN.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____, 2015.

WENDELL M. STARKE, BY L. 1000 AMES, ATTORNEY-IN-FACT, CHAVALA, INC.

WENDELL M. STARKE, BY L. 1000 AMES, ATTORNEY-IN-FACT, WENDELL M. STARKE, TRUSTEE

APPROVAL OF CITY COUNCIL

I, _____, DEPUTY CLERK FOR THE CITY OF TWIN FALLS, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 2015 THE FOREGOING PLAT OF SOUTH HAMPTON SUBDIVISION NO. 2 WAS DULY ACCEPTED AND APPROVED.

MAYOR

DEPUTY CITY CLERK

APPROVAL OF CITY ENGINEER

I, JACQUELINE D. FIELDS, CITY ENGINEER IN AND FOR THE CITY OF TWIN FALLS, IDAHO, DO HEREBY APPROVE THIS PLAT OF SOUTH HAMPTON SUBDIVISION NO. 2.

JACQUELINE D. FIELDS, P.E., CITY ENGINEER

DATE

CERTIFICATE OF COUNTY TREASURER

I, _____, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO, DO HEREBY CERTIFY THAT REQUIREMENTS OF IDAHO CODE 50-1308, DO NOT APPLY. I HEREBY CERTIFY THAT ANY AND ALL CURRENT AND BELONGENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

COUNTY TREASURER

DATE

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
STATE OF IDAHO)
COUNTY OF TWIN FALLS) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF THE CITY OF TWIN FALLS AT _____ M. THIS _____ DAY OF _____, 2015, IN MY OFFICE AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____ AND _____

DEPUTY

EX-OFFICIO RECORDER

CERTIFICATE OF SURVEYOR

I, BERT J. NOWAK, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT SOUTH HAMPTON SUBDIVISION NO. 2 AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



BERT J. NOWAK

DATE

CERTIFICATE OF COUNTY SURVEYOR

I, RICHARD H. CARLSON, A LICENSED PROFESSIONAL LAND SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY STATE THAT I HAVE CHECKED THE PLAT OF SOUTH HAMPTON SUBDIVISION NO. 2 AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR

DATE

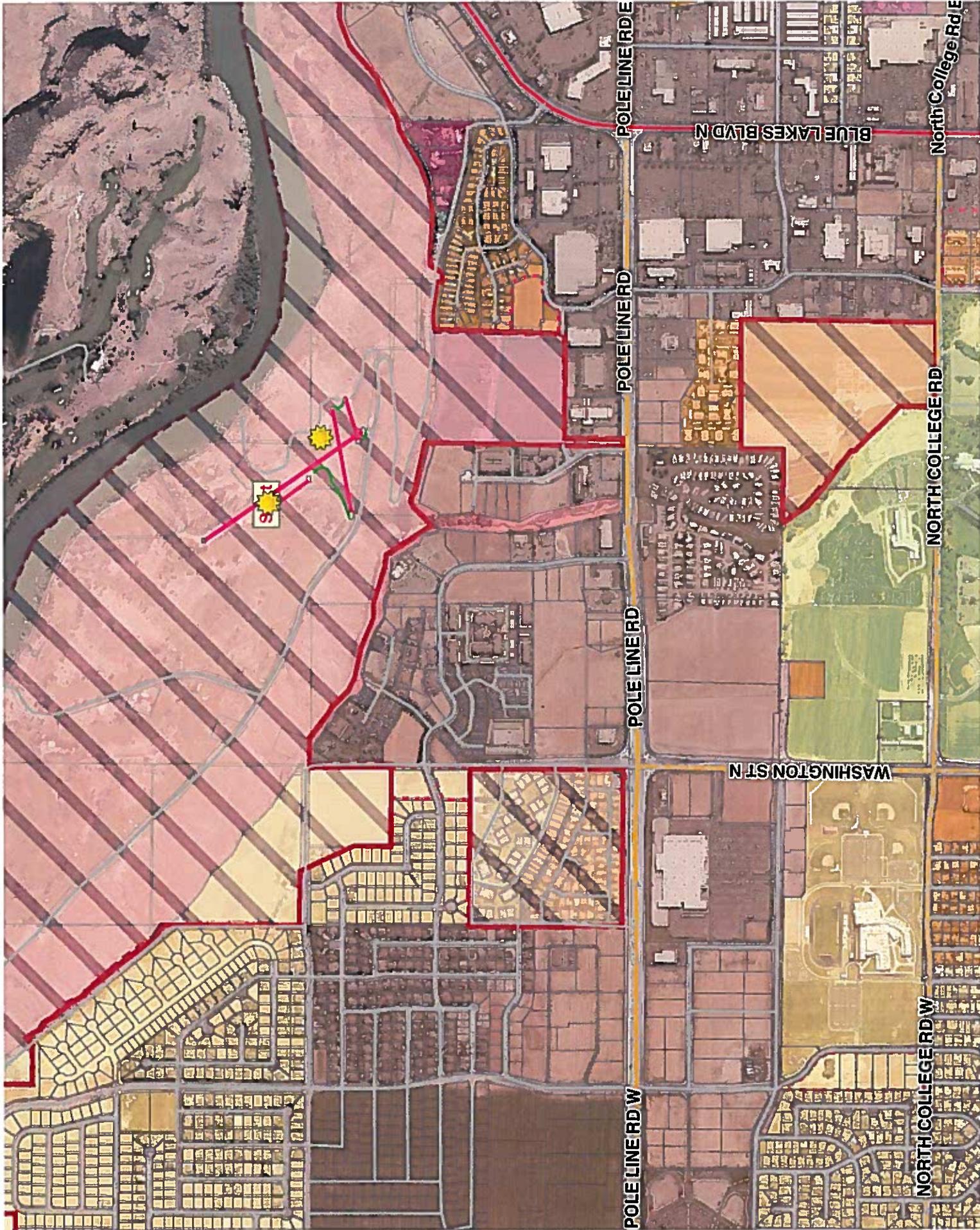
STATE OF IDAHO)
COUNTY OF TWIN FALLS) SS
ON THIS _____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD H. CARLSON KNOWN OR IDENTIFIED TO ME TO BE THE ACTING COUNTY SURVEYOR FOR TWIN FALLS COUNTY, IDAHO THAT EXECUTED WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID COUNTY.

NOTARY PUBLIC FOR IDAHO

RESIDING AT TWIN FALLS, IDAHO

SOUTH HAMPTON SUBDIVISION NO. 2

J-U-B ENGINEERS, INC.
Twin Falls, Idaho





Date: Monday, August 17, 2015
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Curb, Gutter, Sidewalk and Street Deferral Agreement Lot 12 Block 1 and Lot 1 Block 2 South Blue Lakes Vista Subdivision

Time Estimate:

The presentation will take approximately 5 minutes.

