



CITY OF TWIN FALLS, IDAHO

SPECIAL MEETING NOTICE

* * * *

The Twin Falls City Council will meet at 3:30 p.m., on Monday, December 7, 2015, for a roundtable discussion of possible upcoming issues of the 2016 Legislative Session.

The regular meeting will follow at 5:00 p.m.

Leila A. Sanchez

Deputy City Clerk/Recording Secretary



AGENDA
Meeting of the Twin Falls City Council
Monday, December 7, 2015
City Council Chambers
305 3rd Avenue East - Twin Falls, Idaho

3:30 P.M.

CONFIRMATION OF QUORUM		
	Purpose	By:
<p>Attendees to include:</p> <ul style="list-style-type: none"> • Members of the local Idaho Legislative Delegation • City of Twin Falls Council Members • City Staff Members <p style="text-align: center;">Agenda</p> <ul style="list-style-type: none"> • Welcome and Introductions • Roundtable discussion of possible upcoming issues of the 2016 Legislative Session. • Discussion of local delegation's perspective. • Final Thoughts. 	<p>Discussion</p> <p>Discussion</p>	<p>Led By City Staff Members with input from City Council Members</p> <p>Members of the Local Delegation</p>
5:00 P.M.		
<p>PLEDGE OF ALLEGIANCE TO THE FLAG CONSIDERATION OF THE AMENDMENTS TO THE AGENDA PROCLAMATIONS: None GENERAL INPUT</p>		
<p>I. <u>CONSENT CALENDAR:</u></p> <ol style="list-style-type: none"> 1. Consideration of a request to approve the Accounts Payable for December 1 through December 7, 2015. 2. Consideration of a request to approve the November 30, 2015, City Council Minutes. 3. Consideration of a request to approve the liquor license transfer for Europe Bar and Deli, 769 Filer Avenue, Twin Falls, Idaho. 4. Consideration of a request to approve a Curb-Gutter & Sidewalk Improvement Deferral Agreement for property located at 295 Grandview Drive for Robert D. Adams. 5. Consideration of a request to approve a Street and Utility Improvement Deferral Agreement for property located at 2705 E. 4025 N. for the Twin Falls School District #411. 6. Consideration of a request to approve a Curb-Gutter Sidewalk & Driveway Approach Deferral Agreement for 2716 Addison Avenue East for Forrest L. and Elizabeth R. LeBaron. 	<p>Action</p> <p>Action</p> <p>Action</p> <p>Action</p> <p>Action</p> <p>Action</p>	<p>Sharon Bryan</p> <p>Sharon Bryan</p> <p>Sharon Bryan</p> <p>Troy Vitek</p> <p>Troy Vitek</p> <p>Troy Vitek</p>
<p>II. <u>ITEMS FOR CONSIDERATION:</u></p> <ol style="list-style-type: none"> 1. Introduction of newly promoted Budget Coordinator, Shayne Carpenter and Account Specialist, Janie Higgins. 2. Introduction of newly promoted Wastewater Collection Supervisor, Doug Gonzales. 	<p>Presentation</p> <p>Presentation</p>	<p>Lorie Race</p> <p>Jon Caton</p>

3. Introduction of the new Airport Supervisor, Matt Barnes.	Presentation	Bill Carberry
4. Consideration of a request to adopt an ordinance vacating a portion of utility easements within the Eldridge Commercial Subdivision located north of the intersection of Eldridge Avenue & Madrin Street	Action	Rene'e V. Carraway-Johnson
5. Public input and/or items from the City Manager and City Council.		
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
6:00 P.M. - None		
IV. <u>PUBLIC HEARINGS:</u>		
V. <u>ADJOURNMENT:</u>		

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

Twin Falls City Council-Public Hearing Procedures for Zoning Requests

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

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

COUNCIL MEMBERS:

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



MINUTES

**Meeting of the Twin Falls City Council
November 30, 2015
City Council Chambers
5:00 P.M. - 305 3rd Avenue East -Twin Falls, Idaho**

1. Executive Session Idaho Code § 74-206(1) a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **CONFIRMATION OF QUORUM**
4. **CONSIDERATION OF THE AMENDMENTS TO THE AGENDA**
5. **PROCLAMATIONS: None**
6. **GENERAL PUBLIC INPUT**

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for November 17- 30, 2015.
2. Consideration of a request to approve the November 16, 2015, City Council Minutes.
3. Consideration of a request to approve a liquor license for Stonehouse and Company located at 330 4th Avenue South.
4. Consideration of a request to approve the Curb-Gutter Avigation Easement located at 3074 E 3400 N for Robert J. Rowe.
5. Consideration of a request to approve the City Council Schedule of Regular Meetings/Public Hearings Year 2016.

II. ITEMS FOR CONSIDERATION:

1. Consideration of a request to accept the canvass of the November 3, 2015, Twin Falls Municipal Election.
2. Consideration of a request to confirm the City Manager's appointment of Craig Kingsbury as the City of Twin Falls Police Chief.
3. Consideration of a request to confirm the appointments to the Canyon Springs Road Reconstruction Project Advisory Committee.
4. Consideration of a request to replace three dispatch consoles and two repeaters for a total cost of \$153,155.49.
5. Consideration of a request to adopt a resolution declaring Municipal Code Corporation (MCCI) as sole source supplier for the purchase of Laserfiche software upgrades.
6. Consideration of a request to adopt a resolution declaring the City's intent to dispose of real property and setting a date for a public hearing.
7. Consideration of a request to amend City Code 3-9-9 regarding liquor sales, service, and consumption restrictions at licensed businesses.
8. 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

V. ADJOURNMENT TO:

1. Executive Sessions per Idaho Code § 74-206(1) c) To acquire an interest in real property which is not owned by a public agency; and, § 74-206(1) b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, individual agent or public school student.

Present: Suzanne Hawkins, Don Hall, Chris Talkington, Greg Lanting, Shawn Barigar, Nikki Boyd and Ruth Pierce

Mayor Hall opened the meeting at 4:00 P.M.

1. Executive Session Idaho Code § 74-206(1) a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.

MOTION:

Councilmember Talkington made the motion to adjourn to Executive Session Idaho Code § 74-206(1) a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0

Present: Suzanne Hawkins, Don Hall, Chris Talkington, Greg Lanting, Shawn Barigar, Jim Munn

Absent: Rebecca Mills Sojka

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Information Communication Technology Manager Kathy Markus, Assistance City Engineer Troy Vitek, Deputy City Clerk Sharon Bryan

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Hall called the meeting to order at 5:00 P.M. He asked all present, who wished, to recite the pledge of Allegiance to the Flag.

CONFIRMATION OF QUORUM

A quorum is present

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

PROCLAMATIONS: None

GENERAL PUBLIC INPUT – None

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for November 17- 30, 2015.
2. Consideration of a request to approve the November 16, 2015, City Council Minutes.
3. Consideration of a request to approve a liquor license for Stonehouse and Company located at 330 4th Avenue South.
4. Consideration of a request to approve the Curb-Gutter Avigation Easement located at
5. 3074 E 3400 N for Robert J. Rowe.

6. Consideration of a request to approve the City Council Schedule of Regular Meetings/Public Hearings Year 2016.

MOTION:

Vice Mayor Hawkins moved to approve the Consent Calendar as presented. 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. Consideration of a request to accept the canvass of the November 3, 2015, Twin Falls Municipal Election.

Deputy City Clerk reviewed the election results.

MOTION:

Councilmember Munn moved to accept the canvass of the November 3, 2015 Twin Falls Municipal Election. 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. Consideration of a request to confirm the City Manager's appointment of Craig Kingsbury as the City of Twin Falls Police Chief.

City Manager Rothweiler asked the Council to confirm the appointment of Craig Kingsbury as the Police Chief.

Craig Kingsbury thanked Council.

Councilmember Talkington said that Kingsbury is a good fit for the City of Twin Falls.

MOTION:

Councilmember Talkington moved to confirm the appointment of Craig Kingsbury as the City of Twin Falls Police Chief. The motion was seconded by Councilmember Munn. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

Mayor Hall said that he has full confidence in Craig Kingsbury as the new Police Chief for the City of Twin Falls.

3. Consideration of a request to confirm the appointments to the Canyon Springs Road Reconstruction Project Advisory Committee.

Assistant City Engineer Vitek explained the process that selection committee went through. He asked that the following appointments be made for the Canyon Springs Road Reconstruction Project Advisory Committee: Rick Novacek, Dave McCullom, Jamie Tigue, Linda Roberts, Katie Breckenridge, John Leazamiz, Tony Mannen, Jim Olsen and Todd Schwartz.

Councilmember Munn said that Todd Schwartz, College of Southern Idaho, is a manager of Mayor Hall and himself. He said that legal counsel said that there is not a conflict of interest for them to vote on the Canyon Springs Road Reconstruction Project Advisory Committee.

Council discussed the following:

- Good variety of candidates.
- Several different resources – recreational, and access issues with Canyon.
- Committee has ownership and challenges.
- Time frame expiration date 2 years.

MOTION:

Councilmember Barigar moved to confirm the appointments to the Canyon Springs Road Reconstruction Project 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

Consideration of a request to replace three dispatch consoles and two repeaters for a total cost of \$153,155.49.

Information Communication Technology Manager Markus said that the dispatch consoles and repeaters are past end of life and do not meet today's communications requirements. Information Communication Technology Manager Markus would like to replace three dispatch consoles and two repeaters.

A discussion ensued on the following:

911 reserves funds
Competitive bidding clarification
Why equipment was not updated sooner.
Emergency situation.
Process to change out equipment, and train dispatchers.

MOTION:

Councilmember Lanting moved to replace three dispatch consoles and two repeaters for a total cost of \$153,155.49. The motion was seconded by Councilmember Barigar. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

4. Consideration of a request to adopt a resolution declaring Municipal Code Corporation (MCCi) as sole source supplier for the purchase of Laserfiche software upgrades.

Information Communication Technology Manager Markus reviewed resolution declaring Municipal Code Corporation as a sole source supplier for the purchase of laserfiche software upgrades.

MOTION:

Councilmember Talkington moved to adopt Resolution 1952 declaring Municipal Code Corporation as sole source supplier for the purchase of laserfiche software upgrades. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

5. Consideration of a request to adopt a resolution declaring the City's intent to dispose of real property and setting a date for a public hearing.

Deputy City Manager Humble reviewed request to adopt Resolution 1953 declaring the City's intent to dispose of real property and setting a date for a public hearing using visuals.

City Manager Rothweiler explained the public hearing process.

Councilmember Talkington asked that this is real property not land itself?

Deputy City Manager Humble said it is land itself.

Vice Mayor Hawkins asked if this would be on the website and Facebook page so that people can submit comment.

Deputy City Manager Humble said that it will be on the website and Facebook page.

MOTION:

Councilmember Lanting moved to adopt Resolution 1953 as presented. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

6. Consideration of a request to amend City Code 3-9-9 regarding liquor sales, service, and consumption restrictions at licensed businesses.

Mayor Hall explained that this is an information hearing and could go to a public hearing at a later Council meeting.

Deputy City Manager Humble reviewed amending City Code 3-9-9 to allow the sale, service, or consuming of liquor at a licensed business location on Memorial Day, Thanksgiving, and Election Days.

A discussion ensued on the following:

- Beer and wine can be serviced on Memorial Day, Thanksgiving and Election Days.
- History on the alcohol sales existing ordinance.

Councilmember Barigar explained that businesses approached him on changing Code to allow liquor sales on Memorial Day, Thanksgiving and Election Day.

Debbie Urrutia owner of The Cove said that on Election Day liquor sales is confusing.

MOTION:

Councilmember Barigar made a motion to set a public hearing for December 14, 2015 to discuss the amendment to City Code 3-9-9 to allow the sales, service, or consuming of liquor at a licensed business location on Memorial Day, Thanksgiving, and Election Day. The motion was seconded by Councilmember Munn. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

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

Dave Moore, 230 Coronado, thanked City for putting in a 4 way stop at Blue Lakes and Orchard.

Councilmember Lanting asked that the two students in the audience come up and introduce themselves.

Scott Ward, Boy Scout working on merit badge for Eagle Scout award.
Brittany Ward – Government Student

City Manager Rothweiler reminded Council that next week Council meeting will start at 3:30 p.m. to meet with Legislators.

City Manager Rothweiler said that University of Virginia will be in town next week and will be holding a meeting on the One City Concept on Thursday, December 10, 2015 at 2:30 p.m.

2. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Mayor Hall asked if Council would like to participate in the Light Parade on Friday, December 4, 2015.