Background:

Mr. Pohlman is the owner of the two aforementioned lots and shown in the attached GIS map. The owner wishes to sell the properties to prospective builders and would like to defer construction of Skeem Road until the adjacent subdivisions develop.

Approval Process:

City Code 10-11-5 (B) states the City Engineer may defer construction if the improvement would create a traffic hazard or unusual drainage problem. Staff believes construction of this portion will create a drainage problem due to no other development of curb and gutter in the vicinity.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request. Once adjacent subdivisions develop the cost of Curb, Gutter, Sidewalk, and the road improvements will be required by the City and the owner will have to fulfill the deferral agreement at that time.

Regulatory Impact:

Approval of this request will allow the owner to defer construction until the City Engineer requires construction.

Conclusion:

Staff recommends that the Council approve the request as presented.

Attachments:

1. Location maps
2. Curb, Gutter, Sidewalk, and Street Improvement Deferral Agreement
3. Letter of request
4. Warrantee Deed



CURB-GUTTER AND SIDEWALK AND STREET IMPROVEMENT DEFERRAL AGREEMENT

This Agreement made and entered into this _____ day of _____, 20____, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City", and Jeff Pohlman, hereinafter called "Developer", for the purpose of constructing certain improvements on property sought to be developed at Lot 12 Block 1 + Lot 1 Block 2 South BlueLakes Vista subdivision

WHEREAS, Developer certifies that he is the owner in fee simple or the authorized agent of the owner in fee simple of the real property described on the attached Exhibit "A"; and,

WHEREAS, there is attached hereto and incorporated herein as if the same were set out in full, a certified copy of the deed to the above described real property, marked Exhibit "A", showing ownership of said real property to be in Developer, or, as the case may be, there is attached hereto and incorporated herein as if the same were set out in full, a copy of the deed to the above described real property showing ownership in fee simple in someone other than Developer together with a notarized authorization, signed by the real property owner, authorizing Developer to act on behalf of said real property owner; and,

WHEREAS, Developer desires to develop said real property in the following manner: Future Building Construction; and,

WHEREAS, the Developer is obligated to construct certain improvements, namely curb-gutter and sidewalk and street, pursuant to Title 10, Chapter 11 of the Twin Falls City Code; and,

WHEREAS, the City is authorized, pursuant to Twin Falls City Code Section 10-11-5(B)(2) to defer said improvements; and,

WHEREAS, the City Council on _____ agreed to defer construction of the aforementioned improvements,

WITNESSETH, that for and in consideration of the mutual promises, conditions and covenants contained herein, the parties agree as follows:

I.

City agrees: 1) to defer construction of the required curb-gutter and sidewalk and street until City Engineer Requires, or until such time as the obligation of curb-gutter and sidewalk construction on adjacent property or properties allows the City Engineer to require construction under the conditions specified in City Code Section 10-11-5(B)(2).

II.

Developer agrees to: 1) complete construction of curb-gutter and sidewalk and street on the real property described above when required by the City Council.

III.

Developer further agrees that in the event the Developer fails to complete the aforementioned construction, the City may complete the construction at the City's expense and may file a lien against the aforementioned property for expenses incurred by the City in said construction.

IV.

Developer agrees to pay the total actual cost of all materials, labor and equipment necessary to completely construct all of the improvements required herein and to construct or contract for the construction of all such improvements.

V.

Developer agrees to request in writing that the City Engineer and any other required department of the City make the following inspections and to not proceed with construction

until the required inspection is complete and the work has been approved in writing by the City Engineer or his authorized inspector. All such inspections shall be scheduled fifteen (15) days prior to beginning work and the request for an inspection shall be made one working day before the required inspection. Developer agrees to apply all costs resulting from his failure to properly schedule and request a required inspection or from proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials all as required by the City Engineer.

Required inspections shall include: 1) approval of all materials before inspection; 2) approval of forms and gravel base before pouring any concrete curb-gutter and sidewalk; and 3) approval of finished curb-gutter and sidewalk.

VI.

The Developer agrees to: 1) allow the City full and complete access to the construction; 2) provide all materials necessary to conduct all tests; and 3) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

VII.

Developer agrees to obtain any necessary permits from the Twin Falls Highway District or the State of Idaho Department of Highways prior to construction improvements on their respective rights-of-way if said permits are required by the aforementioned agencies. A certified copy of said permit or the original of said permit shall be submitted to the City prior to beginning construction thereon.

This Agreement shall be recorded and shall bind the parties hereto, their heirs, successors in interest, and lawful assigns.

In the event of a breach of this Agreement, or should legal action of any kind be taken to enforce the provisions hereof, the prevailing party shall be entitled to reasonable attorney fees and cost awarded by the Court.

CITY OF TWIN FALLS, IDAHO

BY _____
Mayor

DEVELOPER
Jeff Pohlman

STATE OF IDAHO

On this _____ day of _____, 20____, before me a notary public in and for said State, personally appeared _____

known to me to be the person who name subscribed to the within instrument, and acknowledged to me that _____ executed the same.

Notary Public
Residing at Twin Falls, Idaho

STATE OF IDAHO

On this 7 day of August, 2015, before me a notary public in and for said State, personally appeared Jeff Pohlman

known to me to be the person who name subscribed to the within instrument, and acknowledged to me that Jeff Pohlman executed the same.

Lisa A Strickland

Notary Public
Residing at Twin Falls, Idaho



I would like to petition for a deferral for Skeem road, which would run North and South along lot #1 block 2 and lot #12 block 1 and intersect with Pheasant road of the South Blue Lakes Vista subdivision.

I would like to begin construction of Pheasant road upon completion of a survey to be able to build on these two lots. Skeem road would be unnecessary since these two lots are accessible by Pheasant road and are the only two lots accessible from Skeem road.

Thank you for your consideration,

Jeff Pohlman

1288 Harmony Road

Twin Falls Idaho, 83301

208-420-6581 -544-0724



6-18-15

Order No. T080317

WARRANTY DEED

TWIN FALLS COUNTY
RECORDED FOR:
TWIN FALLS TITLE
4:19:18 pm 04-18-2008
2008-008809
NO. PAGES: 1 FEE: \$3.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: BHUNTER

For Value Received

GARY T. HUFT and LORRI S. HUFT, Husband and Wife

the grantor(s), do(es) hereby grant, bargain, sell, and convey unto

~~JEFF POHLMAN~~ JEFF POHLMAN, AN UNMARRIED MAN

the grantee(s), whose current address is

1288 HARMONY ROAD , TWIN FALLS, ID 83301

the following described premises, to-wit:

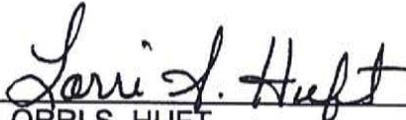
Lot 12 in Block 1, Lot 1 in Block 2 of SOUTH BLUE LAKES VISTA SUBDIVISION, Twin Falls County, Idaho, according to the plat thereof, recorded in Book 12 of Plats, Page 11, in the Office of the County Recorder of said County.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U. S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that he/she/they will warrant and defend the same from all claims whatsoever.

Dated: April 15, 2008



GARY T. HUFT

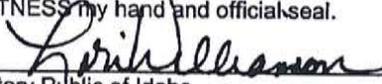


LORRI S. HUFT

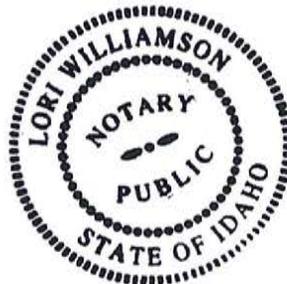
STATE OF IDAHO
: ss
COUNTY OF TWIN FALLS

On This 15th day of April, in the year 2008, before me, a Notary Public in and for said State, personally appeared **GARY T. HUFT and LORRI S. HUFT**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.



Notary Public of Idaho
Residing at Filer, ID
Commission Expires: January 26, 2010





Date: Monday, August 17, 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 Savor Southern Idaho Fundraiser, sponsored by the Twin Falls Area Chamber of Commerce, to be held on Friday, August 21, 2015, from 6:00 p.m. to 8:00 p.m. This event will be held at the Twin Falls Visitor Center, 2015 Neilsen Point Place.

Time Estimate:

Since this is the first time this event will take place at this location, approximately five (5) minutes will be needed to present the request, along with any additional time necessary to answer questions the Council may have.

Background:

Shawn Barigar has submitted a Special Event Application on behalf of the Chamber of Commerce requesting approval for the Savor Southern Idaho Fundraiser for the Twin Falls Area Chamber of Commerce. The event is to be held at the Twin Falls Visitor Center on Friday, August 21, 2015, from 6:00 p.m. to 8:00 p.m. Funds raised will support the Twin Falls Area Chamber and Southern Idaho Tourism in the effort to market visitation to the Twin Falls Area. The event will include foods prepared with local ingredients and beer and wine tasting. A silent auction and a live auction will also be held. A public address system will be used for the emcee and the auction. The public address system will also be used to broadcast music for entertainment. The public address system will be on the patio adjoining the north side of the Visitor Center Building.

This is a ticketed event for those participating. Mr. Barigar anticipates up to 300 people will be in attendance during the festivities.

Jaker's Restaurant will provide and serve the alcohol, which will include beer and wine. Identification will be checked and wristbands will be required. Due to the nature of this event, law enforcement security will not be required.

Approval Process:

Consent of the Council

Budget Impact:

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

Regulatory Impact:

N/A

Agenda Item for August 17, 2015
From Staff Sergeant Dennis Pullin
Page Two

Conclusion:

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

Attachments:

None

DP:aed



Date: Monday, August 17, 2015, Council Meeting
To: Honorable Mayor and City Council
From: Staff Sergeant Ron Fustos, Twin Falls Police Department

Request:

Consideration of a request to approve the “Cruisin’ Magic Valley” Bicycle Ride, sponsored by the Magic Valley Trail Enhancement Committee (MaVTEC). This event is scheduled to be held on Saturday, August 29, 2015, from 7:00 a.m. to 5:00 p.m.

Time Estimate:

The presentation by Staff will take approximately five (5) minutes, along with any additional time needed to answer questions that the Council may have.

Background:

Denise Alexander and Jaime Tigue, on behalf of the Magic Valley Trail Enhancement Committee, have submitted this Special Event Application to host the Cruisin’ Magic Valley Bicycle Ride. This is the first year for this event.

This event includes four heats of substantially different distances: 12, 30, 50 and 100 miles. All routes will start and end at the Twin Falls Visitor Center. Permission from the Twin Falls Area Chamber of Commerce to hold the event on their property has been obtained.

Volunteers will be on hand to help direct riders to the section of the Twin Falls City route which takes riders west on Pole Line Road and out of the City limits. The remainder of the route will take riders on Twin Falls County roads. Twin Falls County Sheriff’s Office personnel have advised me that they have approved this request.

A barbeque will be provided at the conclusion of the ride at the Twin Falls Visitor Center. Magic Valley Brewing Company will be providing beer for sale. The Twin Falls Sandwich Company will have a 10-foot by 10-foot tent set up for sandwich sales. Clif Bar will also have a 10-foot by 10-foot tent and will be giving out free samples.

Proceeds raised will benefit the Canyon Rim Trails via the Twin Falls Community Foundation.

Event organizers predict approximately 100 participants for the event.

Approval Process:

Consent by the Council

Agenda Item for August 17, 2015
From Staff Sergeant Ron Fustos
Page Two

Budget Impact:

This event will not have any budget implications. Bicycle riders will be required to follow all traffic laws.

Regulatory Impact:

N/A

Conclusion:

This Special Event 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 by the City Council as presented.

Attachments:

None

RF:aed



Monday August 17, 2015

To: Honorable Mayor and City Council

From: Mitchel Humble, Deputy City Manager

Request:

Consideration of a request to amend City Code 2-12-3 regarding membership of the Improvement Reimbursement Commission.

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 10 minutes.

Background:

As development occurs within the City, some developers are required to install public improvements, including water lines, sanitary sewer lines, pressurized irrigation lines, and streets, that have a greater capacity than is needed to serve their own development. This oversizing of public improvements is required to allow other properties in the area to tie into those improvements facilitating further orderly development of the City. As those nearby properties develop and tie into the public improvements installed by the first developer, those subsequent developers and property owners may be required to reimburse the first developer for their share of the public improvement that they're tying in to.

The City has adopted rules and regulations governing these reimbursement requests. In 2009, we created the Improvement Reimbursement Commission to assist with the administration of the reimbursement rules and regulations. Since its creation, the Commission has only met a few times because there has not been that many requests for reimbursement. It has been almost two years since the Commission last met. Most members of this Commission have had their terms expire. In fact, there is only one currently seated member of this Commission, Tony Hughes. Staff has been approached by some developers recently indicating that they are getting close to submitting for some reimbursement requests. So, the Commission needs to be ready to address these requests when they are made.