City Manager Rothweiler will arrange for Council to ride on the Fire Truck.

IV. PUBLIC HEARINGS: 6:00 P.M. – None

V. ADJOURNMENT TO:

1. Executive Sessions per Idaho Code § 74-206(1) c) To acquire an interest in real property which is not owned by a public agency; and, § 74-206(1) b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, individual agent or public school student.

Councilmember Barigar made the motion to adjourn to Executive Session Idaho Code § 74-206(1) c) To acquire an interest in real property which is not owned by a public agency; and, § 74-206(1) b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, individual agent or public school student. 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

Meeting adjourned at 6:02 p.m.

Sharon Bryan, Deputy City Clerk



Date December 7, 2015, City Council Meeting

To: Honorable Mayor and City Council

From: Sharon Bryan, Deputy City Clerk

Request: Approval of a liquor license transfer for Europe Bar and Deli, 769 Filer Avenue, Twin Falls, Idaho

Time: Consent Calendar

Background: Application transfer liquor license

Budget Impact: N/A

Regulatory Impact: City and State Code Compliance

Conclusion: Staff recommends approval of the license on the condition they get their State License.

Attachments: License Application.



ALCOHOL LICENSE APPLICATION

BUSINESS NAME Denise Cardoso (individual) STATE LICENSE # 14063
(Please attach a copy of your state license)

DOING BUSINESS AS Europe Bar and Deli, LLC

BUSINESS ADDRESS 769 Filer Ave, Twin Falls, ID 83301

LEGAL DESCRIPTION OF PLACE OF BUSINESS See attached Exhibit "A"

Lot _____ Block _____ Subdivision _____

MAILING ADDRESS _____

CONTACT PERSON _____ PHONE # _____

			<i>(Check)</i>
BEER:	<i>Bottled for consumption off the premises only</i>	(\$ 50.00)	_____
	<i>Bottled for consumption on premise</i>	(\$ 150.00)	_____
	<i>Bottled & Draught for consumption on premises</i>	(\$200.00)	_____
WINE:	<i>Retail Sales for consumption off premises only</i>	(\$200.00)	_____
	<i>Wine by the Drink for consumption on premises only</i>	(\$200.00)	_____
LIQUOR:	<i>Liquor license & fees cover wine license & fees</i>	(\$562.50)	✓

As provided by the laws of the City of Twin Falls, Idaho for the term ending **June 30, 20**_____ tendered herewith is the license fee of \$ 55.00 . (Ordinance #2708)

APPLICANT IS AN INDIVIDUAL () PARTNERSHIP (_____) CORPORATION (_____)

IF A PARTNERSHIP, NAME ALL PARTNERS: (PLEASE PRINT)

NAME: Denise Cardoso RESIDENCE: _____

NAME: _____ RESIDENCE: _____

NAME: _____ RESIDENCE: _____

IF A CORPORATION OR ASSOCIATION, NAME ALL OFFICERS:

NAME: _____ ADDRESS: _____
TITLE: _____

NAME: _____ ADDRESS: _____
TITLE: _____

NAME: _____ ADDRESS: _____

TITLE: _____
NAME: _____ ADDRESS: _____
TITLE: _____

DATE OF INCORPORATION OR ORGANIZATION 07-20-2012

PLACE OF INCORPORATION OR ORGANIZATION Idaho

PRINCIPAL PLACE OF BUSINESS IN IDAHO Twin Falls

OWNER OF PREMISES (Please Print) Samir Saltaga and Sandra Levh Saltaga

NAME OF PERSON WHO WILL MANAGE BUSINESS OF SELLING BEER AT RETAIL:
(Please Print) Denise Cardoso

(IF A PARTNERSHIP, ALL PARTNERS NEED TO SIGN)

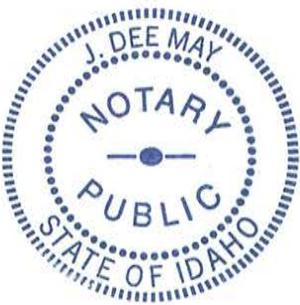
SIGNATURE OF APPLICANT [Redacted]
NAME (Please Print) [Redacted] BIRTHDATE: [Redacted]
RESIDENCE OF APPLICANT [Redacted]
LENGTH OF RESIDENCE IN IDAHO [Redacted]

SIGNATURE OF APPLICANT _____
NAME (Please Print) _____ BIRTHDATE: _____
RESIDENCE OF APPLICANT _____
LENGTH OF RESIDENCE IN IDAHO _____

SIGNATURE OF APPLICANT _____
NAME (Please Print) _____ BIRTHDATE: _____
RESIDENCE OF APPLICANT _____
LENGTH OF RESIDENCE IN IDAHO _____

SIGNATURE OF APPLICANT _____
NAME (Please Print) _____ BIRTHDATE: _____
RESIDENCE OF APPLICANT _____
LENGTH OF RESIDENCE IN IDAHO _____

Subscribed and sworn to before me this 9th day of July, 2015.



[Handwritten Signature]
Notary Public for Idaho
Residing at: Twin Falls
Notary Expiration Date: 11/18/17

EXHIBIT "A"

Europe Bar and Deli, LLC
679 Filer Avenue, Twin Falls, Idaho

A parcel of land beginning at a point 275.00 feet North of the Southeast corner of said Lot 4, WARBURG CARRICO TRACT NUMBER 2, Twin Falls County, Idaho, according to the official plat thereof recorded in Book 1 of Plats, page 59, records of said County:

THENCE West 99.15 feet;

THENCE North 142.10 feet;

THENCE West 1.34 feet;

THENCE North 57.90 feet;

THENCE East 100.49 feet;

THENCE South 200.00 feet;

SUBJECT TO: Restrictive Covenants affecting property described in Schedule A hereof dated September 23, 1959, recorded September 25, 1959, as Instrument No. 486560, in Book 26 of Miscellaneous, page 186, records of Twin Falls County, Idaho.

CITY CODE TITLE 3, CHAPTER 9 – LIQUOR LICENSE

1. Fill License application out completely.

2. LICENSE FEE:

Liquor

\$562.50

Transfer of ownership fees

\$ 50.00

3. Copy of current State License.

4. If a partnership all partners need to sign application.

5. All signatures need to be notarized.



Date: Monday, December 7, 2015
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Curb-Gutter & Sidewalk Improvement Deferral Agreement – 295 Grandview Drive for Robert D. Adams.