Members of the Commission are appointed by the Mayor and confirmed by the Council. Staff has discussed making appointments to this Commission with the Mayor. Due to the infrequent meeting schedule of the Commission, it has been a difficult one to keep fully staffed. In addition, the Commission has some very specific membership requirements since it deals with sometimes complicated development and financing issues. Members of the Commission are made up of a mix of developers, engineers, surveyors, architects, and residents at large. This Commission is very similar to the Development Impact Fee Advisory Committee in those areas. That Committee also meets infrequently (twice a year), has specific development related and at large membership, and it has also been difficult to keep fully staffed. The July Impact Fee Committee meeting was the first in several years that has a full Committee in attendance.

Given the similarities between the two advisory boards' membership requirements, the similar subject matter, and the difficulties in maintaining membership of both boards, staff and the Mayor are supportive of combining the two boards into one. Councilman Talkington, the Impact Fee Committee liaison, and I presented this proposal to the Impact Fee Committee at their July meeting. The Committee was also supportive of the proposal.

Staff has prepared the attached ordinance for the Council's consideration. City Code 2-12 is the chapter that established the Improvement Reimbursement Commission, defines its membership, and delineates the duties and purpose of the Commission. The attached ordinance leaves all of that in place and simply adds a statement to the membership section allowing the Mayor and Council to appoint the Impact Fee Committee to fulfill the duties of the Improvement Reimbursement Commission. Staff recommends that the Council adopt the attached ordinance as presented.

Approval Process:

Should the Council desire to adopt the attached ordinance at this meeting, a motion to suspend the rules and place the ordinance on third and final reading by title only would be required. That motion requires five affirmative votes to be

approved. If approved and after the title is read into the record, then a simple majority vote of the Council is required to adopt the ordinance.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

As described above, approval of this request will allow the Mayor and Council to appoint the Impact Fee Committee to fulfill the duties of the Improvement Reimbursement Commission.

Conclusion:

Staff recommends that the Council adopt the attached ordinance as presented.

Attachment:

Ordinance No. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING CITY CODE §2-12-3 BY AMENDING THE MEMBERSHIP REQUIREMENTS OF THE IMPROVEMENT REIMBURSEMENT COMMISSION.

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

Section 1: That Twin Falls City Code §2-12-3 regarding the membership of the Improvement Reimbursement Commission is amended as follows:

2-12-3: MEMBERSHIP:

“There shall be seven (7) voting members of the improvement reimbursement commission to be appointed by the mayor and confirmed by the members of the city council. Members on the commission shall be actively engaged in the profession of community development. Members are more specifically to be appointed from the following organizations or professions: two (2) members from the development community; two (2) members that are engineers, surveyors or architects; and three (3) members at large. In addition to the seven (7) voting members, there shall be two (2) nonvoting ex officio members of the commission: city council member appointed by the mayor and city engineer or designated representative. The members of the commission established under this section shall be residents of the city unless this residency requirement is specifically waived by the council. At the discretion of the Mayor and with approval by the Council, the Development Impact Fee Advisory Committee may be appointed to fulfill the duties of the Improvement Reimbursement Commission, notwithstanding the membership described above.”

PASSED BY THE CITY COUNCIL , 2015.

SIGNED BY THE MAYOR , 2015.

MAYOR

ATTEST:

DEPUTY CITY CLERK



Monday August 17, 2015

To: Twin Falls City Council

From: Don Hall, Mayor

Request:

Consideration of a request to remove all members of the Improvement Reimbursement Commission and to appoint the Development Impact Fee Advisory Committee to fulfill the duties of the Improvement Reimbursement Commission.

Time Estimate:

The anticipated total time for the presentation and questions is estimated at 5 minutes.

Background:

The prior item on tonight's agenda dealt with the membership requirements for the Improvement Reimbursement Commission and the ability for the Mayor and Council to appoint the Impact Fee Committee to fulfill the duties of that Commission. There is still one active member of that Commission, Tony Hughes. Tony is also an active member of the Impact Fee Committee. So, if the Council appoints the Impact Fee Committee to fulfill the duties of the Improvement Reimbursement Commission, then Tony, with his experience on that Commission, will still be able to fulfill those duties. However, before the Council can appoint the Impact Fee Committee to act as the Improvement Reimbursement Commission, Tony must be removed from that Commission. His removal from the Commission is in no way a reflection of his performance or attendance. It is a necessary procedural step in order to assign those duties to the Impact Fee Committee. Tony has been a valuable member of the Commission, and we are fortunate that he is on the Impact Fee Committee so that we can take advantage of his experience as the Impact Fee Committee assumes those duties.

The second part of this request is to appoint the Impact Fee Committee to fulfill the duties of the Improvement Reimbursement Commission. The Impact Fee Committee has full membership now. The Committee also has similar membership to the Improvement Reimbursement Commission, with a mix of developers, builders, engineers, architects, and at large residents. The Committee members will be able to step into the Reimbursement duties with little effort. The current Impact Fee Committee members include:

Brad Wills – developer	Gerald Martens – engineer/ developer	Nathan Bishop – builder
Chad Debie – builder	Jennifer Jensen – at large	Susan Petruzzelli – electrical contractor
Colby Ricks – architect	John Bonnett – at large	Tony Hughes – builder

I am confident that the Committee is well suited to fulfill the Reimbursement duties. I recommend that the Council appoint the Development Impact Fee Advisory Committee to fulfill the duties of the Improvement Reimbursement Commission.

Approval Process:

This request has two parts, each requiring its own motion and vote. First, a simple majority vote is required to remove all members of the Improvement Reimbursement Commission. Second, a simple majority vote is required to appoint the Development Impact Fee Advisory Committee to fulfill the duties of the Improvement Reimbursement Commission.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of this request will provide a fully staffed Improvement Reimbursement Commission.

Conclusion:

Approval to remove all members of the Improvement Reimbursement Commission and to appoint the Development Impact Fee Advisory Committee to fulfill the duties of the Improvement Reimbursement Commission.



Date: Monday, August 17, 2015
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Consideration of a request to award a Contract to ECS Environmental Solutions in the amount of \$98,580.00 for a Biotower System to be located on Canyon Springs Road adjacent to the Perrine Coulee.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

In the design effort to reduce the odors associated with the drop line down Canyon Springs Road, the City has put together a procurement package for a Biotower system to be located adjacent to the concrete box at the bottom of Canyon Springs Road. The City received 4 bids and CH2MHill is recommending we enter into a contract with the low bidder, ECS Environmental Solutions.

Approval Process:

City Council authorizes Staff to sign the contract with ECS.

Budget Impact:

Combination of unexpected portion of CH2MHill Contract rebate and waste water reserves.