Time Estimate:

The presentation will take approximately 5 minutes.

Background:

The property owner wishes to remodel an accessory building. A building permit would require frontage improvements, such as curb-gutter & sidewalk installation. This property is located in an area that does not have curb-gutter & sidewalk. Due to the nature of this area and the fact that there is no adjoining curb & gutter to tie into, placing curb & gutter may cause drainage issues.

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 curb & gutter at this location is not warranted.

Budget Impact:

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

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. Site Photos
2. Curb-Gutter and Sidewalk Deferral Agreement
3. Property Deed



295 Grandview Dr

Grandview-Dr
N-2800-E Rd

Winding Trail

© 2015 Google

Google earth

413 ft

1992

Imagery Date: 9/8/2013 42°33'40.44" N 114°29'53.83" W elev 3709 ft eye alt 5598 ft





© 2015 Google

© 2015 Google

Google earth

5 ft

Report a problem

CURB-GUTTER AND SIDEWALK IMPROVEMENT DEFERRAL AGREEMENT

This Agreement made and entered into this 28th day of May, 2015, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City", and Robert D. Adams, hereinafter called "Developer", for the purpose of constructing certain improvements on property sought to be developed at 295 Grandview Dr.

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: Remodel Steel building into bedrooms; and,

WHEREAS, the Developer is obligated to construct certain improvements, namely curb-gutter and sidewalk, 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 until N/A, 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 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.

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 on 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.

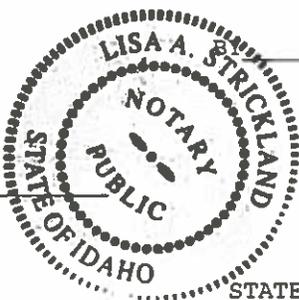
In the event of a breach of this Agreement, or should legal action of any kind be taken to enforce the provisions hereof, the prevailing party shall be entitled to reasonable attorney fees and cost awarded by the Court.

CITY OF TWIN FALLS, IDAHO

Mayor

DEVELOPER

Robert O. Adams



STATE OF IDAHO

STATE OF IDAHO

On this 28 day of May, 2015, before me a notary public in and for said State, personally appeared Robert Adams

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 Robert Adams executed the same.

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

Lisa A. Strickland
Notary Public
Residing in Boone County
Expires 8/25/18

Notary Public
Residing in _____
Expires _____

TWIN FALLS COUNTY
Recorded for:
VICKI ADAMS
2:53:09 PM 04-10-2015
2015-005483
No. Pages: 1 Fee: \$ 10.00
KRISTINA GLASCOCK
County Clerk
Deputy: JDFDYAN

QUIT CLAIM DEED

DARRYL

For value received, Robert ~~Darryl~~ Adams and Vicki Lynn Adams, husband and wife County of Twin Falls, State of Idaho hereby CONVEYS, GRANTS AND FOREVER QUIT CLAIMS unto Robert ~~Darryl~~ Adams and Vicki Lynn Adams, husband and wife, whose current address is: 295 Grandview Drive, Twin Falls Idaho 83301, the following described parcel of land:

A parcel of land located in the NW1/4NW1/4 of Section 17, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho and more particularly described as follows:

TOWNSHIP 10 SOUTH
RANGE 17 EAST

SECTION 17: (1.074 ACRES)

COMMENCING at the Northwest corner of said Section 17, from which the West One Quarter (W1/4) corner of Section 17 bears South 00°56'35" East-2682.44 feet, THENCE from the Northwest corner of Section 17 on a bearing of South 00°56'35" East along the West boundary of the NW1/4 of Section 17 for a distance of 1122.33 feet to the TRUE POINT OF BEGINNING:

THENCE North 88°37'20" East for a distance of 412.87 feet;
THENCE South 00°56'35" East parallel with the West boundary of the NW1/4 of Section 17 for a distance of 80.00 feet;
THENCE South 88°37'20" West for a distance of 88.25 feet;
THENCE South 62°03'32" West for a distance of 111.80 feet;
THENCE South 88°37'20" West for a distance of 225.00 feet to a point on the West boundary of the NW1/4 of Section 17;
THENCE North 00°56'35" West along the West boundary of the NW1/4 of Section 17 for a distance of 130.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO:

- 1-A 25.0 foot wide county road easement along the West boundary of the before described parcel.
- 2-All other easements and right-of-ways of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, and the Grantee's heirs and assigns forever.

Dated: 4-10-15

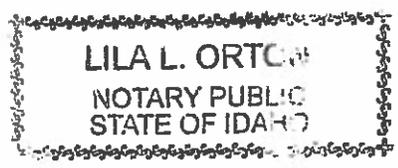
Robert Darryl Adams Vicki Lynn Adams
Robert Darryl Adams Vicki Lynn Adams
Darryl Darryl RDA

STATE OF IDAHO

COUNTY OF TWIN FALLS

On this 10 day of April, 2015, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Robert Darryl Adams + Vicki Lynn Adams known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

[Signature]
Notary Public
Residing at: Twin Falls
My commission expires: 10/26/18



TWIN FALLS COUNTY
Recorded for:
VICKI ADAMS
2:53:30 PM 04-24-2015
2015-006366
No. Pages: 1 Fee: \$ 10.00
KRISTINA GLASCOCK
County Clerk
Deputy: DWRIGHT



Date: Monday, December 7, 2015
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Street & Utility Improvement Deferral Agreement – 2705 E 4025 N for the Twin Falls School District #411.

Time Estimate:

The presentation will take approximately 5 minutes.

Background:

The property owner wishes to subdivide the property to transfer ownership of Lot 1, Block 1 (Sunway Soccer Complex) to the City of Twin Falls. Subdividing this property requires street and utility improvements. The School District is requesting deferral from these improvements at this time.

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.

Budget Impact:

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

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. Site Photos
2. Street & Utility Improvement Deferral Agreement
3. Property Deed



N College Rd W

Misty Meadows Trail

Starlight Loop

Terra Ave

Sunnybrook Ave

Sunny Brook Ave

White Birch Ave

Silver Creek

Castlewood Dr

Falls Ave W

Rice Cir

Sunflower Ln

W Wildflower Ln

N 2700 E

1132 ft

© 2015 Google

Google Earth



© 2015 Google
© 2015 Google

Google earth

Report a problem 7 ft



© 2014 Google

© 2015 Google
© 2015 Google

Google earth



© 2015 Google
© 2015 Google

Google earth

5 ft

Report a problem

© 2014 Google

© 2014 Google



© 2015 Google

© 2015 Google

Google earth

4 ft

Report a problem

STREET AND UTILITY 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 Twin Falls School District #411, hereinafter called "Developer", for the purpose of constructing certain improvements on property sought to be developed at 2705 East 4025 North.