Regulatory Impact:

Approval of this request will allow the staff to sign the contract and work to progress.

Conclusion:

Staff recommends that the Council approve the request as presented.

Attachments:

1. Bid Tabulation
2. Bid Form
3. CH2MHill recommendation letter
4. Vicinity Map

OWNER: City of Twin Falls
 PROJECT: Wastewater Collection System Odor Control Canyon Springs - Blotower System
 BID OPENING: Friday, July 17, 2015, 3:00 pm
 ENGINEER: CH2M HILL

DESCRIPTION	Engineer's Estimate		Bidder		Bidder		Bidder		
	CH2M HILL	Evoqua Water Technologies LLC	Azzuro	BIOREM	ECS Environmental Solutions	Unit Price	Line Total	Unit Price	Line Total
1 Bid Signed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
2 Addenda Acknowledged (None)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
3 7.1.1. Bid Security (Bond or Check)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
4 7.1.2. List of Suppliers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
5 7.1.3. Bidder Qualifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
6 7.1.4. Legal Disclosure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
5.1 Total Lump Sum Bid Price	\$196,130	\$152,587.00	\$157,834.00	\$121,900.00	\$98,580.00 (with tax)				

NOTE TO BIDDER: Use ink for completing this Bid Form.

BID FORM

1. BID RECIPIENT.

1.1. This Bid is submitted to:

Buyer: City of Twin Falls

Address: 321 Second Avenue East, PO Box 1907, Twin Falls, ID 83303-1907

Project: Twin Falls Wastewater Collection System Odor Control –
Procurement Package: Biotower System

1.2. Undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into a Contract with Buyer in the form included in Bidding Documents to furnish Goods and Special Services as specified or indicated in Bidding Documents for the prices and within the times indicated in this Bid and in accordance with other terms and conditions of Bidding Documents.

2. BIDDER'S ACKNOWLEDGEMENTS.

2.1. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with disposition of Bid security. Bid will remain subject to acceptance for 60 days after Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Buyer.

3. BIDDER'S REPRESENTATIONS.

3.1. In submitting this Bid, Bidder represents that:

3.1.1. Bidder has examined and carefully studied Bidding Documents, related data identified in Bidding Documents, and the following Addenda, receipt of all of which is hereby acknowledged.

<u>Addendum No.</u>	<u>Addendum Date</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>
<u>NA</u>	<u>NA</u>

BIOTOWER/CARBON TWO-STAGE ODOR CONTROL SYSTEM

3.1.2. Bidder has visited the Point of Destination and Site where the Goods are to be installed or Special Services will be provided and become familiar with and is satisfied as to the observable local conditions that may affect cost, progress, or furnishing of Goods and Special Services if required to do so by Bidding Documents, or if, in Bidder's judgment, any local condition may affect cost, progress, or the furnishing of Goods and Special Services.

3.1.3. Bidder is familiar with and is satisfied as to Laws and Regulations in effect as of the date of the Bid that may affect cost, progress, and furnishing of Goods and Special Services.

3.1.4. Bidder has carefully studied and correlated information known to Bidder; information commonly known to Sellers of similar goods doing business in the locality of the Point of Destination and the Site where the Goods will be installed or where Special Services will be provided; information and observations obtained from Bidder's visits, if any, to the Point of Destination and the Site where the Goods will be installed or Special Services will be provided; and any reports and drawings identified in the Bidding Documents regarding the Point of Destination and the Site where the Goods will be installed or where Special Services will be provided, with respect to the effect of such information, observations, and documents on the cost, progress, and performance of Seller's obligations under Bidding Documents.

3.1.5. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in Bidding Documents, and written resolution thereof by Engineer is acceptable to Bidder.

3.1.6. Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for furnishing Goods and Special Services for which this Bid is submitted.

4. BIDDER'S CERTIFICATIONS

4.1. Bidder certifies that:

4.1.1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;

4.1.2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;

4.1.3. Bidder has not solicited or induced any individual or entity to refrain from bidding; and

4.1.4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.1.4:

4.1.4.1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;

4.1.4.2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Buyer, (b) to establish Bid prices at artificial noncompetitive levels, or (c) to deprive Buyer of the benefits of free and open competition;

4.1.4.3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Buyer, a purpose of which is to establish Bid prices at artificial, noncompetitive levels; and

4.1.4.4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process.

5. BASIS OF BID.

5.1. Lump Sum Price: Bidder will furnish the Goods and Special Services in accordance with the Contract Documents for the following price(s) which include all taxes:

LUMP SUM PRICE	\$ <u>93,000.00</u>
IDAHO STATE SALES TAX (6%)	\$ <u>NA</u>
TOTAL LUMP SUM BID PRICE	\$ <u>93,000.00</u>

COLLECTION SYSTEM ODOR CONTROL
PROCUREMENT PACKAGE:

CITY OF TWIN FALLS, ID

BIOTOWER/CARBON TWO-STAGE ODOR CONTROL SYSTEM

5.2. Review of Goods and Services (check one box):

- Manufacturer and Product is listed in the technical specification.
- Manufacturer and Product is not listed in the technical specifications. Bidder is requesting a review of manufacturer and product as an "Or Equal". "Or Equal" data to be provided by Bidder as required in the Instructions to Bidders.

6. TIME OF COMPLETION.

6.1. Bidder agrees that furnishing of Goods and Special Services will conform to schedule set forth in Agreement.

6.2. Bidder accepts the provisions of the Agreement as to liquidated damages.

7. ATTACHMENTS TO THIS BID.

7.1. The following documents are attached to and made a condition of this Bid:

7.1.1. Required Bid security in the form of Bid Bond with form provided.

7.1.2. List of Proposed Major Suppliers, materials, and supplies furnished with equipment.

7.1.3. Required Bidder qualifications statement with supporting data.

7.1.4. Disclosure of any legal claim regarding a patent of other intellectual property that would affect the Supplier's ability to provide the required Goods or Special Services.

8. DEFINED TERMS.

8.1. Terms used in this Bid with initial capital letters have meanings stated in the Instructions to Bidders, General Conditions, and the Supplementary Conditions.

9. BID SUBMISSION.

9.1. This Bid submitted by:

An Individual

Name (*typed or printed*): _____

CITY OF TWIN FALLS, ID

COLLECTION SYSTEM ODOR CONTROL
PROCUREMENT PACKAGE:
BIOTOWER/CARBON TWO-STAGE ODOR CONTROL SYSTEM

By (signature): _____

Doing Business As: _____

Business Address: _____

Phone No.: _____ Facsimile: _____

E-mail Address: _____

A Partnership

Partnership Name: ECS Environmental Solutions (SEAL)

By:  _____
(Signature of general partner - attach evidence of authority to sign)

Name (typed or printed): Jeff Jones

Business Address: 2201 Taylor's Valley Road
Belton, TX 76513

Phone No.: 254-933-2270 Facsimile: 254-933-2212

E-mail Address: 'jeff.'jones@ecs-env.com

A Corporation

Corporation Name: _____

State of Incorporation: _____

Type (General Business, Professional, Service, Limited Liability): _____

By: _____
(Signature - attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____ (CORPORATE SEAL)

COLLECTION SYSTEM ODOR CONTROL
PROCUREMENT PACKAGE:
BIOTOWER/CARBON TWO-STAGE ODOR CONTROL SYSTEM

CITY OF TWIN FALLS, ID

Attest: _____
(Signature of Corporate Secretary)

Business Address: _____

Phone No.: _____ Facsimile: _____

E-mail Address: _____

A Limited Liability Company (LLC)

LLC Name: _____

State in Which Organized: _____

By: _____
(Signature – attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Business Address: _____

Phone No.: _____ Facsimile: _____

E-mail Address: _____

A Joint Venture

First Joint Venture Name: _____ (SEAL)

By: _____
(Signature of joint venture partner – attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

CITY OF TWIN FALLS, ID

COLLECTION SYSTEM ODOR CONTROL
PROCUREMENT PACKAGE:
BIOTOWER/CARBON TWO-STAGE ODOR CONTROL SYSTEM

Business Address: _____

Phone No.: _____ Facsimile: _____

E-mail Address: _____

Second Joint Venture Name: _____ (SEAL)

By: _____
(Signature of joint venture partner – attach evidence of authority to sign)

Name *(typed or printed)*: _____

Title: _____

Business Address: _____

Phone No.: _____ Facsimile: _____

E-mail Address: _____

END OF SECTION



CH2M [Boise]
322 E Front Street
Suite 200
Boise, ID 83702
208.345.5310
www.ch2m.com

Troy Vitek, Assistant City Engineer
City of Twin Falls, Idaho
Engineering
324 Hansen St. E
Twin Falls, ID 83303

July 28, 2015

RE: CITY OF TWIN FALLS – Biotower Odor Control System Procurement

Dear Troy,

CH2M has reviewed the bids for the Biotower Odor Control procurement package in response to the Invitation to Bid. Bids were received from four companies as indicated on the attached bid tabulation sheet.

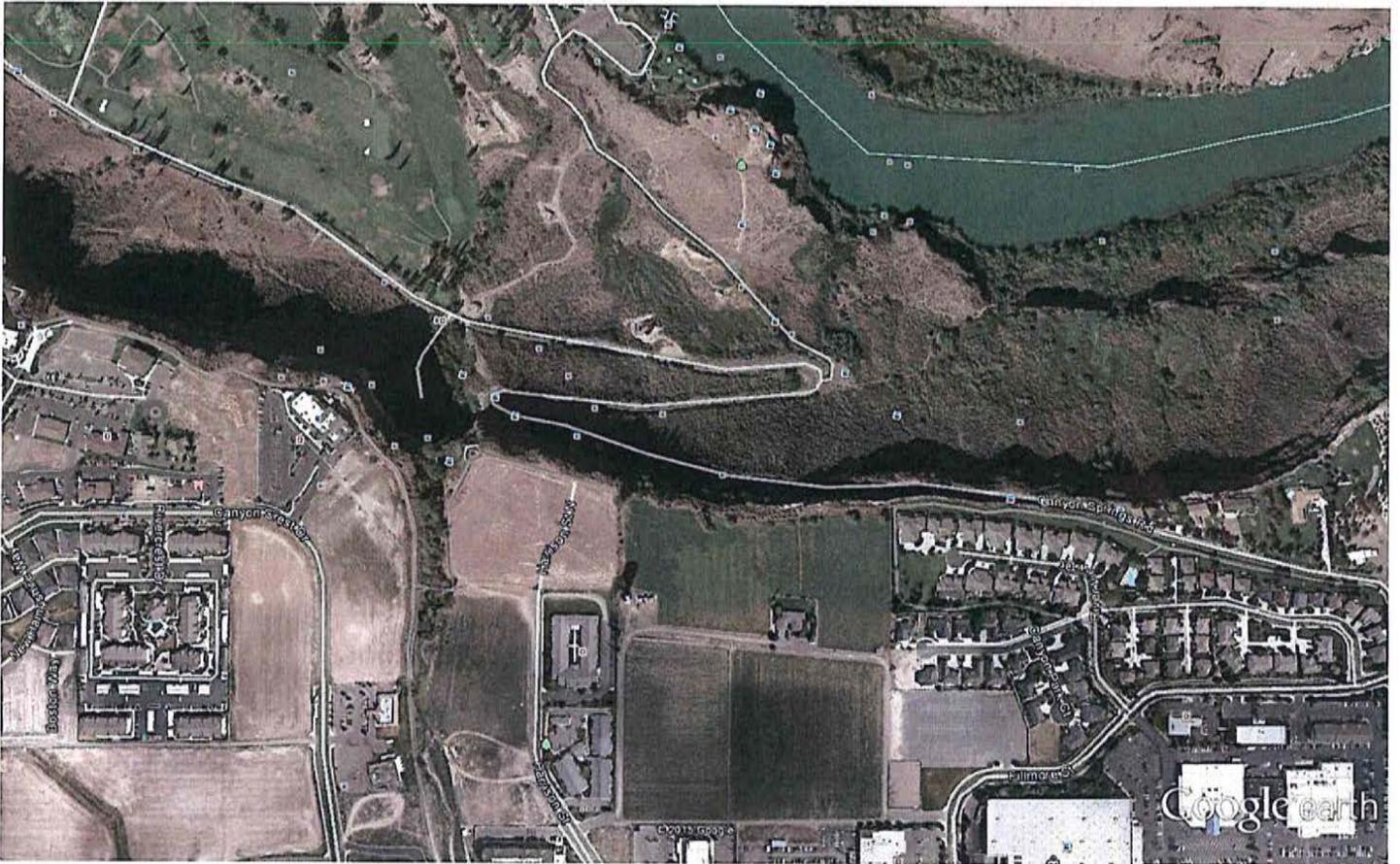
Also attached is a proposed letter announcing the intent to award the procurement contract to ECS Environmental Solutions. Once you have reviewed and signed the letter, we will forward to each vendor. Delivery of the letter to each of the qualified firms will start the beginning of the seven-day protest period.

Sincerely,

CH2M

A handwritten signature in blue ink, appearing to read 'Stacey Lamer', with a long horizontal line extending to the right.