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: Subdividing property so they can transfer ownership of Lot 1 (Sunway Soccer Park) to City; and,

WHEREAS, the Developer is obligated to construct certain improvements, namely streets, curb and gutter, sidewalk and utilities on Falls Avenue West, Sunway, Creekside Way, and North College Road West, pursuant to Title 10, Chapter 11 and 12 of the Twin Falls City Code; and,

WHEREAS, the City is authorized, pursuant to Twin Falls City Code Section 10-11-1 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 streets, curb and gutter, sidewalk and utilities until _____, or until such time as the obligation of street construction on adjacent property or properties allows the City Engineer to require construction under the conditions specified in City Code Section 10-11-1.

II.

Developer agrees to: 1) complete construction of streets 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.

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

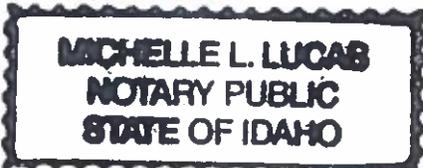
W. Bernard Jansen

STATE OF IDAHO

On this 1st day of July, 2015, before me a notary public in and for said State, personally appeared W. Bernard Jansen

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

Michelle L. Lucas
Notary Public
Residing in Twin Falls
Expires 8-13-18



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 in _____
Expires _____

Twin Falls School District # 411
201 Main Ave West
Twin Falls, Idaho 83301

**** SPACE ABOVE FOR RECORDER ****

TWIN FALLS COUNTY
Recorded for:
EHM ENGINEERS
10:19:13 AM 07-06-2015
2015-010870
No. Pages: 1 Fee: \$ 10.00
KRISTINA GLASCOCK
County Clerk
Deputy: DWRIGHT

WARRANTY DEED

FOR VALUE RECEIVED **TWIN FALLS SCHOOL DISTRICT #411**, hereinafter called the grantor, hereby grants, bargains, sells and conveys unto **Twin Falls School District #411**,

hereinafter called grantee, whose address is: 201 Main Ave. West, Twin Falls, Idaho 83301, the following described premises, in **Twin Falls County, Idaho**, to-wit:

Lots 1, Block 1, **SUNWAY CONVEYANCE PLAT**, Twin Falls County, Idaho, according to the official plat thereof recorded as Instrument No. 2015-004500, recorded on March 26, 2015, records of Twin Falls County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that are free from all encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: June 29, 2015

TWIN FALLS SCHOOL DISTRICT 411, Twin Falls County, Idaho

BY: *Bernard Jansen*
Bernard Jansen - Twin Falls School District Chairman

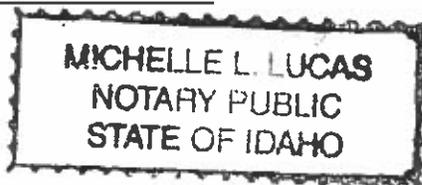
* * * * *

STATE OF IDAHO
County of Twin Falls

On this 1st day of July 2015, before me, a Notary Public in and for said State, personally appeared Bernard Jansen, known or identified to me to be the School Board Chairman of Twin Falls County School District No. 411, Twin Falls County, State of Idaho and known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same on behalf of said School District No. 411, Twin Falls County, State of Idaho.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

Michelle Lucas
Notary Public for Idaho
Residing at: *Twin Falls*
Commission expires: *8-13-18*





Date: Monday, December 7, 2015
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Curb-Gutter-Sidewalk & Driveway Approach Improvement Deferral Agreement – 2716 Addison Avenue East for Forrest L. LeBaron & Elizabeth R. LeBaron.

Time Estimate:

The presentation will take approximately 5 minutes.

Background:

The property owner wishes to develop the property into a Mini Storage Facility. A building permit would require frontage improvements, such as curb-gutter-sidewalk & driveway installation. This property is located in an area that does not have curb-gutter & sidewalk. Due to the nature of this area and the fact that there is no adjoining curb & gutter to tie into, placing curb & gutter may cause drainage issues.

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 curb & gutter at this location is not warranted at this time.

Budget Impact:

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

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. Site Photos
2. Curb-Gutter-Sidewalk & Driveway Approach Improvement Deferral Agreement
3. Property Deed



N

© 2015 Google

Google earth

175 ft

1992

Imagery Date: 9/8/2013 42°33'44.53" N 114°25'40.51" W elev 3773 ft eye alt 4557 ft



WATER & SEWER SERVICE

Water Valley
WATER & SEWER SERVICE



©2015 Google

©2015 Google

©2015 Google

©2015 Google

©2015 Google

©2015 Google

© 2015 Google

© 2015 Google

Google earth

5 ft

CURB-GUTTER-SIDEWALK & DRIVEWAY APPROACH 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 Forrest L. LeBaron & Elizabeth R. Lebaron, hereinafter called "Developer", for the purpose of constructing certain improvements on property sought to be developed at 2716 Addison Avenue East.

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: Mini Storage Facility; and,

WHEREAS, the Developer is obligated to construct certain improvements, namely curb-gutter-sidewalk & driveway approach, 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-sidewalk & driveway approach until _____, or until such time as the obligation of curb-gutter-sidewalk and driveway approach 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-sidewalk & driveway approach 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.

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-sidewalk & driveway approach; and 3) approval of finished curb-gutter-sidewalk & driveway approach.