Stacey Lamer, P.E.
Project Manager



Google earth

feet
meters





Date: Monday, August 17, 2015
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Presentation of an update of the Waste Water treatment plant Construction.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

Summary of Work



Launder forming and RAS pump station floor



Media filling IFAS basin

Package 1
Completed

Package 2
Substantial completion of Milestone 1 was achieved through Partial Utilization for completion of work associated with the IFAS necessary to increase plant capacity to 13 MGD.

The certificate of Occupancy was received for the blower building. Exterior site work adjacent to the structure is continuing.

Milestone 2 (16MGD)

The secondary clarifier is progressing. Reinforcing and forming of the exterior wall is progressing. The Yard piping and utility work continues and must be done in conjunction with timing of other treatment shut downs.

Aeration Basin 1 has been transferred to the new IFAS system, Aeration Basin 2 work is currently in progress and once that is completed, Aeration Basin 3,&4 will be transferred over to the IFAS.

The UV station is complete and W3 pump station is near completion.

Financial Summary

Contractor Billings

	PSI Package 1	RSCI Package 2
Base Contract Value	\$2,093,189.00	\$17,963,307
Change Orders To Date	(135,306.00)	\$657,348
Revised Contract Value	\$1,957,883.00	\$18,620,655
Billings through July 31	\$1,957,883	\$13,286,009

Remaining to be billed	\$0	\$5,334,646
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Contractor Change Orders

Package 1

No additional change orders since package is closed.

Package 2

Additional permit fees, Rain Event Repair \$8,995.00

Piping and grading revisions \$317,650.00

Submersible Mixer Upgrades \$132,218.00

PLC revisions \$4,969.00

Transformer Location and Axial Pump Revisions \$5,719.00

W3 Relocation, Blower Building Header Beam \$24,610.00

Flex Pipe, Weather Extension, Gate Extension, Water Main installation \$128,255.00

W3 Access on IFAS Basins \$34,932.00

Pending Change Orders

Package 2

Outstanding PCO's \$40,219

Work Change Directives

WCD 2-009 Revise Stair Elevation at IFAS to coincide with landing elevation

WCD 2-010 Modify west Blower Building door canopy support

WCD 2-011 Add receptacles to IFAS basin

Open Issues:

There are two significant issues impacting the completion of work defined under Milestone 1.

Deliver and installation of the guardrail on the IFAS basin is required to achieve substantial completion to maintain a safe operating environment. Partial Occupancy of Milestone 1 with existing temporary handrail was approved. The contractor was able to achieve the operational requirements of Milestone 1, 13 MGD flow accordingly. The guardrail was delivered this month and is currently being installed.

Testing of the air blower system did not meet performance requirements for low flow rates. The contractor and Engineer are currently collaborating on a solution where the system will meet the necessary performance requirements. Once a solution is known, a plan to complete the balance of Milestone 1 work will be implemented. Concurrently, as indicated above, Partial Utilization for Milestone 1 was approved to operate Train 1 (the east half of the IFAS basin) meeting the 13 MGD operational requirements of Milestone 1. The plastic IFAS media delivered for operation of train 2 is currently being stored on site until startup of the remaining portions of the IFAS basin.

Conclusion:

N/A

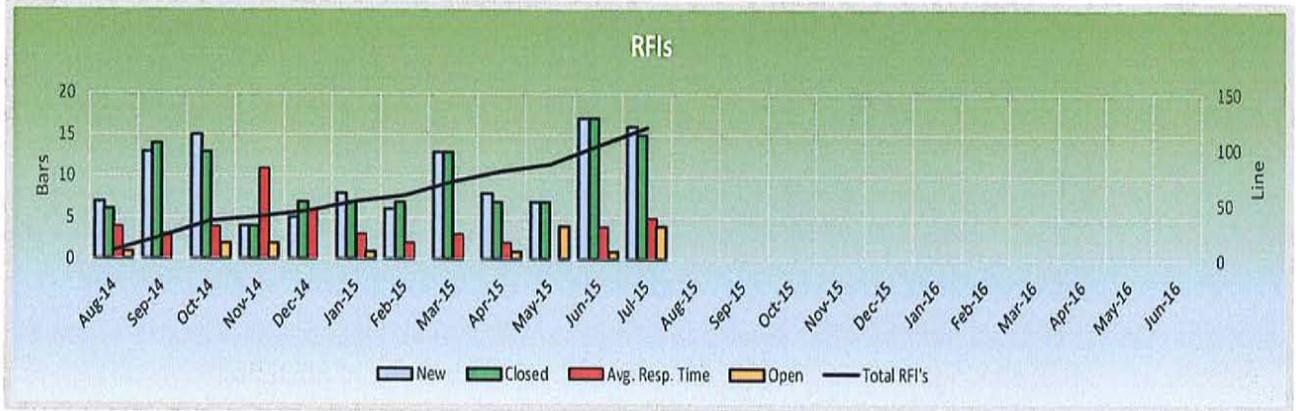
Attachments:

RFI's and Submittal's graphs

Services during Construction

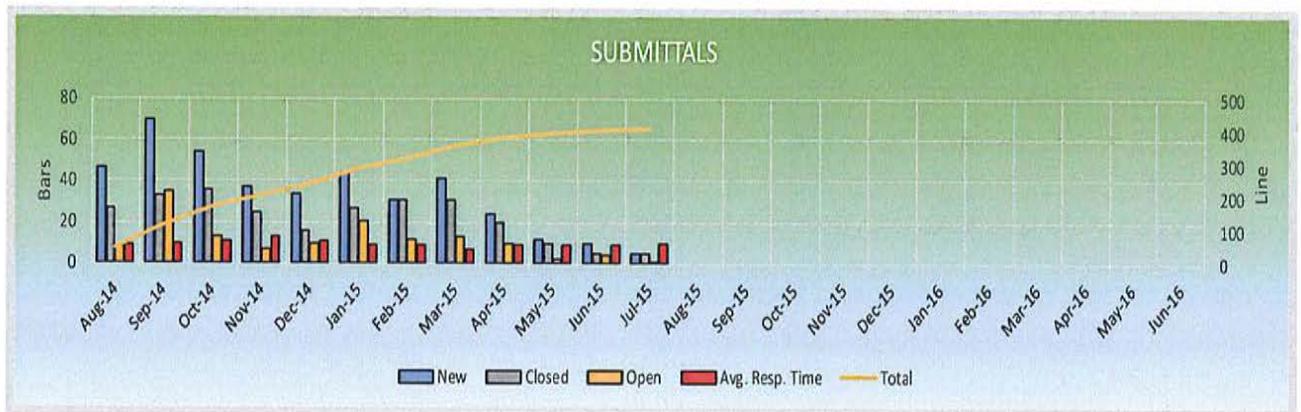
RFI's

A total of 119 RFI's have been received through this month. Average turnaround time for all RFI responses is 4 days. A summary of RFI activity is shown in the following chart.



Submittals

409 submittals have been received through the end of this month. Average turnaround time for all submittal responses is 9 days. A summary of submittal activity is shown in the following chart.





Date: Monday, August 10, 2015
To: Honorable Mayor and City Council
From: Travis Rothweiler, City Manager

Request

A presentation of the City Manager's Recommended Budget for FY 2016 followed by citizen input.

Time Estimate

The estimated amount of time this item will take is 20 minutes plus time to answer questions.

Background:

Over the course of the past several weeks, the City's leadership and department head teams have presented elements of the FY 2016 City Manager's Recommended Budget. The Recommended Budget addresses the need to protect the long-term future of the community, primarily in the areas of public safety, preservation of public infrastructure, and in delivering sustainable government that aligns with the demands of today, while ensuring the ability to rapidly respond to growth. This proposal is balanced, complete, sustainable, strategically driven, and represents our continued commitment to prudent fiscal management, effective service delivery, sustainability, and transparency.

The total net budget for FY 2016 is \$60,765,948, an increase of \$3,683,759, or 6.45% compared to the 2015 fiscal year adopted net budget of \$57,082,189. Of the total FY 2016 Recommended Budget, \$33,647,257 funds the Government Fund departments and \$27,118,691 is in the Enterprise Fund, or business-like funds. In 2015, the City appropriated \$33,506,273 in the Government Fund and \$23,575,916 in the Enterprise Funds.

It only requires the City to collect 1.5% more property tax revenue compared to the amount collected in FY 2015. This equates to an additional \$264,935. By not taking the full 3% statutorily provided for revenue adjustment, the City Manager will add to its overall foregone balance. There are no rate increases to water and sewer services. The monthly bill paid by the City's residential customers will decrease by \$0.56 per month per customer, or -3.3%.

This is the seventh consecutive and eleventh overall meeting the budget has been a topic of discussion at a City Council meeting. No action will be taken tonight. The first action that is scheduled to be taken on August 10, 2015, at which time the City Council will adopt the preliminary budget – or maximum budget – for FY 2016. The official public hearing and final adoption of the FY 2016 is scheduled to occur on August 24.

Tonight is the last of the individual presentations and will focus on how the recommended budget for FY 2016 is connected to the City's 2030 Strategic plan, with special emphasis on Focus Area 6.

Connection to the City's 2030 Strategic Plan

The City views its planning and operations in a strategic manner. Our fiscal, operational and organizational strategies are governed and directed by the City's 2030 Strategic Plan. The Strategic Plan has a series of vision statements, that when viewed collectively, will allow us to create and maintain an accessible, healthy, learning, environmental, responsible, prosperous, and secure community with a strong internal organization designed to be able to meet the needs of our citizens, businesses and visitors. The Strategic Plan is divided into eight, equally important focus areas: a *Healthy Community*, a *Learning Community*, a *Secure Community*, an *Accessible Community*, an *Environmental Community*, a *Prosperous Community*, a *Responsible Community*, and recognition of the importance of the *Internal Organization*. For each focus area, there is a description of the vision for that topic in the year 2030. To review the vision descriptions, please see the City of Twin Falls 2030 Strategic Plan.

Focus Area 6– Prosperous Community

A consistent commitment ensuring community residents have access to employment that supports personal and family well-being has resulted in a robust economy based upon the traditional agricultural base of the region as well as an expanded economic base from new fields of endeavor. A balanced focus by a variety of regional partners on preparing the local labor force to effectively function in an era of changing skill requirements as well as on-going investment in required infrastructure has allowed locally based businesses to expand as their business needs dictate while accommodating new industries and businesses into the marketplace. Twin Falls has continued to serve as the regional retail and professional service center for South Central Idaho and North East Nevada.

Personnel – One new position is recommended in this budget to help achieve the objectives within Focus Area 6, a Planner I.

This position will help the Planning Department adopt and maintain Codes regarding downtown redevelopment design and parking regulations. The justification for the Planner I position is included above in Focus Area 1

Capital Projects – Aerial Mapping Update (\$30,000), Airport Utility Plan (\$30,000), and the Airport Strategic Capital Plan Project (\$1,066,667).

How much more will City Services Cost?

In addition to understanding the levels of services and the amount of improvements programmed in the budget, it is also important that we recognize the impact this proposal has on our citizens and taxpaying shareholders.

The table below illustrates the impact the City Manager’s Recommended Budget will have on the taxpayers residing or doing business in Twin Falls. For the average customer, the Recommended Budget has a total maximum impact of -\$0.32 per month or -\$3.89 per year.

	FY 2015 Adopted Budget	FY 2016 Recommended Budget	Difference
Property Tax	Tax Rate of: \$7.66/\$1,000 tax value	Tax Rate of: \$7.72/\$1,000 tax value (Maximum)	
Median Valued Home (Owner Occupied). \$144,300 in FY 2015 \$144,000 in FY 2016	\$553.01 <i>annual</i>	\$555.84 <i>annual</i>	\$2.83 <i>annual</i>
Utility Bills			
Average Residential Customer Consumption of:			
<i>Water - 18,000 gallons</i>	\$38.01	\$38.01	\$0.00
<i>Sewer - 8,000 gallons</i>	\$24.74	\$24.74	\$0.00
<i>Sanitation & Recycling</i>	\$17.18	\$16.62	-\$0.56
Monthly Total of Property tax and Utility Bills	\$126.01 <i>monthly</i>	\$125.69 <i>monthly</i>	-\$0.32 <i>monthly</i>

Specifically, the Recommended Budget:

- The annual property tax on a median-value home in Twin Falls may increase to a maximum of \$2.83 annually or by about \$0.24 per month. This would equate to a 0.51% increase. However, it is important to note the total taxable value is subject to refinement by the Twin Falls County Assessor's.
- The total monthly utility bill for the average resident in Twin Falls is expected to decrease. The Recommended Budget maintains the current water and sewer rates unchanged. The global sanitation rate will decrease for the City's residential customers by \$0.56 per month or \$6.72 annually.

Approval

There is no action or approval process at this time. The next action will occur on August 24, 2015 at 6:00 p.m. when the City Council holds the official public hearing and considers an ordinance adopting the 2016 Fiscal Year Budget.

Budget Impact:

There are no budgetary or financial impacts from the conversation.

Regulatory Impact:

There is no regulatory impact.

Attachments

1. Recommended Budget for FY 2015 can be found online.