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 City of Twin Falls 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


STATE OF IDAHO

On this 1 day of December, 2015, before me a notary public in and for said State, personally appeared Forrest L. LeBaron

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



Notary Public
Residing in Idaho County
Expires 8/25/18

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 in _____
Expires _____

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
260 Third Avenue North
Twin Falls, ID 83301

TWIN FALLS COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - TWIN FA
09:04:36 AM 09-05-2014
2014015019
NO. PAGES 2 FEE: \$13.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: BH
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **506996-TF (1b)**

Date: **August 14, 2014**

For Value Received, **Crudup Campbell Howard and Carol Collene Howard as Trustees of The C.C. Howard Living Trust**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Forrest L. LeBaron and Elizabeth R. LeBaron, husband and wife**, hereinafter called the Grantee, whose current address is **246 9th Ave N, Twin Falls, ID 83301**, the following described premises, situated in **Twin Falls County, Idaho**, to-wit:

TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO SECTION 14: THAT PART OF THE NW¼NE¼, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT 40 FEET SOUTH AND 375 FEET WEST OF THE NORTHEAST CORNER OF THE NW¼NE¼ OF SAID SECTION;
THENCE SOUTH 957.5 FEET PARALLELING THE EAST BOUNDARY LINE OF SAID NW¼NE¼
THENCE NORTHWESTERLY ALONG THE TWIN FALLS CANAL COMPANY IRRIGATION LATERAL 288.8 FEET;
THENCE NORTH 738 FEET PARALLELING SAID EAST BOUNDARY;
THENCE EAST 250 FEET PARALLEL WITH AND 40 FEET SOUTH OF THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.**

EXCEPT THAT PORTION OF SAID SECTION DESCRIBED AS:

**BEGINNING AT A POINT 40 FEET SOUTH AND 375 FEET WEST OF THE NORTHEAST CORNER OF SAID NW¼NE¼;
THENCE SOUTH 300 FEET;
THENCE WEST 125 FEET;
THENCE NORTH 300 FEET;
THENCE EAST 125 FEET TO THE POINT OF BEGINNING.**

AND EXCEPT

**TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO SECTION 14; BEGINNING AT THE NORTHEAST CORNER OF THE NW¼NE¼;
THENCE SOUTH 00°00' EAST 40.0 FEET, MORE OR LESS, TO A ½-INCH REBAR;
THENCE NORTH 90°00' WEST (BASIS OF BEARING), 375.40 FEET TO A 3/4 -INCH IRON PIPE WHICH IS THE REAL POINT OF BEGINNING;
THENCE NORTH 89°55'36" WEST 124.96 FEET TO A ½-INCH REBAR;
THENCE SOUTH 2°41'20" EAST 5.12 FEET;
THENCE SOUTH 00°21'04" EAST 158.27 FEET;
THENCE SOUTH 89°55'36" EAST 1.38 FEET;
THENCE SOUTH 00°54'31" EAST 45.55 FEET;
THENCE NORTH 89°49'13" WEST 1.86 FEET;
THENCE SOUTH 00°10'47" WEST 9.57 FEET;**



Date: Monday, December 7, 2015

To: Honorable Mayor and City Council

From: Lorie Race, CFO

Request:

This is a presentation, announcing two promotions in the City's Finance Department.

Time Estimate:

I will give a brief background on each employee, and introduce them to the Council. This presentation should take less than 5 minutes.

Background:

At the end of September, the City's Budget Coordinator, Pat Lehmann, retired after almost 33 years of service. Shayne Carpenter was an internal candidate, and was promoted to that position at the end of September.

Shayne's promotion caused a vacancy that was filled by another internal candidate, Janie Higgins.

Budget Impact:

None.

Regulatory Impact:

None.

Conclusion:

None.

Attachments:

None



Date: Monday, December 7, 2015
To: Honorable Mayor and City Council
From: Jon Caton, P.E., Public Works Director

Request:

Introduction of the newly promoted Wastewater Collection Supervisor, Doug Gonzales.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

Doug Gonzales, was originally from Gooding, Idaho and previously worked for the City of Gooding Public Works for 18 years. During this time he gained a great deal of knowledge and experience working within several different disciplines including: Streets, Water, Sewer, Wastewater Treatment, Sanitation and Stormwater. Doug wanted to move to Twin Falls in order to be closer to family and accepted a position with the City of Twin Falls Wastewater Collection department in 2007. Since then, Doug has been a dedicated member of Public Works and I am very excited to be placing him in a position of greater responsibility. His Public Works experience is both diverse and well-seasoned; he will add a great deal to our team.

Doug has a few hobbies including music. In fact, he is the lead singer in the local band, "Dirty Johnny". His band has had the honor for opening for Lynyrd Skynyrd, Count's 77, Grand Funk, and recently opened for the CLIF Bar Corporate Band at the Twin Falls Beer festival.

Approval Process:

NA

Budget Impact:

NA

Regulatory Impact:

NA

Conclusion:

NA

Attachments:

NA



December 7, 2015 City Council Meeting

To: Honorable Mayor and City Council

From: Bill Carberry, Airport Manager

Request:

Consideration of a request to welcome Matt Barnes as the new Airport Supervisor

Background:

Matt Barnes was born and raised in Twin Falls, ID.

He graduated Twin Falls High School and went on to attain an AA degree in liberal arts from CSI in 2004.

He was first hired to work at the airport in 2005 as a part time Airport Operator and moved to full time in 2006. Matt was promoted to a Senior Airport Operator in 2010.

Matt always took advantage of formal training opportunities to include:

Airport Safety and Operations Specialist School

Airfield Pavement Markings & Signage

Airfield Wildlife Hazard Mitigation and Bird Strike Committee Membership

Matt has progressively taken on more areas of responsibility to include developing training curriculums, long term planning, acting as a liaison to regulatory agencies, and coordinating emergency drills and safety awareness programs.

Conclusion:

Staff appreciates the effort Matt has invested in himself and the department and we congratulate and welcome him into his new role as Airport Supervisor.

Attachments:

Matt Barnes Resume

Matt Barnes



Summary of Qualifications

Strong familiarity with Airport Operations and Maintenance. Successfully initiated new processes at the Airport. Supervised the Airport team during special events and projects. Participated in Long Term Planning and Airport budget planning. Strong understanding of the One City concept.

Core Competencies

Airport Operations/ Maintenance	Emergency Management	Risk Mitigation
Equipment Operation	Project Planning	Coordinate Training
Building and Ground Maintenance	Customer Service	Public Speaking

Professional Experience

City of Twin Falls Airport Maintenance Operator October 2005 - Present

- Current member of the Airport Operations/Maintenance team.
- Shadowed Federal Aviation Administration certification inspector Lynn Deardorff, by invitation, during her annual inspection of Gowen Field in Boise, ID.
- Performed many supervisory tasks when asked by management such as:
 - Managed the completion of an update to the terminal that included the restrooms and restaurant.
 - Led the team during the 2014 airshow including setup, takedown, and during the show.
 - Successfully implemented several new programs such as wildlife observation, electronic NOTAM filing, and Airport recycle program.
 - Created training curriculum for Airport personnel and FAA personnel who access Twin Falls Airport.
 - Budget planning.
 - Successfully prepared for and conducted FAA certification inspections in 2013 and 2014.
 - Assisted in the planning and conducting of the 2013 full scale emergency drill exercise.
- Airport team member during the 2008 and 2012 airshow which included the Navy's Blue Angels.

Matt Barnes



Professional Experience(cont.)

- Completed several training seminars and conferences such as:
 - Basic and Advanced Airport Safety and Operations Specialist Schools.
 - Airport pavement markings for movement and non movement areas.
 - Airport Wildlife Hazard Mitigation.
 - Bird Strike Committee USA.
 - Attended 4-day L.E.A.D. course in Twin Falls in December 2014 conducted by UVA.

Education

College of Southern Idaho Associate of Arts: Liberal Arts 2004
Twin Falls, ID

Technical Skills

Familiar with operation and light maintenance of several pieces of heavy equipment like loaders, dump trucks, snow plows, motor graders, vac sweepers, and forklifts. Familiar with personal computers and hand-held devices that use Microsoft or Apple operating systems. Airfield Maintenance and Operation duties that include complying with FAA CFR 14 Part 139 regulations. Familiar with building maintenance like plumbing, custodial work, and HVAC monitoring and maintenance.

Community Service

Youth sports coach since 2013 in baseball, soccer, and basketball. Organized and educated children. Worked with parents and officials to ensure positive experience for the children.



Public Meeting: **MONDAY DECEMBER 7, 2015**

To: Honorable Mayor and City Council

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

ITEM II-

Request: For The City Council's Consideration To Adopt An Ordinance VACATING a portion of utility easements within the Eldridge Commercial Subdivision located north of the intersection of Eldridge Avenue & Madrin St (app. 2747)

Time Estimate: Staff presentation may be five (5 +/-) minutes. This is not a public hearing item but there may be an additional five (5) minutes for questions by the City Council.

History:

On September 9, 2015 the Planning & Zoning Commission held a public hearing whereby there was no public comment. After discussion Commissioner Woods made a motion to recommend approval of this request to the City Council, as presented. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

On October 5, 2015 the City Council held a public hearing whereby there was no public comment. After a discussion Councilmember Talkington made a motion to approve vacation of a portion of platted utility easement as presented and subject to the Commission's recommendations.

The motion was seconded by Councilmember Lanting and by a vote of 6 for and 0 against the motion was approved.

Conclusion:

As Directed By The Council, Staff Has Prepared An Ordinance For Your Consideration.

Staff Recommends The City Council Adopt The Ordinance So It Can Be Published And Codified.

Attachments:

1. Ordinance (2)
2. Attachment "A"
3. Zoning Map of Area
4. Site Map of Vacated Area

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, VACATING THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR VESTING OF TITLE TO THE PROPERTY SO VACATED.

WHEREAS, The Edmunds Group, LLC & Larry Fairbanks have applied for the vacation of a 15' utility easement along the westerly property line of Lots 1, 2, 3, 4, 5 & 6, Block 1 and a 15' utility easement along easterly property line of Lots 1, 2, 3, 4, Block 2 of the Eldridge Commercial Subdivision located North of the intersection of Eldridge Avenue & Madrin Street in the City of Twin Falls; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 9th day of September, 2015, to consider the vacation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 5th day of October, 2015.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That the following described real property be and the same is hereby VACATED:

SEE ATTACHMENT "A"

SECTION 2. That title to the real property by this Ordinance vacated be divided among the adjoining property owners in the portions here below described to the persons named below:

NAME: Larry Fairbanks
ADDRESS: 233 Woodridge Dr. Twin Falls, ID 83301
PROPERTY: Lot 6 Block 1 Eldridge Commercial Subdivision

NAME: Edmunds Group, LLC
ADDRESS: 961 Wildwood Way Twin Falls, ID 83301
PROPERTY: Lots 1,2,3,4 & 5 Block 1 of the Eldridge Commercial Subdivision & Lots 1,2,3,4 Block 2 of the Eldridge Commercial Subdivision

SECTION 3. That the City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's Office for indexing and recording, in the same manner as other instruments affecting the title to real property, as required by Idaho Code 50-1324(2).

PASSED BY THE CITY COUNCIL , 20____

SIGNED BY THE MAYOR , 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH:

ATTACHMENT "A"

Being a portion of the "15' Utility Easement" as shown on that certain Plat entitled "ELDRIDGE COMMERCIAL SUBDIVISION", recorded November 5, 2008, in the office of the Twin Falls County Recorder in book 22 of plats on page 44, being more particularly described as follows;

The West fifteen (15.00) feet of Lots 1, 2, 3, 4, 5, and 6, Block 1, Eldridge Commercial Subdivision.

Excepting therefrom the South fifteen (15.00) feet of said Lot 1, Block 1 and the North fifteen (15.00) feet of said Lot 6, Block 1.

AND

The East fifteen (15.00) feet of Lots 1, 2, 3, and 4, Block 2, Eldridge Commercial Subdivision.

Excepting therefrom the South fifteen (15.00) feet of said Lot 4, Block 2 and the North fifteen (15.00) feet of said Lot 1, Block 2.

End of Description

HIGHLAND AVE. N

Zoning Vicinity Map

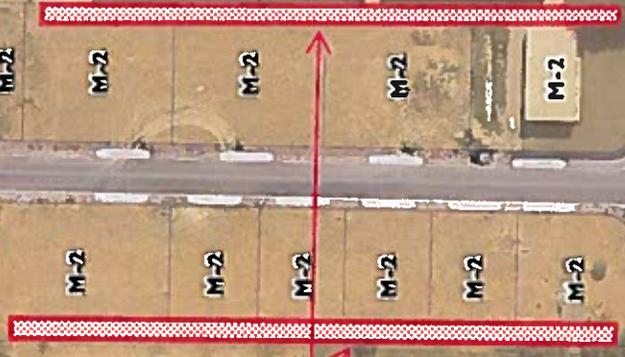
Reference Only



EASTLAND DR S

MADRINIST

ELDRIDGE AVE



Easement locations proposed to be vacated.



ELDRIDGE COMMERCIAL SUBDIVISION

A Re subdivision and Re numbering of
Lot 30, Block 1

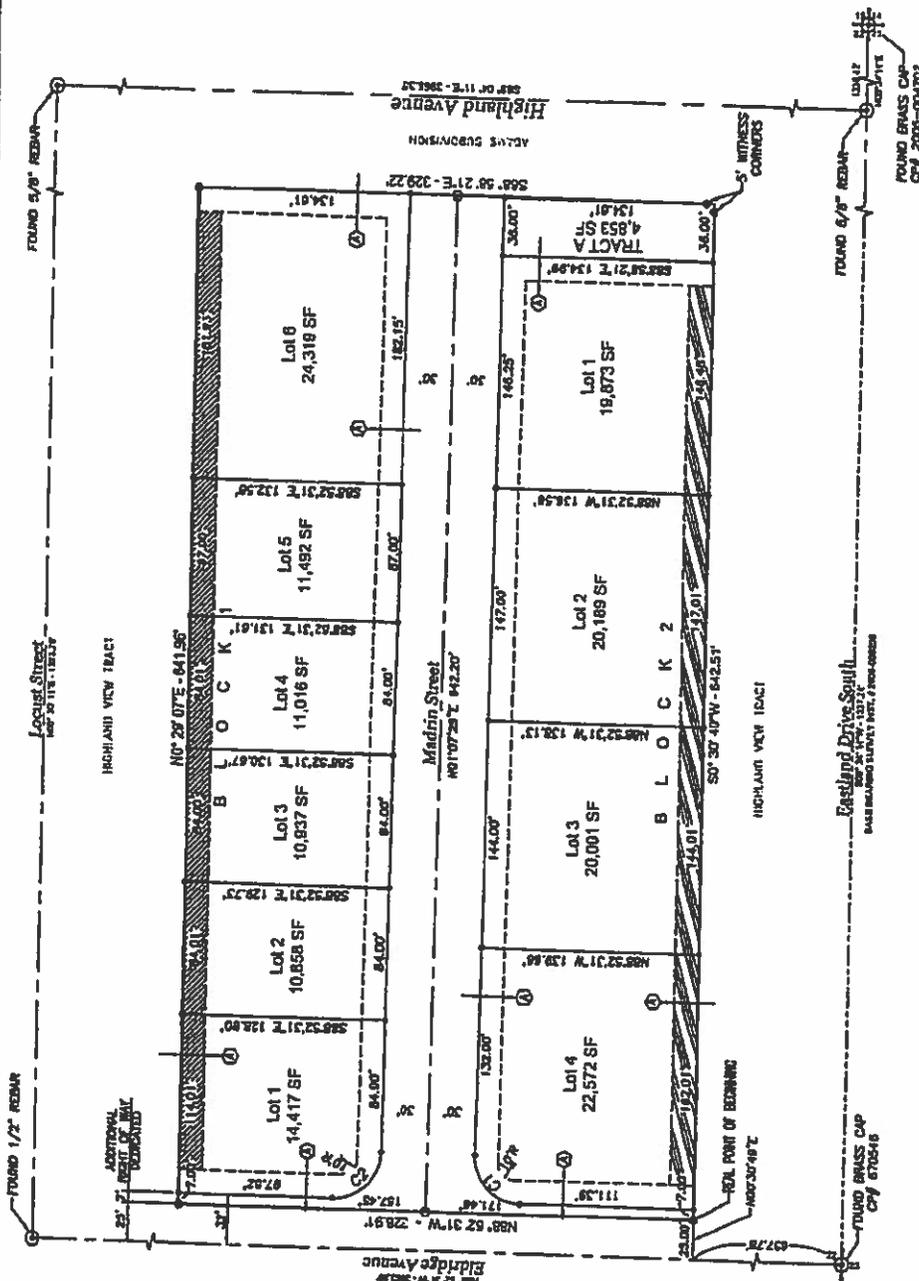
"Highland View Tract"

Located in SE 1/4 NE 4, Section 22
Township 10 South, Range 17 East
Boise Meridian, Twin Falls County, Idaho
2008



VICINITY MAP

NTS



Health Certificate

Sanitary regulations as required by Idaho Code, Title 24, Chapter 13 have been reviewed based on the State of Idaho, Department of Health, Quality (QID) approved of the design plans and specifications and the sanitary conditions proposed on the developer for continued satisfaction and the sanitary regulations. It is combined that on the basis of the approval, no existing building or any other building shall be constructed. Building construction can be started only after the health certificate has been issued. The health certificate is valid for one year from the date of issuance. If the developer fails to construct facilities or other conditions of QID, then sanitary regulations may be enforced. In compliance with Section 24-1325, Idaho Code, by the issuance of this certificate of approval, no construction of any building or other facility requiring delivery water or sewer/waste facilities shall be allowed.

DATE: Health Department, BJS

Curve Table

CH	GRA	LEN	DEG	DEG	DEG	DEG
1	0.0000	0.00	30.00	30.00	0.00	0.00
2	0.0000	0.00	30.00	30.00	0.00	0.00

Legend:

- 1/2" REBAR
- 3/4" REBAR
- 1" REBAR
- 1 1/2" REBAR
- 2" REBAR
- 3" REBAR
- 4" REBAR
- 6" REBAR
- 8" REBAR
- 10" REBAR
- 12" REBAR
- 14" REBAR
- 16" REBAR
- 18" REBAR
- 20" REBAR
- 22" REBAR
- 24" REBAR
- 26" REBAR
- 28" REBAR
- 30" REBAR
- 32" REBAR
- 34" REBAR
- 36" REBAR
- 38" REBAR
- 40" REBAR
- 42" REBAR
- 44" REBAR
- 46" REBAR
- 48" REBAR
- 50" REBAR
- 52" REBAR
- 54" REBAR
- 56" REBAR
- 58" REBAR
- 60" REBAR
- 62" REBAR
- 64" REBAR
- 66" REBAR
- 68" REBAR
- 70" REBAR
- 72" REBAR
- 74" REBAR
- 76" REBAR
- 78" REBAR
- 80" REBAR
- 82" REBAR
- 84" REBAR
- 86" REBAR
- 88" REBAR
- 90" REBAR
- 92" REBAR
- 94" REBAR
- 96" REBAR
- 98" REBAR
- 100" REBAR

Notes:

TRACT A SHALL BE OWNED AND IMPROVED BY ALL LOT OWNERS WITHIN THIS SUBDIVISION FOR THE PURPOSE OF PROVIDING STORMWATER RUNOFF.

Easement Table

- ⊙ 15.00' WREATH EASEMENT

Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS