

COUNCIL MEMBERS

Suzanne Hawkins	Nikki Boyd	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Ruth Pierce
Vice Mayor		Mayor				



AGENDA

**Meeting of the Twin Falls City Council
Monday, March 14, 2016- City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho**

PLEDGE OF ALLEGIANCE TO THE FLAG 5:00 P.M. CALL MEETING TO ORDER CONFIRMATION OF QUORUM CONSIDERATION OF THE AMENDMENTS TO THE AGENDA PROCLAMATIONS: None GENERAL PUBLIC INPUT			
AGENDA ITEMS		<u>Purpose:</u>	<u>By:</u>
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the Accounts Payable for March 8 – 15, 2016. 2. Consideration of a request to approve the March 7, City Council Minutes. 3. Consideration of a request to accept the Improvement Agreement for the purpose of developing Sunterra No. 4. 4. Consideration of a request to approve a Trust Agreement for Sunterra Subdivision No. 4, placing all lots in trust. 5. Consideration of a request to approve a Curb-Gutter & Sidewalk Improvement Deferral Agreement - 3028 E. 3600 N. for Rick Muse. 6. Consideration of a request to approve the Eastpark Subdivision No. 2, a PUD, 3.34 ± acres consisting of 6 lots on property located on the south side of Bridgeview Boulevard and east side of Locust Street in care of EHM Engineers, Inc.		Action Action Action Action Action Action	Sharon Bryan Sharon Bryan Troy Vitek Troy Vitek Troy Vitek Rene’e V. Carraway-Johnson
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Presentation of service plaques to Tennille Adams, Tony Brand and Carl Legg in recognition of their service on the Parks and Recreation Commission. 2. Consideration of a request to appoint Aaron Camacho, Cindy Collins and Gabe Ostyn to the Parks & Recreation Commission. 3. Presentation of the City of Twin Falls’ 2015 audited financial statements. The presentation will be made by Scott Hunsaker of Mahlke Hunsaker & Company, PLLC. 4. Consideration of a request to approve the timing on street and utility construction for the Sunway Conveyance Plat. 5. Presentation on sidewalks that will include a high level update on the existing sidewalk condition, potential cost impacts and potential opportunities. 6. A general discussion about the City Manager’s FY 2017 budget priorities and philosophies followed by citizen input. 7. Public input and/or items from the City Manager and City Council.		Presentation Action Presentation Action Presentation Discussion	Wendy Davis Mayor Shawn Barigar Lorie Race Scott Hunsaker Rene’e V. Carraway-Johnson Jon Caton Travis Rothweiler
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u> 6:00 P.M.			
IV. <u>PUBLIC HEARINGS:</u> None			
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	Nikki Boyd	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Ruth Pierce
Vice Mayor		Mayor				



MINUTES

**Meeting of the Twin Falls City Council
Monday, March 7, 2016- City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho**

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG CALL MEETING TO ORDER CONFIRMATION OF QUORUM CONSIDERATION OF THE AMENDMENTS TO THE AGENDA PROCLAMATIONS: Girl Scout Week – Girl Scouts of Silver Sage March for Meals Month – Jeanette Roe -Twin Falls Senior Center Ground Water Awareness Week – Rob Bohling, City of Twin Falls GENERAL PUBLIC INPUT		
AGENDA ITEMS	<u>Purpose:</u>	<u>By:</u>
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the Accounts Payable for March 1 – 7, 2016.		
	Action	Sharon Bryan
2. Consideration of a request to approve the February 29, 2016, City Council Minutes.		
	Action	Sharon Bryan
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Presentation of the Government Finance Officers Association Distinguished Budget Award to the City of Twin Falls.		
	Presentation	Travis Rothweiler
2. Consideration of a request to approve a Memorandum of Understanding with Idaho Power for the installation and maintenance of a safety fence near the dam at Shoshone Falls.		
	Action	Wendy Davis
3. Consideration of a request to award the 2016 Wills Pump Station Project, including Bid Schedules A and B, to RSCI of Boise, Idaho, in the amount of \$2,907,332.62.		
	Action	Lee Glaesemann
4. Consideration of a request to issue a Notice to Proceed to Petersen Brothers Construction to break ground on the Terminal Building Re-Model Project.		
	Action	Bill Carberry
5. Consideration of a request to approve the Airport Land Use for the development of an Air Cargo Facility at Joslin Field, Magic Valley Regional Airport.		
	Action	Bill Carberry
6. Consideration of a request to adopt an Ordinance for a Zoning Title Amendment to add “Theater - Outdoor” in the Old Town Zoning District; Title 10, Chapter 4, Section 13.2(B)6, as allowed by Special Use Permit and to modify Title 10, Chapter 2, Section 1, the definition of “Theater, Outdoor Drive-in”.		
	Action	Rene’e V. Carraway-Johnson
7. Public input and/or items from the City Manager and City Council.		
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M. - None		
V. <u>ADJOURNMENT:</u>		

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

Absent: None

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Finance Director Lorie Race, Budget Coordinator Shayne Carpenter, Staff Engineer Lee Glaesemann, Airport Manager Bill Carberry, Parks and Recreation Director Wendy Davis, Deputy City Clerk Sharon Bryan

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Barigar called the meeting to order at 5:00 P.M. He then invited the Girl Scouts to lead us in the pledge of Allegiance to the flag. Mayor Barigar 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 – None

PROCLAMATIONS:

Girl Scout Week – Girl Scouts of Silver Sage

Mayor Barigar read and presented proclamation. He then asked the Girls Scouts of Silver Sage to introduce themselves.

March for Meals Month – Jeanette Roe -Twin Falls Senior Center

Mayor Barigar read and presented proclamation to Jeanette Roe.

Jeanette Roe, Twin Falls Senior Center, thanked the City Council.

City Council discussion ensued on the following:

Funding for the Meals on Wheels program.
HVAC System

Ground Water Awareness Week – Rob Bohling, City of Twin Falls

Mayor Barigar read and presented proclamation to Rob Bohling.

Rob Bohling, Water Superintendent, thanked City Council.

GENERAL PUBLIC INPUT - None

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for March 1 – 7, 2016.
2. Consideration of a request to approve the February 29, 2016, City Council Minutes.

MOTION:

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

II. ITEMS FOR CONSIDERATION:

1. Presentation of the Government Finance Officers Association Distinguished Budget Award to the City of Twin Falls.

City Manager presented the Government Finance Officers Association Distinguished Budget Award to the City of Twin Falls.

Mayor Barigar presented the plaque to Finance Director Race and Budget Coordinator Carpenter.

2. Consideration of a request to approve a Memorandum of Understanding with Idaho Power for the installation and maintenance of a safety fence near the dam at Shoshone Falls.

Parks and Recreation Director Davis explained the Memorandum of Understanding with Idaho Power using visuals.

MOTION:

Councilmember Talkington moved to approve the Memorandum of Understanding with Idaho Power for the installation and maintenance of a safety fence near the dam at Shoshone Falls. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

3. Consideration of a request to award the 2016 Wills Pump Station Project, including Bid Schedules A and B, to RSCI of Boise, Idaho, in the amount of \$2,907,332.62.

Staff Engineer Glaesemann reviewed the request using visuals.

City Council discussion ensued on the following:

New wells able to adequately provide water to the new schools.

Water flow

Mark Holtzon, JUB Engineers, explained the water flow to the different pump stations.

Water reserves.

Pumping capacity.

City Manager Rothweiler – reviewed budget reserve

Disruptions in water flow during construction.

Why is it called the Wills Pump Station.
Brad Wills gave history on the Wills Pump Station.

MOTION:

Councilmember Hall moved to approve the request to award the 2016 Wills Pump Station Project, including Bid Schedules A and B, to RSCI of Boise, Idaho, in the amount of \$2,907,332.62 and to use the reserve of \$466,768.00 for possible change orders and possible opportunities that may arise. The motion was seconded by Councilmember Boyd. Roll call vote showed all members present voted in favor of the motion.
Approved 7 to 0

Brad Wills on behalf of the Developers and Builders thanked City Council.

4. Consideration of a request to issue a Notice to Proceed to Petersen Brothers Construction to break ground on the Terminal Building Re-Model Project.

Airport Manager Carberry reviewed the request using visuals.

City Council discussion ensued on the following:

Viewing area
Construction timing concerns
Right time for expansion
Financing split between County and City.
Expansion in future.

City Manager Rothweiler explained the advancement of funds to get started now to take advantage of current market and inflation.

MOTION:

Councilmember Talkington moved to approve the request to issue a Notice to Proceed to Petersen Brothers Construction to break ground on the Terminal Building Re-Model Project. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

5. Consideration of a request to approve the Airport Land Use for the development of an Air Cargo Facility at Joslin Field, Magic Valley Regional Airport.

Airport Manager Carberry explained the request using visuals.

Discussion ensued on the following:

Solely for Federal Express.

Mark Doerr, Precision Aviation, spoke on concerns with the request.
When is Precision Aviation planning expansion.

Property is owned by City of Twin Falls.

Ramp area is a concept.
Six month master plan

Greg Olson, Contractor explained taxi way.

City Manager Rothweiler suggested that we delay action and work through the concerns.

MOTION:

Councilmember Talkington moved to approve the Airport Land Use for the development of an Air Cargo Facility at Joslin Field, Magic Valley Regional Airport. The motion was seconded by Councilmember Pierce. Roll call vote showed those voting Aye: Lanting, Hall, Pierce, Boyd, Barigar, Talkington. Those voting Nay: Hawkins. Approved 6 to 1

6. Consideration of a request to adopt an Ordinance for a Zoning Title Amendment to add "Theater - Outdoor" in the Old Town Zoning District; Title 10, Chapter 4, Section 13.2(B)6, as allowed by Special Use Permit and to modify Title 10, Chapter 2, Section 1, the definition of "Theater, Outdoor Drive-in".

Deputy City Manager Humble explained the request.

MOTION:

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

Deputy City Clerk Bryan read the ordinance by title only:

ORDINANCE NO. 3115 2016-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE 10-2-1 BY MODIFYING THE DEFINITION OF 'THEATER, OUTDOOR DRIVE IN'; AND BY AMENDING TWIN FALLS CITY CODE 10-4-13.2(B)6 BY ADDING 'THEATER, OUTDOOR' AS A SPECIAL USE IN THE OT OLD TOWNE ZONING DISTRICT.

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

MOTION:

Councilmember Hall made a motion to adopt Ordinance 3115 2016-05. The motion was seconded by Councilmember Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

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

III. ADVISORY BOARD REPORT/ANNOUNCEMENTS: None

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

V. ADJOURNMENT:

The meeting adjourned at 6:45 P.M.

Sharon Bryan, Deputy City Clerk

http://twinfalls.granicus.com/MediaPlayer.php?view_id=2&clip_id=493



Date: Monday, March 14, 2016
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Consideration of a request to accept the Improvement Agreement for the purpose of developing **Sunterra Subdivision No. 4**.

Time Estimate:

The staff presentation will take approximately 2 minutes.

Background:

Prior to development, an Improvement Agreement is required. The developer is meeting that requirement with this document.

Approval Process:

Accepting the Improvement Agreement allows the developer to develop the lots. After acceptance of utilities or a financial guarantee provided to the City, the lots can be removed from trust and sold.

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 applicant to proceed to develop the property.

Conclusion:

Staff recommends that the Council approve the request and authorize the Mayor to sign the Improvement Agreement.

Attachments:

1. Improvement Agreement.

IMPROVEMENT AGREEMENT

for

DEVELOPMENTS

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 Sunterra 2, LLC hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development Sunterra Subdivision Number 4.

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 real property showing ownership of said real property to be in the Developer's name, 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 for the following purposes:
Residential

WHEREAS, the Developer is obligated to construct certain improvements pursuant to City Code Section 10-12-4.2, and;

WHEREAS, the Developer has committed to construct special features as part of the development, and;

WHEREAS, the City has certain policies, ordinances, rules and regulations governing the construction of improvements, and;

WHEREAS, it is in the best interest of the City and Developer to clearly establish in one concise document the policies, ordinances, rules and regulations which apply to developments of the type contemplated herein.

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 operate and maintain all approved streets, alleys, service and roads, excluding state highways, constructed under the terms of this Agreement in any public rights-of-way

or easements and which are presently within or subsequently annexed into the City limits. Those streets, excluding state highways, lying outside the City limits and within the City Area of Impact shall be constructed to City standards but shall become the responsibility of the Twin Falls Highway District until such time as they are annexed or a maintenance agreement is signed by the City and the Twin Falls Highway District. (2) To operate and maintain all approved water lines, drainage lines, and sewer lines constructed under the terms of this Agreement in any public rights-of-way or easements and to provide water and sewer service to the Developer's real property, subject to all ordinances, rules and regulations governing sewer and water service. (3) To maintain non-pressure irrigation lines only where they cross City streets. All other maintenance of non-pressurized irrigation lines is the responsibility of the Twin Falls Canal Company or the irrigation users.

II.

In lieu of the actual installation of required public improvements before recording of the final plat, the Council may permit the subdivider to provide a financial guarantee of performance in one (1) or a combination of the following arrangements for those requirements which are over and beyond the requirements of any other agency responsible for the administration, operation and maintenance of the applicable public improvement.

- a. Surety Bond
 1. Accrual - The Bond shall accrue to the City covering construction, operation and maintenance of the specific public improvement.
 2. Amount - the bond shall be in an amount equal to one hundred percent (100%) of the total estimated cost for completing construction of the specific public improvements, as estimated by the Developer's Engineer and approved by the City Engineer.
 3. Term Length - The term length in which the bond is in force, for the duration of that phase of the project, shall be until completed and accepted by the City Engineer.
 4. Bonding for Surety Company - The bond shall be with a surety company authorized to do business in the State of Idaho, acceptable to the Council.
 5. The escrow agreement shall be drawn and furnished by the subdivider to the satisfaction of the Council.
- b. Cash Deposit, Certified Check, Negotiable Bond, or Irrevocable Bank Letter of Credit.

1. Treasurer, Escrow Agent or Trust Company - A cash deposit, certified check, negotiable bond or an irrevocable bank letter of credit such surety acceptable by the Council, shall be deposited with an escrow agent or trust company.
2. Dollar Value - The dollar value of the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be equal to one hundred percent (100%) of the estimated cost of construction for the specific public improvements, as estimated by Developer's Engineer and approved by the City Engineer.
3. Escrow Time - The escrow time for the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be until all required improvements are completed and accepted by the City Engineer.
4. Progressive Payment - In the case of cash deposits or certified checks, an agreement between the City and the subdivider may provide for progressive payment out of the cash deposit or reduction of the certified check, negotiable bond or irrevocable bank letter of credit, to the extent of the cost of the completed portion of the public improvement, in accordance with a previously entered into agreement.

III.

Developer agrees to retain a Professional Engineer, hereinafter called the Developer's Engineer, registered by the State of Idaho to perform the following minimum Engineering Services in accordance with Title 10 Chapter 12 Section 4-1 of the City Code:

- a. Prepare a master utility plan showing the location of all existing and proposed utility lines to include but not be limited to sewer, water, gas, electricity, telephone, irrigation, pressure irrigation and storm sewer.
- b. Prepare detailed plans and specifications for construction of all improvements required by this Agreement and shall include but not be limited to a complete set of construction plans, including profiles, cross-sections, specifications and other supporting data, for all required public streets, utilities and other facilities. Such construction plans shall be based on preliminary plans which have been approved with the preliminary plat, and shall be prepared in conjunction with the final plat. Construction plans are subject to approval by the responsible public agencies. All

- construction plans shall be prepared in accordance with the public agencies' standards and specifications.
- c. Perform construction surveying, staking, testing, inspection and administer the construction of all facilities required by this contract.
 - d. Submit all test reports, inspection reports, change orders and construction diaries to the City Engineer every week during the construction of the development or subdivision.
 - e. Prepare and submit an updated copy of the enclosed development and subdivision checklist to the City Engineer every week during the construction of the development or subdivision, and also upon completion of the project.
 - f. Submit to the City Engineer the final plans, and master utility plan for the City records showing any approved changes to the original plans and specifications. A permanent drawing in ink on approved transparent polyester drafting film and an electronic media copy of the plans in ACAD 2000 using City standard format shall be provided within thirty (30) days after completion of the project.
 - g. Submit a letter upon completion of construction stating that the work has been constructed in conformance to the plans and specifications, with the certification by the Developer's Engineer that improvements were constructed to the lines and grades shown.

The above work shall be subject to the approval of the City Engineer.

The City agrees to provide asphalt pavement testing for conformance with City standards, but it shall be the responsibility of Developer's Engineer to provide all necessary quality control during construction. All tests shall be taken at a frequency based upon City of Twin Falls Standard Specifications.

The Developer agrees to: (1) allow the City full and complete access to the work (2) provide all materials necessary to conduct all tests (3) supply all water necessary to test pipe joints and (4) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

The Developer shall submit a letter to the City Engineer upon completion of the project, requesting that the City assume the responsibility for maintenance and operation of all public improvements as stated herein.

IV.

The Developer agrees to obtain a permit or letter of approval from the Twin Falls Highway District or the State of Idaho Department of Highways prior to constructing improvements on their respective right-of-ways. The original or a certified copy of said permit or letter shall be submitted to the City Engineer prior to beginning of construction thereon.

V.

The Developer agrees to dedicate rights-of-way to the public for the development of all streets and alleys in accordance with the City Master Street Plan and to dedicate easements for the maintenance and operation of all public utilities. The size and location of said rights-of-way and easements shall be determined by the City Engineer.

VI.

The Developer hereby agrees and petitions the City to annex into the corporate limits of said City, the above described real property that is contiguous with the same or becomes contiguous to said City limits. Developer agrees to annexation of said real property by the City upon the terms and conditions as shall be set forth by said City.

VII.

The Developer and the City agree that the improvements listed herein are required unless specifically waived by action of the City Council and that said improvements will be constructed on any public rights-of-way or easements approved and accepted by the City Council all as designed by the Developer's Engineer and approved by the City Engineer and in accordance with standards established by the City Engineer and that all required improvements will be completed in a timely manner. If improvements are not completed in a timely manner, the Developer shall provide an updated, current version of the developer's agreement and financial guarantee for City Council consideration.

VIII.

The Developer agrees to pay the total actual costs of all materials, labor and equipment necessary to completely construct all of the improvements required herein, except those costs specifically shown to be paid by the City and to construct or contract for the construction of such improvements.

IX.

Developer agrees to pay the total extra cost of all additional materials, labor and equipment necessary to construct any streets the City requires to be wider or deeper than a standard street or any water or sewer lines the City requires to be larger than the size required to properly serve the

development. The requirement for wider and deeper streets shall be based on the City Master Street Plan. Requirements for larger water and sewer lines shall be based on the citywide sewer and water system sizing guidelines.

X.

The City shall provide no compensation for the cost of an oversize water or sewer line. In the case of water or sewer lines extended adjacent to or outside the limits of development, the Developer shall be eligible for payback from adjacent property owners pursuant to Resolution No. 1182. The Developer shall also be eligible for compensation when a private developer extends or connects to any water or sewer system previously installed by private developer, pursuant to Resolution 1651.

XI

Developer agrees to request in writing that the Developer's Engineers make the inspections required herein and the Developer or his Contractors shall not proceed with the next construction phase until the required inspection is complete and the work has been approved by the Developer's Engineer, the City Engineer or the Engineer's authorized inspector. All such inspections shall be scheduled in accordance with the City of Twin Falls Standard Specifications. Developer agrees to pay all costs resulting from: 1) his failure to properly schedule and request a required test or inspection or 2) proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials as required by the Developer's Engineer or the City Engineer. Any such defective work whether the result of poor workmanship, use of defective materials, damage through carelessness or any other cause, shall be removed within ten (10) days after written notice is given by the Developer's Engineer or the City Engineer, and the work shall be re-executed by the Contractor at his expense. The fact that either Engineer may have previously overlooked such defective work or materials shall not be a basis for acceptance of any part of it.

The issuance or approval of plans, specifications and computations shall not be construed as an approval of any violation of any provisions of City code, specifications, standards, policy, or any other ordinance of the City. Approvals of plans that may violate City code, specifications or departmental policies will not be valid.

The approval of construction plans, specifications, and other data shall not prevent the City from thereafter requiring the correction of errors or omissions in said plans or specifications prior to or during actual construction or final acceptance by the City.

The Developer shall remove from all public property all temporary structures, rubbish, and waste materials resulting from their operation or caused by his employees.

The Developer shall guarantee all materials, workmanship and equipment furnished for a period of one (1) year from the date of written acceptance of the work by the City Engineer or authorized representative.

The Developer shall be responsible for any damage to any existing public improvements and shall repair or replace any such damage as required by the City Engineer, during or after completion of this project.

XII.

The City and the Developer agree to the following minimum for Required Improvements, City Costs, Required Inspections and to any other improvements, approved or required by the City Council and shown on the approved construction plans.

PUBLIC WAYS

(a) Required Improvements

- (1) Curb, gutter and sidewalk on all public street rights-of-way.
- (2) A standard residential street thirty six feet (36') wide with an eight inch (8") gravel course and two inch (2") asphaltic concrete surface course on all public street rights-of-way serving residential use property.
- (3) Minor residential and private streets as specified in the City of Twin Falls Standard Drawings.
- (4) A standard commercial or collector street forty eight feet (48') wide with an eleven inch (11") gravel course and three inch (3") asphaltic concrete surface course on all public street rights-of-way serving commercial use property or as a collector street. Whenever a street serves an industrial use property the City Engineer will determine the appropriate structural section.
- (5) A service-road twenty four feet (24') wide with an eight inch (8") gravel course and two inch (2") asphaltic concrete surface course and with concrete curb-gutter or curb and valley-gutter on all public service road rights-of-way.
- (6) A sidewalk five feet (5') wide minimum on all public pedestrian rights-of-way. Four foot (4') sidewalks by special permission of the City Council are allowed by City of Twin Falls Standard Drawings for minor residential streets under certain conditions.

- (7) Landscaping and sidewalk placement required adjacent to arterial and collector streets: A tract of land eleven feet (11') in depth behind the curb line will be dedicated as part of any residential development adjacent to arterial and collector streets. Within that tract the developer shall install landscaping six feet (6') in depth with a sprinkler system and with grass and trees behind the curb line and shall also install a five foot (5') sidewalk. The landscaping will be maintained by the city and funded through a fee added to the water bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. TFCC §10-12-4.2(O).
 - (8) Street signs and traffic control devices on all public streets.
 - (9) Street lights as determined by City policy for street light installation.
- (b) City Costs
- (1) The cost of any street signs or traffic control devices installed by the City on new or existing streets.
 - (2) The cost of any required street lights (standard luminaires mounted on a wood pole). The Developer shall pay the extra cost of any decorative luminaries or poles. Prior approval will be required, and the cost of maintenance, replacement and power usage will be considered.
- (c) Required Inspections and Testing
- (1) All inspections and testing shall be as required by City of Twin Falls Standard Specifications.

WATER SYSTEM

- (a) Required Improvements
- (1) Pursuant to City Code Section 7-8-3, 7-8-10 and 10-12-4.2 water line and fittings six inch (6") minimum diameter that will transport a flow of water, which will satisfy fire, domestic, other water demands of the development, based upon the City water pipe sizing plan and computer water model. Water line extension shall include connection from the existing City Water System to each building site and fire hydrants and then loop back to the City System in a manner that will provide a properly functioning system approved by the City Engineer, Water Superintendent and Fire

Chief. If the development is to be constructed in phases, the water system shall be looped back to the City system during the first phase. No dead-end lines will be allowed during any phase of the project.

- (2) Water lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City water distribution network in accordance with existing sizing guidelines.
- (3) Water valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users or creating a critical situation in the suppression of fires.
- (4) Fire hydrant connections and fire hydrants spacing to substantially comply with the minimum standards suggested by the Fire Rating Bureau and American Water Works Association. Fire hydrants are required in all developments.
- (5) One water service line shall be constructed to each building site at the time the water lines are installed. Each service line shall not exceed fifty feet (50') in length and shall terminate at the right-of-way.

During construction of the curb the letter W shall be stamped into the top or face of the curb directly in front of the water meter box. The impression shall be not less than one and one half inches (1½") high. Meters shall be grouped at adjacent side lot lines when possible or at another location if requested by the Developer and approved by the City Engineer and Water Superintendent.

Water meter boxes will not be allowed in driveway approaches. Any cost associated in relocating meters from driveway approaches will be the responsibility of the Developer or Lot Owner. Temporary address or lot number signs shall be staked at the location where the water meter box is to be installed. The City may install multiple water meters in a single water meter box.

The City will make the water line tap only after all appropriate tap fees for a Water Connection General Permit have been received and permits issued. All new water service line and connections made from existing water service mains to service any new development will be the responsibility of the

Developer. The City will make the necessary service line tap after payment of the required water connection general permit fees.

- (6) One water service line tap, meter box, and service line shall be constructed for each building connected to the City water system. It is understood and agreed that the City will make all service line taps and install all meter boxes and that the fee paid by the developer for a Water Connection General Permit will reimburse the City for such work.
- (7) It is further understood and agreed that the City will make all connections to the existing water system. The City will disinfect the new water system at the developer's expense.

(b) City Costs

- (1) None.

(c) Required Inspections

- (1) All inspections and testing shall be as required by the City of Twin Falls Standard Specifications.

WASTE WATER COLLECTION SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 7-7-4, 7-7-11 and 10-12-4.2 a waste water collection system (eight-inch (8") minimum diameter) that will transport a flow of waste water, under conditions of maximum and minimum discharge from the development, to the existing City waste water system.
- (2) Waste water sewer lines adjacent to or internal to the development will be sized to continue the orderly expansion of the City Waste Water Collection System in accordance with existing sizing guidelines and computer sewer model.
- (3) Manholes to provide access for maintenance and cleaning of the sewer lines located at any change of grade or alignment of the sewer, at the end of each sewer and spaced not more than four hundred feet (400') apart.
- (4) During construction of the curb the letter S shall be stamped into the top or face of the curb directly in front of the sewer service line location. The impression shall be not less than one and one half inches (1½") high.

(b) City Costs

- (1) None.
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required by City of Twin Falls Standard Specifications.

DRAINAGE SYSTEM

- (a) Required Improvements
 - (1) Any valley-gutters, ditching, grading or other surface drainage facilities necessary to convey any storm run-off originating from or traversing across the proposed development over the land surface to a point of retention, detention or discharge approved by the City Engineer.
 - (2) Any catch basin, storm sewer and other sub-surface drainage facilities necessary to convey any storm run-off, originating from or traversing across the proposed development, to a point of retention, detention or discharge approved by the City Engineer, that cannot, in the City Engineer's opinion, be conveyed over the land surface without causing damage to public or private property or without being an unreasonable inconvenience or hazard to a private individual, a group of individuals or the general public.
- (b) City Costs
 - (1) None.
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required by the City of Twin Falls Standard Specifications.

GRAVITY IRRIGATION SYSTEM

- (a) Required Improvements
 - (1) Any pipe, boxes or other appurtenances necessary to convey all irrigation water in underground pipe across the development and any adjacent public property. Irrigation facilities outside an established City irrigation district shall be constructed in an irrigation easement on private property except where it is necessary for irrigation water to cross the public right-of-way and all such crossings shall be perpendicular to the center line of said right-of-way unless otherwise approved by the City Engineer due to some unusual condition.

- (b) City Costs
 - (1) None.
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required by the City of Twin Falls Standard Specifications.

PRESSURE IRRIGATION SYSTEM

- (a) Required Improvements
 - (1) Pursuant to Section 7-8-3 of the City Code, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or PUD, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or PUD. One (1) share of Twin Falls Canal Company Water for each acre of property within the subdivision shall be deeded to the City of Twin Falls before the filing of the final plat for use in the City's pressurized irrigation system.
 - (2) Pressure irrigations water line and fittings shall be four inch (4") minimum diameter or larger that will transport a flow of water, which will satisfy all irrigation water demands of the development, based upon the computer irrigation water model that the developer's engineer has prepared.
 - (3) Water lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City Pressure Irrigation water distribution network in accordance with existing sizing guidelines.
 - (4) Water valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users. One pressure irrigation water service line shall be constructed to each subdivision

lot site at the time the pressure irrigation water lines are installed. Each service line shall not exceed fifty feet (50') in length and shall terminate at the right-of-way. One Pressure irrigation water service line tap, irrigation box, and service line shall be constructed for each subdivision lot connected to the City pressure irrigation water system.

- (5) The Developer shall be responsible for all costs incurred in designing and installing the pressure irrigation station. This includes the land, pumps, motors, filters, buildings, delivery system to the station from the TFCC head gate, storage pond, Supervisory Control and Data Acquisition (SCADA) system, and power to the station.
- (6) All pressure irrigation system plans must be prepared by the Developer's engineer shall be according to the City's standard specifications and drawings. Plans submitted to the City shall be signed by a Professional Engineer for review and final approval, before the City Engineer will sign the plat or approve construction plans.
- (7) The Pressure Irrigation System shall be located with in easements, right of ways and/or property deeded to the City of Twin Falls.
- (b) City Cost.
 - (1) None
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required by the City of Twin Falls Standard Specifications.

SPECIAL FEATURES

Pursuant to commitments made by the Developer as conditions of approval of the development, the following special features shall be constructed:

a) Required Improvements

b) City Costs

- (1) None.

XIII.

The City and the Developer agree that the sequence of construction shall be as follows unless special approval in writing is obtained from the City Engineer:

- 1. Erosion and sedimentation controls.
- 2. Stormwater retention and detention facilities.
- 3. Waste water sewers and service connections.
- 4. Waste water manholes.
- 5. Storm sewers and catch basins.
- 6. Gravity irrigation pipes and boxes.
- 7. Pressure irrigation lines, service connections, etc.
- 8. Water lines and service connections.
- 9. Gas lines, power lines, telephone lines and cablevision lines.
- 10. Any other underground improvements that are required.
- 11. Sub-base preparation for public ways.
- 12. Gravel base course for public ways.
- 13. Curb-gutter, valley-gutter and sidewalk.
- 14. Gravel leveling course.
- 15. Asphalt paving.
- 16. Special Features.

XIV.

The Development may be phased as indicated on the attached development plan submitted by the Developer and approved by the City Engineer.

The terms of the basic agreement shall apply individually to each phase shown on the attached plan as though each phase were a separate and independent development providing each phase is begun in the sequence indicated on the development plan.

The two (2) year time limit, (indicated in Section VII of the Agreement) for completing the required improvements shall begin for each phase when the Developer sells a lot or an application or a building permit to construct a building within the phase has been received by the City.

The Developer may cease further development after completing any phase and before beginning the next phase and the basic agreement shall terminate in accordance with Section XVI, of the basic agreement for any undeveloped phases of the development originally proposed in the basic agreement.

XV.

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

NOTICE OF DEVELOPER'S AGREEMENT

NOTICE IS HEREBY GIVEN, that a document entitled "Improvement Agreement for Developers" (hereafter "Agreement") has been executed and filed with the City of Twin Falls, Idaho, for the following named subdivision:

The Agreement imposes certain obligations upon the developer for the development of the subject property, and upon the developer's heirs, successors in interest and lawful assigns. Details of the conditions and obligations may be found by examining or photocopying the Agreement at the Office of the City Engineer, 321 2nd Avenue East, Twin Falls, Idaho 83301.

CITY OF TWIN FALLS, IDAHO

City Clerk

Mayor

Developer

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this 2nd day of September, 2014, before me, the undersigned, a Notary Public for Idaho, personally appeared R.G. Messersmith, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

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



Martha Tolman
Notary Public for Idaho
Residing at Twin Falls, Idaho
Exp 10/17/18



Date: Monday, March 14, 2016
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Consideration of a request to approve a Trust Agreement for **Sunterra Subdivision No. 4**, placing all lots in trust.

Background:

The Sunterra Subdivision No. 4 is located on the south side of North College Road West and east of the Sunway Soccer Complex. The developer is requesting to place the aforementioned lots in trust in lieu of constructing the improvements.

Budget Impact:

None

Conclusion:

Staff recommends that the Council accept the agreement and authorize the Mayor to sign.

Attachments:

1. Trust Agreement with Phase Control Notice
2. Location Map/Plat
3. Final Plat

TRUST AGREEMENT

This Trust Agreement (the "Agreement") is made and entered into this _____ day of July, 2015, by and between **SUNTERRA 2, LLC, an Idaho Limited Liability Company** (hereinafter "Trustor"); **TITLEFACT, INC.**, (hereinafter "Trustee"); and the **CITY OF TWIN FALLS, IDAHO** (hereinafter "Beneficiary"), and is made with respect to the following facts and objectives:

WITNESSETH:

WHEREAS, Trustor is the owner of the real property described below (the "Property"); and

WHEREAS, it is the desire and intent of Trustor to arrange, by and through this Agreement, for the orderly development and sale of the Property, in a manner that is conducive to achieving full compliance with applicable rules and regulations of Twin Falls County, Idaho, and the City of Twin Falls, Idaho, in effect on the date of approval of the subdivision of the property.

NOW THEREFORE, it is agreed between the parties hereto as follows:

1. That upon the execution of this Agreement by both parties, the Trustor agrees to execute and deliver to the Trustee a Warranty Deed, conveying to the Trustee, in Trust, to be held solely for the benefit of the Beneficiary, the Property, to-wit:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, Block 3;

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Block 4;

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, Block 8;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Block 9;

Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 10;

Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 11;

Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 12;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, Block 13;

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, Block 17;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Block 18

ALL IN SUNTERRA SUBDIVISION NO. 4, Twin Falls County, Idaho, according to the official plat thereof recorded in Book _____ of Plats, page _____, records of Twin Falls County, Idaho.

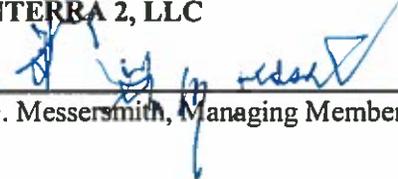
2. The Trustor and the Trustee agree that the Trustee shall hold said title to the Property in trust, solely for the benefit of the Beneficiary under the terms hereof, and that title to the Property shall be and remain good and marketable and free from any defects, liens, conditions or encumbrances of any kind or nature, other than those appearing of record in the office of the Twin Falls County Recorder, and conditions of the Phase Control Development Notice for lots in **SUNTERRA SUBDIVISION NO. 4** Subdivision, a copy of which is attached hereto as Exhibit "A," or those which are placed on the Property with the prior written consent of the Trustee. The Trustee shall not convey, transfer or encumber all or any interest in the Property, save and except to the extent as directed by the Trustor by written instrument delivered to the Trustee.
3. It is understood and agreed that the purpose of this Agreement is to provide Trustor with a convenient means of, subdividing, developing and selling the Property. It shall be the entire

responsibility of the Trustor to effect such developing, subdividing and selling of the Property and to provide whatever subdivision plat it may desire and to pay all costs and expenses of said developing, subdividing and selling, and Trustee shall have no liability for any costs or expenses therefor or for any claim, damage, loss or liability sustained to the Property or Trustor or to any other person or persons in connection with said matter, save and except to the extent caused by Trustee's failure or refusal to comply with the terms and conditions of this Agreement.

4. The Trustor may, as it desires from time to time, sell all or any portion of the Property in its sole and complete discretion. The Trustee agrees that, when it is so instructed in writing by Trustor, Trustee shall execute and deliver to the person or persons designated by Trustor, a fiduciary deed conveying good and marketable title to the Property or any part thereof as designated, and at said time the Trustor agrees to pay to Trustee any reasonable costs and expenses incurred by the Trustee hereunder and to pay the normal and customary fee for the cost of an owner's title insurance policy to be issued by *TITLEFACT, INC.*
5. It is agreed that Trustee shall not be liable or responsible for the condition of title to the Property, except as may be provided in any title insurance policy issued by the Trustee, and Trustee shall have no liability concerning possession or survey or any taxes, costs or expenses in connection with the Property, other than as herein provided.
6. It is agreed that the term of this Agreement shall expire when all of the above described Lots have been conveyed by the Trustee pursuant to Trustor's written instructions.
7. It is agreed that this Trust Agreement may not be revoked or amended without the prior written approval of the Beneficiary. If Trustee is presented with written notice of Termination by both Trustor and Beneficiary, and Trustee receives Trustor's payment of all reasonable out-of-pocket costs and expenses incurred by Trustee in connection with this Agreement, if any, the Trustee shall immediately reconvey to Trustor the remaining part of the Property; and thereafter no party hereto shall have any further liability to the others in connection with the Property or under the terms of this Agreement.
8. Trustor agrees to indemnify and save harmless Trustee from any claims, demands, judgments, costs and expenses including reasonable attorney's fees and any other obligation or liability of any kind or nature that the Trustee may for any reason suffer, incur or expend by reason of this Trust Agreement or in the administration thereof, other than for or as a result of Trustee's misconduct, breach of this Agreement, or willful neglect.
9. This Agreement shall bind the parties hereto, their heirs, representatives, successors and assigns.

Date: _____

TRUSTOR:
SUNTERRA 2, LLC

BY: 

R. G. Messersmith, Managing Member

Date: 7/13/15

TRUSTEE:
TITLEFACT, INC.

BY: [Signature]
Richard B. Zivvers, President

Date: _____

BENEFICIARY:
CITY OF TWIN FALLS, IDAHO

BY: _____
Don Hall, Mayor

STATE OF IDAHO
County of Twin Falls

On this 9th day of July, 2015, before me, a Notary Public in and for said State, personally appeared **R. G. Messersmith**, known or identified to me to be Managing Member of the limited liability company of **SUNTERRA 2, LLC, an Idaho Limited Liability Company** and the managing member who subscribed said limited liability company name to the foregoing instrument and acknowledged to me that he executed the same in said limited liability company name.

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

Martha Tolman
Notary Public for Idaho
Residing in: Twin Falls
Commission expires: 10/17/18

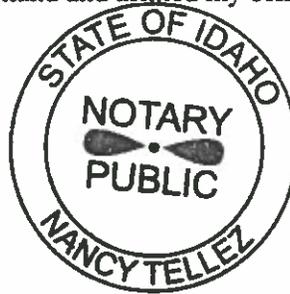


STATE OF IDAHO
County of Twin Falls

On this 13th day of July, 2015, before me, the undersigned, Notary Public in and for said State, personally appeared **RICHARD B. STIVERS**, known or identified to me to be the President of the said corporation that executed this instrument, or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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

Nancy Tellez
Notary Public for Idaho
Residing at: Jemome
My Commission expires: 12/01/2017



STATE OF IDAHO
County of Twin Falls

On this _____ day of _____, 2015, before me, the undersigned, Notary Public in and for said State, personally appeared **DON HALL**, known or identified to me to be the Mayor for the City of Twin Falls, 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 the City of Twin Falls, Idaho.

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 for Idaho
Residing at:
My Commission expires:

"EXHIBIT A"

PHASE CONTROL DEVELOPMENT NOTICE

THIS NOTICE prohibits the conveyance of any undeveloped lot in **SUNTERRA SUBDIVISION NO. 4** until such time as an Improvement Agreement for Developments between the City of Twin Falls and the Developer is recorded designating the lots and blocks in each phase which are approved for conveyance.

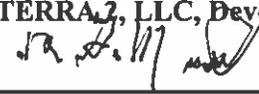
TITLEFACT, INC., will hold the deed to all undeveloped lots in Escrow with instructions to convey only those lots covered by the recorded Improvement Agreement for Developments.

The real property subject to this notice is Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, Block 3;
Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Block 4;
Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, Block 8;
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Block 9;
Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 10;
Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 11;
Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 12;
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, Block 13;
Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, Block 17;
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Block 18

ALL IN SUNTERRA SUBDIVISION NO. 4, as platted in the records of Twin Falls County, Idaho.

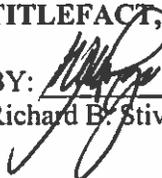
Dated this _____ day of _____, 2015.

SUNTERRA 2, LLC, Developer

BY: 

R. G. Messersmith, Managing Member

TITLEFACT, INC.

BY: 

Richard E. Stivers, President

COPY

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

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

WARRANTY DEED

FOR VALUE RECEIVED SUNTERRA 2, LLC., an Idaho Limited Liability Company, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto TITLEFACT, INC., an Idaho corporation, Trustee for the benefit of Sunterra 2, LLC, an Idaho Limited Liability Company, hereinafter called Grantee, whose address is: 2705 Sun Meadows Dr., Twin Falls, Idaho 83301, the following described premises in Twin Falls County, Idaho; to-wit:

- Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, Block 3;
- Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Block 4;
- Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, Block 8;
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Block 9;
- Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 10;
- Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 11;
- Lots 1, 2, 3, 4, 5, 6, 7, 8, Block 12;
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, Block 13;
- Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, Block 17;
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Block 18

ALL IN SUNTERRA SUBDIVISION NO. 4, Twin Falls County, Idaho, according to the official plat thereof recorded in Book _____ of Plats, page _____, 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 they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: July 9, 2015

SUNTERRA 2, LLC, an Idaho Limited Liability Company

BY: _____

R. G. Messersmith, Managing Member

STATE OF IDAHO
County of Twin Falls

On this 9th day of July, 2015, before me, a Notary Public in and for said State, personally appeared R. G. Messersmith, known or identified to me to be Managing Member of the limited liability company of SUNTERRA 2, LLC, an Idaho Limited Liability Company and the managing member who subscribed said limited liability company name to the foregoing instrument and acknowledged to me that he executed the same in said limited liability company name.

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

Martha Tolman
Notary Public for Idaho
Residing in Twin Falls
Commission expires 10/17/18





N College Rd W

Misty Meadows Ct

Sunterra Subdivision No. 4

Starlight Loop

Sunnybrook Ave

Sunny Brook Ave

Castlewood Dr

Silver Creek

White Birch Ave

Grandview Dr N

© 2016 Google

Google earth

685 ft

1993

Imagery Date: 9/8/2013 42°35'01.32" N 114°30'17.95" W elev 3662 ft eye alt 6705 ft

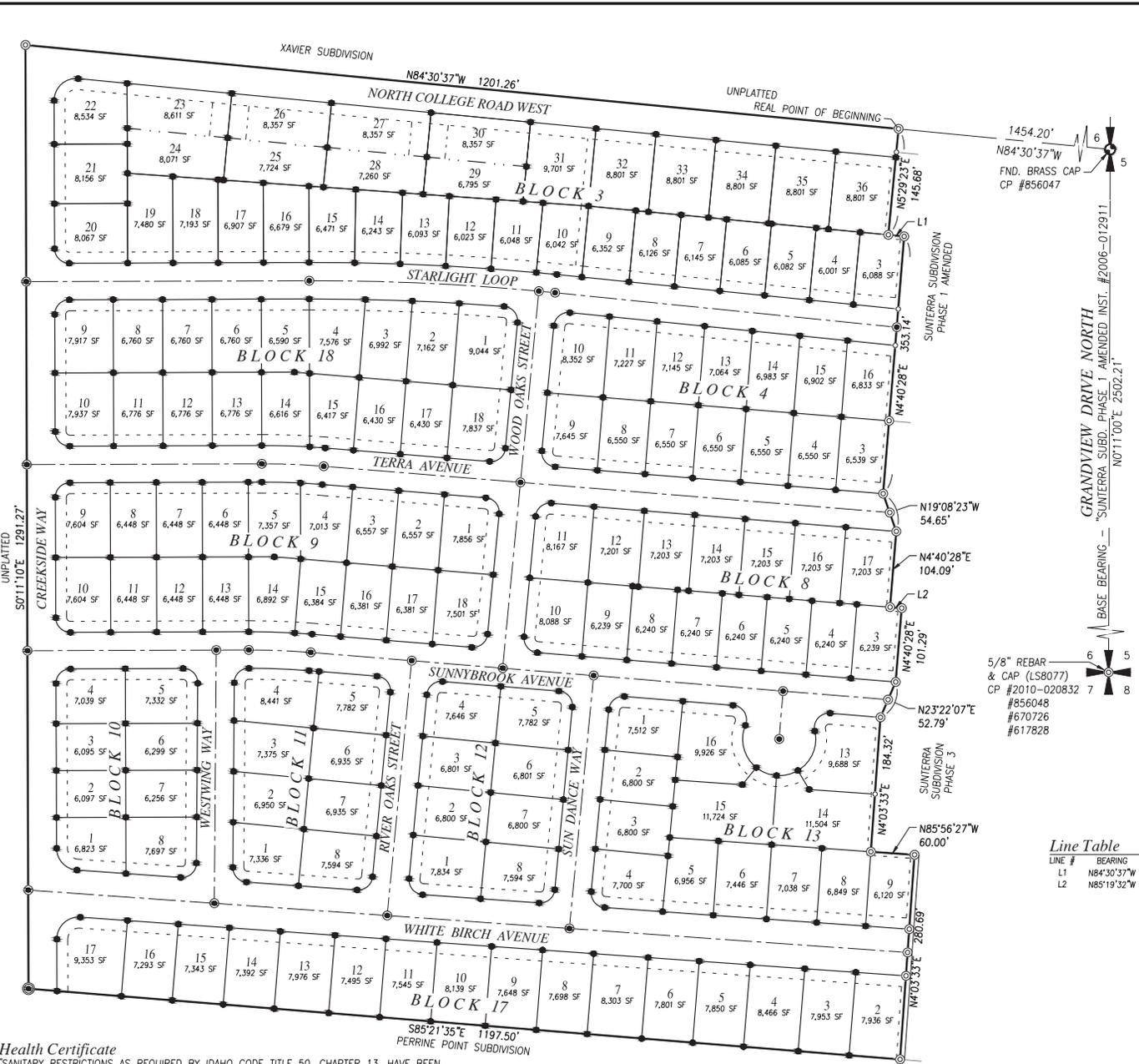
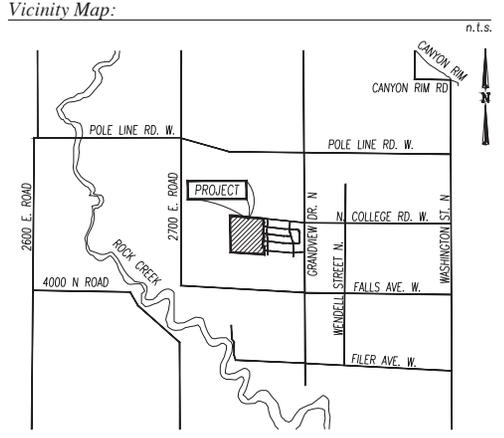
SUNTERRA SUBDIVISION NO. 4

A Portion of
 N² SE⁴, Sec. 6
 T. 10 S., R. 17 E., B.M.
 Twin Falls County, Idaho
 2015



Legend

SURVEY BOUNDARY LINE	—————
SECTION LINE	-----
UTILITY EASEMENT	-----
PRIVATE ACCESS & UTILITY EASEMENT	-----
CENTERLINE OF STREET	-----
PLATTED LOT LINE	-----
PLATTED ZERO BLDG. SETBACK LOT LINE	-----
FOUND BRASS CAP	⊙
FOUND 5/8" REBAR & CAP	⊙
FOUND 1/2" REBAR & CAP	⊙
SET 5/8"x24" REBAR & CAP (LS1000)	⊙
TO BE SET 5/8"x24" REBAR & CAP (LS1000)	⊙
TO BE SET 1/2"x24" REBAR & CAP (LS1000)	⊙
SECTION QUARTER CORNER	⊕
SECTION CORNER	⊕



5/8" REBAR & CAP (LS8077)
 CP #2010-020832 7
 #856048
 #670726
 #617828

Line Table

LINE #	BEARING	DISTANCE
L1	N84°30'37"W	21.71'
L2	N85°19'32"W	16.00'

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 OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

Notes:
 EACH LOT IS SUBJECT TO A RETENTION AREA TO RETAIN STORM WATER RUNOFF IN ACCORDANCE TO THE C.C.&R.'S AND PER THE CITY OF TWIN FALLS REGULATIONS.
 LOTS FRONTING NORTH COLLEGE ROAD WEST AND CREEKSIDE WAY SHALL COMPLY WITH CITY CODE 10-10-2(B) AND PROVIDE A PARKING LAYOUT THAT DOES NOT REQUIRE BACKING DIRECTLY INTO THE PUBLIC TRAFFICWAY.





Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	5°56'43"	3250.00'	337.24'	337.08'	168.77'	S87°12'48"E
C2	5°33'09"	3250.00'	314.95'	314.83'	157.60'	N87°24'36"W
C3	0°23'34"	3250.00'	22.28'	22.28'	11.14'	N84°26'14"W
C4	4°51'38"	1000.00'	84.83'	84.81'	42.44'	N87°45'21"W
C5	9°54'03"	30.00'	50.10'	44.47'	35.13'	S47°39'07"W
C7	9°00'00"	20.00'	31.42'	28.28'	20.00'	S45°11'10"E
C8	1°05'25"	3275.00'	62.32'	62.31'	31.16'	N89°38'27"W
C9	1°05'25"	3275.00'	62.32'	62.31'	31.16'	N88°33'03"W
C10	1°05'25"	3275.00'	62.32'	62.31'	31.16'	N87°27'38"W
C11	1°05'25"	3275.00'	62.32'	62.31'	31.16'	N86°22'13"W
C12	1°05'25"	3275.00'	62.32'	62.31'	31.16'	N85°16'49"W
C13	0°29'39"	3275.00'	28.25'	28.25'	14.13'	N84°29'17"W
C14	9°00'00"	20.00'	31.42'	28.28'	20.00'	S44°48'50"W
C15	1°21'56"	3225.00'	76.87'	76.87'	38.44'	N89°30'12"W
C16	1°08'37"	3225.00'	64.38'	64.38'	32.19'	N88°14'55"W
C17	1°08'34"	3225.00'	64.33'	64.33'	32.16'	N87°06'19"W
C18	1°05'38"	3225.00'	61.58'	61.58'	30.79'	N85°59'13"W
C19	9°05'47"	20.00'	31.74'	28.51'	20.33'	N39°58'30"W
C20	8°11'05"	20.00'	31.13'	28.08'	19.72'	N50°04'56"E
C21	1°11'03"	1025.00'	21.19'	21.19'	10.59'	S85°55'04"E
C22	3°40'34"	1025.00'	65.77'	65.76'	32.89'	S88°20'53"E
C23	9°00'00"	20.00'	31.42'	28.28'	20.00'	S45°11'10"E
C24	9°01'16"	20.00'	31.51'	28.35'	20.09'	S50°37'29"W

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C25	9°04'55"	20.00'	31.70'	28.48'	20.29'	S39°55'04"E
C26	9°00'00"	20.00'	31.42'	28.28'	20.00'	S44°48'50"W
C27	3°06'31"	975.00'	52.90'	52.89'	26.46'	N88°37'55"W
C28	1°45'07"	975.00'	29.81'	29.81'	14.91'	N86°12'06"W
C29	9°04'55"	20.00'	31.70'	28.48'	20.29'	S39°55'04"E
C34	8°11'05"	20.00'	31.13'	28.08'	19.72'	S50°04'56"E

Line Table

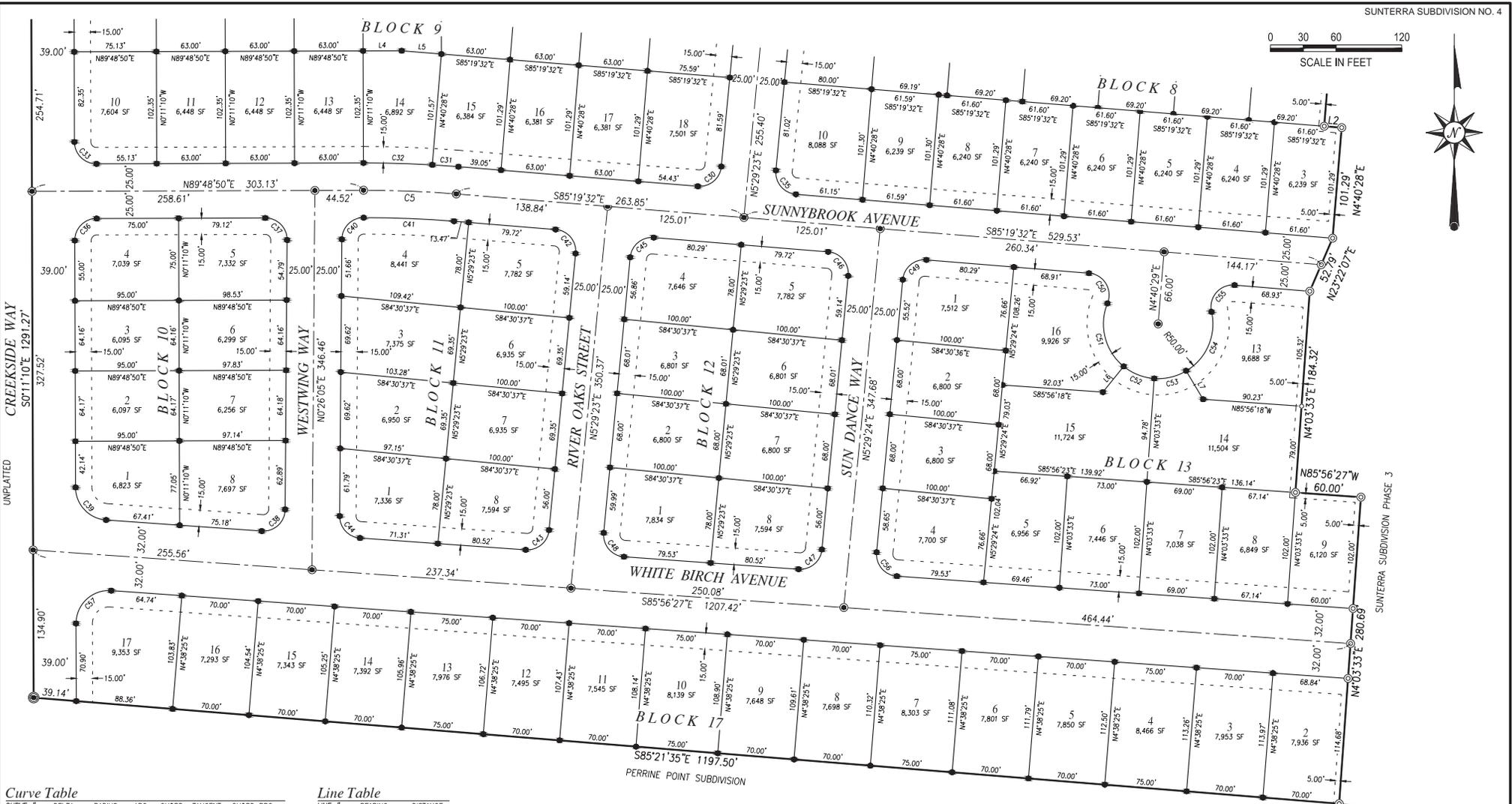
LINE #	BEARING	DISTANCE
L1	N84°30'37"W	21.71'
L2	N85°19'32"W	16.00'
L3	S85°19'32"E	20.83'
L4	N89°48'50"E	35.32'
L5	S85°19'32"E	36.39'

Notes:

EACH LOT IS SUBJECT TO A RETENTION AREA TO RETAIN STORM WATER RUNOFF IN ACCORDANCE TO THE C.C.&R.'S AND PER THE CITY OF TWIN FALLS REGULATIONS.

LOTS FRONTING NORTH COLLEGE ROAD WEST AND CREEKSIDE WAY SHALL COMPLY WITH CITY CODE 10-10-2(B) AND PROVIDE A PARKING LAYOUT THAT DOES NOT REQUIRE BACKING DIRECTLY INTO THE PUBLIC TRAFFICWAY.





Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C5	4°51'39"	1000.00'	84.84'	84.81'	42.44'	S87°45'20"E
C30	89°11'06"	20.00'	31.13'	28.08'	19.72'	N50°04'56"E
C31	1°20'19"	1025.00'	23.95'	23.95'	11.98'	S85°59'41"E
C32	3°31'30"	1025.00'	63.01'	63.00'	31.51'	S86°25'30"E
C33	90°00'00"	20.00'	31.42'	28.28'	20.00'	S45°11'10"E
C35	90°48'58"	20.00'	31.70'	28.48'	20.29'	S39°55'06"E
C36	90°00'00"	20.00'	31.42'	28.28'	20.00'	S44°48'50"W
C37	90°37'15"	20.00'	31.63'	28.44'	20.22'	N44°52'33"W
C38	93°37'28"	20.00'	32.68'	29.16'	21.31'	N47°14'49"E
C39	85°45'17"	30.00'	44.90'	40.83'	27.86'	S43°03'49"E
C40	89°22'45"	20.00'	31.20'	28.13'	19.78'	S45°07'27"W
C41	4°51'39"	975.00'	82.72'	82.69'	41.38'	N87°45'20"W
C42	90°48'54"	20.00'	31.70'	28.48'	20.29'	N39°55'04"W
C43	88°34'10"	20.00'	30.92'	27.93'	19.51'	N49°46'28"E
C44	86°22'32"	20.00'	30.15'	27.38'	18.77'	S42°45'11"E
C45	89°11'06"	20.00'	31.13'	28.08'	19.72'	S50°04'56"W
C46	90°48'54"	20.00'	31.70'	28.48'	20.29'	N39°55'04"W
C47	88°34'09"	20.00'	30.92'	27.93'	19.51'	N49°46'28"E
C48	91°25'50"	20.00'	31.92'	28.64'	20.51'	S40°13'32"E
C49	89°11'06"	20.00'	31.13'	28.08'	19.72'	S50°04'56"W
C50	10°72'27"	50.00'	37.51'	32.25'	27.26'	N31°35'47"W
C51	73°09'29"	50.00'	63.84'	59.58'	37.10'	N14°26'48"W
C52	34°54'55"	50.00'	30.47'	30.00'	15.72'	N68°29'00"W
C53	34°54'55"	50.00'	30.47'	30.00'	15.72'	S76°36'06"W
C54	71°55'36"	50.00'	62.77'	58.73'	36.28'	S23°10'50"W
C55	10°72'27"	20.00'	37.51'	32.25'	27.26'	S40°56'46"W
C56	91°25'51"	20.00'	31.92'	28.64'	20.51'	S40°13'32"E
C57	94°14'43"	30.00'	49.35'	43.97'	32.31'	S48°56'11"W

Line Table

LINE #	BEARING	DISTANCE
L2	N85°19'32"W	16.00'
L4	N89°48'50"E	35.32'
L5	S85°19'32"E	36.39'
L6	N38°56'28"E	30.21'
L7	N30°51'22"W	30.21'

Notes:
EACH LOT IS SUBJECT TO A RETENTION AREA TO RETAIN STORM WATER RUNOFF IN ACCORDANCE TO THE C.C.&R.'S AND PER THE CITY OF TWIN FALLS REGULATIONS.

LOTS FRONTING NORTH COLLEGE ROAD WEST AND CREEKSIDE WAY SHALL COMPLY WITH CITY CODE 10-10-2(B) AND PROVIDE A PARKING LAYOUT THAT DOES NOT REQUIRE BACKING DIRECTLY INTO THE PUBLIC TRAFFICWAY.





Date: Monday, March 14, 2016
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Curb-Gutter & Sidewalk Improvement Deferral Agreement – 3028 E. 3600 N. for Rick Muse.

Time Estimate:

The presentation will take approximately 5 minutes.

Background:

The homeowner wishes to construct a shop. A building permit would require frontage improvements, such as Curb-Gutter & Sidewalk installation. This home is located in the Twin Falls Area of Impact. There is no curb-gutter or sidewalk in this area of the county.

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 & sidewalk 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 Images
2. Sidewalk Deferral Agreement
3. Warranty Deed

CURB-GUTTER AND SIDEWALK IMPROVEMENT DEFERRAL AGREEMENT

This Agreement made and entered into this 8th day of March, 2016, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City", and RICK MUSE, hereinafter called "Developer", for the purpose of constructing certain improvements on property sought to be developed at 3028 E. 3600 N.

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: Build a Shop; 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 _____, 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

BY _____
Mayor

DEVELOPER

X [Signature]

STATE OF IDAHO

On this 8 day of March, 2016, before me a notary public in and for said State, personally appeared ~~Keth~~ Rick Musc

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

[Signature]
Notary Public
Residing in 8/25/18
Blaine County



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 _____

Case No. 66272RG

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

TWIN FALLS COUNTY
RECORDED FOR:
TITLEFACT, INC.
12:20:38 PM 09-29-2014
2014016413
NO. PAGES 1 FEE: \$10.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: BH
Electronically Recorded by Simplifile

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

WARRANTY DEED

FOR VALUE RECEIVED KEITH JONES and JUANITA JONES, husband and wife, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto RICK MUSE and AMY MUSE, husband and wife, as community property with right of survivorship, hereinafter called Grantee, whose address is: 3028 East 3600 North, Twin Falls, ID 83301, the following described premises in Twin Falls County, Idaho; to-wit:

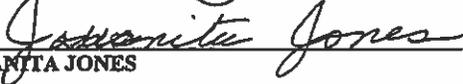
Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 27: A parcel of land being more particularly described as follows:
COMMENCING at the Southwest corner of said Section 27 from which the South one-quarter corner of said Section 27 bears South 88°57'52" East 2631.77 feet;
THENCE South 88°57'52" East along the South boundary of the SW¼ of said Section 27 for a distance of 1315.88 feet to the Southwest corner of the SE¼SW¼ of said Section 27 and being the TRUE POINT OF BEGINNING;
THENCE North 00°04'44" West along the West boundary of the SE¼SW¼ of said Section 27 for a distance of 435.00 feet;
THENCE South 88°57'52" East parallel with the South boundary of the SW¼ of said Section 27 for a distance of 200.00 feet;
THENCE South 00°04'44" East parallel with the West boundary of the SE¼SW¼ of said Section 27 for a distance of 435.00 feet to a point on the South boundary of the SW¼ of said Section 27;
THENCE North 88°57'52" West along the South boundary of the SE¼SW¼ of said Section 27 for a distance of 200.00 feet to the TRUE POINT OF BEGINNING.
SUBJECT TO a 25.0-foot-wide county road easement along the South boundary of the before described parcel.

TOGETHER WITH 2 SHARES of Twin Falls Canal Company water stock.

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 they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: September 26, 2014



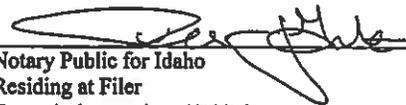
KEITH JONES


JUANITA JONES

STATE OF IDAHO
County of Twin Falls

On this 27th day of September, 2014, before me, a Notary Public in and for said State, personally appeared KEITH JONES and JUANITA JONES, husband and wife, 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.

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



Notary Public for Idaho
Residing at Filer
Commission expires 4/28/16

REVA J. GUNTER
☆ NOTARY PUBLIC ☆
STATE OF IDAHO



N 3000 E Blue Lakes Blvd S

3028 E 3600 N

E 3600 N

Lawynn Dr

Glenn Blvd

589 ft

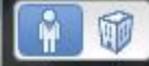
© 2016 Google

Google earth

1992

Imagery Date: 9/8/2013 42°31'13.71" N 114°27'20.23" W elev 3884 ft eye alt 6482 ft

E 3600 N



Exit Street View



6 ft

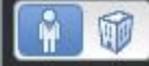
[Report a problem](#)

© 2016 Google
© 2016 Google

Google earth

42°31'11.45" N 114°27'17.34" W elev 3895 ft eye alt 3888 ft

E3600 N



Exit Street View



Report a problem

6 ft

© 2016 Google
© 2016 Google

Google earth

42°31'12.87" N 114°27'16.43" W elev 3884 ft eye alt 3896 ft



Public Hearing: **MONDAY, MARCH 14, 2016**

To: Mayor and City Council

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

ITEM I

Request: Consideration of a **Final Plat** for the Eastpark Professional Subdivision No. 2, A PUD, 3.34 +/- acres consisting of 6 lots on property located on the south side of Bridgeview Boulevard and east side of Locust Street North c/o EHM Engineers, Inc.

Time Estimate:

There is no presentation on this request unless the City Council wishes to remove the item from the Consent Calendar for discussion.

Background:

Applicant:	Status: Owner	Size: 3.4 +/-Acres
Nathan Welch 1345 Mountain View Drive Twin Falls, ID 83301	Current Zoning: R-2 PRO PUD	Requested Zoning: Approval of the final plat for Eastpark Professional Sub #2
	Comprehensive Plan: Urban Village/ Urban Infill	Lot Count: 6 Lots
	Existing Land Use: Undeveloped	Proposed Land Use: 6 Lots for development in compliance with the Eastpark PUD.
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gerald Martens EHM Engineers, Inc. 621 N College Rd, #100 Twin Falls, ID 83301 208-734-4888 gmartens@ehminc.com	North: C-1 PUD; Commercial Retail Business	East: R-2 & R-1 VAR PRO PUD; Platted - Undeveloped
	South: R-1 VAR PUD; Residential Single Family	West: R-4 and C-1; Locust St N, Undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4	

Approval Process:

As per Twin Falls City Code 10-12-2.4 Action on Final Plat:

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:

1. The regulations and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval. (Ord. 2012, 7-6-1981)

The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Budget Impact:

Approval of a final plat will allow property to be developed. Development could have an impact on the City budget.

Regulatory Impact:

Upon approval of a preliminary plat 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.

History:

This property is part of the Eastpark PUD #213, which went through the Public Hearing process in 1998. This PUD assigned the Zoning Districts and placed limitations on the uses allowed on the property. In 2007 the Interstate Amusement Subdivision-A Conveyance Plat, was recorded with 2 lots. The intent of a conveyance plat is to allow for property to be sold – it does not allow for development. The code further states whichever lots desires to be developed first all street and utilities are required to be developed for both lots.

In October 2015, the applicant went before the City Council to request waiving the required improvements for portions of the Interstate Amusement Conveyance Plat. This waiver was granted for the portions of the Conveyance Plat not being developed by Mr. Welch and his Associates. The result is this land may move forward through the Platting and development process without triggering the development of the remaining portions of land contained in the original Conveyance Plat.

Analysis:

The final plat of the Eastpark Professional Subdivision #2, a PUD, consists of 3.4 +/- acres divided into six (6) lots. The six (6) lots will be designed, built and used to meet the Eastpark PUD #213 standards and city code. The final plat site is zoned R-2 PRO PUD. The PUD Agreement states, “ any non-residential use will be subject to a special use permit by the City Council.”

This is the second 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.

This request is in conformance with the Comprehensive Plan and the requirements found in Twin Falls City Code.

Conclusion:

Staff recommends the Council approve the final plat of the Eastpark Professional Subdivision #2, a PUD; 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.

Attachments:

1. Eastpark Professional Subdivision #2, A PUD Preliminary Plat
2. Eastpark Professional Subdivision #2, A PUD Final Plat
3. Zoning Vicinity Map
4. Eastpark PUD Agreement
5. Portion of Jan 12, 2016 P&Z minutes

EASTPARK PROFESSIONAL SUBDIVISION NO. 2
 A Re-Subdivision and Re-Numbering of Lot 2 INTERSTATE AMUSEMENT SUBDIVISION Located In

Gov't Lot 3, Section 3
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2016

POLE LINE ROAD EAST
 BASE BEARING - SURVEY INST. #2007-028231
 N89°43'48"W 2641.90'
 FOUND 5/8" REBAR LS 1000
 C/P #209-00960

1120.95'
 FOUND BRASS CAP
 C/P #700-00960

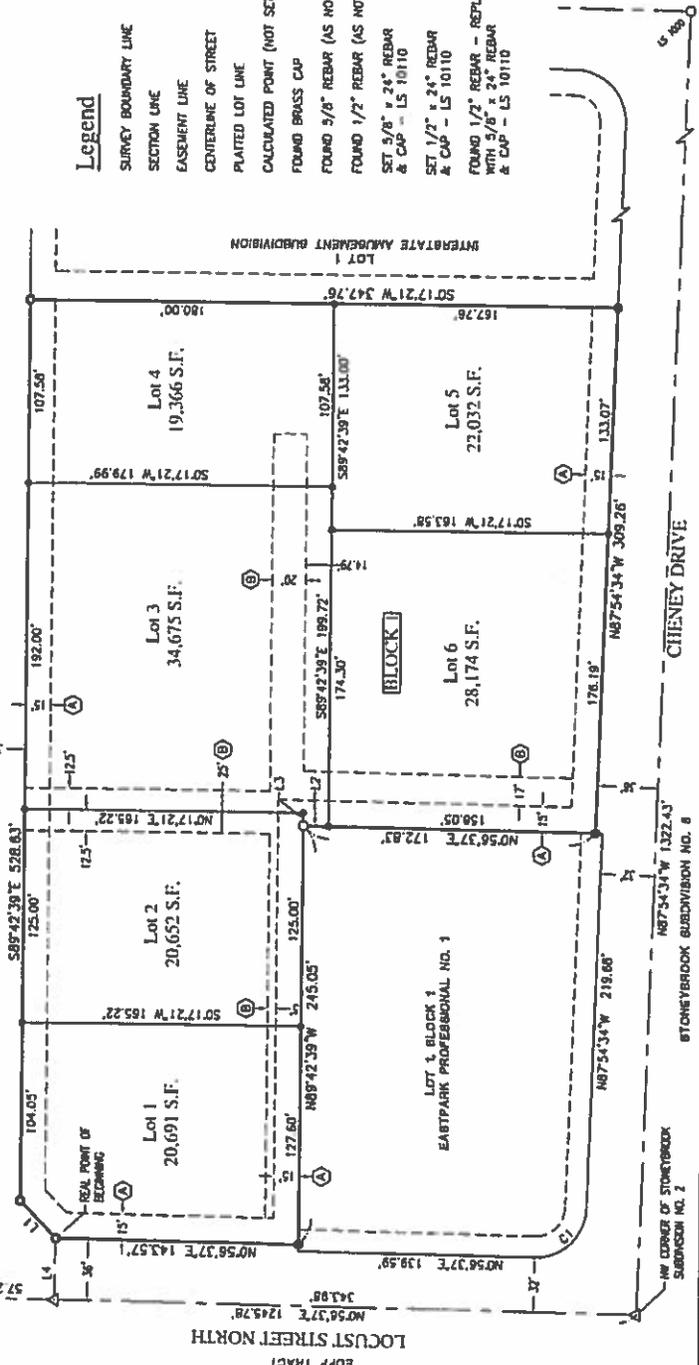
104.05'
 175.00'
 172.50'
 172.50'

107.50'
 107.50'

107.50'
 107.50'

107.50'
 107.50'

EASTPARK SUBDIVISION NO. 2
 BRIDGEVIEW BOULEVARD



Legend

- SURVEY BOUNDARY LINE
- SECTION LINE
- - - EASEMENT LINE
- CENTERLINE OF STREET
- PLATTED LOT LINE
- CALCULATED POINT (NOT SET)
- FOUND BRASS CAP
- FOUND 5/8" REBAR (AS NOTED)
- FOUND 1/2" REBAR (AS NOTED)
- SET 5/8" x 24" REBAR & CAP - LS 10110
- SET 1/2" x 24" REBAR & CAP - LS 10110
- FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110

Survey References
 #2005-019624
 #2007-028231

Deed References
 #2015-020485

Easement Key

- Ⓐ EXISTING UTILITY EASEMENT PER INTERSTATE AMUSEMENT SUBDIVISION
- Ⓑ UTILITY EASEMENT

Curve Table

CURVE #	DELTA	RADIUS	ARC CHORD	TANGENT CHORD	CHORD BRG
C1	80°51'11"	30.00'	46.52'	42.00'	S43°28'59"E

Line Table

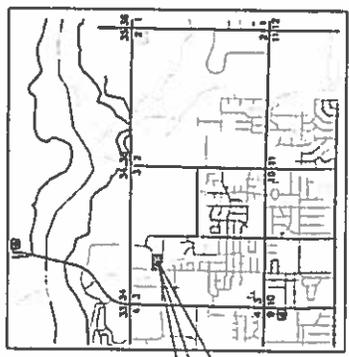
LINE #	BEARING	DISTANCE
L1	N45°36'59"E	30.81'
L2	N87°56'37"E	14.78'
L3	S89°42'39"E	7.55'
L4	N89°03'23"W	36.00'

Health Certificate
 "SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF MONTANA'S OUTSTANDING ENVIRONMENTAL QUALITY (EQE) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUTER IS CAUTIONED AT THE TIME OF THIS APPROVAL, NO DRAINING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRAINING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF THE DEVELOPER'S RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1324. NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRAINING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

DISTRICT HEALTH DEPARTMENT, EHS



EHM Engineers, Inc.



Vicinity Map
 NOT TO SCALE



CERTIFICATE

OF

OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, LOCATED IN A PORTION OF GOVERNMENT LOT 3, SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 3, SAID POINT LIES NORTH 89°43'48" WEST 2841.90 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE, SOUTH 89°43'48" EAST 1320.95 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 3 TO THE NORTHWEST CORNER EASTPARK SUBDIVISION NO. 1;

THENCE, SOUTH 00°56'37" WEST 901.80 FEET;

THENCE, SOUTH 89°03'23" EAST 38.00 FEET TO A POINT ON THE BOUNDARY OF LOT 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "INTERSTATE AMUSEMENT SUBDIVISION", RECORDED NOVEMBER 26, 2007, AS INSTRUMENT NO. 2007-028231, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY AND BEING THE REAL POINT OF BEGINNING;

THENCE, NORTH 45°16'59" EAST 30.81 FEET ALONG SAID BOUNDARY;

THENCE, SOUTH 89°42'39" EAST 528.63 FEET ALONG SAID BOUNDARY;

THENCE, SOUTH 00°17'21" WEST 347.76 FEET ALONG SAID BOUNDARY;

THENCE, NORTH 87°54'34" WEST 309.26 FEET ALONG SAID BOUNDARY;

THENCE, NORTH 00°58'37" EAST 172.83 FEET ALONG SAID BOUNDARY;

THENCE, NORTH 89°42'39" WEST 245.05 FEET ALONG SAID BOUNDARY;

THENCE, NORTH 00°56'37" EAST 143.57 FEET TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATED LAND AS DESCRIBED IS 3.14 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO, AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT, THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE 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, WC, THE UNDERSIGNED, AS OWNERS, 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 31-3905, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT TO IDAHO CODE 31-3905, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT TO THE LANDS IN THIS PLAT HAVE NOT BEEN TRADED, TRANSFERRED, OR OTHERWISE ACQUIRED BY THE SAID FALLS CITY COUNCIL. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE TWIN FALLS CANAL COMPANY.

TEMPLE VIEW PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY: JAMES M. COOBERG

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2016, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, OF _____ COUNTY, IDAHO, WHO HAS IDENTIFIED TO ME TO BE ONE OF THE MEMBERS OF TEMPLE VIEW PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND WHO HAS IDENTIFIED 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 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 _____



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARRISON, 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 TRIN FALLS, IDAHO AT THEIR MEETING ON DAY OF _____, 2016.

WATOR _____ 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 TRIN FALLS, IDAHO.

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 TRIN FALLS RELATED THEREIN. DATED THIS _____ DAY OF _____, 2016.

ACTING COUNTY SURVEYOR RICHARD H. CARLSON

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ } ss
ON THIS _____ DAY OF _____, 2016, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID TERRITORY, 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

_____ COUNTY TREASURER IN AND FOR THE COUNTY OF TRIN 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

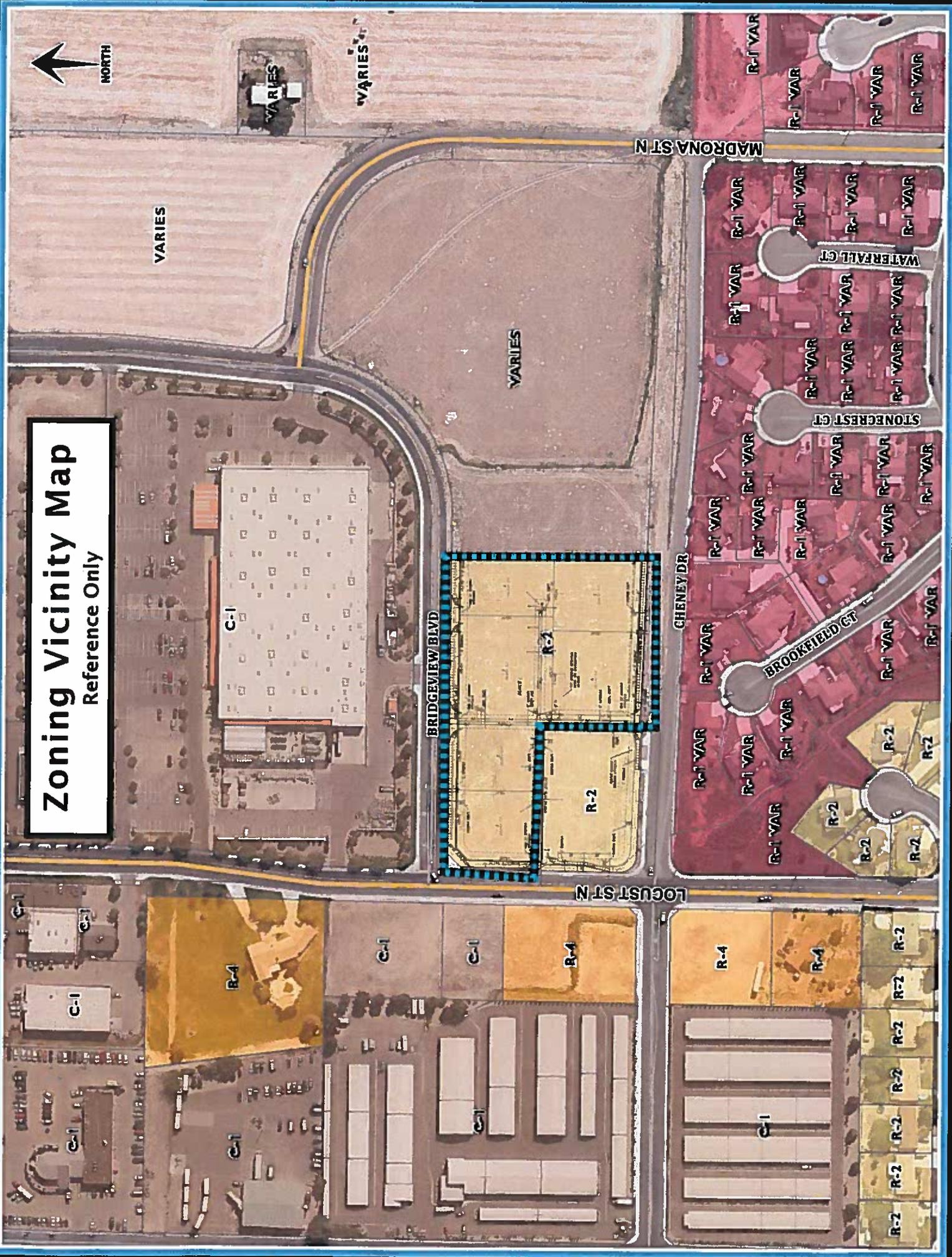
INSTRUMENT NO. _____
STATE OF IDAHO } ss
COUNTY OF TRIN FALLS }
ON THIS _____ DAY OF _____, 2016, AT _____, I, THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TRIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY _____ EX-OFFICIO RECORDER _____



Zoning Vicinity Map

Reference Only



EASTPARK PUD

C-1, R-1, R-2 (PRO) & R-4 (PRO) PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into this 24th day of April, 1995, by and between the City of Twin Falls, a municipal corporation, State of Idaho (hereinafter called "City), and Zabala Family Trust and Eastpark Partners, (hereinafter called "Developers"), whose address is P.O. Box 1492 Hailey, Idaho 83333 and P. O. Box 492, Twin Falls, Idaho 83303 respectively.

RECITALS

WHEREAS, Zabala Family Trust (hereinafter included in reference to "Owners" or "Developers"), is the equitable title holder to certain tracts of land in the City of Twin Falls, State of Idaho and Eastpark Partners (hereinafter included in reference to "Owners" or "Developers"), also is the equitable title holder to certain other tracts of land in the City of Twin Falls, State of Idaho, all parcels are more particularly described in Exhibits "A" (zoning) and "B" (ownership), and attached hereto. The subject land is bounded by Locust Street North on the West, Pole Line Road on the North, runs East approximately 2640 feet from Locust Street and is bounded by Cheney Drive alignment on the South (hereinafter "Property"); and

WHEREAS, Developers intend to develop and/or sell portions of the Property from time to time; and

WHEREAS, Developers have made request of the City of Twin Falls to develop a portion of the properties as commercial subdivisions, and the balance as one or more residential subdivisions, including portions with professional overlay (Project") and have submitted to the City a master plan thereof which has been approved for development as a "C-1, R-1, R-2(PRO) & R-4 (PRO) PUD" by the City Council of the City; and

WHEREAS, City, by and through its City Council, has agreed to the development of said land within the City of Twin Falls, Idaho, subject to certain terms, conditions and understandings, which terms, conditions and understandings are the subject of this agreement.

Twin Falls County, Idaho
Recorded for:
CITY OF TWIN FALLS
02:22pm Sep. 22, 1998
1998-017180
No. of Pages: 13 Fee: \$39.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: SL

COVENANTS

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, Developer and City agree as follows:

1. NATURE OF THE AGREEMENT. This agreement shall become part of the "C-1, R-1, R-2 (PRO) & R-4 (PRO) PUD" zone with respect to the Property upon its full execution and recording. Developer, Owners and their assigns or successors in interest, as well as City and its assigns or successors (if any), shall be bound by the terms and conditions contained herein.

2. NATURE OF THE DEVELOPMENT. It is agreed by the parties hereto that certain language and requirements pertaining to the "C-1, R-1, R-2 (PRO) & R-4 (PRO) PUD" zone shall be interpreted as follows:

A. COMMON AREA AND PROPERTY OWNERS ASSOCIATIONS AND MAINTENANCE. There is a requirement for common area within the Project. Therefore, there is a requirement for Developer to organize a Property Owners' Association in connection with its development of the Property, which associations are established for the maintenance of common areas. Developer shall have the right to designate common areas in any phase(s) of its development. In the event common areas are so designated, Developer may create an association of those property owners benefiting from said common areas for the purpose of maintaining the same. Except for space explicitly designated as common area, the maintenance responsibility for each parcel and the improvements thereon rests solely with the parcel's owner.

B. USES. The use language of the underlying "C-1, R-1, R-2 (PRO) & R-4 (PRO)" zone shall apply with regard to permitted uses, special uses, and prohibited uses on the Property or any portion thereon, as shown on the Master Plan with the following exceptions:

(1) The area of R-2 PRO overlay between Cheney Drive and Bridgeview Boulevard, West of Madrona and East of Locust will be restricted such that all buildings will be constructed using residential style architecture and will have an architectural finish aesthetically pleasing. All professional buildings in this area will be limited to single story construction. Building design in this area will be regulated by an architectural control committee responsible for enforcement of the restrictive covenants for that area. All buildings will be limited to a maximum of 6,000 square feet, provided however that within 350' of Locust Street North the maximum building size

shall be increased to 10,000 square feet. Buildings facing Cheney Drive will be positioned such that all parking will occur north of the building. Any non-residential use will be subject to a special use permit by the City Council.

That area of C-1 zone running East and the new Bridgeview extension for approximately 1150 feet and 462 feet South of Poleline Road will be restricted to LIMITED NEIGHBORHOOD BUSINESSES as follows:

Of the allowed uses in a C-1 Zoning only the following will be allowed outright on this parcel:

- General Merchandise
- Food and Drugs
- Apparel and Accessories
- Home Furnishings
- Eating Places (no drive thru)
- Sporting Goods
- Garden Supplies
- Bakeries (retail)
- Book Stores and Art Shops
- Flower Shops
- Hobbies and Toy Stores
- Ice Cream Stores (no drive thru)
- Music Stores
- Libraries
- Finance and Investment Offices
- Insurance and Related Offices
- Real Estate and Related Offices
- Photography
- Beauty and Barber
- Professional Offices

TOTAL 20

Desired uses on this portion of the properties East of the new Bridgeview extension not specifically allowed above will require a special use permit. canopy type illumination with the light source shielded from surrounding residential areas.

In addition, in the C-1 zone lying East of the Bridgeview extension, no building may be larger than 20,000 square feet ub suze, nor taller than 28 feet above ground level. All lighting will be canopy type illumination with the light source shielded from surrounding residential areas.

No outdoor public address or music systems will be allowed. Hours of operation for businesses on this parcel shall be limited to between the hours of 7:00 A.M. to 11:00 P.M. on this parcel, except for special sales of a duration not to exceed

one week and holiday seasons. Parking lot lighting will be designed to dim at 11:00 P.M.

C. PHASING OF DEVELOPMENT. Developer shall be permitted to develop the property in phases. So long as those phases are in compliance with the Master Plan, the PUD Agreement, obtained by submission of a technically correct final plat for each phase to the City Council. The designation and location of specific uses, and buildings on the Master Plan are conceptual and changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum and a maximum time limit of three years between completion of one phase and commencement of the next phase.

3. STREET, SEWER, WATER AND DRAINAGE IMPROVEMENTS. Developer shall be responsible for the design and construction of street, sewer, water and drainage systems on the Property (hereinafter "Improvements") as described herein in accordance with City Standards.

A. IMPROVEMENT PLANS. Developer shall, as to each phase of its development, file or cause to be filed with the city a complete set of plans for that development phase, showing all Improvements contemplated within that phase of the development (hereinafter "Improvement Plans"). The Improvement Plans and all improvements shown thereon shall meet with the approval of the City, which approval shall be given if such plans conform with published City requirements.

B. IMPROVEMENT DESIGN AND CONSTRUCTION. Developer shall cause to be designed, constructed and installed, in accordance with the approved Improvement Plans and at its expense, all improvements shown on the Improvement Plans. Notwithstanding the foregoing, nothing in this agreement shall prohibit City participation in the cost or financing of improvements on the Property if mutually agreed to by the parties hereto.

C. PHASED CONSTRUCTION. Developer may install the improvements all at one or in phases. Developer shall provide the City with written notification of when and of what portion, or portions, of said Improvements it intends to complete at the time; and agrees to make such modifications and/or construct any temporary facilities necessitated by such phased construction work as shall be required and approved by the City, which approval shall not be unreasonably withheld.

D. CONSTRUCTION SUPERVISION. Developer shall use a qualified construction engineer or supervisor to supervise the construction inspection and testing of the work as necessary,

to ensure that all such Improvements are constructed in accordance with the approved Improvement Plans.

E. NONCOMPLIANCE. In the event any of the requirements with regard to the installation of said Improvements are not complied with, the City shall give written notice to Developer of said non-compliance. Developer shall cure said non-compliance within thirty days of this receipt of notice (or, in the case of non-compliance that will take in excess of thirty days to cure, Developer shall commence to cure within thirty days of receipt of notice and diligently pursue the same to completion). In the event Developer fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within that phase of such "PUD" until such time as all requirements specified in Section 3 have been complied with; PROVIDED, HOWEVER, Developer shall have the right to appear before the City Council at any regular meeting after any building permits and certificates of occupancy shall have been withheld for reasons set forth in this paragraph, and shall have the right to be heard as to why such building permits and certificates or occupancy should be issued. The City Council shall then in good faith and in an objective manner decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the rights of the parties are preserved at law and equity.

F. FEES. Developer shall pay, or cause to be paid, to City all applicable fees, if any, with regard to the installation of Improvements pursuant to the Improvement Plans. However, City water and sewer connection and service charges shall be paid for by individual developers and users at the rates set by applicable City ordinances and resolutions.

G. DEDICATION OF IMPROVEMENTS. City hereby agrees to accept maintenance responsibility for the public improvements upon their completion to City standards.

4. PLATS. Developer agrees to file with City a preliminary plat, prepared by a registered professional engineer, of the real property which is the subject of this agreement. Final plats for phases to be developed shall be submitted specifically identifying and dedication all necessary public easements and those rights-of-way the city agrees to accept herein and in the Standard Developers Agreement. It is agreed that said plats and any amendments thereto must first be approved by City.

5. INDIVIDUAL PARCEL DEVELOPMENT CRITERIA. The Property or any portion thereof shall be developed in accordance with criteria set forth in this Section 5.

A. APPROVAL AND CONSTRUCTION. All improvements shall be constructed in accordance with engineered drawings and specifications, describing in reasonable detail the work to be performed, which drawings and specifications shall first be approved by City and meet City standards, which approval shall not be unreasonably withheld.

B. BUILDING SETBACKS. All buildings on lots adjacent to Pole Line Road are to be constructed with a minimum setback of ninety-three feet (93') from the center line of Pole Line Road. All buildings on lots adjacent to Locust Street North, Bridgeview Boulevard, Madrona Street North and Cheney Drive are to be constructed with a minimum setback of sixty feet (60') from the center line of said streets.

C. LANDSCAPING. Perimeter landscaping shall be required to be installed on each parcel of the Property with a boundary of Cheney Drive, Locust Street, Madrona Street North, Bridgeview Boulevard or Pole Line Road and in the public rights-of-way adjacent thereto at the right time and planting season for the proposed vegetation. Such landscaped perimeter shall be installed from the back of the curb in the public rights-of-way along Pole Line Road, Bridgeview Blvd., Madrona Street North, Cheney Drive and Locust Street North and shall be extended to the dimensions set forth below. The depth of the landscaped perimeter on Pole Line Road shall be a minimum of thirty five feet (35') from the back of the curb or future curb. The depth of the landscaped perimeter on Cheney Drive, Madrona, Locust and the South and East side of Bridgeview shall be a minimum of twenty feet (20') from the back of the curb or future curb. The depth of the landscaped perimeter on the North and West side of Bridgeview running from Locust to the intersection of Bridgeview and Madrona shall be forty feet (40') for lots with commercial usage fronting Bridgeview and twenty feet (20') for lots with processional usage fronting Bridgeview. Each property owner shall maintain the landscaping on its property and in the public right-of-way adjacent thereto. Notwithstanding the foregoing, in the event developer chooses to designate certain landscaped areas and other areas as "common area," developer shall have the right to create an association which shall be responsible for the maintenance of "common area."

D. LANDSCAPING PLAN. At the time of development, each parcel fronting Pole Line, Madrona, Cheney or Bridgeview shall be landscaped to include the following: Fifty percent (50%) of the lineal footage of landscaping shall have berms of at least eighteen inches (18") in height with at least fifty percent (50%) of the berming a minimum of thirty inches (30") in height. The landscaped perimeter shall be planted in grass with a minimum of one tree per five hundred square feet of landscaped

area and a minimum of one shrub per one hundred square feet of landscaped area. At least (50%) of the shrubs and trees shall be evergreen. At least (50%) of all trees shall be from the following groups: Austrian pine, green ash and honey locust. (50%) of these are to be mature trees at planting with a height of at least 10 feet. Trees and shrubs may be grouped, but there shall be no space greater than seventy-five feet (75') between tree and shrub groupings. All trees shall have a height of at least four feet when planted. In addition to the foregoing, each individual parcel must also satisfy the landscaping requirements of the underlying "C-1, R-1, R-2 (PRO) or R-4" zone.

E. DRAINAGE.

(1) Stormwater from commercial developments shall be retained. Facilities to retain the design of: "50-year, 24-hour rain storm event" shall be designed, constructed, and maintained by the property owner of each lot in the development, unless specific written arrangements are made to share those responsibilities among several lot owners and/or the City.

(2) Stormwater from residential developments shall be detained to limit discharge to downstream drainways. Detention facilities meeting City Code requirements in effect at the time of plat approval shall be designed and constructed by the developer, and maintained by the property owners association of each development, unless specific written arrangements are made to share those responsibilities among individual lot owners and/or the City.

F. BUILDING STANDARDS. Buildings and improvements shall comply with the following standards.

(1) PROHIBITED MATERIALS. Metal sided buildings and buildings with exposed unpainted plain concrete block are prohibited. Concrete tilt-up or double-T panels are prohibited unless they have a decorative finish. This does not preclude the use of decorative masonry block or brick or the use of architectural residential metal siding.

(2) OUTSIDE STORAGE AND DISPLAY. Refuse and outside storage and display areas shall be visibly screened from streets and adjacent properties. All such areas shall be located to the rear of the buildings or to the side of a building, other than street side.

(3) UTILITIES. All on-site utility service lines, including electrical lines and telephone lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the

parcel shall be visibly screened from the view from streets, with appropriate screening material.

(4) PROHIBITED SIGNAGE. No billboards will be permitted. Signs employing flashing or moving parts shall also be prohibited except that message center signs or time and temperature panels any be approved by the City on a case by case basis. No signs shall encroach over public rights-of-way. Signs painted on building walls and fascias are also prohibited. No exposed raceways, ballast boxes, transformers, or attachment devices are permitted. No roof-mounted signs shall be permitted. On that portion of property East of Bridgeview signs shall be additionally limited to "low profile" and must not exceed 100 square feet maximum and not to exceed ten feet in height. Letters can only illuminate internally. No lighted signage will face South and illuminated individual letters and logo are limited to 16" in height on this portion of the property East of Bridgeview.

G. CODES. All construction on the Property shall be to the standards established by applicable codes.

H. CONTROL DURING DEVELOPMENT OF INDIVIDUAL PARCELS Developer shall maintain control during development of the Property or any part thereof, through the use of deed restrictions to be recorded setting forth the required development criteria contained herein.

7. ACCESS TO POLE LINE ROAD. Developer and subsequent property owners agree to limit the number of accesses between Locust Street North and Bridgeview Boulevard to one (1) and between Bridgeview Boulevard and the East property line to three (3). The location of said approaches shall be as shown on the approved preliminary plat.

8. ACCESS TO BRIDGEVIEW BOULEVARD. Developer and subsequent property owners agree to limit the location of accesses from the North-South portion of Bridgeview Boulevard North of its intersection with Madrona to no further South than one hundred sixty feet (160') from Pole Line Road right-of-way lines. Said one hundred sixty feet (160') shall be measured to the center of the approach.

9. VACATION OF MADRONA STREET NORTH. Developer and subsequent property owners agree to the vacation of portion of Madrona Street North.

10. WIDENING OF POLE LINE ROAD. Developer hereby agrees to convey to the city the area under the developer's control needed for the widening of the Pole Line Road shall be widened at

the developer's expense pursuant to the Standard developer's Agreement, bringing Pole Line Road to a 32' width from centerline, at the time the C-1 portion South of Pole Line Road is developed. Any future widening shall be handled outside the scope of the agreement.

11. SIGNAL AT POLE LINE AND BRIDGEVIEW. Developer hereby agrees to pay for engineering and underground construction cost of the signal at this intersection when it is developed.

12. DEDICATION OF LAND TO CITY. Developer agrees to set aside a minimum of three acres in the Southeast corner of the 40 acres that lies East of Madrona for open space and will work with the city on the exact location and configuration for public use as a park.

13. STREET DEVELOPMENT REQUIREMENT. Developer agrees that the completion of either Locust Street from Cheney Drive to Pole Line Road, or the completion of Bridgeview Blvd. and Locust Street North from Cheney Drive to Pole Line Road, will be completed with the first commercial development of the project.

14. LOCUST STREET SCREENING. Developers agrees to create a berm along the West side of Locust Street to the extent possible to screen the J.C. Williams property from automobile headlights.

15. TIME LIMITATION. "C-1, R-1, R-2 (PRO) & R-4 (PRO) PUD" zone designation on the property described in Exhibit "A" and "B" attached hereto is expressly conditioned upon submission to the City Council of a final plat of the first phase within one (1) year from the date hereon.

16. STANDARD DEVELOPER'S AGREEMENT. It is understood and agreed by the parties hereto that it shall be necessary for Developer or individual owners to execute the City's Standard Developer's Agreements.

17. GENERAL PROVISIONS.

A. COOPERATION. The parties hereto agree to cooperate each with the other. Developer shall submit to the City all plans, specification, and working drawings required by the City.

B. ENTIRE AGREEMENT. This agreement constitutes the entire agreement between the parties concerning the property and improvements described herein, and no amendment or modification to this agreement shall be valid or effective unless reduced to writing and signed by the parties.

C. APPLICABLE LAW. This agreement shall be construed in accordance with the laws of the State of Idaho.

D. NOTICE. If notices from one party to the other are desired or required hereunder, such notices shall be delivered or mailed to the party to receive such at this address last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy-two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with "return receipt requested". On the date of this agreement, the addresses of the parties are as follows:

DEVELOPER: Zabala Family Trust
Attention: Felipe Zabala
P.O. Box 1492
Hailey, Idaho 83333

DEVELOPER: Eastpark Partners
Attention: Steve Keim
P.O. Box 492
Twin Falls, Idaho 83301

CITY: City of Twin Falls
P.O. Box 1907
321 Second Avenue East
Twin Falls, Idaho 83303-1907

E. SUCCESSORS AND ASSIGNS. This agreement shall be binding upon the successors, assigns and legal representatives of the parties hereto.

F. SEVERABILITY. In the event any portion of this agreement is declared by a court of competent jurisdiction to be invalid, illegal or unenforceable, such portion shall be deemed severed from this agreement, and the remaining portions shall not be affected thereby.

G. SIGNATORIES. Each of the persons executing this agreement hereby represent and warrant that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing and that his agreement is binding on, and enforceable against, such entity.

H. EFFECTIVE DATE. This "PUD" agreement shall become valid and binding only upon its approval by City, through its City Council, and upon its execution by the Mayor and Developer.

I. ATTORNEYS FEES. In the event that either party should be required to retain an attorney because of the default or breach of the other or to pursue any other remedy provided by law, that party which prevails in any litigation shall be entitled to a reasonable attorney's fee.

J. CONSTRUCTION. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.

K. ATTACHMENTS. All attachments to this Agreement and recitals are incorporated herein and made a part hereof as if set forth in full.

L. CAPTIONS. The captions, section and paragraph numbers appearing in this agreement are inserted only as a matter of convenience and shall in no way affect interpretation of this agreement.

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

CITY OF TWIN FALLS

By: *Cole & Kenney*

EASTPARK PARTNERS

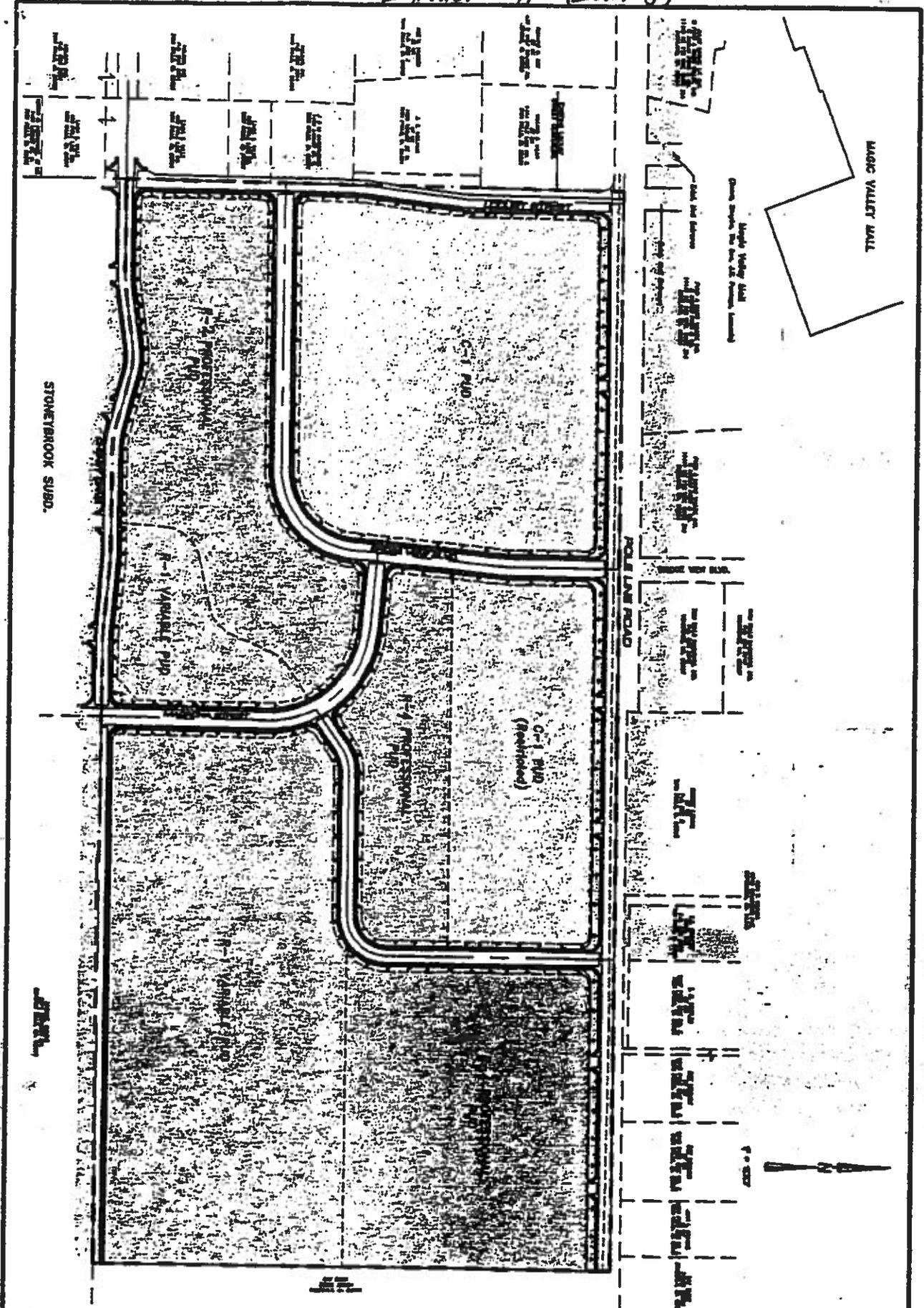
By: *Robert R. H*

By: _____

ZABALA FAMILY TRUST

By: *Felipa Zabala*
Trustee

EXHIBIT "A" (ZONING)

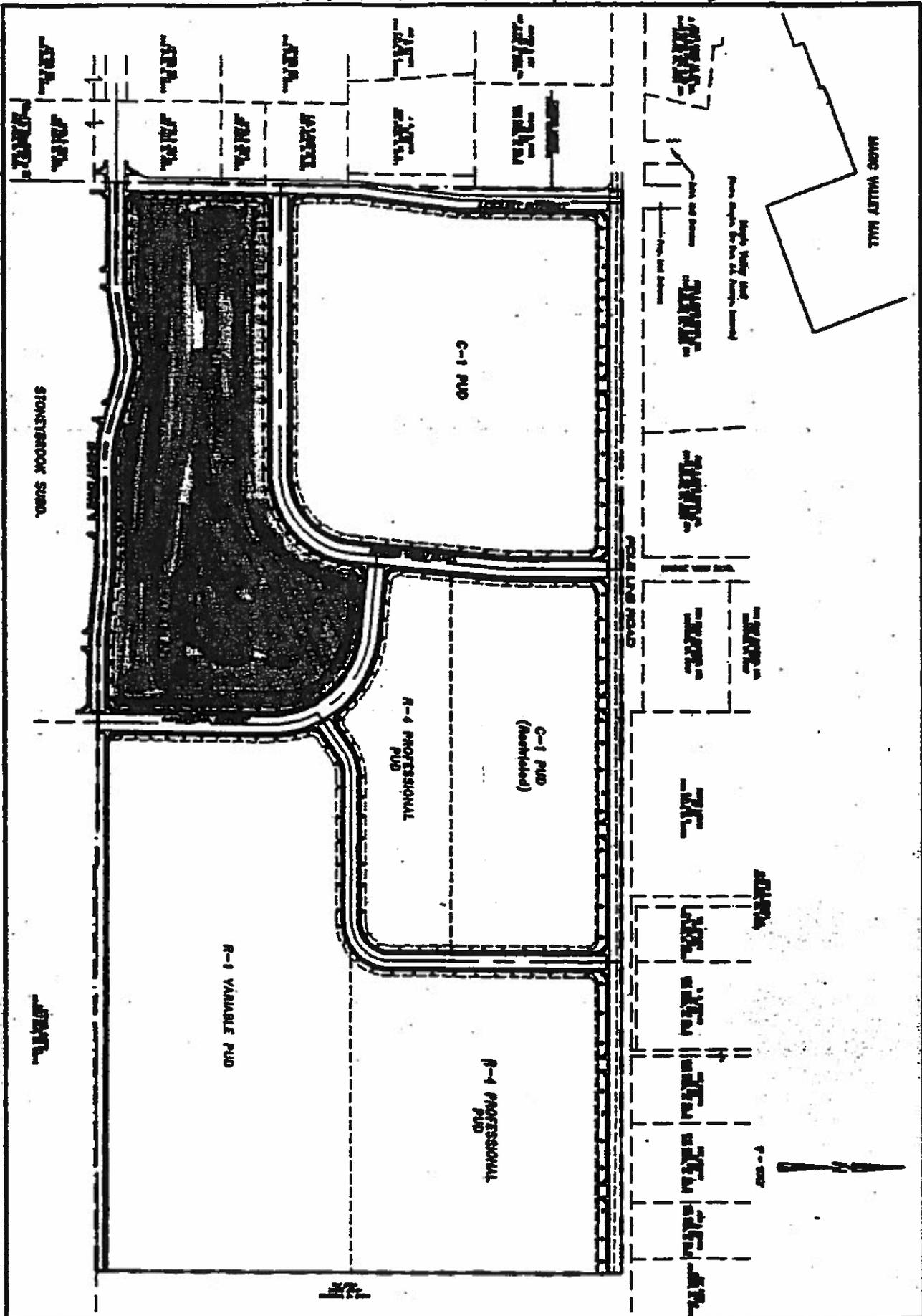


STONEYBROOK SUBD.

Development Plan For
STONEYBROOK SUBDIVISION NORTH
 Twin Falls, Idaho

W&W Engineers, Inc.
 ENGINEERS/SURVEYORS/PLANNERS

Exhibit "B" (Ownership)



Zabala Family TRUST

EAST PARK PARTNERS



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
January 12, 2016 6:00PM
 City Council Chambers
 305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Vacancy **Vacancy** 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

Frank
 Grey
 Tatum

ABSENT

Reid
 Munoz

AREA OF IMPACT MEMBERS

PRESENT

Higley
 Woods

ABSENT

CITY COUNCIL LIAISON(S):

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

I. ITEMS OF CONSIDERATION:

2. Consideration of a **preliminary plat** for the Eastpark Professional Subdivision No. 2, A PUD, 3.34 +/- acres consisting of 6 lots on property located on the south side of Bridgeview Boulevard and east side of Locust Street North c/o EHM Engineers, Inc.

Applicant:

Gerald Martens, EHM Engineers, Inc. representing the applicant stated the intent of this request is to subdivide approximately 3.4 acres into 6 lots to develop a professional office complex. Their plan is to construct 6 office buildings with the use being primarily medical. The lot on the corner is proposed for an ophthalmology specific surgery center. He stated this use is appropriate and will comply with the PUD requirements that are applicable to the project, such as building heights, setbacks, building orientation and architectural style. All of the interior development will be private drives with no additional public streets. There will be improvements to the existing public streets on the south and west side providing turn lanes as required by the City.

PZ Question/Comments:

- Commissioner Woods stated the he wanted to clarify what items from the PUD Agreement would apply to this project.
- Mr. Martens explained that there are only two or three paragraphs that would apply to this project such as, building size, height and orientation of the building to minimize the impact on the adjacent residential neighborhood.

Staff Review:

Planner I Spendlove reviewed the request on the overhead and stated this property is part of the Eastpark PUD #213, which went through the Public Hearing process in 1998. This PUD assigned the Zoning Districts and placed limitations on the uses allowed on the property. He stated there are only a few requirements in the PUD that will apply to the portion of the plat the applicant representative was discussing. The plat is what is being considered this evening and it has to meet code for size, access and public improvements. The preliminary plat meets City Code requirements for approval. He also stated that in October 2015, the applicant went before the City Council to request waiving the required improvements for portions of the Interstate Amusement Conveyance Plat. This waiver was granted for the portions of the Conveyance Plat not being developed by Mr. Welch and his Associates. The result is this land may move forward through the Platting and development process without triggering the development of the remaining portions of land contained in the original Conveyance Plat.

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 and the requirements found in Twin Falls City Code. Staff recommends the Commission approve the preliminary plat of the Eastpark Professional Subdivision #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.

PZ Question/Comments:

- Commissioner Grey asked to be shown on the aerial map where the construction of the professional complex will be.
- Mr. Martens explained it would be located on the southwest corner of Bridgeview Boulevard and Locust Street North. The first building for this site is planned to be a surgery center. That particular piece of the property allows a building of up to 10,000 sq. ft. the rest of the lots are limited to 6,000 sq. ft. They will be professional office buildings.
- Commissioner Grey asked what is left to be done along Cheney Drive and when it would happen.
- Assistant City Engineer Vitek explained the lane along Cheney Drive will be completed when the eastern portion of the plat gets developed.

Public Input: Open & Closed Without Input

Deliberations: Without Concerns

Motion:

Commissioner Tatum made a motion to approve the request, as presented, with staff recommendations. Commissioner Woods 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.



Date: Monday, March 14, 2016 City Council Meeting
To: Honorable Mayor and City Council
From: Wendy Davis, Parks & Recreation Director

Request:

Presentation of service plaques to Tennille Adams, Tony Brand and Carl Legg in recognition of their service on the Parks and Recreation Commission.

Time Estimate:

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

Background:

Tennille Adams served on the Commission since April 2009, serving two full three year terms, plus one year. Tennille was very active on the Commission serving as Chairman for the past ten months.

Carl Legg served on the Commission since April 2010, serving two full three year terms. Carl brought excellent insight to the commission and his aquatic interest added a great perspective to the group.

Tony Brand served on the Commission since April 2010, serving two full three year terms. Tony joined the Commission when the Tree Commission was disbanded. His horticulture and arborist background brought excellent insight to the commission.

Approval Process:

None

Budget Impact:

The cost of the plaques.

Regulatory Impact:

None

Conclusion:

Staff recommends that the City Council honor Tennille Adams, Carl Legg and Tony Brand for their years of service to the Parks and Recreation Commission and to the City of Twin Falls.

Attachments:

None



Monday, March 14, 2016 City Council Meeting

To: City Council

From: Shawn Barigar, Mayor

Request:

Consideration of a request to appoint Aaron Camacho, Cindy Collins and Gabe Ostyn to the Parks & Recreation Commission.

Time Estimate:

The Mayor 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 5 minutes.

Background:

The Commission had three openings due to three members having served their full six years on the Commission. Applications for the openings were due late January and staff received five applications. The interview committee consisted of Mayor Shawn Barigar, Parks and Recreation Commission Liaison Councilwoman Nikki Boyd, Vice Chairman of the Commission Marc Lambert, and Parks & Recreation Director Wendy Davis. On Monday, February 22, the interview committee interviewed five applicants. The interview committee selected Aaron Camacho, Cindy Collins and Gabe Ostyn to serve on the Parks and Recreation Commission. All three candidates have successfully passed a background check.

Approval Process:

City Code 2-4-3 Membership: states: "There shall be nine (9) voting members of the Parks and Recreation Commission to be appointed by the Mayor and confirmed by members of the City Council".

It has been the City's policy to conduct interviews when vacancies occurred due to resignation, terms not being renewed or members serving their full terms.

A majority vote by the City Council is needed to approve this request.

Budget Impact:

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

Regulatory Impact:

Approval of this request will appoint the ninth member to the Parks and Recreation Commission.

Conclusion:

I recommend that the Council appoint Brian Rice to the Parks and Recreation.

Attachment:

None



Date: Monday, March 14, 2016

To: Honorable Mayor and City Council

From: Lorie Race, CFO

Request:

A presentation of the City of Twin Falls' 2015 audited financial statements. The presentation will be made by Scott Hunsaker of Mahlke Hunsaker & Company, PLLC.

Time Estimate:

Scott will give a brief presentation, followed by questions from the Council. I would estimate this item taking approximately 5 to 10 minutes.

Background:

The finance team, led by Brent Hyatt, prepared an audit plan for 2015. Susan Klein began field work in late December 2015. Their work was completed by mid-February 2015, and statements were issued February 19, 2016.

Budget Impact:

There is no budget impact.

Regulatory Impact:

Idaho Code 67-450B states "The governing body of a local governmental entity whose annual expenditures (from all sources) exceed two hundred fifty thousand dollars (\$250,000) shall cause a full and complete audit of its financial statements to be made each fiscal year."

Conclusion:

There is no action required by the City Council.

Attachments:

Electronic copy of the 2015 audited financial statements.

A copy of the statements is also available on the City's website at www.tfid.org .

CITY OF TWIN FALLS

COMPREHENSIVE ANNUAL FINANCIAL REPORT | 2015



FINANCE DEPARTMENT | FOR FISCAL YEAR ENDED SEPTEMBER 30, 2015

CITY OF TWIN FALLS, IDAHO
 Financial Statements
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INTRODUCTORY SECTION



P.O. Box 1907

321 Second Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2296

February 19, 2016

Mayor Shawn Barigar, City Council,
and Citizens of the City of Twin Falls, Idaho

The Finance Department is pleased to submit the Comprehensive Annual Financial Report (CAFR) of the City of Twin Falls, Idaho (the City) for the fiscal year ended September 30, 2015.

This report is published to provide the City Council, City staff, our citizens, and other readers with detailed information concerning the financial position and activities of the City. City management is responsible for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures.

To the best of our knowledge and belief, the enclosed report is accurate in all material respects and is organized in a manner designed to fairly present the financial position and results of operations of the City as measured by the financial activity of its various funds. The accompanying disclosures are necessary to enable the reader to gain the maximum understanding of the City's financial affairs.

THE REPORT

The CAFR is presented in three sections: introductory, financial, and statistical. The introductory section includes this transmittal letter, an organizational chart and names of the City's principal officials, and the Government Finance Officers Association of the United States (GFOA) Certificate of Achievement for Distinguished Budget Presentation Award.

The financial section is prepared in accordance with accounting principles generally accepted in the United States of America. This section of the CAFR includes the independent auditor's report; the Management's Discussion and Analysis (MD&A), which can be found immediately following the report of the independent auditors; the basic financial statements and combining and individual fund statements and schedules; as well as required supplementary information and information on federal awards and expenditures with an accompanying auditor's report on that activity.

The MD&A is a narrative introduction, overview, and analysis to accompany the basic financial statements and should be read in conjunction with this transmittal letter. The basic financial statements include the government-wide financial statements that present an overview of the City's entire operations, while the fund level statements present the financial information of each of the City's major funds, as well as non-major funds.

Lastly, the statistical section includes selected financial and demographic information, generally presented on a multi-year basis.

CITY PROFILE

We currently are home to more than 45,000 residents and we expect to grow 11 percent to more than 52,300 citizens by 2020. Our citizens are as diverse as our geography, with more than 70 percent of residents having moved to the area from outside of Idaho. Twin Falls is located in the Magic Valley, which is a vibrant collection of small communities spread across the vast high desert between Boise and Pocatello in southern Idaho and is the heart of south-central Idaho. Located halfway between Seattle and Denver on U.S. Interstate 84, Twin Falls is a very convenient location to serve markets throughout the western United States. Since it was founded in 1905, Twin Falls has grown from its base of agriculture and food processing to become the hub of south-central Idaho (serving 250,000) which includes business services, health care facilities, education, and retail.

Letter of Transmittal, Continued:

Twin Falls enjoys a reputation for being business friendly—this is shown, not just by our low cost of doing business, but also by ensuring that companies, developers, and builders are able to quickly complete their development. Twin Falls is attracting some of the largest and most successful companies, including Chobani Greek Yogurt, Con Agra Foods/Lamb Weston, Glanbia Cheese Innovation Center, and Jayco RV Incorporated. Clif Bar is constructing a new manufacturing plant within the City which should go into production this year.

Idaho statutes are the basic governing law under which the City operates. Twin Falls conducts its business with a City Council/City Manager form of government. Seven City Council members are elected, at-large, to four-year terms. They serve on a part-time basis. The council members act as legislators and administrators; are responsible for enacting and enforcing City laws, and approving the annual budget. The City Council has secured the services of a City Manager who works full time implementing the direction of the Council.

The City provides the following services to its citizens:

- Planning and community development: building plan reviews, building inspections, and economic development
- Public safety: police, fire, and rescue, emergency communications and emergency management
- Street improvements and street maintenance
- Support services: Information systems, communications, facilities, financial, fleet, human resources, information, and risk management
- Parks, recreational and cultural services
- Utilities: water, sewer, sanitation
- Other operations: refuse disposal and environmental remediation

REPORTING ENTITY

This report includes all funds of the City including those organizations required to be included because the City is financially accountable for them. A unique relationship exists between the City and the City Library. Under Idaho State statutes the City Library is a separate governmental agency with its own independent governing board. However, the Library is not a taxing district and most of the revenue to support the Library comes from property taxes. Therefore the Library must interface with the City during the budgeting process. The Library budget is included in the City's budget and because of the close relationship between the two organizations, the Library Fund activity is included in these financial statements

Another organization which the City has a special relationship to is the Urban Renewal Agency of Twin Falls, Idaho (URA). This organization is required to have separate financial audits conducted by external certified public accountants. However, the City can exert a certain degree of control over the organization's governance by appointing individuals to the URA's board of directors. That control feature requires that the URA's activities be included in this report as well. The information of the URA that is presented, has been condensed from the separate financial report of the Agency

ECONOMIC CONDITIONS AND OUTLOOK

A. Recent economic performance

The local economy continues to show signs of moderate growth and economic stability. Twin Falls is fortunate to have a strong, diversified tax base that helps to mitigate some of the negative effects of economic fluctuations experienced elsewhere. The City continues to experiencing an improving unemployment rate from 5.4% in December 2013 to 3.6% in December 2015.

Construction activity continues to strengthen with the value of single family building permits increasing 152% from 2014 to 2015 and the value of new commercial construction increasing 250% for the same period.

These trends, coupled with the extraordinary success that the City has had in attracting new businesses, will continue to improve the quality of life and economic stability of the community.

B. Outlook and Long-Term Planning

Just as last year, we remain optimistic about the health of our local economy. The community has not yet felt the full benefit of the City's new manufacturing facilities. New construction activity will continue to see modest growth; however, no significant development of new subdivisions or annexations is anticipated. We are projecting growth from new construction activities will be under \$40 million for each of the upcoming fiscal years through FY 2018.

Letter of Transmittal, Continued:

Local government budgets in Idaho are driven by growth in their taxable property valuations. Property taxes are often used as one of the leading indicators to determine the health of a community. These property values within the City are increasing. In addition, revenues from other sources such as sales tax, income taxes, and highway user taxes continue to outpace the prior year's performance. The City will benefit directly and indirectly from this revenue advancement.

In this year's budgeting recommendations, we have been mindful to not make expenditures that would create or cause future structural imbalance in our budget. Balancing the priorities of the community with the needs to ensure long-term sustainability is increasingly important.

C. Major initiatives

The City has committed, through the budgeting process, to improvements in its infrastructure and to the City's compensation levels. These topics are discussed more fully in sections of the Management Discussion and Analysis as well as the City's approved budget report at the City's website (<http://www.tfid.org/DocumentCenter/View/1432>)

Probably the largest project the City has committed to undertake is a current expansion of the City's wastewater treatment capacity. The citizens gave their approval for the City to seek up to \$38,000,000 in a bond issuance for the improvements. The proceeds have been secured and construction is now nearing completion.

FINANCIAL INFORMATION

A. Accounting system

The City's accounting system supports an adequate internal control structure. This structure helps to safeguard the City's assets against loss, theft, or misuse. The accounting system provides reliable financial records for preparing financial statements in conformity with generally accepted accounting principles. The internal control structure provides reasonable, but not absolute, assurance that the City's assets are safeguarded. The concept of reasonable assurance first recognizes that the cost of a control should not exceed the benefits likely to be derived. Secondly, the evaluation of costs and benefits require estimates and judgments by management.

B. Budgetary Control

The preparation of the City's budget is governed by Idaho State Law. The City Manager recommends a budget and the City Council serves as the "Budget Committee" in approving and adopting the budget. Public notice is given for all budget meetings. Citizens are involved in the budget process through forums and public hearings. The City Council is required to adopt a budget prior to September 30, the close of the fiscal year. This annual budget serves as the foundation for the City's financial planning and control. The Council, with the assistance of City staff, monitors the budget during the fiscal year to address any changing financial needs and conditions.

The Government Finance Officers Association (GFOA) has awarded a Distinguished Budget Presentation Award to the City for the way it presented its budget for the fiscal year beginning October 1, 2015. In order to receive the award, the City must publish an easily readable and efficiently organized budget report, whose contents conform to program standards. The Award is valid for a period of one year only. Our current budget report continues to conform to professional requirements and the GFOA's best practices.

C. Financial Policies

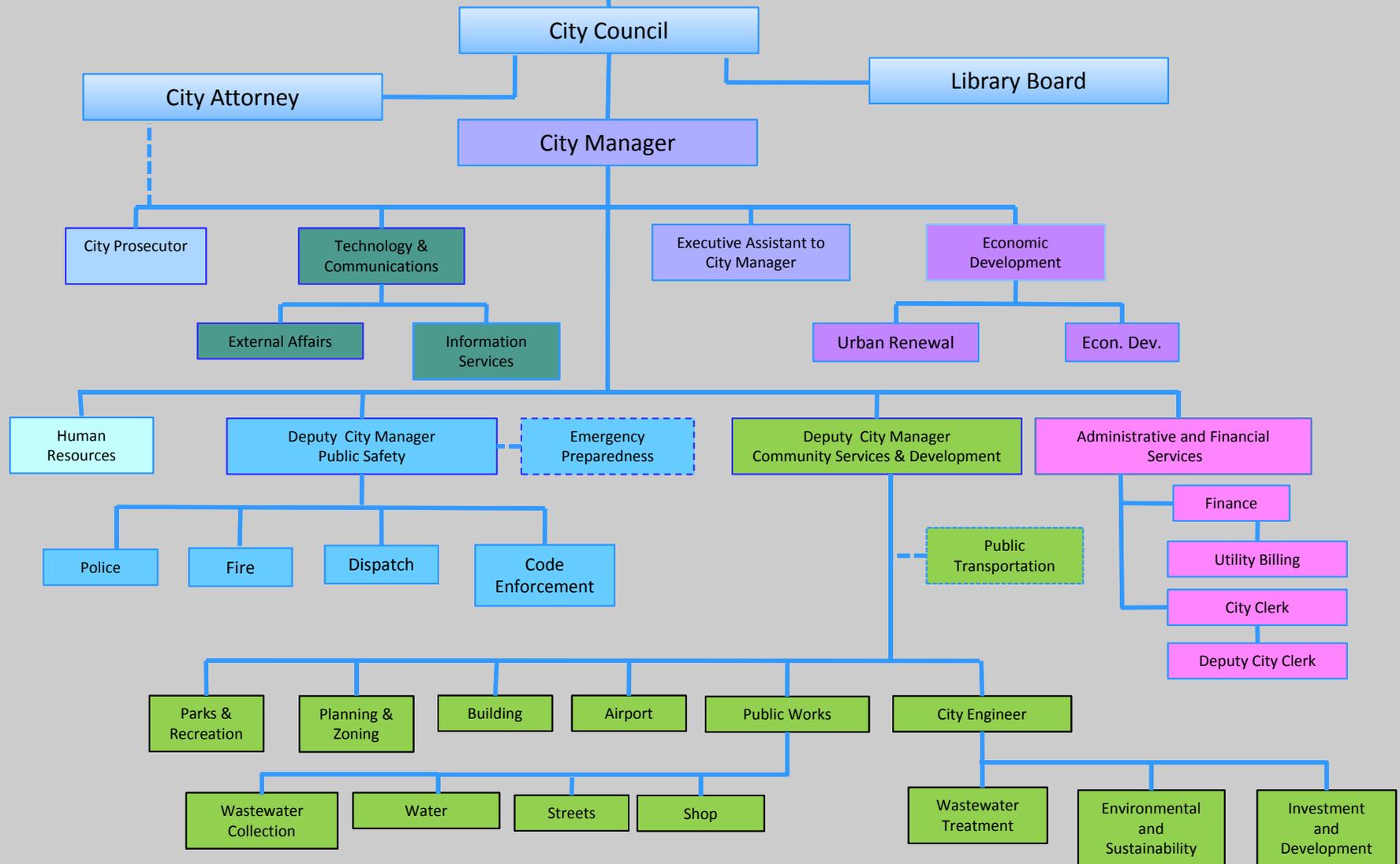
The City of Twin Falls follows entity wide financial policies in the budget development process including long term financial policies in areas such as budget and planning, investments, and fund balances.

Respectfully submitted,



Lorie Race
Finance Director

Citizens of Twin Falls



City of Twin Falls, Idaho
Names of the Principal City Officials As of
February 19, 2016

<u>Name</u>	<u>Position – Title</u>	<u>Email</u>
Shawn Barigar	Mayor	sbarigar@tfid.org
Don Hall	City Councilman	dhall@tfid.org
Suzanne Hawkins	Vice-mayor	shawkins@tfid.org
Ruth Pierce	City Councilwoman	rpierce@tfid.org
Greg Lanting	City Councilman	glanting@tfid.org
Nikki Boyd	City Councilwoman	nboyd@tfid.org
Chris Talkington	Chris City Councilman	ctalkington@tfid.org
Travis Rothweiler	City Manager	trothweiler@tfid.org
Mitch Humble	Deputy City Manager, Public Safety	mhumble@tfid.org
Brian Pike	Deputy City Manager Community Services and Develop.	bpike@tfid.org



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

City of Twin Falls

Idaho

For the Fiscal Year Beginning

October 1, 2015

Executive Director

FINANCIAL SECTION



Mahlke Hunsaker & Company PLLC
C e r t i f i e d P u b l i c A c c o u n t a n t s

INDEPENDENT AUDITORS' REPORT

City Council
City of Twin Falls, Idaho

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Twin Falls, Idaho, as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Twin Falls, Idaho, as of September 30, 2015, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Change in Accounting Principle

As discussed in Notes 1 and 13 to the financial statements, the City of Twin Falls, Idaho has adopted the provisions of GASB Statement no. 68, *Accounting and Financial Reporting for Pensions* and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date*. Additionally, the City changed the revenue recognition principal for court ordered restitution. Under the new approach revenues are recognized when received. This has resulted in a restatement of the net position as of October 1, 2014. Our opinions are not modified with respect to these matters.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary and prior year comparison schedules, schedule of employer's share of net pension liability, and schedule of employer contributions listed as required supplementary information in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Twin Falls, Idaho's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements, budgetary and prior year comparison schedules and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, budgetary comparisons schedules and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 19, 2016, on our consideration of the City of Twin Falls, Idaho's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Twin Falls, Idaho's internal control over financial reporting and compliance.

Sincerely,

Mahlke Hunsaker & Co.

MAHLKE HUNSAKER & CO., pllc
Twin Falls, Idaho
February 19, 2016



City of Twin Falls, Idaho

Management's Discussion and Analysis

As of and for the Year Ended September 30, 2015

This section of the City of Twin Falls' annual financial report presents our discussion and analysis of the City's financial performance during the fiscal year ended September 30, 2015. Please read it in conjunction with the City's financial statements, which begin on page 13.

Financial Highlights

- On a government wide basis the City's revenues from governmental activities were about the same as the expenditures for governmental activities, coming in at a net increase of around \$250,000. On the other hand business type activities (mainly water, wastewater, and sanitation) experienced a net increase of \$5,700,000. Business type activities have heavy requirements for capital needs and infrastructure. These needs are met with current revenues; out of reserves; or borrowing. Healthy performing business type activities are necessary for future growth and development of to current debt obligations.
- This year the City implemented a new GASB accounting pronouncement requiring the recognition of unfunded pension liabilities. The City participates in two State sponsored plans (PERSI). Any unfunded obligations of the plans are shared with other municipal entities around the state. At the end of the year the City's allocated portion for the base plan that most City employees participate in ended up with a liability of \$7,100,000. A much smaller plan for fire fighters has the City over funding the estimated future obligations by \$1,950,000. The overpayment is reflected as an asset. As a practical matter, the unfunded liabilities have existed since plan inception and will never be realized as an actual obligation like paying off a bond or as a City expenditure. The administrators of PERSI use actuarial data to project funding needs based on earnings on the plan and what current and future retirees will receive and when. Then they adjust existing contribution rates to keep the plan viable.

Because of the elusive nature of the unfunded pension obligation, approval of the accounting change within the profession was controversial. However, several states and municipalities had become negligent and allowed their unfunded obligations to grow to a point which may be unsustainable. The profession tilted in favor of reporting the information and letting financial statement users decide how to use it. The PERSI plan administered in the State of Idaho has historically been one of the best managed in the county.

- Previously voters had approved a substantial expansion of the wastewater treatment plant with bonding of thirty eight million (\$38,000,000). That project is well into the construction with a cumulative investment of \$23,000,000 at year end.

Overview of the Financial Statements

This report consists of three parts – management's discussion and analysis (this section), the basic financial statements and required supplementary information. The basic financial statements include:

- Government-wide financial statements that provide both long-term and short-term information about the City's general financial status.
- Fund financial statements that focus on individual parts of the City's government, reporting the City's operations in more detail than the government-wide statements.

- Fiduciary fund statements that provide reporting on the financial relationships where the City acts solely as a trustee or agent for the benefit of others, to whom the resources in question belong. The City of Twin Falls has no fiduciary statements this year.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed information or dates. The statements are followed by a section of required supplementary information that further explains and supports the information in the financial statements.

The table below summarizes the major features of the basic financial statements.

Major Features of the Basic Financial Statements			
	Government-wide Financial Statements	Fund Financial Statements	
		Governmental Funds	Proprietary Funds
Scope	Entire City government and the City's component unit	Activities of the City that are not proprietary	Activities of the City that are operated similar to private business
Required financial statements	- Statement of net position - Statement of activities	- Balance sheet - Statement of revenues, expenditures, and changes in fund balances	- Statement of net position - Statement of revenues, expenses, and changes in net position - Statement of cash flows
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus
Type of asset / liability information	All assets and liabilities, both financial and capital, and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included	All assets and liabilities, both financial and capital, and short-term and long-term
Type of inflow / outflow information	All revenues and expenses during the year, regardless of when cash is received or paid	- Revenues for which cash is received during or soon after the end of the year - Expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during the year, regardless of when cash is received or paid

Financial Analysis of the City as a Whole

Analysis of Condensed Statement of Net Position

The Statement of Net Position reports all financial and capital resources. The statement presents the assets and liabilities in order of relative liquidity. This year significant amounts are being reported as “Deferred Inflows and Outflow of Resources”. Those amounts appearing this year relate to the new reporting requirement for unfunded pension costs. They represent activity happening currently within PERSI that will have an impact in the future on the City and its responsibility to fund the retirement plans.

Liabilities with average maturities greater than one year are reported in two components – the amount due within one year and the amount due in more than one year. The long-term liabilities of the City, consisting of revenue bonds, and compensated absences payable, have been reported in this manner on the Statement of Net Position. The difference between the City's assets and liabilities is its net position.

The table below presents the City's Condensed Statement of Net Position as of September 30, 2015 and 2014, derived from the government-wide Statement of Net Position. The 2014 Statement has not been restated for the new pension requirements. The assets of the City exceeded its liabilities (net position) at the close of the year by \$173,700,000 for governmental activities and by \$97,500,000 for business-type activities, for a combined total of \$271,200,000 for the primary government. Governmental activities increased by \$250,000 from 2014 to 2015, while the net position for business type activities increased by \$5,700,000 during the same period.

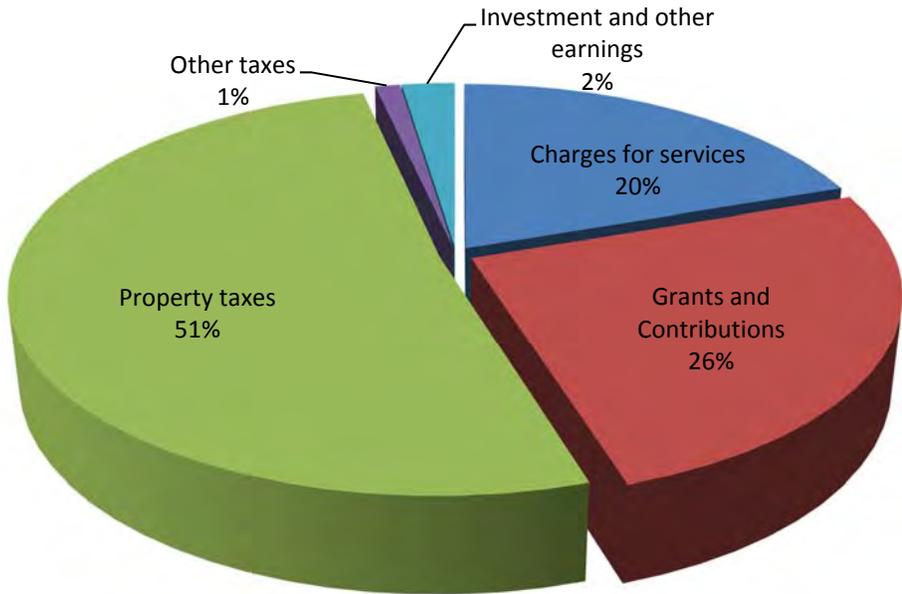
The three components of net position include net investment in capital assets; restricted; and unrestricted. The largest component of net position, totaling \$208,000,000 at year end, is the investment in capital assets, which includes all of the sewer and water lines and roads of the City. The City uses these capital assets to provide services to the citizens and businesses in the City; consequently, these net assets are not available for future spending. Restricted assets totaling \$20,000,000 represent resources that are subject to external restrictions and other provisions on how they can be used. The remaining balance of \$43,100,000 is unrestricted and available to meet the ongoing obligations of the City to its citizens and creditors.

Condensed Statement of Net Position

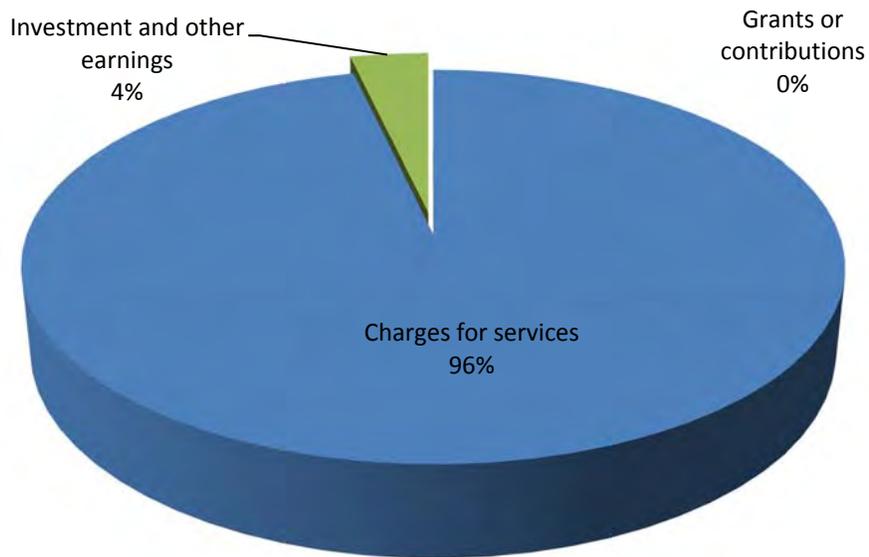
As of September 30

	Governmental Activities		Business-type Activities		Total Primary Government	
	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>
Current and other assets	\$ 41,165,806	\$ 34,654,740	\$ 47,727,453	\$ 54,450,860	\$ 88,893,259	\$ 89,105,600
Capital assets	142,744,007	148,994,442	133,628,064	115,276,911	276,372,071	264,271,353
Total assets	<u>183,909,813</u>	<u>183,649,182</u>	<u>181,355,517</u>	<u>169,727,771</u>	<u>365,265,330</u>	<u>353,376,953</u>
Deferred Outflow of Resources	3,521,698		375,421		3,897,119	
Current liabilities	(2,455,617)	(706,701)	(16,459,118)	(2,345,165)	(18,914,735)	(3,051,866)
Noncurrent liabilities	(6,827,348)	(2,370,315)	(67,216,436)	(74,554,820)	(74,043,784)	(76,925,135)
Total liabilities	<u>(9,282,965)</u>	<u>(3,077,016)</u>	<u>(83,675,554)</u>	<u>(76,899,985)</u>	<u>(92,958,519)</u>	<u>(79,977,001)</u>
Deferred Inflow of Resources	(4,524,853)		(497,621)		(5,022,474)	
Net position:						
Investment in capital assets	140,796,310	148,994,442	67,210,548	40,851,261	208,006,858	189,845,703
Restricted	4,228,544	29,878,583	15,815,072	29,334,545	20,043,616	59,213,128
Unrestricted	28,598,839	1,699,141	14,532,143	22,641,980	43,130,982	24,341,121
Total net position	<u>\$ 173,623,693</u>	<u>\$ 180,572,166</u>	<u>\$ 97,557,763</u>	<u>\$ 92,827,786</u>	<u>\$ 271,181,456</u>	<u>\$ 273,399,952</u>

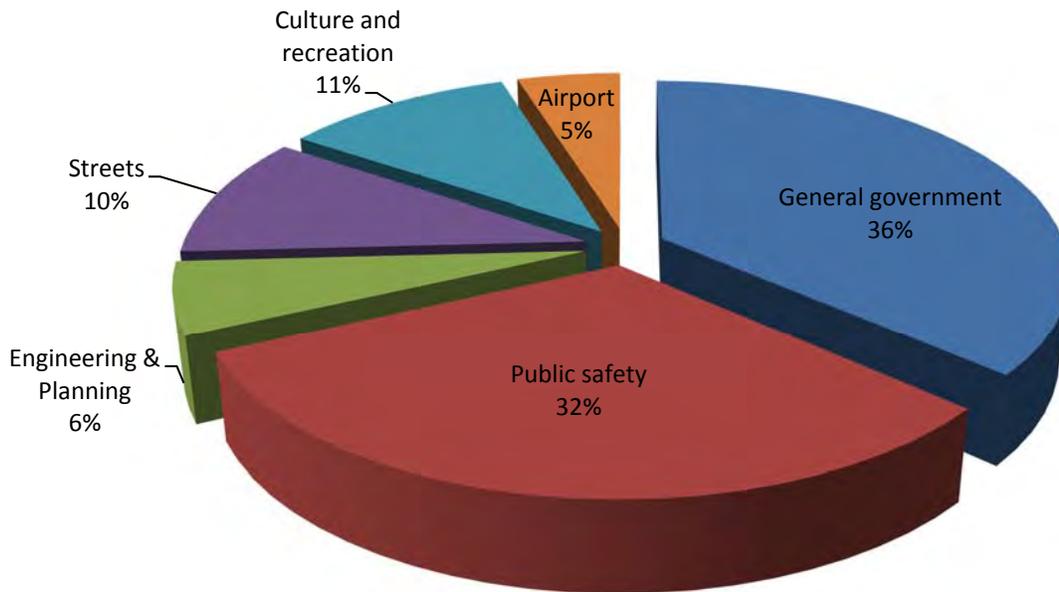
Sources of Revenue for FY 2014 Governmental Activities



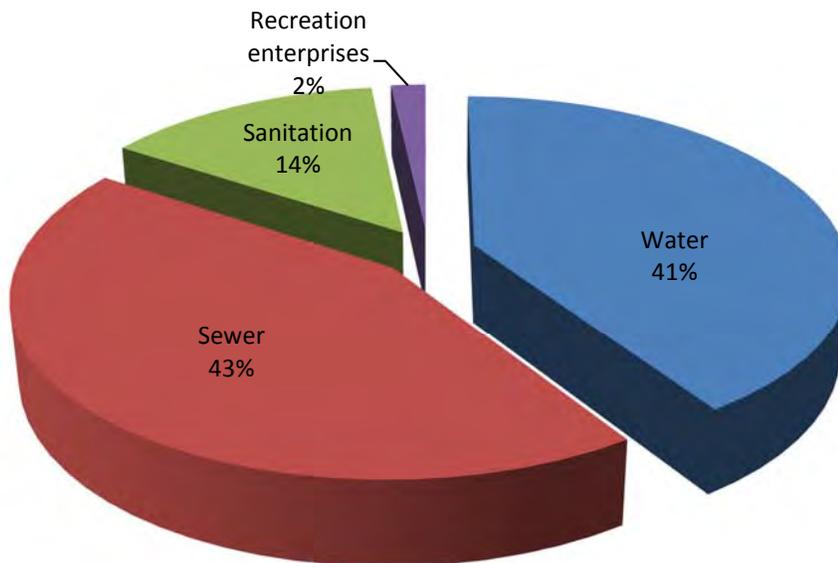
Sources of Revenue for FY 2014 Business-type Activities



Program Expenses for FY 2014 Governmental Activities



Program Expenses for FY 2014 Business-type Activities



Analysis of Condensed Statement of Activities

The following table presents the City's condensed statement of activities for the fiscal year 2014-15 and fiscal year 2013-14, as derived from the government-wide Statement of Activities. Fiscal year 2013-14 has not been restated. Over time, increase and decreases in net position measure whether the City's financial position is improving or deteriorating.

Condensed Statement of Activities						
For the Fiscal Year Ended September 30						
	Governmental Activities		Business-type Activities		Total Primary Government	
	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>
Program revenues						
Charges for services	\$ 6,788,357	\$ 6,050,556	\$ 23,046,518	\$ 22,335,115	\$ 29,834,875	\$ 28,385,671
Grants and contributions						
Operating	7,781,738	6,781,238		569,853	7,781,738	7,351,091
Capital	985,169	3,989,947			985,169	3,989,947
Total program revenue	15,555,264	16,821,741	23,046,518	22,904,968	38,601,782	39,726,709
General revenues and payments						
Property taxes	17,673,416	17,412,749			17,673,416	17,412,749
Other taxes	385,292	356,898			385,292	356,898
Investment earnings	398,988	452,434	745,050	393,336	1,144,038	845,770
Other revenues	423,292	459,192	123,606	118,255	546,898	577,447
Total general revenues and payments	18,880,988	18,681,273	868,656	511,591	19,749,644	19,192,864
Total general revenues and payments	34,436,252	35,503,014	23,915,174	23,416,559	58,351,426	58,919,573
Program expenses						
General government	13,055,440	11,943,398	-	-	13,055,440	11,943,398
Public safety	11,293,239	12,268,337	-	-	11,293,239	12,268,337
Streets, Engineering, P&Z	5,832,507	5,949,576	-	-	5,832,507	5,949,576
Culture and recreation	3,845,134	3,499,365	-	-	3,845,134	3,499,365
Airport	1,734,504	2,132,707	-	-	1,734,504	2,132,707
Water	-	-	6,783,620	7,080,671	6,783,620	7,080,671
Sewer	-	-	7,234,304	6,602,907	7,234,304	6,602,907
Sanitation	-	-	2,336,654	2,321,666	2,336,654	2,321,666
Recreation enterprises	-	-	270,517	277,618	270,517	277,618
Other	-	-	23,099	22,930	23,099	22,930
Total program expenses	35,760,824	35,793,383	16,648,194	16,305,792	52,409,018	52,099,175
Excess (deficiency) before gain (loss) and transfers	(1,324,572)	(290,369)	7,266,980	7,110,767	5,942,408	6,820,398
Transfers	1,578,589	1,278,570	(1,578,589)	(1,278,570)	-	-
Contribution of Fixed Assets	-	2,264,987		26,932,853	-	29,197,840
Change in net position	254,017	3,253,188	5,688,391	32,765,050	5,942,408	36,018,238
Beginning net position	173,369,676	177,318,978	91,869,372	60,062,736	265,239,048	237,381,714
Ending net position	\$ 173,623,693	\$ 180,572,166	\$ 97,557,763	\$ 92,827,786	\$ 271,181,456	\$ 273,399,952

Governmental Revenues

The City is heavily reliant on property taxes and shared state revenues to support governmental operations. Total revenues for 2015, in the governmental funds, are comprised of property taxes (51%), shared state revenues are (20%), charges for services (10%), and contributions and federal grants (5%), with all other sources of revenue account for the remaining (14%) governmental revenues.

Program Expenses and Revenue for Governmental Activities

The following table presents the net costs for governmental activities. Net program costs increased approximately 6.5% compared to the prior year. In total program revenues decreased approximately 8.1% this year most of that decrease is attributable to a reduction in federal grants going to the airport. Capital grants went from \$3,500,000 to \$400,000. Next year should see a significant increase in airport grants as the City begins a major renovation there.

Program revenues for 2015 are less than in 2014 by approximately \$1,300,000 and program expenses for 2015 stayed flat at approximately \$35,800,000.

The City again renewed an operating agreement for management of the City’s pool. The City does not receive any revenue from the pool and has provided support for the pool with an allocation of governmental revenues. Budget expenditures are kept at a level where it can keep the pool operational and provide it as a recreational resource for community members.

Net Cost of Governmental Activities
For the Fiscal Year Ended September 30

Functions/Programs	Program Expenses 2014	Less Program Revenues 2014	Net Program Costs		Program Revenues as a Percentage of Program Expenses	
			2014	2014	2014	2014
General government	\$ 13,055,440	\$ 7,413,041	\$ 5,642,399	\$ 6,109,136	56.8%	48.8%
Fire	2,690,217	441,082	2,249,135	3,648,836	16.4%	10.3%
Police	8,603,022	797,105	7,805,917	7,350,005	9.3%	10.4%
Engineering & planning	2,169,122	1,193,160	975,962	870,729	55.0%	55.4%
Library	1,743,574	62,712	1,680,862	1,518,545	3.6%	4.1%
Culture & recreation	1,920,259	225,888	1,694,371	1,544,219	11.8%	11.8%
Highways & streets	3,663,385	3,747,592	(84,207)	294,037	102.3%	92.6%
Pool	181,301	123,655	57,646	39,347	68.2%	76.2%
Airport	1,734,504	1,551,029	183,475	(2,403,212)	89.4%	212.7%
Totals	\$ 35,760,824	\$ 15,555,264	\$ 20,205,560	\$ 18,971,642	43.5%	47.0%

Program Expenses and Revenue for Business-type Activities

The following table presents net income and costs for business-type activities. Program revenues generated from business-type activities were generally sufficient to cover most program operational expenses; debt funding, and capital investment. In a previous year the City entered into a contract which leased the golf course. The contract reduced the City’s exposure to losses and still allows the City to retain enough input to assure that this asset of the City retains its value and continues to provide recreation services to the community. Leasing out the golf course has allowed a significant financial improvement over historical averages. The lease allows the City to participate in profits of its lessee/partner at a certain level which the City has done in the past. Program expenses in the Golf Fund are primarily attributed to depreciation of the related assets.

In total the City experienced around a 1% net increase in the charges it made for water, wastewater, and sanitation services. There was a modest increase in water revenue and a modest decrease in revenues from wastewater processing. As indicated earlier, the City is undergoing a voter approved expansion of its wastewater treatment facilities. Thirty eight million (\$38,000,000) in bonding was secured to construct the expansion. The City previously applied a rate increase of 27% to service the new debt obligation. That increase is in addition to a significant increase that took place in the 2012-2013 fiscal year. Additionally, the City has observed a significant increases in flow charges to industrial users as new facilities have come online and local industries have expanded their production. The City must maintain significant funds in both the water and sewer area to be able to repay bond liabilities and fund capital improvements.

Net Income (Costs) of Business-type Activities

For the Fiscal Year Ended September 30

<u>Functions/Programs</u>	<u>Program Revenues</u>	<u>Less Program Expenses</u>	<u>Net Program Income (Costs)</u>		<u>Program Expenses as a Percentage of Program Revenues</u>	
			<u>2015</u>	<u>2014</u>	<u>2015</u>	<u>2014</u>
Water	\$ 9,917,327	\$ 6,783,620	\$ 3,133,707	\$ 2,549,650	68.4%	73.5%
Sewer	10,185,135	7,234,304	2,950,831	3,791,714	71.0%	63.5%
Sanitation	2,690,746	2,336,654	354,092	324,505	86.8%	87.7%
Golf	3,989	46,853	(42,864)	(57,993)	1174.6%	207217.9%
Dierkes Lk/Shoshone Fls	217,678	223,664	(5,986)	(13,352)	102.7%	106.5%
Common Area Maintenance	31,643	23,099	8,544	4,652	73.0%	83.1%
Totals	\$ 23,046,518	\$ 16,648,194	\$ 6,398,324	\$ 6,599,176	72.2%	71.2%

Fund Analysis

Governmental Funds

The City's governmental funds reported a combined ending fund balance of \$36,700,000 at September 30, 2015, with most of that fund balance committed or assigned. That balance compares to a combined ending fund balance of \$32,100,000 at September 30, 2014. Three funds had increases in their fund balances of more than \$1,000,000, the Impact Fund, Capital Improvement Fund, and the Street Fund. The increase in the Impact Fund corresponds directly to the increased growth through new construction that the City is experiencing. With regard to the Capital Improvement Fund, the City recently adopted a policy of evaluating the budgetary needs of the General Fund and transferring any excess funds to the capital improvement fund, on an annual basis. During the year, \$2,200,000 was moved out of the General Fund to the Capital Improvement Fund. The increase in the Street Fund is largely resulting from budgeted construction projects that were not completed in the current year and carrying over to the future.

Proprietary Funds

The City's proprietary funds reported combined ending net positions of \$97,600,000 at September 30, 2015, with \$63,000,000 invested in capital assets (net of debt) and \$18,800,000 reported as unrestricted. The City had \$15,800,000 of bond proceeds remaining that will be used for the wastewater treatment plant construction in the future. That amount is restricted and can only be used for the project.

Capital Asset Activity

At September 30, 2015 the City reported, on a government wide basis, net investment in capital assets of approximately \$208,000,000. Additions to capital assets for the government activities fell into two groups. Assets between \$20,000 and \$100,000 which related to scheduled asset replacements due to equipment wear and obsolescence or significant improvements in infrastructure. The other group of asset additions relates to infrastructure projects in the Street, Water, and Wastewater Funds. During the year some of the City's more significant capital expenditures included:

- Work on Eastland Dr. South - \$780,000
- Preparation and construction of the new airport terminal modification - \$330,000
- Purchase of a new City Hall site and design work on that facility and a new public safety complex - \$550,000
- Enhancements to the Park System and Area Trails - \$490,000
- A new water tank on Hankins Road (City's share only) - \$1,670,000
- Well pump replacement and new booster station - \$840,000
- Expansion and upgrade of the wastewater treatment plant - \$18,340,000

These costs are represent the activity of the City during the current year only. Most of the City's large construction projects take several years from conception to completion. During the course of construction those costs are inventoried annually in a category called Construction in Progress. As projects are completed they are transferred out of this temporary holding

account into an asset classification. Some of these projects received joint funding from the City and the URA. When these projects were completed the costs incurred by the URA were contributed to the City and combined.

In its mission to provide citizens of the City the services and protections they require, the City maintains a substantial investment in streets, water systems, waste treatment and disposal structures, offices, a pool of vehicles, and general and heavy equipment. All of those capital assets have a definitive useful life and are subject to depreciation, or a decrease in value, over time. During the current year that depreciation was estimated to be around \$9,200,000 for the government funds and \$2,900,000 for the business type activities. One way to quantify the average capital replacement needed is through depreciation. Using the City's current depreciation amounts the City would need to average \$12,100,000 in capital acquisitions each year to maintain its present level of services. The City will continue to maintain a balance with its budgeting efforts to assure that this investment in capital assets is appropriately maintained at a level which will allow the City to provided needed services and still assure that those needs are met in an affordable way.

Long-Term Debt Activity

The City is fortunate enough to have operated without incurring any outstanding general obligation bonds. The only long-term debt currently in the governmental activities is compensated absences. Compensated absences have been included as an obligation of the City in the amount of \$1,800,000. That obligation represents unused vacation pay that employees have earned and not used as well as hours worked that an employee has elected to defer payment for until a future period. Should an employee retire or quit, they are paid any existing balance. As the City has grown, the number of employees has also increased. That has caused a natural increase in the balance of compensated absences being reported as a liability. Employees are constantly using and replenishing their compensated absence balances. Most of the balances will be used in the upcoming year and have been reflected as a currently liability, even though those balances will be replenished with new replacement hours.

There were no new borrowings in the business type activities this year. The only activity on traditional debt was the scheduled payments of interest and principal on bonds. The City reduced its bonds in the Water and Wastewater Funds by \$3,760,000. It should be noted that the City is in full compliance with any promises it made to bond holders as a condition of their original lending.

One issue that is impacting this year financial statement relates to the reporting of unfunded liabilities, primarily retirement benefits. Several studies had attempted to quantify the amount of unfunded liabilities that exist and are not reported on the financial statements of state and local municipalities nationwide. That total was estimated to exceed a trillion dollars. Fortunately the City made the decision years ago to participate in the State sponsored PERSI retirement plan and the State has been very judicious in the benefits it has awarded to retiring employees and its management of the plan. The administrators of PERSI have been fairly conservative in forecasting the performance of investments within portfolios as well as designing a system that is fair to retirees and not too burdensome to the taxpaying citizens. The new reporting requirements have been implemented this year by the City and are impacting reported Long-Term Debt. The City is now reflecting its proportionate share of any unfunded liability PERSI has. One reason the issue was so contentious is that as a practical matter, the liability will never be due all at once, but will be perpetually rolling forward. It only became an issue when some plan administrators became unrealistic in the assumptions they were using which resulted in shifting payment of current retirement benefits to future generations.

Economic Factors

Twin Falls continues to grow at a pace that is strengthening. Activity levels continue to exceed budgeted forecasts. Single family building permits issued by the City for the past five years are as follows:

Fiscal Year Ending	Permits Issued
2011	96
2012	151
2013	182
2014	189
2015	230

As measured by the number of permits issued, commercial construction also was rising, increasing from 36 permits issued for the last fiscal year to 59 this year. The total estimated value of building permits issued increased from \$35.2 million last year to \$87.9 million this year.

Paralleling national trends where there is some moderation of high unemployment rates, unemployment levels decreased within the City. A year ago the City’s unemployment level was reported at 4.1% at year end. At the end of the current year, unemployment stood at 3.6%. That 3.6% was lower than the State and National rates. It occurred at a time when the Idaho State unemployment was 4.2% and the National unemployment was 5.1%.

The increased rate of building growth impacts the city utilities as well. This can be illustrated with residential sanitation service accounts, which saw customer counts increase from 14,039 to 14,412 between September 30, 2014 and 2015.

Assessed values within the City increased from \$2,200,305,399 to \$2,264,943,286. Every five years properties are required to be reassessed by the County Appraiser.

Many of the levy rates charged by the local municipal entities decreased this year. The following is a table showing a comparison of the levy rates for the 2015 and 2014 budget years.

<u>Taxing District</u>	<u>2014 Levy Rates (funded 2014-15 budget)</u>	<u>2013 Levy Rates (funded 2013-14 budget)</u>	<u>Percent Change</u>
City of Twin Falls	0.007664692	0.007856543	-2.4%
Twin Falls County	0.004499616	0.004622130	-2.7%
Twin Falls County Ambulance District	0.000202299	0.000211405	-4.3%
Twin Falls County Abatement District	0.000124412	0.000125563	-0.9%
Twin Falls School District 411	0.004786364	0.004396713	8.9%
Twin Falls Highway District	0.001194773	0.001207963	-1.1%
College of Southern Idaho	0.000955478	0.000968505	-1.3%
Combined	<u>0.019427634</u>	<u>0.019388822</u>	<u>0.2%</u>

Future Issues

Previously the City engaged in a process of strategic planning whereby it analyzed the needs of the community and the role the City may have in meeting those needs. A plan was established and goals were identified along with specific timelines. Those goals have been, and will continue to be, integrated with the budgeting process and regularly reviewed

and reevaluated to determine the best way to move forward. The following are specific issues the City faces as defined through those planning activities.

Compensation

One issue that the City has dealt with, and that will continue into the future, is City wide compensation. Three years ago the City determined that, in general, employees were being compensated at a level that was below the surrounding market, at the time about 12%. An attempt was made to compute the indirect costs to the City of the excessive turnover this caused. A strategy was planned and implemented which is bringing compensation up to a level that is competitive with the local market and maintain it going forward. This strategy is being implemented over several years and a determination is being made during the budgeting process at the level of progress that can be made and sustained. The City has made great progress, moving the compensation table 10.5% since the plan was developed. Next year the City has budgeted to move the “table” another ½%.

Wastewater Capacity

For a number of years the City had been advised by its engineers that the wastewater system was reaching capacity limitations on the amount of waste water that could be collected in the community and processed. City Engineers evaluated the community’s future needs and the best way to meet any increased demand on the wastewater system. They developed a basic idea of what the needs were and the City went to its voters with a request to fund those treatment needs. The citizens approved a bond issuance of \$38,000,000 to rehabilitate and expand the existing sewer treatment plant and replace sever miles of sewer lines. The construction process for the expansion has taken several years, but next year the new processing facility is scheduled to go online.

Building Capacity

Other than constructing some outlying fire stations to trim response times and the remodeling of a warehouse to accommodate public works, the City has not constructed a major building in over 40 years. Overcrowding is particularly troublesome in the police department. When the police station was constructed, it was built when the City had 45 employees using the facility. Now the City has over 115 active law enforcement employees. Locker use is especially congested. The original design did not adequately plan for the number of women which the City would eventually employ.

After several attempts to design a remodel of the building that would accommodate the increased growth in the department the issue became a driving force for the construction of a new public safety complex and a new City Hall. Current and future needs of the City were identified and detailed. A citizen’s committee was formed and tasked with reviewing all options for the most cost effective and efficient way to meet those needs. A consensus was reached by the committee to make a major remodel of the current City Hall and dedicate that building 100% to law enforcement. At the same time the committee identified a vacant building on Main Street that was currently for sale, the “Banner” building, which could be economically converted into a City Administrative building. The new facility will not only accommodate displaced City employees – but employees located in buildings at various locations as well as future growth. The building passed a structural assessment and was purchased by the City. Plans and design work are moving forward. Demolition of the old building and construction activity has been scheduled.

Downtown Development/Urban Renewal Agency

The earliest revenue allocation area in the URA will terminate in 7 years. In an earlier year the Urban Renewal Agency (URA) board of directors had commissioned an engineering study which reviewed critical infrastructure needs in the downtown area. That resulted in the URA embarking on an undertaking for significant work in the downtown area, largely to improve Main Street. As part of the project the URA purchased a building which neighbors the new City Hall. That building will be demolished and a downtown plaza created. Much in the City’s new City Hall project and the URA’s downtown development project overlap and the URA and the City have been working closely together to make them successful and efficient. The City will take responsibility for upgrading water and wastewater lines in the adjacent alleys. All projects at this point are scheduled to be completed in 2017.

Airport Remodel

The configuration of the boarding area of the Airport has been troublesome for some time. Especially with the security measures that have been implemented since 9/11. The City has received grant approval to remodel the airport to resolution these issues. In 2016 construction will begin on the remodel and an 8,000 square foot addition. Currently passengers are isolated from any services after they have been screened for boarding. When the project is completed, passengers will have

restroom facilities available; vending options; baggage will be handled in another area besides the waiting area; and seating will be increased. The project will cost in excess of \$4,000,000. Funding for the project will come from a grant given by the Federal Aviation Administration and Passenger Facility Charges that have already been collected. Local taxpayers will not be impacted.

Urban Renewal Agency

The Urban Renewal Agency of the City of Twin Falls, Idaho (URA) was organized under Idaho law in 1965 to redevelop deteriorating areas and to promote economic development.

During the previous year the URA and the City entered into a development agreement to provide all of the infrastructure needs of Clif Bar & Company (CLIF Bar). CLIF Bar is a leading maker of nutritious and organic food and drink for people on the go and is building the world's largest bakery under one roof. The construction is nearing completing and the manufacturing facility will be fully operational in 2016.

Under governmental accounting standards the Agency is considered a component unit of the City so a summary of its financial information is discretely presented in the City's financial statements. The Agency's financial statements are available upon request.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

CITY OF TWIN FALLS, IDAHO

Statement of Net Position

September 30, 2015

	Primary Government			Component Unit- Urban Renewal
	Governmental Activities	Business Type Activities	Total	
<u>Assets</u>				
Cash and Investments	\$ 33,157,551	\$ 43,430,471	\$ 76,588,022	\$ 14,607,468
Receivables:				
Taxes	363,237	-	363,237	135,130
Fees and Services	31,703	3,833,150	3,864,853	-
Intergovernmental	4,087,479	-	4,087,479	5,310
Interest	3,095	-	3,095	-
Accounts	2,890,394	272,695	3,163,089	3,982,681
Internal Balances	632,347	(632,347)	-	-
Inventory	-	608,943	608,943	-
Prepaid Items	-	214,541	214,541	18,000
Land	6,733,480	11,699,295	18,432,775	3,971,783
Land, Buildings and Structures	19,244,609	19,548,231	38,792,840	3,856,902
Infrastructure	266,310,274	55,422,622	321,732,896	-
Improvements	17,734,392	39,462,600	57,196,992	-
Machinery and Equipment	17,530,487	9,472,861	27,003,348	475,000
Accumulated Depreciation	(189,467,652)	(36,072,248)	(225,539,900)	(852,734)
Construction in Progress	2,710,720	34,094,703	36,805,423	16,687,100
Net Pension Asset-FRF	1,947,697	-	1,947,697	-
Total Assets	183,909,813	181,355,517	365,265,330	42,886,640
<u>Deferred Outflows of Resources</u>				
Pension Obligations-Base Plan	2,967,589	375,421	3,343,010	-
Pension Obligations-FRF	554,109	-	554,109	-
Total Deferred Outflows of Resources	3,521,698	375,421	3,897,119	-
Total Assets and Deferred Outflows of Resources	\$187,431,511	\$ 181,730,938	\$ 369,162,449	\$ 42,886,640

See accompanying notes to the financial statements.

CITY OF TWIN FALLS, IDAHO

Statement of Net Position

September 30, 2015

	Primary Government			Component Unit- Urban Renewal
	Governmental Activities	Business Type Activities	Total	
<u>Liabilities</u>				
Pooled Cash	\$ 24,252	\$ 10,534,782	\$ 10,559,034	\$ -
Accounts Payable	413,749	1,665,511	2,079,260	7,325,959
Accrued Expenses	187,184	-	187,184	-
Accrued Interest	-	73,799	73,799	1,124,010
Deferred Revenue	437,444	-	437,444	-
Customer Deposits	262,988	182,714	445,702	68,158
Advances on Construction	-	-	-	14,116,454
Compensated Absences-Current Portion	1,130,000	132,312	1,262,312	-
Revenue Bond Payable-Current	-	3,870,000	3,870,000	2,185,000
Revenue Bond Payable	-	66,417,516	66,417,516	31,983,139
Compensated Absences	512,110	-	512,110	-
Net Pension Liability-Base Plan	6,315,238	798,920	7,114,158	-
Total Liabilities	9,282,965	83,675,554	92,958,519	56,802,720
<u>Deferred Inflows of Resources</u>				
Employer Pension Assumption-Base Plan	3,933,553	497,621	4,431,174	-
Employer Pension Assumption-FRF	591,300	-	591,300	-
Total Deferred Inflows of Resources	4,524,853	497,621	5,022,474	-
<u>Net Position</u>				
Net Investment in Capital Assets	140,796,310	67,210,548	208,006,858	10,021,597
Restricted for:				
Capital Projects	3,844,114	15,815,072	19,659,186	-
Debt Service	-	-	-	3,135,555
Law Enforcement Activities	384,430	-	384,430	-
Unrestricted	28,598,839	14,532,143	43,130,982	(27,073,232)
Total Net Position	173,623,693	97,557,763	271,181,456	(13,916,080)
Total Liabilities, Deferred Inflows and Net Position	\$187,431,511	\$ 181,730,938	\$ 369,162,449	\$ 42,886,640

See accompanying notes to the financial statements.

CITY OF TWIN FALLS, IDAHO
Statement of Activities
For the Year Ended September 30, 2015

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Assets		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		Component Unit - Urban Renewal
					Governmental Activities	Business- Type Activities	
Primary Government:							
Governmental Activities:							
General Government	\$ 13,055,440	\$ 2,068,258	\$ 4,828,345	\$ 516,438	\$ (5,642,399)	\$ -	\$ (5,642,399)
Fire	2,690,217	441,082	-	-	(2,249,135)	-	(2,249,135)
Police	8,603,022	797,105	-	-	(7,805,917)	-	(7,805,917)
Engineering/Planning	2,169,122	1,193,160	-	-	(975,962)	-	(975,962)
Library	1,743,574	62,712	-	-	(1,680,862)	-	(1,680,862)
Culture and Recreation	1,920,259	225,888	-	-	(1,694,371)	-	(1,694,371)
Highway and Street	3,663,385	1,213,086	2,462,786	71,720	84,207	-	84,207
Pool	181,301	-	123,655	-	(57,646)	-	(57,646)
Airport	1,734,504	787,066	366,952	397,011	(183,475)	-	(183,475)
Total Governmental Activities	35,760,824	6,788,357	7,781,738	985,169	(20,205,560)	-	(20,205,560)
Business-Type Activities:							
Water	6,783,620	9,917,327	-	-	-	3,133,707	3,133,707
Wastewater	7,234,304	10,185,135	-	-	-	2,950,831	2,950,831
Sanitation	2,336,654	2,690,746	-	-	-	354,092	354,092
Golf	46,853	3,989	-	-	-	(42,864)	(42,864)
Dierkes Lake/Shoshone Falls	223,664	217,678	-	-	-	(5,986)	(5,986)
Common Area Maintenance	23,099	31,643	-	-	-	8,544	8,544
Total Business-Type Activities	16,648,194	23,046,518	-	-	-	6,398,324	6,398,324
Total Primary Government	\$ 52,409,018	\$ 29,834,875	\$ 7,781,738	\$ 985,169	\$ (20,205,560)	\$ 6,398,324	\$ (13,807,236)
Component Unit:							
Urban Renewal Agency							\$ (4,855,671)
General Revenues:							
Taxes:							
Property taxes, Levied for General Purposes					\$ 17,673,416	\$ -	\$ 17,673,416
Property taxes, Levied for Debt Service					-	-	8,357,193
Franchise and Public Service Taxes					385,292	-	385,292
Interest and Investment Earnings					398,988	745,050	1,144,038
Miscellaneous Revenues					423,292	123,606	546,898
Transfers					1,578,589	(1,578,589)	-
					20,459,577	(709,933)	19,749,644
Changes in Net Position					254,017	5,688,391	5,942,408
Net Position - October 1, 2014 as Previously Stated					180,572,166	92,827,786	273,399,952
Restatement-See Note 13					(7,202,490)	(958,414)	(8,160,904)
Net Position - September 30, 2015					\$ 173,623,693	\$ 97,557,763	\$ 271,181,456
							\$ (13,916,080)

See accompanying notes to the financial statements.

FUND FINANCIAL STATEMENTS

CITY OF TWIN FALLS, IDAHO

Fund Balance Sheets
Governmental Funds
September 30, 2015

	<u>General</u>	<u>Street</u>	<u>Airport</u>	<u>Capital Improvement</u>	<u>Airport Construction</u>	<u>Other Governmental</u>	<u>Total Governmental</u>
Assets							
Cash and Investments	\$ 7,984,273	\$ 4,729,062	\$ 1,608,973	\$ 12,434,738	\$ 673,008	\$ 5,054,517	\$ 32,484,571
Receivables (net of allowance)							
Taxes	320,423	32,496	-	4,185	-	2,163	359,267
Fees and Services	-	31,703	-	-	-	-	31,703
Intergovernmental	968,107	2,606,026	-	466,263	-	45,567	4,085,963
Interest	3,095	-	-	-	-	-	3,095
Accounts	85,846	92	31,954	2,750,000	22,397	-	2,890,289
Due from Other Funds	1,558,033	-	-	-	-	-	1,558,033
Total Assets	\$ 10,919,777	\$ 7,399,379	\$ 1,640,927	\$ 15,655,186	\$ 695,405	\$ 5,102,247	\$ 41,412,921
Liabilities							
Pooled Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,252	\$ 24,252
Accounts Payable	135,638	205,781	2,375	53,984	-	15,416	413,194
Accrued Expenses	176,343	-	-	-	-	10,841	187,184
Customer Deposits Payable	260,988	2,000	-	-	-	-	262,988
Due to Other Funds	-	-	-	53,854	295,973	575,859	925,686
Total Liabilities	572,969	207,781	2,375	107,838	295,973	626,368	1,813,304
Deferred Inflows of Resources							
Unavailable Revenue - Property Taxes	249,610	25,314	437,442	3,260	-	1,685	717,311
Miscellaneous Revenue Not Available	-	2,152,000	-	-	-	-	2,152,000
Total Deferred Inflows of Resources	249,610	2,177,314	437,442	3,260	-	1,685	2,869,311
Fund Balances							
Nonspendable Fund Balance	-	-	-	-	-	-	-
Restricted, Expendable for							
Law Enforcement	71,939	-	-	-	-	107,175	179,114
Restricted for the Benefit for TFPD	5,913	-	-	-	-	-	5,913
Committed Fund Balance							
2016 Budgeted Surplus Res.	70,820	-	26,567	-	-	467,854	565,241
Park Development	-	-	-	-	-	162,974	162,974
Trail Fund	-	-	-	-	-	541	541
Impact Fees	-	-	-	-	-	2,879,419	2,879,419
Public Art Fund	-	-	-	48,604	-	-	48,604
Airport Construction	-	-	-	-	399,432	-	399,432
Assigned Fund Balance							
General Government	9,948,526	-	-	-	-	-	9,948,526
Streets	-	5,014,284	-	-	-	-	5,014,284
Airport	-	-	1,174,543	-	-	-	1,174,543
Street Light	-	-	-	-	-	71,754	71,754
Capital Improvements	-	-	-	7,040,484	-	-	7,040,484
Community Services	-	-	-	-	-	1,025,540	1,025,540
New City Hall	-	-	-	8,000,000	-	-	8,000,000
Unassigned Fund Balance	-	-	-	455,000	-	(241,063)	213,937
Total Fund Balance	10,097,198	5,014,284	1,201,110	15,544,088	399,432	4,474,194	36,730,306
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$ 10,919,777	\$ 7,399,379	\$ 1,640,927	\$ 15,655,186	\$ 695,405	\$ 5,102,247	\$ 41,412,921

See accompanying notes to the financial statements.

CITY OF TWIN FALLS, IDAHO

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position
September 30, 2015

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total Governmental Fund Balances	\$	36,730,306
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		140,481,775
Other long-term assets are not available to pay for current-period expenditures and therefore are reported as deferred inflows of resources in the funds.		2,434,960
Internal service funds are used by management to charge the costs of certain activities, such as insurance, and vehicle repairs and maintenance to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the Statement of Net Assets.		965,694
Net pension liability and related pension obligation deferred outflow and employer pension assumption deferred inflow of resources are not due and payable in the current period and therefore are not reported in the funds.		(5,370,695)
Long-term liabilities, including capitalized leases, equipment notes and related accrued interest, are not due and payable in the current period and therefore are not reported in the funds.		
Compensated Absences		(1,642,110)
Compensated Absences included in the Internal Service Funds		<u>23,763</u>
Net Position	\$	<u><u>173,623,693</u></u>

See accompanying notes to the financial statements.

CITY OF TWIN FALLS, IDAHO
Statement of Revenues, Expenditures, and Changes in Fund Balance
Governmental Funds
For the Year Ended September 30, 2015

	<u>General</u>	<u>Street</u>	<u>Airport</u>	<u>Capital Improvement</u>	<u>Airport Construction</u>	<u>Other Governmental</u>	<u>Total Governmental</u>
Revenues							
Property Taxes, Including Interest	\$ 14,247,633	\$ 1,474,045	\$ 366,090	\$ 10,711	\$ -	\$ 1,576,025	\$ 17,674,504
Other Taxes	526,565	-	-	-	-	385,292	911,857
Special Assessments, Including Interest	-	-	-	-	-	86,100	86,100
Fines and Forfeitures	9,239	-	-	-	-	40,178	49,417
Licenses and Permits	1,192,848	-	-	-	-	-	1,192,848
Fees and Services	1,139,738	255,428	622,999	-	111,349	1,289,418	3,418,932
Intergovernmental	2,330,364	2,462,786	366,952	1,703,864	-	123,656	6,987,622
Federal Grants	332,602	71,720	-	921,998	397,011	17,000	1,740,331
Miscellaneous	907,515	1,045,588	146,811	211,737	152	60,290	2,372,093
Total Revenue	<u>20,686,504</u>	<u>5,309,567</u>	<u>1,502,852</u>	<u>2,848,310</u>	<u>508,512</u>	<u>3,577,959</u>	<u>34,433,704</u>
Expenditures							
Current							
General Government	3,498,593	-	-	481,848	-	133,464	4,113,905
Public Safety	12,918,116	-	-	765,709	-	53,348	13,737,173
Engineering	1,320,956	-	-	-	-	-	1,320,956
Community Development	873,552	-	-	-	-	34,583	908,135
Culture and Recreation	1,675,407	-	-	652,388	-	1,605,498	3,933,293
Highway and Streets	-	1,837,447	-	6,922	-	322,307	2,166,676
Airport	-	-	873,497	-	356,663	-	1,230,160
Capital Outlay	-	2,063,441	-	1,389,079	-	100,352	3,552,872
Total Expenditures	<u>20,286,624</u>	<u>3,900,888</u>	<u>873,497</u>	<u>3,295,946</u>	<u>356,663</u>	<u>2,249,552</u>	<u>30,963,170</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	399,880	1,408,679	629,355	(447,636)	151,849	1,328,407	3,470,534
Other Financing Sources and (Uses)							
Transfers In	1,863,934	88,342	-	2,200,000	-	28,250	4,180,526
Transfers Out	(2,200,000)	(270,377)	(340,370)	(28,250)	-	(21,511)	(2,860,508)
Total Other Financing Sources and (Uses)	<u>(336,066)</u>	<u>(182,035)</u>	<u>(340,370)</u>	<u>2,171,750</u>	<u>-</u>	<u>6,739</u>	<u>1,320,018</u>
Net Change in Fund Balance	63,814	1,226,644	288,985	1,724,114	151,849	1,335,146	4,790,552
Fund Balance October 1, 2014, as Previously Stated	10,033,384	3,787,640	912,125	13,819,974	247,583	3,338,451	32,139,157
Restatement-See Note 13						(199,403)	(199,403)
Fund Balance September 30, 2015	<u>\$ 10,097,198</u>	<u>\$ 5,014,284</u>	<u>\$ 1,201,110</u>	<u>\$ 15,544,088</u>	<u>\$ 399,432</u>	<u>\$ 4,474,194</u>	<u>\$ 36,730,306</u>

See accompanying notes to the financial statements.

CITY OF TWIN FALLS, IDAHO

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances
of Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2015

**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds
to the Statement of Activities for the year ended September 30, 2015**

Net Change in Fund Balances - Total Government Funds	\$ 4,790,552
Amounts reported for governmental activities in the Statement of Activities are different because:	
Government funds report capital outlays as expenditures while governmental activities report depreciation expense to allocate those expenditures over the life of the assets. This is the amount by which capital outlays exceeded depreciation in the current period	(6,060,706)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in government funds.	(25,076)
Internal service funds are used by management to charge the costs of certain activities, such as insurance and shop repairs and maintenance, to individual funds. The net revenue (expense) of the internal service funds is reported with governmental activities.	17,234
Changes in net pension liability and related pension obligations deferred outflow and employer pension assumption deferred inflow of resources do not provide required current financial resources and therefore are not reflected in the funds.	1,632,392
Revenues that will not be collected for several months after the City's fiscal year ends are not considered "available" revenues and are deferred in the governmental funds. Deferred inflows of resources decreased by this amount in the current year.	<u>(100,379)</u>
Change in Net Position of Governmental Activities	<u>\$ 254,017</u>

CITY OF TWIN FALLS, IDAHO

Statement of Net Position

Proprietary Funds

September 30, 2015

	Business-Type Activities					Governmental Activities - Internal Service Funds
	Waterworks	Wastewater	Sanitation	Other Business-Type	Total	
Assets						
Cash and Investments	\$ 8,892,934	\$ 33,965,971	\$ 370,390	\$ 201,176	\$ 43,430,471	\$ 672,980
Receivables (net of allowance for uncollect.)						
Taxes	-	-	-	-	-	3,970
Fees and Services	1,212,440	2,325,742	290,950	4,018	3,833,150	-
Intergovernmental	-	-	-	-	-	1,516
Accounts	11,282	252,451	8,287	675	272,695	105
Inventories	608,943	-	-	-	608,943	-
Total Current Assets	10,725,599	36,544,164	669,627	205,869	48,145,259	678,571
Prepaid Insurance	-	214,541	-	-	214,541	-
Due from Other Funds	-	20,794	-	-	20,794	-
Fixed Assets (Net of Accum. Depreciation)	52,796,810	79,241,223	-	1,590,031	133,628,064	314,534
Total Assets	63,522,409	116,020,722	669,627	1,795,900	182,008,658	993,105
Deferred Outflows of Resources						
Pension Obligations	274,461	89,928	-	11,032	375,421	-
Total Deferred Outflows of Resources	274,461	89,928	-	11,032	375,421	-
Total Assets and Deferred Outflows of Resources	\$ 63,796,870	\$ 116,110,650	\$ 669,627	\$ 1,806,932	\$ 182,384,079	\$ 993,105
Liabilities and Net Position						
Current Liabilities:						
Pooled Cash	\$ -	\$ 10,175,097	\$ -	\$ 359,685	\$ 10,534,782	\$ -
Accounts Payable	117,807	1,337,309	201,444	8,951	1,665,511	555
Accrued Expenses	29,370	44,429	-	-	73,799	-
Due to Other Funds	291,120	-	-	362,021	653,141	-
Unavailable Revenue	-	-	-	-	-	3,093
Customer Deposits Payable	180,375	2,339	-	-	182,714	-
Revenue Bonds Payable - Current	2,055,000	1,815,000	-	-	3,870,000	-
Compensated Absences	85,900	35,729	-	10,683	132,312	23,763
Total Current Liabilities	2,759,572	13,409,903	201,444	741,340	17,112,259	27,411
NonCurrent Liabilities:						
Revenue Bonds Payable (Net of Discounts)	20,771,514	45,646,002	-	-	66,417,516	-
Net Pension Liability	584,071	191,372	-	23,477	798,920	-
Total Non-current Liabilities	21,355,585	45,837,374	-	23,477	67,216,436	-
Total Liabilities	24,115,157	59,247,277	201,444	764,817	84,328,695	27,411
Deferred Inflows of Resources						
Employer Pension Assumption	363,800	119,199	-	14,622	497,621	-
Total Deferred Inflows of Resources	363,800	119,199	-	14,622	497,621	-
Net Position						
Net Investment In Capital Assets	29,970,296	31,426,776	-	1,590,031	62,987,103	314,534
Restricted for Capital Expansion	-	15,815,072	-	-	15,815,072	-
Unrestricted	9,347,617	9,502,326	468,183	(562,538)	18,755,588	651,160
Total Net Position	39,317,913	56,744,174	468,183	1,027,493	97,557,763	965,694
Total Liabilities, Deferred Inflows of Resources and Net Position	\$ 63,796,870	\$ 116,110,650	\$ 669,627	\$ 1,806,932	\$ 182,384,079	\$ 993,105

See accompanying notes to the financial statements.

CITY OF TWIN FALLS, IDAHO
Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended September 30, 2015

	Business-Type Activities				Total	Governmental Activities - Internal Service Funds
	Waterworks	Wastewater	Sanitation	Other Business- Type		
Operating Revenues:						
Charges for Services	\$ 9,743,873	\$ 9,865,339	\$2,690,745	\$ 253,308	\$ 22,553,265	\$ 325,286
Property Taxes, Including Interest	-	-	-	-	-	194,789
Taps, Connection and Other Fees	164,056	-	-	-	164,056	-
Miscellaneous	53,982	4,559	-	7,954	66,495	2,568
Total Operating Revenues	9,961,911	9,869,898	2,690,745	261,262	22,783,816	522,643
Operating Expenses:						
Contracted Services	291,342	3,101,458	1,715,502	75,602	5,183,904	2,986
Personnel Expenses	1,772,228	573,009	1,706	87,733	2,434,676	321,342
Depreciation and Amortization	1,349,061	1,486,188	-	91,984	2,927,233	13,894
Utilities	926,155	1,378	-	13,986	941,519	7,576
Landfill Expenses	-	-	613,133	-	613,133	-
Supplies	569,984	47,559	-	4,791	622,334	26,741
Insurance	-	-	-	-	-	394,095
Repairs and Maintenance	166,002	12,989	-	4,149	183,140	10,385
Vehicle Expenses	128,126	41,409	-	1,110	170,645	1,109
Small Equipment	388,498	211,658	-	-	600,156	7,826
Studies and Projects	27,568	-	-	-	27,568	-
Rental Expense	118,317	-	-	-	118,317	-
Miscellaneous Expense	85,388	44,762	43,630	14,261	188,041	627
Testing and Monitoring	82,164	-	-	-	82,164	-
Telephone	4,376	60	-	-	4,436	-
Travel and Meetings	1,695	738	-	-	2,433	237
Total Operating Expenses	5,910,904	5,521,208	2,373,971	293,616	14,099,699	786,818
Operating Income (Loss)	4,051,007	4,348,690	316,774	(32,354)	8,684,117	(264,175)
Non-Operating Revenues (Expenses):						
Development Fees	-	319,795	-	-	319,795	-
Interest Income	157,304	576,106	6,388	5,256	745,054	-
Rent and Royalties	66,510	-	-	-	66,510	-
Interest Expense	(812,559)	(1,713,096)	-	-	(2,525,655)	-
Total Non-Operating Revenues (Exp.)	(588,745)	(817,195)	6,388	5,256	(1,394,296)	-
Income (Loss) Before Interfund Transfers and Contributions	3,462,262	3,531,495	323,162	(27,098)	7,289,821	(264,175)
Interfund Transfers						
Operating Transfers In	457,261	-	-	-	457,261	335,191
Operating Transfers Out	(964,696)	(716,983)	(364,908)	(12,104)	(2,058,691)	(53,779)
Net Transfers	(507,435)	(716,983)	(364,908)	(12,104)	(1,601,430)	281,412
Net Income	2,954,827	2,814,512	(41,746)	(39,202)	5,688,391	17,237
Total Net Position, October 1, 2014 as Previously Stated	37,063,761	54,159,238	509,929	1,094,858	92,827,786	948,457
Restatement-See Note 13	(700,675)	(229,576)	-	(28,163)	(958,414)	-
Total Net Position, September 30, 2015	\$ 39,317,913	\$ 56,744,174	\$ 468,183	\$ 1,027,493	\$ 97,557,763	\$ 965,694

See accompanying notes to the financial statements.

CITY OF TWIN FALLS, IDAHO
Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2015

	Business-Type Activities				Total	Governmental Activities - Internal Service Funds
	Waterworks	Wastewater	Sanitation	Other Business- Type		
Cash Flows from Operating Activities						
Receipts from Customers	\$ 9,617,429	\$ 8,856,173	\$2,662,860	\$ 257,700	\$ 21,394,162	\$ 325,201
Property Taxes, Including Interest	-	-	-	-	-	195,707
Payments to Suppliers	(3,127,231)	(3,524,026)	(2,368,494)	(83,914)	(9,103,665)	(452,467)
Payments to Employees	(1,802,647)	(577,264)	(1,706)	(87,210)	(2,468,827)	(323,168)
Other Receipts (Payments)	53,982	4,559	-	7,954	66,495	2,568
Net Cash Provided (Used) by Operating Activities	4,741,533	4,759,442	292,660	94,530	9,888,165	(252,159)
Cash Flows from Non-Capital Financing Activities						
Interfund Transfers to Other Funds	(964,696)	(716,983)	(364,908)	(12,104)	(2,058,691)	(53,779)
Receipts from (Advances) to Other Funds	457,261	-	-	-	457,261	335,190
Net Cash Provided (Used) by Non-Capital Financing Activities	(507,435)	(716,983)	(364,908)	(12,104)	(1,601,430)	281,411
Cash Flows from Capital and Related Financing Activities						
Purchase of Capital Assets	(42,630)	(520,614)	-	(220,271)	(783,515)	(28,467)
Construction in Progress	(2,727,702)	(18,038,928)	-	(10,291)	(20,776,921)	-
Disposals, Transfers of Capital Assets	(55,527)	55,530	37,317	252	37,572	-
Principal Paid on Capital Debt	(1,995,000)	(1,765,000)	-	-	(3,760,000)	-
Interest Paid on Capital Debt	(814,889)	(1,715,206)	-	-	(2,530,095)	-
Development Fees	-	319,795	-	-	319,795	-
Rents and Royalties	66,510	-	-	-	66,510	-
Net Cash Provided (Used) by Capital and Related Financing Activities	(5,569,238)	(21,664,423)	37,317	(230,310)	(27,426,654)	(28,467)
Cash Flows from Investing Activities						
(Purchase) or Sale of Securities	1,021,197	14,442,842	13,967	21,970	15,499,976	17,557
Interest Income	157,304	576,106	6,388	5,256	745,054	-
Net Cash Provided (Used) by Investing Activities	1,178,501	15,018,948	20,355	27,226	16,245,030	17,557
Net Increase (Decrease) in Cash and Cash Equivalents	(156,639)	(2,603,016)	(14,576)	(120,658)	(2,894,889)	18,342
Balances - Beginning of the Year	922,101	2,603,016	273,813	146,976	3,945,906	514,904
Balances - End of the Year	\$ 765,462	\$ -	\$ 259,237	\$ 26,318	\$ 1,051,017	\$ 533,246
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities						
Operating Income	\$ 4,051,007	\$ 4,348,690	\$ 316,774	\$ (32,354)	\$ 8,684,117	\$ (264,175)
Adjustments to Reconcile Operating Income to net Cash Provided (Used) by Operating Activities:						
Depreciation and Amortization	1,398,635	1,681,094	-	91,984	3,171,713	13,894
Amortization	(49,574)	(194,908)	-	-	(244,482)	-
Change in Assets and Liabilities:						
Receivables, Net	(307,201)	(1,009,164)	(27,885)	4,391	(1,339,859)	1,880
Prepaid Expenses	-	11,919	-	-	11,919	-
Inventories	(168,423)	-	-	-	(168,423)	-
Unavailable Revenue	-	-	-	-	-	(1,047)
DOF or Resources-Pension Obligations	(217,661)	(71,318)	-	(8,749)	(297,728)	-
Accounts Payable	(169,192)	(73,934)	3,771	(487)	(239,842)	(885)
Due to Other Funds	-	-	-	30,473	30,473	-
Customer Deposits	16,700	-	-	-	16,700	-
Compensated Absences	(3,154)	4,678	-	1,619	3,143	(1,826)
Net Pension Liability	265,352	86,944	-	10,666	362,962	-
DIF or Resources-Employer Pension Assumption	(74,956)	(24,559)	-	(3,013)	(102,528)	-
Net Cash Provided (Used) by Operating Activities	\$ 4,741,533	\$ 4,759,442	\$ 292,660	\$ 94,530	\$ 9,888,165	\$ (252,159)
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position-Proprietary Funds						
Cash and Investments-Statement of Net Position	\$ 8,892,934	\$ 33,965,971	\$ 370,390	\$ 201,176	\$ 43,430,471	\$ 672,980
Less: Investments	(8,127,472)	(33,965,971)	(111,153)	(174,858)	(42,379,454)	(139,734)
Cash and Cash Equivalents	\$ 765,462	\$ -	\$ 259,237	\$ 26,318	\$ 1,051,017	\$ 533,246

See accompanying notes to the financial statements.

CITY OF TWIN FALLS, IDAHO
Statement of Fiduciary Net Position - Fiduciary Fund
September 30, 2015

	Agency Fund
<u>Assets</u>	
Cash and Cash Equivalents	\$ -
Receivables (net of allowance for uncollect.)	
Intergovernmental	31,323
Total Assets	\$ 31,323
 <u>Liabilities</u>	
Pooled Cash	31,323
Accounts Payable	-
Total Liabilities	\$ 31,323

See accompanying notes to the financial statements.

NOTES TO FINANCIAL STATEMENTS

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES

The City of Twin Falls, Idaho is a municipal corporation governed by an elected seven-member council.

The financial statements of the City of Twin Falls, Idaho have been prepared in conformity with generally accepted accounting principles, (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The City also applies Financial Accounting Standards Board (FASB) statements and interpretations issued on or before November 30, 1989, to its governmental and business-type activities at the government wide financial reporting level and to its enterprise funds at the fund reporting level, provided they do not conflict with or contradict GASB pronouncements. The City's more significant accounting policies are described below.

FINANCIAL REPORTING ENTITY

As required by generally accepted accounting principles, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the City's operations and so data from these units are combined with data of the primary government. Each discretely presented component unit, on the other hand, is reported in a separate column in the combined financial statements to emphasize it is legally separate from the government. Each blended component unit and each discretely presented component unit has a September 30 year end. A brief description of the discretely presented components units follows:

Blended Component Unit-Twin Falls Public Library

Blended component units are legally separate from the City but are so intertwined with the City that they are, in substance, the same as the City. The component unit is reported as part of the City and blended into the appropriate fund.

The Library is governed by a separate board appointed by the City Council; however, final responsibility relative to budget, taxing and debt remains with the City. The Library is reported as a special revenue fund.

Discretely Presented Component Units-Urban Renewal Agency

The Urban Renewal Agency is a directly presented component unit of the City

A discretely presented component unit is legally separate from the City but is financially accountable to the City, or its relationship with the City is such that exclusion would cause the City's financial statements to be misleading or incomplete. Component units are reported in a separate column to emphasize that they are legally separate from the primary government.

The Urban Renewal Agency is responsible for rehabilitation, conservation and redevelopment of deteriorated properties in areas within the City's jurisdiction. The seven-member board is appointed by the City Council. The City and the Agency have an agreement that the City will make available certain personnel for administrative, legal, engineering, budgeting and accounting services and assistance to the Agency to the extent that the City has appropriated necessary funds to provide such assistance. The Agency has agreed to reimburse the City annually for these costs. The City has no responsibility for debt issuance of the Agency. The Agency is presented as a governmental fund type.

Complete financial statements for the Urban Renewal Agency may be obtained at the entity's administrative offices.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

BASIS OF PRESENTATION

The City's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements, which provide a more detailed level of financial information.

Government-Wide Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City as a whole. The primary government and the component units are presented separately within these financial statements with the focus on the primary government. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and grants and the City's general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers. The fiduciary funds of the primary government are not included in the government-wide financial statements.

The statement of net position presents the financial position of the governmental and business-type activities of the City and its discretely presented component unit at year-end.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities and for each identifiable activity of the business-type activities of the City. Direct expenses are those that are specifically associated with a function and therefore clearly identifiable to that particular function. The City does not allocate indirect expenses to functions in the statement of activities.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees and other charges to users of the City's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets. These revenues are subject to externally imposed restrictions to these program uses. For identifying to which function program revenue pertains, the determining factor for charges for services is which function generates the revenue. For grants and contributions, the determining factor is to which function the revenues are restricted.

Other revenue sources not properly included with program revenues are reported as general revenues of the City. The comparison of direct expenses with program revenues identifies the extent to which each governmental function and each identifiable business activity is self-financing or draws from the general revenues of the City.

Fund Financial Statements

During the year, the City segregates transactions related to certain City functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the City at this more detailed level. Fund financial statements are provided for governmental, proprietary and fiduciary funds.

Major individual governmental and enterprise funds are reported in separate columns.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Fund Accounting

The City uses funds to maintain its financial records during the year. A fund is a fiscal and accounting entity with a self-balancing set of accounts. The City uses three categories of funds: governmental, proprietary and fiduciary.

Governmental Funds

Government funds are those through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Fund liabilities are assigned to the fund from which they will be liquidated. The City reports the difference between its governmental fund assets and its liabilities and deferred inflows of resources as fund balance. The following are the City's major governmental funds:

The government reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **Street Fund** is a special revenue fund. It accounts for and reports State tax revenues that are dedicated to maintenance and operation of roads as well as revenues collected from users of roads and streets through a fuel tax. Other revenues which are used to meet the maintenance need and supplement the State revenues include general property taxes; franchise fees collected by the City's electrical utility provider; and revenues collected from citizens for street sweeping.

The **Airport Fund** is another reported special revenue fund and accounts for and reports the operational activity of the municipal airport. Accounting for the activities of the airport is the responsibility of the City. However the airport is jointly funded with the City's use of property tax revenue and an equal contribution from the County. The Fund also receives revenues from landing fees, concession and franchise fees, and hanger and land rentals.

The **Capital Improvement Fund and Airport Construction Fund** are used to account for the acquisition of fixed assets or construction of major capital projects. The Capital Improvement Fund reflects projects other than airport projects that are not being financed by proprietary or non-expendable trust funds. The Airport Construction Fund is specific to capital projects on site at the airport.

Proprietary funds

Proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position and cash flows. The proprietary funds are classified as enterprise funds.

The government reports the following major proprietary funds:

The **Waterworks Fund** is used to account for the costs necessary to operate the City's water system and the charges necessary to offset those costs.

The **Wastewater Fund** is used to account for the costs necessary to operate the City's sewer system and the charges necessary to offset those costs.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

The *Sanitation Fund* is used to account for the costs necessary to operate the City's garbage collection and the charges necessary to offset those costs.

Fiduciary funds

Fiduciary funds account for assets held by the City in a trustee capacity or as an agent on behalf of others. Trust funds account for assets held by the City under the terms of a formal trust agreement.

Other Fund Types

The City also reports the following fund types:

Internal service funds account for operations that provide services to other departments or agencies of the City, or to other governments, on a cost-reimbursement basis.

MEASUREMENT FOCUS

Government-wide Financial Statements

The government-wide financial statements are prepared using the economic resources measurement focus. All assets, all liabilities and deferred inflows of resources associated with the operation of the City are included on the statement of net position. The statement of activities reports revenues and expenses.

Fund Financial Statements

All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets, current liabilities and deferred inflows of resources generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include reconciliations with brief explanations to better identify the relationship between the government-wide statements and the governmental fund statements.

Like the government-wide statements, all proprietary fund types are accounted for on a flow of economic resources measurement focus on both financial reporting levels. All assets and all liabilities associated with the operation of these funds are included on the statements of net position. The statements of changes in fund net position present increases (i.e., revenues) and decreases (i.e., expenses) in total net position. The statements of cash flows provide information about how the City finances and meets the cash flow needs of its proprietary activities.

BASIS OF ACCOUNTING

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting.

At the fund reporting level, the governmental funds use the modified accrual basis of accounting. Proprietary funds use the accrual basis of accounting at both reporting levels. Fiduciary funds use the accrual basis at the fund reporting level. Differences in the accrual and the modified accrual basis of accounting arise in the recognition of revenue, the recording of deferred inflows of resources, and in the presentation of expenses versus expenditures.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Revenues-Exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On the modified accrual basis, revenue is recorded when the exchange takes place and in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the City, the phrase “available for exchange transactions” means expected to be received within 60 days of year-end.

Revenues-Non-exchange Transactions

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include sales taxes, property taxes, grants and donations. Revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions also must be available (i.e., collected within 60 days) before it can be recognized in the governmental funds.

Under the modified accrual basis, the following revenue sources are considered to be susceptible to accrual: Property taxes, franchise taxes, licenses, interest, federal and state grants and special assessments. Sales taxes collected and held by the state at year-end on behalf of the government are also recognized as revenue. Other receipts and taxes become measurable and available when cash is received by the government and are recognized as revenue at that time.

Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met.

Unearned Revenue

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied.

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time they are incurred. On the modified accrual basis, expenditures generally are recognized in the accounting period in which the related fund liability is incurred and due, if measurable.

ASSETS, LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND EQUITY

Deposits and Investments

Cash and cash equivalents include amounts of cash on hand, demand deposits and highly liquid short-term investments with an original maturity of three months or less from the date acquired by the government.

State statutes authorize the City and Agency to invest any available funds in obligations issued or guaranteed by the U.S. Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Deposits and Investments-Continued

The City's Investment Policy requires that investments within the portfolio be diversified in order to avoid risks in specific instruments, individual financial institutions or maturities.

Investments are stated at fair market value, as determined by quoted market prices, except for certificates of deposits, which are non-participating contracts, and are therefore carried at amortized cost. Idaho Code provided authorization for the investment of funds as well as to what constitutes an allowable investment. The City policy allows for investment of idle funds consistent with the Idaho State Code 67-1210 and 67-1210A.

The City is a voluntary participant in the State of Idaho Local Government Investment Pool (LPIG). The LPIG is regulated by State of Idaho Code under the oversight of the Treasurer of the State of Idaho. The fair value of the City's investments in the pool is reported in the accompanying financial statements at amounts based on the City's pro-rata share of the fair market value provided by the fund for the entire portfolio. The LGIP is not rated by a nationally recognized statistical rating organization.

Fund Overdrafts

The City uses a pooled cash system of cash management. All city obligations are paid through the general fund. Cash is then allocated to the other funds based on amounts received and spent. Some funds have investments that cover the fund overdrafts. Also, some funds are involved in federal grants that the City must fund and then request reimbursement from the federal government.

Receivables and Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the fund balance sheets. They are eliminated on the government-wide financial statements. Short-term inter-fund loans are classified as "interfund receivables /payables".

All trade and property tax receivables are shown net of an allowance for uncollectibles for the City and the Agency.

Inventories and Prepaid Items

Inventories are valued at cost using the first-in/first-out (FIFO) method. The costs of inventory items are recognized as expenditures in governmental financial statements and as expenses in government-wide and proprietary fund financial statements when used (consumption method).

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Capital Assets, Depreciation, and Amortization

The City's property, plant equipment, and infrastructure with useful lives of more than one year are stated at historical cost and comprehensively reported in the government-wide financial statements. The City maintains infrastructure asset records consistent with all other capital assets. Proprietary and component unit capital assets are also reported in their respective fund and combining component unit's financial statements. Donated assets are stated at fair value on the date donated. The City generally capitalizes assets with a cost of \$5,000 or more as purchase and construction outlays occur. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized. Capital assets, including those of component units, are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations.

Estimated useful lives, in years, for depreciable assets are as follows:

Land	Not depreciated
Buildings and Structures	20-50
Infrastructure	40
Improvements	30
Machinery and equipment	3-20

Major outlays for capital assets and improvements are capitalized in proprietary funds as projects are constructed. Interest incurred during the construction phase of proprietary fund fixed assets is reflected in the capitalized value of the asset constructed, net of interest earned on the invested proceeds over the same period.

Property, plant and equipment are depreciated in the proprietary funds using the straight-line method over the following estimated useful lives:

Land	Not depreciated
Buildings and improvements	50 years
Machinery and equipment	5-20 years

The Urban Renewal Agency has acquired certain properties and made improvements such as streets, parking lots and parks in its effort to rehabilitate many areas of the City of Twin Falls. Many of these parcels acquired and constructed have been contributed to the City of Twin Falls but certain real estate acquisitions are held by the Agency for future rehabilitation, conservation, redevelopment, and sale in accordance with its purpose.

No depreciation has been computed or recorded in these statements for any existing buildings on these properties for the Agency.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes include a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category: the pension obligation reported on the statement of net position. The pension obligation results from changes in assumptions or other inputs in the actuarial calculation of the City's net pension liability.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items that qualifies for reporting in this category: the employer pension assumption and unavailable revenue. The employer pension assumption results from differences between expected and actual experience and the net difference between projected and actual earnings on pension plan investments derived from the actuarial calculation of the City's net pension liability. Unavailable revenue is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation, comp hours in lieu of overtime hours, and sick pay benefits. Vacation pay and comp hours are accrued when incurred in proprietary funds and reported as a fund liability. Vacation pay and comp hours for governmental funds are reported as expenditures of the related fund when paid. Accrued vacation pay and comp hours of governmental funds are further recorded as liabilities in the Government Wide Financial Statements.

No liability is reported for unpaid accumulated sick leave. However, once employees reach a maximum sick leave accrual amount, any excess hours are accumulated in a "Retirement Account" and at retirement they may be converted to their dollar equivalent and used exclusively for the purchase of health insurance. Retirement hour accruals and expenditures are treated the same as unused vacation and comp hours.

Accrued Liabilities and Long-Term Obligations

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements. In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources, are reported as obligations of the these funds. However, compensated absences that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that they are "due for payment" during the current year. Capital leases are recognized as a liability in the governmental fund financial statements when due.

Debt Premiums, Discounts and Issuance Costs

On the government-wide statement of net position and the proprietary fund type statement of net position, debt premiums and discounts are netted against debt payable and debt issuance costs are recognized as an outflow of resources in the period incurred. On the government-wide and proprietary fund type statement of activities, unamortized debt premiums and discounts are deferred and amortized over the life of the debt using the straight-line method.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Debt Premiums, Discounts and Issuance Costs-Continued

At the government fund reporting level, debt premiums and discounts are reported as other financing sources and uses, separately from the face amount of the debt issued. Debt issuance costs are reported as debt service expenditures.

Fund Equity

Fund equity at the governmental fund financial reporting level is classified as “fund balance.” Fund equity for all other reporting is classified as “net position.”

Governmental Fund Balances

Generally, governmental fund balances represent the difference between the current assets and deferred outflows of resources, and current liabilities and deferred inflows of resources. Governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those resources can be spent. Fund balances are classified as follows:

Nonspendable Fund Balance - Includes amounts that cannot be spent because they are not in spendable form, or they are legally or contractually required to be maintained intact. This classification includes inventories, prepaid amounts, assets held for sale, and long-term receivables.

Restricted Fund Balance – Constraints placed on the use of these resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or other governments; or are imposed by law (through constitutional provisions or enabling legislation).

Committed Fund Balance - Amounts that can only be used for specific purposes because of a formal action (resolution or ordinance) by the City’s highest level of decision-making authority, the City Council.

Assigned Fund Balance – Amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. This intent can be expressed by the City Council or through the City Council delegating this responsibility to the City manager through the budgetary process.

Unassigned Fund Balance – Residual balances in the General Fund that have not been restricted, committed or assigned.

Other governmental funds may report a negative unassigned fund balance should the total of nonspendable, restricted, and committed fund balances exceed the total net resources of the fund.

The City passes ordinances and resolutions which may control the use of the City’s funds. An ordinance constitutes the more binding constraint and is the restriction that is used for classifying when a fund balance is restricted.

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Net Position

Net position represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources. Net investment in capital assets consists of cost of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. This net investment in capital assets amount also is adjusted by any bond issuance deferral amounts. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net position is reported as unrestricted.

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the City, these revenues are charges for services for water, wastewater and sanitation. Operating expenses are necessary costs incurred to provide the good or service that are the primary activity of each fund. Items that do not result from the provision of goods or services to customers or directly relate to the principal and usual activity of the fund are recorded as nonoperating revenues and expenses. These items include investment earnings and gains or losses on the disposition of capital assets.

Interfund Activity

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources/uses in governmental funds and after the non-operating revenues/expenses section in proprietary funds. Repayments from the funds responsible for particular expenditures or expenses to the funds that initially paid for them are not presented on the financial statements (i.e., they are netted).

Transfers between governmental and business-type activities on the government-wide statement of activities are reported as general revenues. Transfers between funds reported in the governmental activities column are eliminated. Transfers between funds reported in the business-type activities column are eliminated.

Pensions

For purposes of measuring the net pension liability and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

For purposes of measuring the net pension asset and pension expense (revenue), information about the fiduciary net position of the Firefighters' Retirement Fund Plan (FRF) and additions to/deductions from FRF's fiduciary net position have been determined on the same basis as they are reported by the FRF. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING PROCEDURES-Continued

Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and reported revenues and expenses. It is at least reasonably possible that the significant estimates used will change within the next year.

Implementation of GASB Statement No. 68 and GASB Statement No. 71 Deficit Fund Equity

As of October 1, 2014, the City adopted GASB Statement No. 68, Accounting and Financial Reporting for Pensions and GASB Statement No. 71, Pension Transition for Contributions Made Subsequent to the Measurement Date. The implementation of these standards requires governments to calculate and report the costs and obligations associated with pensions in their basic financial statements. Employers are required to recognize pension amounts for all benefits provided through the plan which includes the net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense. The effect of the implementation of these standards on beginning net position is disclosed in Note 14 and additional disclosures required by these standards are included in Note 10.

Comparative Data

Comparative total data for the prior year have been presented only for individual funds in the required supplementary information and in the supplementary information in order to provide an understanding of the changes in the financial position and operations of these funds.

2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

On or before June 1st of each year, all agencies of the City submit requests for appropriation to the City's manager so that a budget may be prepared. The Budget is prepared by fund, function and activity, and includes information on the past year, current year estimates and requested appropriations for the next fiscal year. The budget includes amounts for capital expenditures but does not include allowances for depreciation.

Before August 31, the proposed budget is presented to the City's Council for review. The City Council holds public hearings and may add to, subtract from or change appropriations, but may not change the form of the budget. Any changes in the budget must be within the revenues and reserves estimated as available by the City's manager or the revenue estimates must be changed by an affirmative vote of a majority of the City's Council. The City's department heads may make transfers of appropriations within a department.

Expenditures may not legally exceed budgeted appropriations at the activity level. During the year, some supplementary appropriations were necessary.

Although not required by statute, the City also maintains a long-term planning committee which is charged with making budget recommendations, generally for capital items, five years into the future.

Excess of Expenditures over Appropriations

For the fund year ended September 30, 2015, expenditures exceeded appropriations in the Sanitation Fund by \$25,477 the Pool Fund by \$1,159, the Historic Preservation Fund by \$1,451, the Dierkes Lake Fund by \$2,188, the Golf Fund by \$42,864 and the Fireworks Fund by \$749.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

3. DEPOSITS AND INVESTMENTS

Cash and Cash Equivalents –

A reconciliation of cash and cash equivalents at September 30, 2015 is as follows:

Reconciled Bank Accounts	\$ (1,166,369)
State Investment Pool	351,981
Savings & Certificates of Deposit	735,000
Money Market Mutual Funds	1,532,051
Library Operating Fund	873
Petty Cash	<u>2,520</u>
Total Cash	<u>\$ 1,456,056</u>

Cash and Investments	
Reconciliation to the Statement of Net Position	
Cash as State Above	1,456,056
Investments	64,572,932
Pooled Cash Deficit	<u>10,559,034</u>
Cash and Investments	<u>\$ 76,588,022</u>

At September 30, 2015, the Urban Renewal Agency's reconciliation of cash and cash equivalents is as follows:

Cash in Bank	\$ 7,652,495
State Investment Pool	455,564
Money Market Fund	<u>6,499,409</u>
Total	<u>\$ 14,607,468</u>

The City's and the Agency's reconciled bank balances are covered by \$276,223 and \$250,000 respectively, of federal depository insurance with the remainder covered by collateral held by their agent.

Investments – The City held the following investments at September 30, 2015.

Federal National Mortgage Association (FNMA)	\$ 8,666,578
Federal Home Loan Mortgage Corporation (FHLM)	2,646,724
Federal Home Loan Bank (FHLB)	9,244,485
Government National Mortgage Association (GNMA)	2,305,610
Federal Farm Credit Bank (FFCB)	3,679,762
Resolution Funding Corporation (RFC)	794,446
Other Mortgage Backed Securities	4,618,197
Corporate Obligations	<u>32,617,130</u>
Total	<u>\$ 64,572,932</u>

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

3. DEPOSITS AND INVESTMENTS-Continued

All investments are guaranteed by the U.S. Government except for the corporate obligations. All investments were held in trust for the City in the Agents name. The City or Agency has no investments in foreign currency and no exposure to foreign currency risk.

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely impact the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. Information about the exposure of the City's debt type investments to this risk, using the segmented time distribution model is as follows:

Investment	Fair Value	Investment Maturities (in Years)			
		Less Than 1 Year	1-5 Years	6-10 Years	Over 10 Years
FNMA	\$ 8,666,578	\$ -	\$ 6,673,622	\$ 501,706	\$ 1,491,250
FHLM	2,646,724	-	646,765	258,492	1,741,467
FHLB	9,244,485	-	4,504,815	2,479,950	2,259,720
GNMA	2,305,610	-	264,635	-	2,040,975
FFCB	3,679,762	-	2,382,177	797,585	500,000
RFC	794,446	-	794,446	-	-
Other Mtg. Sec.	4,618,197	-	412,807	183,082	4,022,308
Corporate	32,617,130	4,653,444	18,359,170	9,604,516	-
Total	\$ 64,572,932	\$ 4,653,444	\$ 34,038,437	\$ 13,825,331	\$ 12,055,720

Concentration of Credit Risk

The City's investment policy has limits on the amount that can be invested in any one issuer. The City did not have investments in any one issuer (other than State investment pools) that represented 5% or more of total City investments.

<u>Issuer</u>	<u>Investment Type</u>	<u>Reported Amount</u>	<u>Percentage</u>
Federal National Mortgage Assn (FNMA)	U.S. Agency Bond	\$ 8,666,578	13.43%
Federal Home Loan Bank (FHLB)	U.S. Agency Bond	9,244,485	14.32%
Federal Farm Credit Bank (FFCB)	U.S. Agency Bond	3,679,762	5.70%
Other Mtg Sec.		4,618,197	7.15%
Corporate Bonds	Corporate Obligations	32,617,130	50.51%

Custodial Credit Risk

For deposits and investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its deposits, investments or collateral securities that are in the possession of an outside party. The City only conducts investment purchases on a delivery versus payment basis with all securities held by a safe keeper, in the City's name, to eliminate custodial credit risk.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

3. DEPOSITS AND INVESTMENTS-Continued

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The City's investment policy requires a rating of A- or its equivalent by two or more public rating agencies at the time of purchase. Short term credit ratings for commercial paper must be top tier AI/PI/FI by two of the three credit rating agencies at the time of purchase. The ratings of investments subject to credit risk are as follows:

Investments subject to credit risk:	<u>Fair Value</u>	<u>Rating</u>
FNMA	\$ 8,666,578	AAA
FHLM	2,646,724	AAA
FHLB	9,244,486	AAA
GNMA	2,305,610	N/A
FFCB	3,679,762	AAA
Resolution FDG Corp	794,446	AAA
Other Mortgage Backed Securities	4,618,197	N/A
Corporate Bonds	2,019,579	A1
Corporate Bonds	9,730,280	A2
Corporate Bonds	7,160,925	A3
Corporate Bonds	223,756	AA1
Corporate Bonds	1,500,000	AA2
Corporate Bonds	7,549,196	AA3
Corporate Bonds	500,000	AAA
Corporate Bonds	349,041	BA3
Corporate Bonds	1,984,352	BAA1
Corporate Bonds	600,000	N/R
Corporate Bonds	1,000,000	N/A

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

4. TAXES RECEIVABLE, UNAVAILABLE REVENUE, AND DUE FROM OTHER GOVERNMENTS

The City of Twin Falls and its component unit, the Urban Renewal Agency, are located in Twin Falls County.

Taxes on property are due on the 20th of December; however, they may be paid in two installments with the second installment due June 20. Penalties and interest are assessed if a taxpayer fails to pay an installment within ten days of the installment due date.

Taxes on real property are a lien on the property and attach on July 1, of the year for which taxes are levied. After a three-year waiting period, a tax deed is issued conveying the property to the County with a lien for back taxes and accumulated charges. Redemption may be made by owner and such persons as described by statute by paying all back taxes and accumulated penalties, interest and costs before sale.

Taxes on personal property are collected currently. Personal property declarations are mailed out annually and the tax is computed using percentages of taxable values established by the Department of Taxation.

Property taxes uncollected by November 30, 2015, are considered to be deferred revenue.

Taxes receivable and deferred revenue as of September 30, 2015, consist of the following for the City:

<u>Fund</u>	<u>Taxes Receivable</u>	<u>Unavailable Revenue</u>
General	\$ 320,423	\$ 249,610
Street	32,496	25,314
Street Lighting	2,163	1,685
Airport	-	437,442
Capital Improvement	4,185	3,260
Insurance	3,970	3,093
Total	<u>\$ 363,237</u>	<u>\$ 720,404</u>

Unavailable revenue, per the fund balance sheets consists of the following:

Property Taxes	\$ 282,962
Prepaid Rent	<u>437,442</u>
Total	<u>\$ 720,404</u>

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

**4. TAXES RECEIVABLE, UNAVAILABLE REVENUE, AND DUE FROM OTHER GOVERNMENTS-
Continued**

Urban Renewal Agency taxes receivable and unavailable revenue at September 30, 2015 consist of 2014 property tax revenue to be collected after November 30, 2015.

Amounts due from other governments at September 30, 2015, are presented as follows for the City:

<u>Fund</u>	<u>Federal</u>	<u>State</u>	<u>County</u>	<u>Local</u>	<u>Total</u>
General	\$ -	\$ 741,227	\$ 152,855	\$ 74,025	\$ 968,107
Street	-	2,591,597	14,429	-	2,606,026
Street Light	-	-	839	-	839
Library	-	-	-	-	-
Airport	-	-	-	-	-
Capital Improvement	-	464,620	1,643	-	466,263
Liability Insurance	-	-	1,516	-	1,516
Pool	-	31,728	-	-	31,728
Historic Preservation	13,000	-	-	-	13,000
	<u>\$ 13,000</u>	<u>\$ 3,829,172</u>	<u>\$ 171,282</u>	<u>\$ 74,025</u>	<u>\$ 4,087,479</u>

Urban Renewal Agency receivable from other governments consists of property taxes collected by the County prior to December 1, 2015.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

5. FIXED ASSETS

Changes in fixed asset for the City for the year ended September 30, 2015, are as follows:

	October 1, 2014	Additions/ Depreciation	Disposals/ Transfers Out	Transfers In (Out)	September 30, 2015
Government-wide Assets					
Capital Assets, not Being Depreciated					
Land	\$ 6,733,480	\$ -	\$ -	\$ -	\$ 6,733,480
Total Capital Assets, not Being Depreciated	<u>6,733,480</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,733,480</u>
Capital Assets Being Depreciated					
Buildings and Structures	19,203,324	46,715	(5,430)	-	19,244,609
Infrastructure	268,440,103	24,070	(2,153,899)	-	266,310,274
Improvements	17,574,613	163,926	(4,147)	-	17,734,392
Machinery and Equipment	17,274,494	1,136,542	(1,076,851)	196,302	17,530,487
Total Capital Assets Being Depreciated	<u>322,492,534</u>	<u>1,371,253</u>	<u>(3,240,327)</u>	<u>196,302</u>	<u>320,819,762</u>
Less Accum. Deprec. For Govt. Wide					
Buildings and Structures	6,275,444	434,159	(2,009)		6,707,594
Infrastructure	156,602,704	7,093,415	(1,899)		163,694,220
Improvements	8,998,872	616,499	(2,498)		9,612,873
Machinery and Equipment	9,199,186	1,092,541	(997,748)	158,986	9,452,965
Total Accum. Deprec.	<u>181,076,206</u>	<u>9,236,614</u>	<u>(1,004,154)</u>	<u>158,986</u>	<u>189,467,652</u>
Governmental Activities Capital Assets, net	<u>\$ 148,149,808</u>	<u>\$ (7,865,361)</u>	<u>\$ (2,236,173)</u>	<u>\$ 37,316</u>	<u>\$ 138,085,590</u>
Business Type Activity Assets:					
Land	\$ 11,699,295	\$ -	\$ -	\$ -	\$ 11,699,295
Buildings and Structures	19,532,659	15,572	-		19,548,231
Infrastructure	55,115,981	306,641	-		55,422,622
Improvements	39,255,743	220,272	(13,415)		39,462,600
Machinery and Equipment	9,440,091	241,030	(57,442)	(150,818)	9,472,861
Total	<u>135,043,769</u>	<u>783,515</u>	<u>(70,857)</u>	<u>(150,818)</u>	<u>135,605,609</u>
Less Accum. Deprec. For Business Type Activities					
Buildings and Structures	12,738,128	438,719	(70,603)	-	13,106,244
Infrastructure	1,536,872	1,470,544	-	-	3,007,416
Improvements	14,097,875	831,027	-	-	14,928,902
Machinery and Equipment	4,711,763	431,423	-	(113,500)	5,029,686
Total Accum. Deprec.	<u>33,084,638</u>	<u>3,171,713</u>	<u>(70,603)</u>	<u>(113,500)</u>	<u>36,072,248</u>
Business-type Activities Capital Assets, net	<u>\$ 101,959,131</u>	<u>\$ (2,388,198)</u>	<u>\$ (254)</u>	<u>\$ (37,318)</u>	<u>\$ 99,533,361</u>

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

5. FIXED ASSETS - Continued

Changes in fixed assets for the Urban Renewal Agency for the year ended September 30, 2015, is as follows:

	<u>2014</u>	<u>Additions</u>	<u>Disposals</u>	<u>2015</u>
Government-wide Assets				
Capital Assets not Being Depreciated				
Construction in Progress	\$ 4,552,043	\$ 12,135,057	\$ -	\$ 16,687,100
Land and Buildings	3,080,665	-	(458,882)	2,621,783
Total	<u>\$ 7,632,708</u>	<u>\$ 12,135,057</u>	<u>\$ (458,882)</u>	<u>\$ 19,308,883</u>
Business Type Activities:				
Capital Assets not Being Depreciated				
Land	1,350,000	-	-	1,350,000
Total	<u>1,350,000</u>	<u>-</u>	<u>-</u>	<u>1,350,000</u>
Capital Assets Being Depreciated				
Buildings & Improvments	3,834,412	22,490	-	3,856,902
Equipment	475,000	-	-	475,000
Total	<u>4,309,412</u>	<u>22,490</u>	<u>-</u>	<u>4,331,902</u>
Less Accumulated Depreciation for Business-Type Activities				
Building & Improvements	347,625	84,276	-	431,901
Equipment	385,000	35,833	-	420,833
Total	<u>732,625</u>	<u>\$ 120,109</u>	<u>-</u>	<u>852,734</u>
Business-Type Activities, net	<u>\$ 4,926,787</u>	<u>\$ (97,619)</u>	<u>\$ -</u>	<u>\$ 4,829,168</u>

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

5. *FIXED ASSETS – Continued*

Investments in real estate have not been allocated between land and buildings. Depreciation expense was charged to the governmental functions for the City as follows:

General Government	\$	7,062,491
Fire		185,054
Police		251,467
Library		111,805
Culture and Recreation		249,415
Highway and Street		445,482
Pool		35,487
Airport		881,520
		<hr/>
		9,222,721
Depreciation on Capital Assets held by the City's Internal Service Fund.		<hr/>
		13,893
		<hr/>
Total Depreciation Expense - Governmental Activities	\$	<u><u>9,236,614</u></u>

6. *LONG-TERM LIABILITIES*

Long-term liabilities consist of bonds, notes, and other indebtedness including liabilities associated with compensated absences.

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets.

Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, government fund types recognize bond premiums and discounts as well as bond issuance cost, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources. Issuance costs whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

A summary of Long-term liabilities for the City for the year ended is as follows. Additional detailed information is available on the following pages.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

6. LONG-TERM LIABILITIES - Continued

	Beginning Balance	Additions	Principal Payments	Amortization	Ending Balance	Due Within One year
Business-type Activities:						
Idaho Bond Bank Authority Water Bonds	\$ 22,027,100	\$ -	\$ (1,710,000)	\$ (8,453)	\$ 20,308,647	\$ 1,768,450
Idaho Bond Bank Authority, Parity Lien Revenue Refunding Bond, Series	2,843,988	-	(285,000)	(41,123)	2,517,865	336,123
Idaho Bond Bank Authority, Parity Lien Sewer Revenue Refunding Bond, Series	3,760,936	-	(375,000)	(54,492)	3,331,444	444,492
Idaho Bond Bank Authority, Parity Lien Sewer Revenue Bond, Series 2012B	7,231,278	-	(430,000)	(35,483)	6,765,795	485,483
Idaho Bond Bank Authority Revenue Bonds	<u>38,428,696</u>	<u>-</u>	<u>(960,000)</u>	<u>(104,931)</u>	<u>37,363,765</u>	<u>1,079,931</u>
Total	<u>\$ 74,291,998</u>	<u>\$ -</u>	<u>\$ (3,760,000)</u>	<u>\$ (244,482)</u>	<u>\$ 70,287,516</u>	<u>\$ 4,114,479</u>

Changes in accrued compensated absences are as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental	\$ 1,618,860	\$ 1,150,381	\$ (1,127,131)	\$ 1,642,110
Business-type	<u>129,169</u>	<u>1,898,549</u>	<u>(1,895,406)</u>	<u>132,312</u>
Total	<u>\$ 1,748,029</u>	<u>\$ 3,048,930</u>	<u>\$ (3,022,537)</u>	<u>\$ 1,774,422</u>

Business-Type Activities - Revenue Obligations

Following are obligations that the City has pledged income derived from the acquired or constructed assets to pay debt service.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

6. LONG-TERM LIABILITIES-Continued

<i>Idaho Bond Bank Authority Loan Payable, Payable in semi-annual installments over 15 years with interest rates that varies from 2 to 5.1%.</i>	\$ 6,705,000	
Less: Unamortized discount	<u>47,226</u>	
Total		\$ 6,752,226
<i>Idaho Bond Bank Authority Loan Payable, Payable in semi-annual installments over 15 years with interest rates that varies from 3 to 5.06%.</i>	13,525,000	
Less: Unamortized discount	<u>31,421</u>	
Total		13,556,421
<i>Idaho Bond Bank Authority, Parity Lien Water Revenue Refunding Bond, Series 2012C, Payable in semi-annual installments over 15 years with interest rates that varies from 2 to 5. %.</i>	2,230,000	
Plus: Premium	<u>287,865</u>	
Total		2,517,865
<i>Idaho Bond Bank Authority, Parity Lien Water Revenue Refunding Bond, Series 2012C, Payable in semi-annual installments over 15 years with interest rates that varies from 2 to 5. %.</i>	2,950,000	
Plus: Premium	<u>381,444</u>	
Total		3,331,444
<i>Idaho Bond Bank Authority, Parity Lien Sewer Revenue Bond Series 2012B, Payable in semi-annual installments over 15 years with interest rates that varies from 2 to 5%.</i>	6,340,000	
Plus: Premium	<u>425,795</u>	
Total		6,765,795
<i>Idaho Bond Bank Authority, Revenue Bond Series 2014, Payable in semi-annual installments over 15 years with interest rates that varies from 2 to 4%.</i>	35,475,000	
Plus: Premium	<u>1,888,765</u>	
Total		<u>37,363,765</u>
Total		<u>\$ 70,287,516</u>

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

6. LONG-TERM LIABILITIES-Continued

Debt service requirements to maturity are as follows:

<u>September</u>	<u>Total</u>	<u>Interest</u>	<u>Principal</u>
2016	\$ 6,739,744	2,625,265	4,114,479
2017	6,733,609	2,539,130	4,194,479
2018	6,715,646	2,411,167	4,304,479
2019	6,694,593	2,305,113	4,389,480
2020	6,680,762	2,116,282	4,564,480
2021-2025	31,653,242	7,398,542	24,254,700
2026-2030	18,008,221	3,522,597	14,485,624
2031-2034	10,763,195	783,400	9,979,795
Total	<u>\$ 93,989,012</u>	<u>\$ 23,701,496</u>	<u>\$ 70,287,516</u>

Urban Renewal Agency

The Agency has issued revenue allocation bonds that are payable, both principal and interest, solely from the revenues the Agency derives from the increased property taxes generated from the revenue allocation area described in the bond ordinance.

On August 1, 2005, the Agency issued \$7,735,000 in Revenue Allocation Refunding Bonds, Series 2005A, to refund the \$6,935,000 outstanding principal of the Agency's Urban Renewal Multi-Mode Variable Rate Revenue Allocation (Tax Increment) Bonds, 1998, Series A to provide for a fixed interest rate and a present value interest cost savings; and to provide a reserve fund and to pay costs of issuance of the Bonds. The term of the new bonds is the same as the refunded bonds. These bonds were retired in the current year.

On February 21, 2013, the Agency issued \$34,533,000 in Revenue Allocation Bonds, Series 2013A and 2013B, for the acquisition of land and to prepare the land for industrial development, to improve public infrastructure, which included the construction of water lines, improvement of wastewater collection lines, wastewater pretreatment and treatment, natural gas and power in relation to the Chobani and future projects.

On February 5, 2015, the Agency issued \$4,350,000 in Revenue Allocation Bonds, Series 2015A (Tax-Exempt) and 2015B (Federally Taxable), to retire the Urban Renewal Agency of the City of Twin Falls' Revenue Allocation Refunding Bonds, Series 2005A.

On July 23, 2015, the Agency issued in the principal amount of up to \$5,550,000 in Revenue Allocation Bonds, Series 2015C for the purpose of funding certain urban renewal projects.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

6. LONG-TERM LIABILITIES-Continued

Revenue bonds and outstanding debt at September 30, 2015 consists of the following:

Revenue Allocation Refunding Bonds, Series 2015A (Tax Exempt), dated February 5, 2015 and maturing August 1, 2022. These are revenue allocation (tax-increment) bonds payable, both principal and interest, solely from the income, proceeds, revenues and funds the Agency derives from and in connection with the increased property taxes generated from the revenue allocation area as described in the bond ordinance and instrument. The proceeds of the bonds provided funds to refund prior obligations issued, establish a reserve fund, and to pay costs of issuance of the Bonds and other expenses. The bonds are term bonds that require annual sinking fund deposits on August 1 each year. Bonds maturing August 1, 2016 and later are subject to prior redemption on August 1, 2015. The bonds bear interest at 2.1%. \$3,280,000

Revenue Allocation Bonds, Series 2013A, dated February 21, 2013 and maturing April 1, 2032. These are revenue allocation (tax-increment) bonds payable, both principal and interest, solely from the income, proceeds, revenues and funds the Agency derives from and in connection with the increased property taxes generated from the revenue allocation area as described in the bond ordinance and instrument. The proceeds of the bonds provided funding to certain urban renewal projects. The bonds are term bonds that require annual sinking fund deposits on April 1 each year. Bonds maturing August 1, 2016 and later are subject to prior redemption on August 1, 2015. The bonds bear interest at 4.502%. Repayment of the bonds is guaranteed by Chobani Global Holding, Inc. 30,488,000

Revenue Allocation Bonds, Series 2015C, dated July 23, 2015 and maturing August 1, 2022. These are revenue allocation bonds that may be issued for up to \$5,500,000. The Agency established a fund designated the Revenue Allocation Fund, which shall include any Revenue Allocation Revenues established under the Urban Renewal Plan, as amended. All Pledged Revenues shall be deposited upon receipt in the Revenue Allocation Fund which shall be used first to pay for the interest on the bonds. Second to pay or provide for the payment of principal and redemption premium. Third to fund the Reserve Fund and fourth to pay for any repairs, additions or improvements to the Project or for any other urban renewal project in the Revenue Allocation Area or any other purpose of the Agency permitted by the Urban Renewal Plan and Law. The bonds are term bonds that require semi-annual interest payments on February 1 and August 1. Annual principal payments are due on August 1 each year beginning on August 1, 2018. The bonds interest rates vary, currently the rate is 1.534%. 400,139

Total \$ 34,168,139

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

6. LONG-TERM LIABILITIES-Continued

Expected annual maturities of these obligations are as follows:

<u>Year</u>	<u>Total</u>	<u>Interest</u>	<u>Principal</u>
September 30, 2016	\$ 3,632,603	\$ 1,447,603	\$ 2,185,000
September 30, 2017	3,652,374	1,373,374	2,279,000
September 30, 2018	3,193,893	1,295,754	1,898,139
September 30, 2019	2,795,917	1,226,917	1,569,000
September 30, 2020	2,806,157	1,161,157	1,645,000
2021-2025	13,647,343	4,704,343	8,943,000
2026-2030	13,232,961	2,612,961	10,620,000
2031-2032	5,371,377	342,377	5,029,000
Total	<u>\$ 48,332,625</u>	<u>\$ 14,164,486</u>	<u>\$ 34,168,139</u>

Changes in Long-Term Debt

During the year ended September 30, 2015, the following changes occurred in liabilities reported as the general long-term debt.

<u>Obligation</u>	<u>Balances, September 30, 2014</u>	<u>Additions</u>	<u>Repayments</u>	<u>Balances, September 30, 2015</u>
Promissory note payable to Larry and Karen Tucker	\$ 184,096	\$ -	\$ 184,096	\$ -
Revenue Allocation Bonds, Series 2005A	4,435,000	-	4,435,000	-
Revenue Allocation Bonds, Series 2013A	31,611,000	-	1,123,000	30,488,000
Revenue Allocation Bonds, Series 2015A-Tax Exempt	-	3,900,000	620,000	3,280,000
Revenue Allocation Bonds, Series 2015B-Taxable	-	450,000	450,000	-
Revenue Allocation Bonds, Series 2015C-Taxable	-	400,139		400,139
Total	<u>\$ 36,230,096</u>	<u>\$ 4,750,139</u>	<u>\$ 6,812,096</u>	<u>\$ 34,168,139</u>

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

6. LONG-TERM LIABILITIES-Continued

The bonds, or other debt of the Agency are not indebtedness, within the meaning of any constitutional or statutory debt limitation, and are not and will not be a debt of the Agency of Twin Falls, and the Agency shall not be liable thereon.

7. INTERFUND TRANSACTIONS

During the course of normal operations, the City has numerous transactions among funds, including expenditures and transfers of resources primarily to provide services. The Governmental Fund Type and Proprietary Fund Types financial statements generally reflect such transactions as transfers.

All City funds record payments to the Internal Service Funds as operating expenses. The Proprietary Funds Types record operating subsidies as other revenue whereas the fund paying the subsidy records it as either an expenditure or transfer.

Individual fund interfund receivable/payable balances at September 30, 2015:

	<u>Interfund Receivable</u>	<u>Interfund Payable</u>
Airport Construction	-	295,973
Capital Improvement	-	53,854
Fireworks	-	666
General Fund	\$ 1,558,033	\$ -
Golf	-	362,021
Historic	-	3,987
Pool	-	337,286
Street Light	-	233,920
Waterworks	20,794	291,120
	<hr/>	<hr/>
Total	\$ 1,578,827	\$ 1,578,827

8. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the City carries commercial insurance. There are a few lawsuits and claims pending against the City. The City currently is defending its position through its legal staff, other law firms or its insurance company if the insurance company acknowledges coverage.

The Insurance fund is budgeted through property tax assessments and transfers from the enterprise funds. The City is insured for all risk through ICRMP (Idaho County Risk Management Program). The annual deductible is \$20,000.

The City participates in a number of federal and state assisted grant programs, the principal of which are the Community Development Block Grants, FAA Airport Improvement Program and Local Public Works Programs which have been subjected to financial and compliance audit under Circular A-133. All audits are subject to review by the granting agencies but the City does not expect any questioned costs as a result of review.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

9. PENSION PLANS

Plan Descriptions

The City contributes to the Base Plan and the Firefighter’s Retirement Fund (FRF) plans which are cost-sharing multiple-employer defined benefit pension plans administered by Public Employee Retirement System of Idaho (PERSI or System). The base plan covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The FRF plan covers a closed group of firefighters who were hired before October 1, 1980, and who received benefits in addition to those provided under the PERSI Base Plan. The cost to administer the plans are financed through the contributions and investment earnings of the plans. Additional FRF funding is obtained from receipts from a state fire insurance premium tax. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

Responsibility for administration of the Base Plan and FRF plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members for the Base Plan and System members for the FRF Plan with at least ten years of service and three members who are Idaho citizens not members of the Base Plan except by reason of having served on the Board.

Employee membership data related to the PERSI Base Plan and FRF Plan as of June 30, 2015 was as follows:

	<u>Base Plan</u>	<u>FRF Plan</u>
Members:		
Active plan	67,008	2
Terminated and vested	11,859	-
Retirees and beneficiaries	<u>42,657</u>	<u>535</u>
	121,524	537

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members’ years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of the Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

The FRF provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members’ years of service as well as the final average salary. A firefighter must have 5 years of service to be eligible for a lifetime retirement allowance at age 60. Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance is based on Idaho Code Title 72 Chapter 14.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

9. PENSION PLANS-Continued

The benefit payments for the FRF are calculated using a benefit formula adopted by the Idaho Legislature. The FRF cost of living is based on the increase in the statewide average firefighter's wage.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan and FRF are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

For the Base Plan, the contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2015 it was 6.79% for general employees and 8.36% for police and firefighters. The employer contribution rate as a percent of covered payroll is set by the Retirement Board and was 11.32% general employees and 11.66% for police and firefighters. The City's contributions were \$1,792,671 for the year ended September 30, 2015.

The total FRF employer contribution rate through December 31, 2014 was 37.55%. This includes the employer excess rate of 25.89% plus the PERSI Class 2 firefighter's rate of 11.66%. As of January 1, 2015 the total employer rate was reduced to 25.31% which includes the lower employer excess rate of 13.65% plus the PERSI class 2 firefighter's rate of 11.66%. The FRF member rate for the year for class B is 11.45% which is 3.09% above the class 2 rate of 8.36%. The City's contributions were \$302,836 for the year ended September 30, 2015.

Pension Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the Base Plan at September 30, 2015, the City reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of July 1, 2015, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. At July 1, 2015, the City's proportion was .005566001 percent.

For the year ended September 30, 2015, the City recognized pension expense (revenue) of \$27,390. At September 30, 2015, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

For the FRF at September 30, 2015, the City reported a liability for its proportionate share of the net pension asset. The net pension asset was measured as of July 1, 2015, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of that date. The City's proportion of the net pension asset was based on the City's share of contributions in the FRF pension plan relative to the total contributions of all participating FRF employers. At July 1, 2015, the City's proportion was .038831200 percent.

For the year ended September 30, 2015, the City recognized pension expense (revenue) of \$1,460,583 for the Base Plan and (\$1,034,761) for the FRF. At September 30, 2015, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

9. PENSION PLANS-Continued

	Deferred Outflows Of Resources	Deferred Inflows Of Resources
BASE PLAN		
Differences between expected and actual experience	\$ -	\$ 878,652
Change in assumptions or other inputs	266,930	
Net difference between projected and actual earnings on pension plan investments	2,697,466	3,848,992
Changes in the employer's proportion and difference between the employer's contributions and the employer's proportionate contributions	(17,925)	(296,470)
The City's contributions subsequent to the measurement date	<u>396,539</u>	
Total	<u>\$ 3,343,010</u>	<u>\$ 4,431,174</u>
FRF		
Differences between expected and actual experience	\$ -	\$ -
Change in assumptions or other inputs	-	-
Net difference between projected and actual earnings on pension plan investments	476,609	684,366
Changes in the employer's proportion and difference between the employer's contributions and the employer's proportionate contributions	-	(93,066)
The City's contributions subsequent to the measurement date	<u>77,500</u>	<u>-</u>
Total	<u>\$ 554,109</u>	<u>\$ 591,300</u>

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

9. PENSION PLANS-Continued

For the Base Plan, \$396,539 was reported as deferred outflows of resources related to pensions resulting from Employer contributions subsequent to the measurement date, and will be recognized as a reduction of the net pension liability in the year ending September 30, 2015.

For the FRF, \$77,500 was reported as deferred outflows of resources related to pensions resulting from Employer contributions subsequent to the measurement date, and will be recognized as a reduction of the net pension asset in the year ending September 30, 2015.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2014 the beginning of the measurement period ended June 30, 2015 is 5.5 years for the Base Plan and 1 year for the FRF.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

Year Ended September 30, 2015

	<u>Base Plan</u>	<u>FRF</u>
2016	\$ (751,854)	\$ (108,970)
2017	(751,854)	(108,970)
2018	(751,854)	(108,970)
2019	545,713	119,152
2020	(53,399)	-

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

For the FRF unfunded actuarial accrued liability for FRF is the difference between the actuarial present value of the FRF benefits not provided by the Base Plan and the FRF assets. Currently FRF assets exceed this actuarial present value; therefore there is not an unfunded liability to amortize at this time. The maximum amortization period for the FRF permitted under Section 59-1394, Idaho Code, is 50 years.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

9. PENSION PLANS-Continued

For the Base Plan, the total pension liability in the July 1, 2015 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.25%
Salary increases	4.25% - 10.00%
Salary inflation	3.75%
Investment rate of return	7.10%, net of investment expenses
Cost-of living adjustments	1%

For the FRF, the total pension asset in the July 1, 2015 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.25%
Salary increases	3.75%
Salary inflation	3.75%
Investment rate of return	7.10%, net of investment expenses
Cost-of living adjustments	3.75%

Mortality rates were based on the RP – 2000 combined table for healthy males or females as appropriate with the following offset:

- Set back 3 years for teachers
- No offset for male fire and police
- Forward one year for female fire and police
- Set back one year for all general employees and all beneficiaries

An experience study was performed in 2012 for the period July 1, 2007 through June 30, 2011 which reviewed all economic and demographic assumptions other than mortality. Mortality and all economic assumptions were studied in 2014 for the period from July 1, 2009 through June 30, 2013. The Total Pension Liability for the Base Plan as of June 30, 2015 is based on the results of an actuarial valuation date of July 1, 2015. The Total Pension Asset for the FRF as of June 30, 2015 is based on the results of an actuarial valuation date of July 1, 2015.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of System's assets.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

9. PENSION PLANS-Continued

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as of January 1, 2014.

Asset Class	Index	Target Allocation	Long-Term Expected Real Rate of Return*
Core Fixed Income	Barclays Aggregate	30.00%	0.80%
Broad US Equities	Russell 3000	55.00%	6.90%
Developed Foreign Equities	MSCI ACWI ex USA	15.00%	7.55%

* Arithmetic return

Actuarial Assumptions

Assumed Inflation-Mean	3.25%
Assumed Inflation-Standard Deviation	2.00%
Portfolio Arithmetic Mean Return	8.42%
Portfolio Long-Term Expected Geometric Rate of Return	7.50%
Assumed Investment Expenses	<u>0.40%</u>
Long-Term Expected Geometric Rate of Return, Net of Investment Expenses	7.10%

Discount Rate

The discount rate used to measure the total pension liability was 7.10%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plans' net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

9. PENSION PLANS-Continued

Sensitivity of the Employer's proportionate share of the net pension liability to changes in the discount rate.

The following presents the Employer's proportionate share of the net pension liability calculated using the discount rate of 7.10 percent, as well as what the Employer's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.10 percent) or 1-percentage-point higher (8.10 percent) than the current rate:

	1% Decrease	Current	1% Increase
	(6.10%)	(7.10%)	(8.10%)
BASE PLAN			
Employer's proportionate share of the net pension liability (asset)	\$ 17,852,043	\$ 7,329,518	\$(1,418,566)
FRF			
Employer's proportionate share of the net pension liability (asset)	\$ 811,253	\$ 2,097,300	\$ 3,181,330

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

Payables to the pension plan

At September 30, 2015, the City reported payables to the defined benefit pension plan of \$99,382 for legally required employer contributions and \$51,596 for legally required employee contributions which had been withheld from employee wages but not yet remitted to PERSI.

10. FUND BALANCE AND NET ASSET DEFICITS

Fund deficits as of September 30, 2015, which are significant, are as follows:

Golf Fund- The deficit of \$352,746 is due to accumulated costs exceeding revenues over a number of years. The City has entered into a new lease agreement in 2012 where the lessor will be responsible for golf course costs in the future.

Pool Fund – The deficit of \$225,077 will be taken care of through the budget process over a period of years.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

11. URBAN RENEWAL SUMMARIZED INFORMATION

	Year Ended
	September 30, 2015
Assets	<u>\$ 42,886,640</u>
Total Assets	<u><u>\$ 42,886,640</u></u>
Liabilities & Net Position	
Liabilities	\$ 56,802,720
Net Assets:	
Net Investment in Capital Assets	10,021,597
Restricted	3,135,555
Unrestricted	(27,073,232)
Total Liabilities & Net Position	<u><u>\$ 42,886,640</u></u>
Revenues	\$ 8,804,601
Expenditures	<u>(5,290,833)</u>
Excess (Deficiency) Revenues over Expenditures	3,513,768
Net Position - Beginning of Year	<u>(17,429,848)</u>
Net Position - End of Year	<u><u>\$ (13,916,080)</u></u>

12. COMMITMENTS AND SUBSEQUENT EVENTS

The City and Agency have evaluated subsequent events through February 19, 2016, the date which the financial statements were available to be issued and determined the disclosures are adequate.

13. PRIOR PERIOD ADJUSTMENTS - CHANGE IN ACCOUNTING PRINCIPALS

During the year, the City implemented GASB No. 68, Accounting and Financial Reporting for Pensions. As required by GASB 68, the City's net position was restated by \$(7,961,501) to reflect the prior year net pension liability and related deferred outflows from pension contributions made subsequent to the measurement date.

CITY OF TWIN FALLS, IDAHO

Notes to Financial Statements

September 30, 2015

13. PRIOR PERIOD ADJUSTMENTS- CHANGE IN ACCOUNTING PRINCIPALS-Continued

The City also changed its revenue recognition principal for court ordered restitution. The local judicial system is administered by the County. In an attempt to reimburse local municipality's costs in apprehending and prosecuting criminals, the Judge will usually order defendants to pay restitution. Frequently if the City has been involved, they are allocated a portion of those funds. All Idaho Counties are provided software to manage their case tracking within the court system by the State. The State recently changed software programs and the County is no longer able to provide the accrual information for the outstanding balances of restitution owed to the City. Because the City is unable to obtain accurate information, it has adopted a change in accounting for the restitution it receives from the Court and only recognizes the revenue when received. The beginning balance of the Drug Seizure and Restitution Fund have been restated as if this accounting principal had been in effect for previous periods. The effect of this change is a reduction of fund balance of \$199,403.

14. BOND COVENANT COMPLIANCE

The City is subject to various covenants as a result of the various bonds and certificates of participation issued by the City. During the year ended September 30, 2015, the City is in compliance with these covenants.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF TWIN FALLS, IDAHO

General Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual - General Fund

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015			Variance Favorable (Unfavorable)	2014
	Proposed Budget	Final Budget	Actual		Actual
Revenues:					
Property Taxes, Including Penalty and Interest	\$ 14,244,802	\$ 14,244,802	\$ 14,247,633	\$ 2,831	\$ 13,425,469
Non-property Taxes	548,000	548,000	526,565	(21,435)	565,517
Fines and Forfeitures	4,000	4,000	9,239	5,239	7,405
Licenses and Permits	1,031,000	1,031,000	1,192,848	161,848	1,083,837
Fees and Services	1,121,066	1,121,066	1,139,738	18,672	1,153,031
Intergovernmental	2,200,893	2,200,893	2,330,364	129,471	2,211,223
Federal Grants	102,756	102,756	332,602	229,846	94,778
Miscellaneous	907,194	907,194	907,515	321	867,669
Total Revenues	20,159,711	20,159,711	20,686,504	526,793	19,408,929
Expenditures:					
Current					
Data Processing	\$ 1,520,204	\$ 1,520,204	\$ 1,367,970	\$ 152,234	\$ 1,555,707
Council	158,333	158,333	134,596	23,737	146,417
Manager	645,788	645,788	511,488	134,300	576,175
Finance	720,476	720,476	698,114	22,362	662,407
Attorney	365,250	365,250	370,060	(4,810)	277,416
Personnel	468,033	468,033	416,365	51,668	366,763
Total General Government	3,878,084	3,878,084	3,498,593	379,491	3,584,885
Police	8,534,284	8,534,284	8,117,793	416,491	7,598,626
Fire	4,266,719	4,266,719	3,945,013	321,706	3,933,704
Inspection	579,246	579,246	519,336	59,910	506,558
Animal Control	424,309	424,309	335,974	88,335	401,374
Total Public Safety	13,804,558	13,804,558	12,918,116	886,442	12,440,262
Engineering	1,564,360	1,564,360	1,320,956	243,404	1,189,455
Planning and Zoning	771,049	771,049	688,000	83,049	606,069
Total Engineering and Planning	2,335,409	2,335,409	2,008,956	326,453	1,795,524
Economic Development	222,454	222,454	185,552	36,902	155,839
Parks	1,242,834	1,242,834	1,114,760	128,074	1,014,546
Recreation	540,306	540,306	560,647	(20,341)	495,448
Total Culture and Recreation	1,783,140	1,783,140	1,675,407	107,733	1,509,994
Total Expenditures	22,023,645	22,023,645	20,286,624	1,737,021	19,486,504
Excess (Deficiency) of Revenue Over Expenditures	(1,863,934)	(1,863,934)	399,880	2,263,814	(77,575)
Other Financing Sources (Uses)					
Operating Transfers In	1,869,024	1,869,024	1,863,934	(5,090)	3,047,482
Operating Transfers Out	-	(2,200,000)	(2,200,000)	-	(8,784,729)
Total Other Financing Sources (Uses)	1,869,024	(330,976)	(336,066)	(5,090)	(5,737,247)
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	\$ 5,090	\$ (2,194,910)	\$ 63,814	\$ 2,258,724	\$ (5,814,822)
Fund Balance, October 1st			10,033,384		15,848,206
Fund Balance, September 30th			\$ 10,097,198		\$ 10,033,384

See accompanying notes to required supplementary information.

CITY OF TWIN FALLS, IDAHO

Special Revenue - Street Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Revenues:					
Property Taxes	\$ 1,306,131	\$ 1,306,131	\$ 1,474,045	\$ 167,914	\$ 1,595,104
Fees and Services	250,000	250,000	255,428	5,428	254,215
Intergovernmental	2,295,000	2,295,000	2,462,786	167,786	2,346,773
Grants	-	-	71,720	71,720	93,647
Miscellaneous	1,050,125	1,050,125	1,045,588	(4,537)	1,163,226
Total Revenues	<u>4,901,256</u>	<u>4,901,256</u>	<u>5,309,567</u>	<u>408,311</u>	<u>5,452,965</u>
Expenditures:					
Current					
Highways and Streets	1,974,221	1,974,221	1,837,447	136,774	1,660,302
Capital Outlay	2,745,000	2,745,000	2,063,441	681,559	2,385,880
Total Expenditures	<u>4,719,221</u>	<u>4,719,221</u>	<u>3,900,888</u>	<u>818,333</u>	<u>4,046,182</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	182,035	182,035	1,408,679	1,226,644	1,406,783
Other Financing Sources (Uses)					
Operating Transfers In	88,342	88,342	88,342	-	86,780
Operating Transfers Out	(270,377)	(270,377)	(270,377)	-	(1,482,563)
Total Other Sources (Uses)	<u>(182,035)</u>	<u>(182,035)</u>	<u>(182,035)</u>	<u>-</u>	<u>(1,395,783)</u>
Excess (Deficiency) of Revenues/Other Sources Over (Under) Expenditures/Uses	<u>\$ -</u>	<u>\$ -</u>	1,226,644	<u>\$ 1,226,644</u>	\$ 11,000
Fund Balances, October 1st			<u>3,787,640</u>		<u>3,776,640</u>
Fund Balances, September 30th			<u>\$ 5,014,284</u>		<u>\$ 3,787,640</u>

See accompanying notes to required supplementary information.

CITY OF TWIN FALLS, IDAHO

Special Revenue - Airport Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Revenues:					
Property Taxes	\$ 366,952	\$ 366,952	\$ 366,090	\$ (862)	\$ 332,460
Fees and Services	496,018	496,018	623,440	127,422	575,118
Intergovernmental	366,952	366,952	366,952	-	346,635
Federal Grants	-	-	-	-	-
Farm Income	45,855	45,855	51,153	5,298	51,783
Miscellaneous	36,000	36,000	95,217	59,217	113,807
Total Revenues	<u>1,311,777</u>	<u>1,311,777</u>	<u>1,502,852</u>	<u>191,075</u>	<u>1,419,803</u>
Expenditures:					
Current					
Airport	976,497	976,497	873,497	103,000	970,268
Total Expenditures	<u>976,497</u>	<u>976,497</u>	<u>873,497</u>	<u>103,000</u>	<u>970,268</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	335,280	335,280	629,355	294,075	449,535
Other Financing Sources (Uses)					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(340,370)	(340,370)	(340,370)	-	(464,217)
Total Other Sources (Uses)	<u>(340,370)</u>	<u>(340,370)</u>	<u>(340,370)</u>	<u>-</u>	<u>(464,217)</u>
Excess (Deficiency) of Revenues/Other Sources Over (Under) Expenditures/Uses	<u>\$ (5,090)</u>	<u>\$ (5,090)</u>	288,985	<u>\$ 294,075</u>	(14,682)
Fund Balances, October 1st			<u>912,125</u>		<u>926,807</u>
Fund Balances, September 30th			<u>\$ 1,201,110</u>		<u>\$ 912,125</u>

See accompanying notes to required supplementary information.

CITY OF TWIN FALLS, IDAHO
Schedule of Employer's Share of Net Pension Liability
PERSI - Base Plan
And
Firefighters' Retirement Fund
Last 10 Fiscal Years*

BASE PLAN

	2015
City's portion of the net pension liability	.005566001
City's proportionate share of the net pension liability	\$ 7,329,518
City's covered-employee payroll	\$ 15,453,598
City's proportional share of the net pension liability as a percentage of its covered-employee payroll	47.43%
Plan fiduciary net position as a percentage of the total pension liability	94.95%

FRF

	2015
City's portion of the net pension liability	.038831200
City's proportionate share of the net pension liability	\$ (2,097,300)
City's covered-employee payroll	\$ 2,415,015
City's proportional share of the net pension liability as a percentage of its covered-employee payroll	-86.84%
Plan fiduciary net position as a percentage of the total pension liability	112.01%

*GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10 year trend is compiled, the City will present information for those years for which information is available.

Data reported is measured as of July 1, 2015.

CITY OF TWIN FALLS, IDAHO
Schedule of Employer's Contributions
PERSI - Base Plan
And
Firefighters' Retirement Fund
Last 10 Fiscal Years*

BASE PLAN

	2015
Statutorily required contribution	\$ 1,820,650
Contribution in relation to the statutorily required contribution	1,788,026
Contribution deficiency (excess)	\$ 32,624
City's covered -employee payroll	\$ 15,453,598
Contributions as a percentage of covered-employee payroll	11.57%

FRF

	2015
Statutorily required contribution	\$ -
Contribution in relation to the statutorily required contribution	439,005
Contribution deficiency (excess)	\$ (439,005)
City's covered -employee payroll	\$ 2,415,015
Contributions as a percentage of covered-employee payroll	18.18%

*GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10 year trend is compiled, the City will present information for those years for which information is available.

Data reported is measured as of September 30, 2015.

CITY OF TWIN FALLS, IDAHO
Notes to Required Supplementary Information
September 30, 2015

NOTE 1- BUDGETARY INFORMATION

Budgetary-GAAP Reporting Reconciliation

The accompanying Budgetary Comparison Schedules compare the legally adopted budget with actual data on a budgetary basis. Accounting principles applied for purposes of developing data on the budgetary basis do not differ significantly from those used to present financial statements in conformity with generally accepted accounting principles (GAAP).

Budgetary Policies

The City of Twin Falls, Idaho, prepares an annual budget of revenue and expenditures prior to the beginning of the fiscal year. The budget is prepared on the modified accrual basis of accounting. Budget figures are based on prior levels of revenue and expenditures taking into account specific items which may be planned in advance by the City such as capital outlay expenditures. Any excess of budgeted expenditures over budgeted revenues are temporary situations and are budgeted so as to utilize cash balances in the individual fund.

SUPPLEMENTARY INFORMATION

CITY OF TWIN FALLS, IDAHO
Combining Statement - Other Governmental Funds
Fund Balance Sheets
September 30, 2015

	Special Revenue Funds				Capital Projects Fund					Other Permanent Funds			Total Other Governmental Funds
	Street Light	Library	Pool	Total	Historic Preservation	Park Develop.	Trail Fund	Impact Fee	Total	Drug Seizure	Fireworks	Total	
Assets													
Cash and Investments	\$ 304,357	\$ 1,068,306	\$ 81,891	\$ 1,454,554	\$ -	\$ 212,828	\$ 541	\$ 3,279,419	\$ 3,492,788	\$ 107,175	\$ -	\$ 107,175	\$ 5,054,517
Receivables (net of allowance)				-									
Taxes	2,163	-	-	2,163	-	-	-	-	-	-	-	-	2,163
Intergovernmental	839	-	31,728	32,567	13,000	-	-	-	13,000	-	-	-	45,567
Total Assets	\$ 307,359	\$ 1,068,306	\$ 113,619	\$ 1,489,284	\$ 13,000	\$ 212,828	\$ 541	\$ 3,279,419	\$ 3,505,788	\$ 107,175	\$ -	\$ 107,175	\$ 5,102,247
Liabilities													
Pooled Cash	\$ -	\$ -	\$ -	\$ -	\$ 13,620	\$ -	\$ -	\$ -	\$ 13,620	\$ -	\$ 10,632	\$ 10,632	\$ 24,252
Accounts Payable	-	13,925	1,410	15,335	-	-	-	-	-	-	81	81	15,416
Accrued Expenses	-	10,841	-	10,841	-	-	-	-	-	-	-	-	10,841
Due to Other Funds	233,920	-	337,286	571,206	3,987	-	-	-	3,987	-	666	666	575,859
Total Liabilities	233,920	24,766	338,696	597,382	17,607	-	-	-	17,607	-	11,379	11,379	626,368
Deferred Inflows of Resource													
Unavailable Revenue - Property Taxes	1,685	-	-	1,685	-	-	-	-	-	-	-	-	1,685
Fund Balance													
Nonspendable Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-
Restricted Fund Balance													
Law Enforcement	-	-	-	-	-	-	-	-	-	107,175	-	107,175	107,175
Committed Fund Balance													
Budgeted Surpluses	-	18,000	-	18,000	-	49,854	-	400,000	449,854	-	-	-	467,854
Park Development	-	-	-	-	-	162,974	-	-	162,974	-	-	-	162,974
Trail Fund	-	-	-	-	-	-	541	-	541	-	-	-	541
Impact Fees	-	-	-	-	-	-	-	2,879,419	2,879,419	-	-	-	2,879,419
Assigned Fund Balance													
Street Light	71,754	-	-	71,754	-	-	-	-	-	-	-	-	71,754
Community Services	-	1,025,540	-	1,025,540	-	-	-	-	-	-	-	-	1,025,540
Unassigned Fund Balance	-	-	(225,077)	(225,077)	(4,607)	-	-	-	(4,607)	-	(11,379)	(11,379)	(241,063)
Total Fund Balance	71,754	1,043,540	(225,077)	890,217	(4,607)	212,828	541	3,279,419	3,488,181	107,175	(11,379)	95,796	4,474,194
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$ 307,359	\$ 1,068,306	\$ 113,619	\$ 1,489,284	\$ 13,000	\$ 212,828	\$ 541	\$ 3,279,419	\$ 3,505,788	\$ 107,175	\$ -	\$ 107,175	\$ 5,102,247

CITY OF TWIN FALLS, IDAHO
Combining Statement - Other Governmental Funds
Statements of Revenues, Expenditures, and Changes in Fund Balances
For the Year Ended September 30, 2015

	Special Revenue Funds				Capital Projects Fund					Other Permanent Funds			Total Other Government Funds
	Street Light	Library	Pool	Total	Historic Preservation	Park Develop.	Trail Fund	Impact Fee	Total	Drug Seizure	Firework	Total	
Revenues													
Property Taxes, Including Interest	\$ 76,405	\$ 1,499,620	\$ -	\$ 1,576,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,576,025
Other Taxes	385,292	-	-	385,292	-	-	-	-	-	-	-	-	385,292
Special Assessments, Including Interest	-	-	-	-	-	-	-	-	-	86,100	-	86,100	86,100
Fines and Forfeitures	-	40,178	-	40,178	-	-	-	-	-	-	-	-	40,178
Fees and Services	-	36,521	-	36,521	-	-	-	1,252,146	1,252,146	-	751	751	1,289,418
Intergovernmental	-	-	123,656	123,656	-	-	-	-	-	-	-	-	123,656
Federal Grants	-	-	-	-	17,000	-	-	-	17,000	-	-	-	17,000
Miscellaneous	-	16,751	-	16,751	3,050	3,433	-	37,056	43,539	-	-	-	60,290
Total Revenue	461,697	1,593,070	123,656	2,178,423	20,050	3,433	-	1,289,202	1,312,685	86,100	751	86,851	3,577,959
Expenditures													
Current													
General Government	-	-	133,464	133,464	-	-	-	-	-	-	-	-	133,464
Public Safety	-	-	-	-	-	-	-	-	-	53,348	-	53,348	53,348
Community Development	-	-	-	-	21,501	5,082	-	-	26,583	-	8,000	8,000	34,583
Culture and Recreation	-	1,605,498	-	1,605,498	-	-	-	-	-	-	-	-	1,605,498
Highway and Streets	322,307	-	-	322,307	-	-	-	-	-	-	-	-	322,307
Capital Outlay	-	37,127	12,351	49,478	-	-	-	50,874	50,874	-	-	-	100,352
Total Expenditures	322,307	1,642,625	145,815	2,110,747	21,501	5,082	-	50,874	77,457	53,348	8,000	61,348	2,249,552
Excess of Revenues Over (Under) Expenditures	139,390	(49,555)	(22,159)	67,676	(1,451)	(1,649)	-	1,238,328	1,235,228	32,752	(7,249)	25,503	1,328,407
Operating Transfer:													
Transfers In	-	-	21,000	21,000	-	-	-	-	-	-	7,250	7,250	28,250
Transfers Out	21,511	-	-	21,511	-	-	-	-	-	-	-	-	21,511
Net Transfers	(21,511)	-	21,000	(511)	-	-	-	-	-	-	7,250	7,250	6,739
Net Change in Fund Balance	117,879	(49,555)	(1,159)	67,165	(1,451)	(1,649)	-	1,238,328	1,235,228	32,752	1	32,753	1,335,146
Fund Balance October 1, 2014, as Previously Stated	(46,125)	1,093,095	(223,918)	823,052	(3,156)	214,477	541	2,041,091	2,252,953	273,826	(11,380)	262,446	3,338,451
Restatement-See Note 13	-	-	-	-	-	-	-	-	-	(199,403)	-	(199,403)	(199,403)
Fund Balance September 30, 2015	\$ 71,754	\$ 1,043,540	\$ (225,077)	\$ 890,217	\$ (4,607)	\$ 212,828	\$ 541	\$ 3,279,419	\$ 3,488,181	\$ 107,175	\$ (11,379)	\$ 95,796	\$ 4,474,194

CITY OF TWIN FALLS, IDAHO
Combining Statement - Proprietary Funds
Fund Balance Sheets
September 30, 2015

	Business-Type Activities			
	Golf	Dierkes Lake Shoshone Falls	Common Area Maintenance	Total
<u>Assets</u>				
Cash and Investments	\$ -	\$ 174,858	\$ 26,318	\$ 201,176
Receivables (net of allowance for uncollected.)				
Fees and Services	-	-	4,018	4,018
Accounts	-	675	-	675
Total Current Assets	-	175,533	30,336	205,869
Fixed Assets (Net of Accum. Depreciation)	375,183	1,214,848	-	1,590,031
Total Assets	375,183	1,390,381	30,336	1,795,900
<u>Deferred Outflows of Resources</u>				
Pension Obligations	11,032	-	-	11,032
Total Deferred Outflows of Resources	11,032	-	-	11,032
Total Assets and Deferred Outflows of Resources	\$ 386,215	\$ 1,390,381	\$ 30,336	\$ 1,806,932
<u>Liabilities and Equity</u>				
Current Liabilities:				
Pooled Cash	\$ 327,971	\$ 31,714	\$ -	\$ 359,685
Accounts Payable	187	8,764	-	8,951
Due to Other Funds	362,021	-	-	362,021
Compensated Absences	10,683	-	-	10,683
Total Current Liabilities	700,862	40,478	-	741,340
NonCurrent Liabilities:				
Net Pension Liability	23,477	-	-	23,477
Total Non-Current Liabilities	23,477	-	-	23,477
Total Liabilities	724,339	40,478	-	764,817
<u>Deferred Inflows of Resources</u>				
Employer Pension Assumption	14,622	-	-	14,622
Total Deferred Inflows of Resources	14,622	-	-	14,622
<u>Net Position</u>				
Invested In Capital Assets, net of related debt	375,183	1,214,848	-	1,590,031
Restricted	-	-	-	-
Unrestricted	(727,929)	135,055	30,336	(562,538)
Total Equity	(352,746)	1,349,903	30,336	1,027,493
Total Liabilities, Deferred Inflows of Resources and Net Position	\$ 386,215	\$ 1,390,381	\$ 30,336	\$ 1,806,932

CITY OF TWIN FALLS, IDAHO
Combining Statement - Proprietary Funds
Statements of Revenues, Expenses, and Changes in Fund Net Position
For the Year Ended September 30, 2015

	Business-Type Activities			
		Dierkes Lake	Common	
	Golf	Shoshone Falls	Area Maintenance	Totals
Operating Revenues:				
Charges for Services	\$ 3,989	\$ 217,677	\$ 31,642	\$ 253,308
Miscellaneous	-	7,954	-	7,954
Total Operating Revenues	<u>3,989</u>	<u>225,631</u>	<u>31,642</u>	<u>261,262</u>
Operating Expenses:				
Contracted Services	-	54,182	21,420	75,602
Personal Expenses	6,334	81,399	-	87,733
Depreciation and Amortization	38,342	53,642	-	91,984
Utilities	2,177	11,077	732	13,986
Supplies	-	4,791	-	4,791
Repairs and Maintenance	-	3,222	927	4,149
Vehicle Expenses	-	1,110	-	1,110
Miscellaneous Expense	-	14,241	20	14,261
Total Operating Expenses	<u>46,853</u>	<u>223,664</u>	<u>23,099</u>	<u>293,616</u>
Operating Income (Loss)	(42,864)	1,967	8,543	(32,354)
Non-Operating Revenues (Expenses):				
Interest Income	-	5,256	-	5,256
Total Non-Operating Revenues (Exp.)	<u>-</u>	<u>5,256</u>	<u>-</u>	<u>5,256</u>
Income (Loss) Before Operating Transfers	(42,864)	7,223	8,543	(27,098)
Operating Transfers:				
Operating Transfers In	-	-	-	-
Operating Transfers Out	-	(9,411)	(2,693)	(12,104)
Net Transfers	<u>-</u>	<u>(9,411)</u>	<u>(2,693)</u>	<u>(12,104)</u>
Net Income (Loss)	(42,864)	(2,188)	5,850	(39,202)
Total Net Position, October 1, 2014 as Previously Stated	(281,719)	1,352,091	24,486	1,094,858
Restatement-See Note 13	<u>(28,163)</u>	<u>-</u>	<u>-</u>	<u>(28,163)</u>
Total Net Position, September 30, 2015	<u>\$ (352,746)</u>	<u>\$ 1,349,903</u>	<u>\$ 30,336</u>	<u>\$ 1,027,493</u>

City of Twin Falls, Idaho
Combining Statement of Cash Flows
Nonmajor Proprietary Funds
For the Year Ended September 30, 2015

	Business-Type Activities			
		Dierkes Lake	Common	
	Golf	Shoshone Falls	Area Maintenance	Total
Cash Flows from Operating Activities				
Receipts from Customers	\$ 9,226	\$ 217,537	\$ 30,937	\$ 257,700
Payments to Suppliers	(3,415)	(57,331)	(23,168)	(83,914)
Payments to Employees	(5,811)	(81,399)	-	(87,210)
Other Receipts (Payments)	-	7,954	-	7,954
Net Cash Provided (Used) by Operating Activities	-	86,761	7,769	94,530
Cash Flows from Non-Capital Financing Activities				
Interfund Transfers to Other Funds	-	(9,411)	(2,693)	(12,104)
Net Cash Provided (Used) by Non-Capital Financing Activities	-	(9,411)	(2,693)	(12,104)
Cash Flows from Capital and Related Financing Activities				
Purchase of Capital Assets	-	(220,271)	-	(220,271)
Construction in Progress	-	(10,291)	-	(10,291)
Disposals, Transfers of Capital Assets	-	252	-	252
Net Cash Provided (Used) by Capital and Related Financing Activities	-	(230,310)	-	(230,310)
Cash Flows from Investing Activities				
(Purchase) or Sale of Securities	-	21,970	-	21,970
Interest, Dividends and Changes in Market Value	-	5,256	-	5,256
Net Cash Provided (Used) by Investing Activities	-	27,226	-	27,226
Net Increase (Decrease) in Cash and Cash Equivalents Balances - Beginning of the Year	-	(125,734)	5,076	(120,658)
Balances - End of the Year	\$ -	\$ -	\$ 26,318	\$ 26,318
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities				
Operating Income (Loss)	\$ (42,864)	\$ 1,967	\$ 8,543	\$ (32,354)
Adjustments to Reconcile Operating Income to net Cash Provided (Used) by Operating Activities:				
Depreciation and Amortization	38,342	53,642	-	91,984
Change in Assets and Liabilities:				
Receivables, Net	5,236	(141)	(704)	4,391
DOF or Resources-Pension Obligations	(8,749)	-	-	(8,749)
Accounts Payable	4	(421)	(70)	(487)
Due to Other Funds-Pooled Cash	(1,241)	31,714	-	30,473
Compensated Absences	1,619	-	-	1,619
Net Pension Liability	10,666	-	-	10,666
DIF or Resources-Employer Pension Assumption	(3,013)	-	-	(3,013)
Net Cash Provided (Used) by Operating Activities	\$ -	\$ 86,761	\$ 7,769	\$ 94,530
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position-Proprietary Funds				
Cash and Investments-Statement of Net Position	\$ -	\$ 174,858	\$ 26,318	\$ 201,176
Less: Investments	-	(174,858)	-	(174,858)
Cash and Cash Equivalents	\$ -	\$ -	\$ 26,318	\$ 26,318

CITY OF TWIN FALLS, IDAHO
Combining Statement - Internal Service Funds
Statement of Net Position
September 30, 2015

	Governmental Activities - Internal Service Funds		
	Shop		
	Insurance	Revolving	Total
<u>Assets</u>			
Cash and Investments	\$ 252,046	\$ 420,934	\$ 672,980
Receivables (net of allowance for uncollect.)			-
Taxes	3,970	-	3,970
Intergovernmental	1,516	-	1,516
Accounts	-	105	105
Due From Other Funds	-	-	-
Inventories	-	-	-
Total Current Assets	257,532	421,039	678,571
Deferred Charges			
Fixed Assets (Net of Accum. Depreciation)	-	314,534	314,534
Total Assets	\$ 257,532	\$ 735,573	\$ 993,105
<u>Liabilities and Net Position</u>			
Current Liabilities:			
Pooled Cash	\$ -	\$ -	\$ -
Accounts Payable	468	87	555
Accrued Expenses	-	-	-
Deferred Revenue	3,093	-	3,093
Notes Payable - Current	-	-	-
Compensated Absences	-	23,763	23,763
Total Current Liabilities	3,561	23,850	27,411
Total Liabilities	3,561	23,850	27,411
<u>Net Position</u>			
Net Investment in Capital Assets	-	314,534	314,534
Restricted	-	-	-
Unrestricted	253,971	397,189	651,160
Total Net Position	253,971	711,723	965,694
Total Liabilities and Net Position	\$ 257,532	\$ 735,573	\$ 993,105

CITY OF TWIN FALLS, IDAHO
Combining Statement - Internal Service Funds
Statements of Revenues, Expenses, and Changes in Fund Net Assets
For the Year Ended September 30, 2015

	Governmental Activities - Internal Service Funds		
	Insurance	Shop Revolving	Total
Operating Revenues:			
Charges for Services	\$ -	\$ 325,286	\$ 325,286
Property Taxes, Including Interest	194,789	-	194,789
Miscellaneous	2,563	5	2,568
Total Operating Revenues	<u>197,352</u>	<u>325,291</u>	<u>522,643</u>
Operating Expenses:			
Contracted Services	-	2,986	2,986
Personal Expenses	-	321,342	321,342
Depreciation and Amortization	-	13,894	13,894
Utilities	-	7,576	7,576
Supplies	-	26,741	26,741
Insurance	394,095	-	394,095
Repairs and Maintenance	-	10,385	10,385
Vehicle Expenses	-	1,109	1,109
Small Equipment	-	7,826	7,826
Miscellaneous Expense	483	144	627
Travel and Meetings	45	192	237
Total Operating Expenses	<u>394,623</u>	<u>392,195</u>	<u>786,818</u>
Operating Income (Loss)	(197,271)	(66,904)	(264,175)
Non-Operating Revenues (Expenses):			
Interest Income	-	-	-
Total Non-Operating Revenues (Exp.)	<u>-</u>	<u>-</u>	<u>-</u>
Income (Loss) Before Operating Transfers	(197,271)	(66,904)	(264,175)
Operating Transfers:			
Operating Transfers In	275,033	60,158	335,191
Operating Transfers Out	(53,779)	-	(53,779)
Net Transfers	<u>221,254</u>	<u>60,158</u>	<u>281,412</u>
Net Income (Loss)	23,983	(6,746)	17,237
Total Net Position, October 1, 2014	<u>229,988</u>	<u>718,469</u>	<u>948,457</u>
Total Net Position, September 30, 2015	<u>\$ 253,971</u>	<u>\$ 711,723</u>	<u>\$ 965,694</u>

CITY OF TWIN FALLS, IDAHO
Combining Statement of Cash Flows
Nonmajor Proprietary Funds
For the Year Ended September 30, 2015

	<u>Governmental Activities</u>		
	<u>Insurance</u>	<u>Shop Revolving</u>	<u>Total</u>
Cash Flows from Operating Activities			
Receipts from Customers	\$ -	\$ 325,201	\$ 325,201
Property Taxes, Including Interest	195,707	-	195,707
Payments to Suppliers	(395,284)	(57,183)	(452,467)
Payments to Employees	-	(323,168)	(323,168)
Other Receipts (Payments)	2,563	5	2,568
Net Cash Provided (Used) by Operating Activities	<u>(197,014)</u>	<u>(55,145)</u>	<u>(252,159)</u>
Cash Flows from Non-Capital Financing Activities			
Interfund Transfers to Other Funds	(53,779)	-	(53,779)
Receipts from Advances to Other Funds	275,032	60,158	335,190
Net Cash Provided (Used) by Non-Capital Financing Activities	<u>221,253</u>	<u>60,158</u>	<u>281,411</u>
Cash Flows from Capital and Related Financing Activities			
Purchase of Capital Assets	-	(28,467)	(28,467)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>-</u>	<u>(28,467)</u>	<u>(28,467)</u>
Cash Flows from Investing Activities			
(Purchase) or Sale of Securities	17,557	-	17,557
Net Cash Provided (Used) by Investing Activities	<u>17,557</u>	<u>-</u>	<u>17,557</u>
Net Increase (Decrease) in Cash and Cash Equivalents	41,796	(23,454)	18,342
Balances - Beginning of the Year	<u>70,516</u>	<u>444,388</u>	<u>514,904</u>
Balances - End of the Year	<u>\$ 112,312</u>	<u>\$ 420,934</u>	<u>\$ 533,246</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities			
Operating Income (Loss)	\$ (197,271)	\$ (66,904)	\$ (264,175)
Adjustments to Reconcile Operating Income to net Cash Provided (Used) by Operating Activities:			
Depreciation and Amortization	-	13,894	13,894
Change in Assets and Liabilities:			
Receivables, Net	1,964	(84)	1,880
Accounts Payable	(660)	(225)	(885)
Unavailable Revenue	(1,047)	-	(1,047)
Compensated Absences	-	(1,826)	(1,826)
Net Cash Provided (Used) by Operating Activities	<u>\$ (197,014)</u>	<u>\$ (55,145)</u>	<u>\$ (252,159)</u>
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position-Proprietary Funds			
Cash and Investments-Statement of Net Position	\$ 252,046	\$ 420,934	\$ 672,980
Less: Investments	(139,734)	-	(139,734)
Cash and Cash Equivalents	<u>\$ 112,312</u>	<u>\$ 420,934</u>	<u>\$ 533,246</u>

CITY OF TWIN FALLS, IDAHO
Special Revenue - Capital Improvement Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Fiscal Year Ended September 30, 2015
With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Revenues:					
Property Taxes	\$ 718	\$ 718	\$ 10,711	\$ 9,993	\$ 428,594
Intergovernmental	1,552,107	1,552,107	1,703,864	151,757	1,555,966
Federal Grants	997,109	1,857,437	921,998	(935,439)	527,831
Miscellaneous or Reserves	451,375	451,375	211,737	(239,638)	107,973
Total Revenues	<u>3,001,309</u>	<u>3,861,637</u>	<u>2,848,310</u>	<u>(1,013,327)</u>	<u>2,620,364</u>
Expenditures:					
Current					
General Government	439,304	439,304	481,848	(42,544)	165,390
Public Safety	1,834,113	2,139,173	765,709	1,373,464	957,904
Culture and Recreation	517,800	675,550	652,388	23,162	441,204
Highways and Streets	22,800	22,800	6,922	15,878	-
Capital Outlay	159,792	1,567,818	1,389,079	178,739	218,370
Total Expenditures	<u>2,973,809</u>	<u>4,844,645</u>	<u>3,295,946</u>	<u>1,548,699</u>	<u>1,782,868</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	27,500	(983,008)	(447,636)	535,372	837,496
Other Financing Sources (Uses)					
Operating Transfers In	-	2,200,000	2,200,000	-	8,795,847
Operating Transfers Out	(27,500)	(28,250)	(28,250)	-	(16,500)
Total Other Sources (Uses)	<u>(27,500)</u>	<u>2,171,750</u>	<u>2,171,750</u>	<u>-</u>	<u>8,779,347</u>
Excess (Deficiency) of Revenues/Other Sources Over (Under) Expenditures/Uses	<u>\$ -</u>	<u>\$ 1,188,742</u>	1,724,114	<u>\$ 535,372</u>	9,616,843
Fund Balances, October 1st			<u>13,819,974</u>		<u>4,203,131</u>
Fund Balances, September 30th			<u>\$ 15,544,088</u>		<u>\$ 13,819,974</u>

CITY OF TWIN FALLS, IDAHO
 Capital Projects - Airport Construction Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
 For the Fiscal Year Ended September 30, 2015
 With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Revenues:					
Fees and Services	\$ 66,567	\$ 66,567	\$ 111,349	\$ 44,782	\$ 102,520
Intergovernmental	-	-	-	-	-
Federal Grants	1,000,000	1,000,000	397,011	(602,989)	3,459,861
Miscellaneous	100	100	152	52	112
Total Revenues	<u>1,066,667</u>	<u>1,066,667</u>	<u>508,512</u>	<u>(558,155)</u>	<u>3,562,493</u>
Expenditures:					
Current					
Airport	1,066,667	1,066,667	356,663	710,004	3,450,525
Total Expenditures	<u>1,066,667</u>	<u>1,066,667</u>	<u>356,663</u>	<u>710,004</u>	<u>3,450,525</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	151,849	151,849	111,968
Other Financing Sources (Uses)					
Operating Transfers In	-	-	-	-	129,405
Operating Transfers Out	-	-	-	-	-
Total Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>129,405</u>
Excess (Deficiency) of Revenues/Other Sources Over (Under) Expenditures/Uses	<u>\$ -</u>	<u>\$ -</u>	151,849	<u>\$ 151,849</u>	241,373
Fund Balances, October 1st			<u>247,583</u>		<u>6,210</u>
Fund Balances, September 30th			<u>\$ 399,432</u>		<u>\$ 247,583</u>

CITY OF TWIN FALLS, IDAHO

Enterprise - Waterworks Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Operating Revenues:					
Charges for Services	\$ 9,273,298	\$ 9,273,298	\$ 9,743,873	\$ 470,575	\$ 9,534,028
Taps, Connection and Other Fees	50,028	50,028	164,056	114,028	96,290
Miscellaneous	20,000	20,000	53,982	33,982	30,138
Total Operating Revenues	9,343,326	9,343,326	9,961,911	618,585	9,660,456
Operating Expenses:					
Contracted Expenses	387,815	387,815	291,342	96,473	317,002
Personnel Expenses	1,873,352	1,873,352	1,772,228	101,124	1,685,032
Depreciation and Amortization	-	-	1,349,061	(1,349,061)	1,569,444
Utilities	1,064,657	1,064,657	926,155	138,502	973,905
Supplies	714,250	714,250	569,984	144,266	573,689
Repairs and Maintenance	159,910	159,910	166,002	(6,092)	163,947
Vehicle Expense	157,497	157,497	128,126	29,371	139,044
Capital & Equipment	1,382,500	3,570,556	388,498	3,182,058	375,599
Studies and Projects	20,000	20,000	27,568	(7,568)	18,974
Rental Expense	122,420	122,420	118,317	4,103	118,195
Miscellaneous Expenses	71,754	71,754	85,388	(13,634)	103,946
Testing and Monitoring	77,000	77,000	82,164	(5,164)	88,482
Telephone	4,600	4,600	4,376	224	11,220
Travel and Meetings	8,525	8,525	1,695	6,830	4,659
Total Operating Expenses	6,044,280	8,232,336	5,910,904	2,321,432	6,143,138
Operating Income (Loss)	3,299,046	1,110,990	4,051,007	2,940,017	3,517,318
Non-operating Revenues (Expenses):					
Interest Income	150,000	150,000	157,304	7,304	239,280
Rent and Royalties	65,010	65,010	66,510	1,500	66,510
Debt Principal Payments	(1,995,000)	(1,995,000)	-	1,995,000	-
Interest Expense	(814,712)	(814,712)	(812,559)	2,153	(878,802)
Total Non-operating Revenues (Exp.)	(2,594,702)	(2,594,702)	(588,745)	2,005,957	(573,012)
Income (Loss) before operating transfers	704,344	(1,483,712)	3,462,262	4,945,974	2,944,306
Interfund Transfers and Donations:					
Donation of Assets	-	-	-	-	6,003,486
Operating Transfers In	401,734	401,734	457,261	55,527	394,630
Operating Transfers Out	(964,696)	(964,696)	(964,696)	-	(948,292)
Net Transfers and Donations	(562,962)	(562,962)	(507,435)	55,527	5,449,824
Net Income (Loss)	<u>\$ 141,382</u>	<u>\$ (2,046,674)</u>	2,954,827	<u>\$ 5,001,501</u>	8,394,130
Net Position, October 1st, As Previously Stated			37,063,761		28,669,631
Restatement-See Note 13			(700,675)		-
Net Position, September 30th			<u>\$ 39,317,913</u>		<u>\$ 37,063,761</u>

CITY OF TWIN FALLS, IDAHO

Enterprise - Wastewater Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Operating Revenues:					
Charges for Services	\$ 9,300,000	\$ 9,300,000	\$ 9,865,339	\$ 565,339	\$ 9,644,992
Taps, Connection and Other Fees	-	-	-	-	180
Miscellaneous	4,000	4,000	4,559	559	17,985
Total Operating Revenues	<u>9,304,000</u>	<u>9,304,000</u>	<u>9,869,898</u>	<u>565,898</u>	<u>9,663,157</u>
Operating Expenses:					
Contracted Expenses	3,298,550	3,298,550	3,101,458	197,092	3,012,948
Personnel Expenses	680,621	680,621	573,009	107,612	549,003
Depreciation and Amortization	-	-	1,486,188	(1,486,188)	1,058,399
Utilities	5,132	5,132	1,378	3,754	1,389
Supplies	55,450	55,450	47,559	7,891	65,574
Repairs & Maintenance	24,400	24,400	12,989	11,411	21,595
Vehicle Expense	55,541	55,541	41,409	14,132	46,820
Capital & Equipment	820,000	18,007,253	211,658	17,795,595	309,977
Rental Expense	1,000	1,000	-	1,000	105
Miscellaneous Expenses	7,175	7,175	44,762	(37,587)	19,687
Telephone	3,200	3,200	60	3,140	1,503
Travel and Meetings	1,550	1,550	738	812	644
Total Operating Expenses	<u>4,952,619</u>	<u>22,139,872</u>	<u>5,521,208</u>	<u>16,618,664</u>	<u>5,087,644</u>
Operating Income (Loss)	4,351,381	(12,835,872)	4,348,690	17,184,562	4,575,513
Non-operating Revenues (Expenses):					
Development Fees	1,000	1,000	319,795	318,795	179,599
Interest Income	134,500	134,500	576,106	441,606	132,767
Debt Principal Payments	(1,765,000)	(1,765,000)	-	1,765,000	-
Debt Issuance Costs	-	-	-	-	(342,632)
Interest Expense	(1,717,257)	(1,717,257)	(1,713,096)	4,161	(1,172,631)
Federal Grant	-	-	-	-	569,853
Total Non-operating Revenues (Exp.)	<u>(3,346,757)</u>	<u>(3,346,757)</u>	<u>(817,195)</u>	<u>2,529,562</u>	<u>(633,044)</u>
Income (Loss) before operating transfers	1,004,624	(16,182,629)	3,531,495	19,714,124	3,942,469
Interfund Transfers and Donations:					
Donation of Assets	-	-	-	-	21,170,509
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(661,456)	(661,456)	(716,983)	(55,527)	(652,570)
Net Transfers and Donations	<u>(661,456)</u>	<u>(661,456)</u>	<u>(716,983)</u>	<u>(55,527)</u>	<u>20,517,939</u>
Net Income (Loss)	<u>\$ 343,168</u>	<u>\$ (16,844,085)</u>	2,814,512	<u>\$ 19,658,597</u>	24,460,408
Net Position, October 1st, As Previously Stated			54,159,238		29,698,830
Restatement-See Note 13			(229,576)		-
Net Position, September 30th			<u>\$ 56,744,174</u>		<u>\$ 54,159,238</u>

CITY OF TWIN FALLS, IDAHO

Enterprise - Sanitation Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015			Variance	2014
	Proposed Budget	Final Budget	Actual	Favorable (Unfavorable)	Actual
Operating Revenues:					
Charges for Services	\$ 2,691,198	\$ 2,691,198	\$ 2,690,745	\$ (453)	2,646,172
Miscellaneous	-	-	-	-	(1,738)
Total Operating Revenues	2,691,198	2,691,198	2,690,745	(453)	2,644,434
Operating Expenses:					
Contracted Expenses	1,715,502	1,715,502	1,715,502	-	1,675,027
Personnel Expenses	1,707	1,707	1,706	1	4,554
Depreciation and Amortization	-	-	-	-	5,520
Landfill Expenses	625,535	625,535	613,133	12,402	617,683
Small Equipment	-	-	-	-	4,184
Studies and Projects	-	-	-	-	566
Miscellaneous Expenses	8,815	8,815	43,630	(34,815)	14,132
Total Operating Expenses	2,351,559	2,351,559	2,373,971	(22,412)	2,321,666
Operating Income (Loss)	339,639	339,639	316,774	(22,865)	322,768
Non-operating Revenues (Expenses):					
Interest Income	9,000	9,000	6,388	(2,612)	12,890
Interest Expense	-	-	-	-	-
Total Non-operating Revenues (Exp.)	9,000	9,000	6,388	(2,612)	12,890
Income (Loss) before operating transfers	348,639	348,639	323,162	(25,477)	335,658
Operating Transfers:					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(364,908)	(364,908)	(364,908)	-	(358,571)
Net Transfers	(364,908)	(364,908)	(364,908)	-	(358,571)
Net Income (Loss)	\$ (16,269)	\$ (16,269)	(41,746)	\$ (25,477)	(22,913)
Net Position, October 1st			509,929		532,842
Net Position, September 30th			\$ 468,183		\$ 509,929

CITY OF TWIN FALLS, IDAHO

Special Revenue - Street Light Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Revenues:					
Property Taxes	\$ 66,831	\$ 66,831	\$ 76,405	\$ 9,574	\$ 133,852
Non-Property Taxes	393,000	393,000	385,292	(7,708)	356,898
Miscellaneous & Intergovernmental	-	-	-	-	-
Total Revenues	<u>459,831</u>	<u>459,831</u>	<u>461,697</u>	<u>1,866</u>	<u>490,750</u>
Expenditures:					
Current					
Highways and Streets	438,320	438,320	322,307	116,013	387,572
Total Expenditures	<u>438,320</u>	<u>438,320</u>	<u>322,307</u>	<u>116,013</u>	<u>387,572</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	21,511	21,511	139,390	117,879	103,178
Other Financing Sources (Uses)					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(21,511)	(21,511)	(21,511)	-	(21,131)
Total Other Sources (Uses)	<u>(21,511)</u>	<u>(21,511)</u>	<u>(21,511)</u>	<u>-</u>	<u>(21,131)</u>
Excess (Deficiency) of Revenues/Other Sources Over (Under) Expenditures/Uses	<u>\$ -</u>	<u>\$ -</u>	117,879	<u>\$ 117,879</u>	82,047
Fund Balances, October 1st			<u>(46,125)</u>		<u>(128,172)</u>
Fund Balances, September 30th			<u>\$ 71,754</u>		<u>\$ (46,125)</u>

CITY OF TWIN FALLS, IDAHO

Special Revenue - Library Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Revenues:					
Property Taxes	\$ 1,503,211	\$ 1,503,211	\$ 1,499,620	\$ (3,591)	\$ 1,488,519
Fines and Forfeits	28,000	28,000	40,178	12,178	40,598
Fees and Services	32,500	32,500	36,521	4,021	37,765
Miscellaneous	19,000	19,000	16,751	(2,249)	26,447
Total Revenues	<u>1,582,711</u>	<u>1,582,711</u>	<u>1,593,070</u>	<u>10,359</u>	<u>1,593,329</u>
Expenditures:					
Current					
Culture and Recreation	1,582,711	1,582,711	1,605,498	(22,787)	1,472,115
Capital Outlay	250,000	250,000	37,127	212,873	133,675
Total Expenditures	<u>1,832,711</u>	<u>1,832,711</u>	<u>1,642,625</u>	<u>190,086</u>	<u>1,605,790</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(250,000)	(250,000)	(49,555)	200,445	(12,461)
Other Financing Sources (Uses)					
Operating Transfers In	-	-	-	-	20,191
Operating Transfers Out	-	-	-	-	-
Total Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>20,191</u>
Excess (Deficiency) of Revenues/Other Sources Over (Under) Expenditures/Uses	<u>\$ (250,000)</u>	<u>\$ (250,000)</u>	(49,555)	<u>\$ 200,445</u>	\$ 7,730
Fund Balances, October 1st			<u>1,093,095</u>		<u>1,085,365</u>
Fund Balances, September 30th			<u>\$ 1,043,540</u>		<u>\$ 1,093,095</u>

CITY OF TWIN FALLS, IDAHO

Special Revenue - Pool Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015			Variance Favorable (Unfavorable)	2014 Actual
	Proposed Budget	Final Budget	Actual		
Operating Revenues:					
Intergovernmental	\$ 121,000	\$ 121,000	\$ 123,656	\$ 2,656	\$ 125,685
Total Operating Revenues	<u>121,000</u>	<u>121,000</u>	<u>123,656</u>	<u>2,656</u>	<u>125,685</u>
Operating Expenses:					
Contracted Expenses	120,000	120,000	130,000	(10,000)	120,000
Utilities	1,000	1,000	962	38	773
Supplies	-	-	(595)	595	504
Repairs and Maintenance	-	-	990	(990)	180
Miscellaneous Expenses	-	-	2,107	(2,107)	162
Equipment	21,000	21,000	12,351	8,649	6,171
Total Operating Expenses	<u>142,000</u>	<u>142,000</u>	<u>145,815</u>	<u>(3,815)</u>	<u>127,790</u>
Operating Income (Loss)	(21,000)	(21,000)	(22,159)	(1,159)	(2,105)
Non-operating Revenues (Expenses):					
Interest Income	-	-	-	-	-
Interest Expense	-	-	-	-	-
Total Non-operating Revenues (Exp.)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Income (Loss) before operating transfers	(21,000)	(21,000)	(22,159)	(1,159)	(2,105)
Operating Transfers:					
Operating Transfers In	21,000	21,000	21,000	-	10,000
Operating Transfers Out	-	-	-	-	-
Net Transfers	<u>21,000</u>	<u>21,000</u>	<u>21,000</u>	<u>-</u>	<u>10,000</u>
Net Income (Loss)	<u>\$ -</u>	<u>\$ -</u>	(1,159)	<u>\$ (1,159)</u>	7,895
Fund Balances, October 1st			<u>(223,918)</u>		<u>(231,813)</u>
Fund Balances, September 30th			<u>\$ (225,077)</u>		<u>\$ (223,918)</u>

CITY OF TWIN FALLS, IDAHO
 Capital Projects - Historic Preservation Fund
 Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
 For the Fiscal Year Ended September 30, 2015
 With Comparative Actual Amounts from the Previous Year

	2015			Variance Favorable (Unfavorable)	2014 Actual
	Proposed Budget	Final Budget	Actual		
Revenues:					
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Federal Grants	6,000	23,000	17,000	(6,000)	6,036
Miscellaneous	-	2,600	3,050	450	-
Total Revenues	<u>6,000</u>	<u>25,600</u>	<u>20,050</u>	<u>(5,550)</u>	<u>6,036</u>
Expenditures:					
Current					
Community Development	6,000	25,600	21,501	4,099	6,037
Total Expenditures	<u>6,000</u>	<u>25,600</u>	<u>21,501</u>	<u>4,099</u>	<u>6,037</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	(1,451)	(1,451)	(1)
Other Financing Sources (Uses)					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues/Other Sources Over (Under) Expenditures/Uses	<u>\$ -</u>	<u>\$ -</u>	(1,451)	<u>\$ (1,451)</u>	(1)
Fund Balances, October 1st			<u>(3,156)</u>		<u>(3,155)</u>
Fund Balances, September 30th			<u>\$ (4,607)</u>		<u>\$ (3,156)</u>

CITY OF TWIN FALLS, IDAHO
 Capital Projects - Park Development
 Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
 For the Fiscal Year Ended September 30, 2015
 With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Revenues:					
Miscellaneous	\$ -	\$ -	\$ 3,433	\$ 3,433	\$ 11,060
Total Revenues	<u>-</u>	<u>-</u>	<u>3,433</u>	<u>3,433</u>	<u>11,060</u>
Expenditures:					
Current					
Industrial Development	2,000	2,000	5,082	(3,082)	-
Total Expenditures	<u>2,000</u>	<u>2,000</u>	<u>5,082</u>	<u>(3,082)</u>	<u>-</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,000)	(2,000)	(1,649)	351	11,060
Other Financing Sources (Uses)					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues/Other Sources Over (Under) Expenditures/Uses	<u>\$ (2,000)</u>	<u>\$ (2,000)</u>	(1,649)	<u>\$ 351</u>	11,060
Fund Balances, October 1st			<u>214,477</u>		<u>203,417</u>
Fund Balances, September 30th			<u>\$ 212,828</u>		<u>\$ 214,477</u>

CITY OF TWIN FALLS, IDAHO

Capital Projects - Trail Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015				
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	2014 Actual
Revenues:					
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	-	-	-	-	-
Expenditures:					
Current					
Trail Fund	-	-	-	-	-
Total Expenditures	-	-	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	-	-	-	-
Other Financing Sources (Uses)					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Total Other Sources (Uses)	-	-	-	-	-
Excess (Deficiency) of Revenues/Other Sources Over (Under) Expenditures/Uses	\$ -	\$ -	-	\$ -	-
Fund Balances, October 1st			541		541
Fund Balances, September 30th			\$ 541		\$ 541

CITY OF TWIN FALLS, IDAHO

Other Funds - Impact Fees

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Fiscal Year Ended September 30, 2015
With Comparative Actual Amounts from the Previous Year

	2015			Variance Favorable (Unfavorable)	2014 Actual
	Proposed Budget	Final Budget	Actual		
Operating Revenues:					
Fees and Services	\$ -	\$ -	\$ 1,252,146	\$ 1,252,146	\$ 608,707
Miscellaneous	-	-	37,056	37,056	32,327
Total Operating Revenues	<u>-</u>	<u>-</u>	<u>1,289,202</u>	<u>1,289,202</u>	<u>641,034</u>
Operating Expenses:					
Capital Outlay	556,000	556,000	50,874	505,126	373,482
Total Operating Expenses	<u>556,000</u>	<u>556,000</u>	<u>50,874</u>	<u>505,126</u>	<u>373,482</u>
Income (Loss) before operating transfers	(556,000)	(556,000)	1,238,328	1,794,328	267,552
Operating Transfers:					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Net Transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Income (Loss)	<u>\$ (556,000)</u>	<u>\$ (556,000)</u>	1,238,328	<u>\$ 1,794,328</u>	267,552
Fund Balances, October 1st			<u>2,041,091</u>		<u>1,773,539</u>
Fund Balances, September 30th			<u>\$ 3,279,419</u>		<u>\$ 2,041,091</u>

CITY OF TWIN FALLS, IDAHO

Other Funds - Drug Seizure Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Fiscal Year Ended September 30, 2015
With Comparative Actual Amounts from the Previous Year

	2015				
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	2014 Actual
Operating Revenues:					
Special Assessments, Including Interest	\$ -	\$ -	\$ 86,100	\$ 86,100	\$ 69,427
Total Operating Revenues	<u>-</u>	<u>-</u>	<u>86,100</u>	<u>86,100</u>	<u>69,427</u>
Operating Expenses:					
Public Safety	26,100	26,100	53,348	(27,248)	103,091
Total Operating Expenses	<u>26,100</u>	<u>26,100</u>	<u>53,348</u>	<u>(27,248)</u>	<u>103,091</u>
Income (Loss) before operating transfers	(26,100)	(26,100)	32,752	58,852	(33,664)
Operating Transfers:					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(11,118)</u>
Net Transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(11,118)</u>
Net Income (Loss)	<u>\$ (26,100)</u>	<u>\$ (26,100)</u>	32,752	<u>\$ 58,852</u>	(44,782)
Fund Balances, October 1st, as Previously Stated			273,826		<u>318,608</u>
Restatement-See Note 13			<u>(199,403)</u>		
Fund Balances, September 30th			<u>\$ 107,175</u>		<u>\$ 273,826</u>

CITY OF TWIN FALLS, IDAHO

Other Funds - Fireworks Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Fiscal Year Ended September 30, 2015
With Comparative Actual Amounts from the Previous Year

	2015			Variance Favorable (Unfavorable)	2014 Actual
	Proposed Budget	Final Budget	Actual		
Operating Revenues:					
Miscellaneous and Permits	\$ 1,500	\$ 1,500	\$ 751	\$ (749)	\$ 1,021
Total Operating Revenues	<u>1,500</u>	<u>1,500</u>	<u>751</u>	<u>(749)</u>	<u>1,021</u>
Operating Expenses:					
Community Development	8,000	8,000	8,000	-	8,000
Total Operating Expenses	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>-</u>	<u>8,000</u>
Income (Loss) before operating transfers	(6,500)	(6,500)	(7,249)	(749)	(6,979)
Operating Transfers:					
Operating Transfers In	6,500	7,250	7,250	-	6,500
Operating Transfers Out	-	-	-	-	-
Net Transfers	<u>6,500</u>	<u>7,250</u>	<u>7,250</u>	<u>-</u>	<u>6,500</u>
Net Income (Loss)	<u>\$ -</u>	<u>\$ 750</u>	<u>1</u>	<u>\$ (749)</u>	<u>(479)</u>
Fund Balances, October 1st			<u>(11,380)</u>		<u>(10,901)</u>
Fund Balances, September 30th			<u>\$ (11,379)</u>		<u>\$ (11,380)</u>

CITY OF TWIN FALLS, IDAHO

Enterprise - Golf Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Operating Revenues:					
Charges for Services	\$ -	\$ -	\$ 3,989	\$ 3,989	\$ 30
Miscellaneous	-	-	-	-	-
Total Operating Revenues	<u>-</u>	<u>-</u>	<u>3,989</u>	<u>3,989</u>	<u>30</u>
Operating Expenses:					
Contracted Expenses	-	-	-	-	-
Personnel Expenses	(2,600)	(2,600)	6,334	(8,934)	2,164
Depreciation and Amortization	-	-	38,342	(38,342)	38,511
Utilities	2,600	2,600	2,177	423	1,405
Small Equipment	-	-	-	-	15,178
Miscellaneous Expenses	-	-	-	-	668
Travel and Meetings	-	-	-	-	95
Total Operating Expenses	<u>-</u>	<u>-</u>	<u>46,853</u>	<u>(46,853)</u>	<u>58,021</u>
Operating Income (Loss)	-	-	(42,864)	(42,864)	(57,991)
Non-operating Revenues (Expenses):					
Interest Income	-	-	-	-	-
Interest Expense	-	-	-	-	-
Total Non-operating Revenues (Exp.)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Income (Loss) before operating transfers	-	-	(42,864)	(42,864)	(57,991)
Operating Transfers:					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-
Net Transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Income (Loss)	<u>\$ -</u>	<u>\$ -</u>	<u>(42,864)</u>	<u>\$ (42,864)</u>	<u>(57,991)</u>
Net Position, October 1st, As Previously Stated			(281,719)		(223,728)
Restatement-See Note 13			<u>(28,163)</u>		<u>-</u>
Net Position, September 30th			<u>\$ (352,746)</u>		<u>\$ (281,719)</u>

CITY OF TWIN FALLS, IDAHO

Enterprise - Dierkes Lake/Shoshone Falls Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Operating Revenues:					
Charges for Services	\$ 188,716	\$ 188,716	\$ 217,677	\$ 28,961	\$ 206,242
Miscellaneous and Reserves	200,000	200,000	7,954	(192,046)	3,610
Total Operating Revenues	<u>388,716</u>	<u>388,716</u>	<u>225,631</u>	<u>(163,085)</u>	<u>209,852</u>
Operating Expenses:					
Contracted Expenses	56,800	56,800	54,182	2,618	49,858
Personnel Expenses	90,426	90,426	81,399	9,027	84,713
Depreciation and Amortization	-	-	53,642	(53,642)	50,688
Utilities	12,329	12,329	11,077	1,252	10,724
Supplies	5,250	5,250	4,791	459	4,566
Repairs and Maintenance	8,000	8,000	3,222	4,778	3,191
Vehicle Expense	1,500	1,500	1,110	390	1,400
Small Equipment	200,000	200,000	-	200,000	6,693
Miscellaneous Expenses	11,000	11,000	14,241	(3,241)	7,763
Total Operating Expenses	<u>385,305</u>	<u>385,305</u>	<u>223,664</u>	<u>161,641</u>	<u>219,596</u>
Operating Income (Loss)	3,411	3,411	1,967	(1,444)	(9,744)
Non-operating Revenues (Expenses):					
Interest Income	6,000	6,000	5,256	(744)	8,398
Interest Expense	-	-	-	-	-
Total Non-operating Revenues (Exp.)	<u>6,000</u>	<u>6,000</u>	<u>5,256</u>	<u>(744)</u>	<u>8,398</u>
Income (Loss) before operating transfers	9,411	9,411	7,223	(2,188)	(1,346)
Operating Transfers:					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(9,411)	(9,411)	(9,411)	-	(9,245)
Net Transfers	<u>(9,411)</u>	<u>(9,411)</u>	<u>(9,411)</u>	<u>-</u>	<u>(9,245)</u>
Net Income (Loss)	<u>\$ -</u>	<u>\$ -</u>	<u>(2,188)</u>	<u>\$ (2,188)</u>	<u>(10,591)</u>
Net Position, October 1st			<u>1,352,091</u>		1,362,682
Net Position, September 30th			<u>\$ 1,349,903</u>		<u>\$ 1,352,091</u>

CITY OF TWIN FALLS, IDAHO

Enterprise - Common Area Maintenance

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015				2014 Actual
	Proposed Budget	Final Budget	Actual	Variance Favorable (Unfavorable)	
Operating Revenues:					
Charges for Services	\$ 29,108	\$ 29,108	\$ 31,642	\$ 2,534	\$ 27,583
Total Operating Revenues	<u>29,108</u>	<u>29,108</u>	<u>31,642</u>	<u>2,534</u>	<u>27,583</u>
Operating Expenses:					
Contracted Expenses	22,200	22,200	21,420	780	20,034
Utilities	1,215	1,215	732	483	841
Repairs and Maintenance	3,000	3,000	927	2,073	2,040
Miscellaneous Expenses	-	-	20	(20)	16
Total Operating Expenses	<u>26,415</u>	<u>26,415</u>	<u>23,099</u>	<u>3,316</u>	<u>22,931</u>
Operating Income (Loss)	2,693	2,693	8,543	5,850	4,652
Non-operating Revenues (Expenses):					
Interest Income	-	-	-	-	-
Interest Expense	-	-	-	-	-
Total Non-operating Revenues (Exp.)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Income (Loss) before operating transfers	2,693	2,693	8,543	5,850	4,652
Operating Transfers:					
Operating Transfers In	-	-	-	-	-
Operating Transfers Out	(2,693)	(2,693)	(2,693)	-	(2,645)
Net Transfers	<u>(2,693)</u>	<u>(2,693)</u>	<u>(2,693)</u>	<u>-</u>	<u>(2,645)</u>
Net Income (Loss)	<u>\$ -</u>	<u>\$ -</u>	5,850	<u>\$ 5,850</u>	2,007
Net Position, October 1st			<u>24,486</u>		<u>22,479</u>
Net Position, September 30th			<u>\$ 30,336</u>		<u>\$ 24,486</u>

CITY OF TWIN FALLS, IDAHO

Internal Service - Insurance Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

For the Fiscal Year Ended September 30, 2015

With Comparative Actual Amounts from the Previous Year

	2015			Variance Favorable (Unfavorable)	2014 Actual
	Proposed Budget	Final Budget	Actual		
Operating Revenues:					
Special Assessments, Including Interest	\$ 173,656	\$ 173,656	\$ 194,789	\$ 21,133	\$ 168,559
Miscellaneous	2,250	2,250	2,563	313	3,584
Total Operating Revenues	<u>175,906</u>	<u>175,906</u>	<u>197,352</u>	<u>21,446</u>	<u>172,143</u>
Operating Expenses:					
Insurance Expense	395,765	395,765	394,095	1,670	381,702
Miscellaneous Expenses	1,045	1,045	483	562	859
Travel and Meetings	350	350	45	305	-
Total Operating Expenses	<u>397,160</u>	<u>397,160</u>	<u>394,623</u>	<u>2,537</u>	<u>382,561</u>
Operating Income (Loss)	(221,254)	(221,254)	(197,271)	23,983	(210,418)
Non-operating Revenues (Expenses):					
Interest Income	-	-	-	-	-
Interest Expense	-	-	-	-	-
Total Non-operating Revenues (Exp.)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Income (Loss) before operating transfers	(221,254)	(221,254)	(197,271)	23,983	(210,418)
Operating Transfers:					
Operating Transfers In	275,033	275,033	275,033	-	275,034
Operating Transfers Out	(53,779)	(53,779)	(53,779)	-	(52,828)
Net Transfers	<u>221,254</u>	<u>221,254</u>	<u>221,254</u>	<u>-</u>	<u>222,206</u>
Net Income (Loss)	<u>\$ -</u>	<u>\$ -</u>	23,983	<u>\$ 23,983</u>	11,788
Net Position, October 1st			<u>229,988</u>		<u>218,200</u>
Net Position, September 30th			<u>\$ 253,971</u>		<u>\$ 229,988</u>

CITY OF TWIN FALLS, IDAHO
Internal Service - Shop Revolving Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Fiscal Year Ended September 30, 2015
With Comparative Actual Amounts from the Previous Year

	2015			Variance Favorable (Unfavorable)	2014 Actual
	Proposed Budget	Final Budget	Actual		
Operating Revenues:					
Charges for Services	\$ 324,984	\$ 324,984	\$ 325,286	\$ 302	\$ 314,772
Miscellaneous	-	-	5	5	152
Total Operating Revenues	<u>324,984</u>	<u>324,984</u>	<u>325,291</u>	<u>307</u>	<u>314,924</u>
Operating Expenses:					
Contracted Expenses	2,500	2,500	2,986	(486)	3,033
Personnel Expenses	330,466	330,466	321,342	9,124	296,627
Depreciation and Amortization	-	-	13,894	(13,894)	14,643
Utilities	10,686	10,686	7,576	3,110	8,632
Supplies	27,400	27,400	26,741	659	24,456
Repairs and Maintenance	10,350	10,350	10,385	(35)	13,691
Vehicle Expense	1,040	1,040	1,109	(69)	906
Small Equipment	55,325	55,325	7,826	47,499	9,525
Miscellaneous Expenses	1,700	1,700	144	1,556	15,511
Travel and Meetings	1,000	1,000	192	808	-
Total Operating Expenses	<u>440,467</u>	<u>440,467</u>	<u>392,195</u>	<u>48,272</u>	<u>387,024</u>
Operating Income (Loss)	(115,483)	(115,483)	(66,904)	48,579	(72,100)
Non-operating Revenues (Expenses):					
Interest Income	-	-	-	-	-
Interest Expense	-	-	-	-	-
Total Non-operating Revenues (Exp.)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Income (Loss) before operating transfers	(115,483)	(115,483)	(66,904)	48,579	(72,100)
Operating Transfers:					
Operating Transfers In	60,158	60,158	60,158	-	58,731
Operating Transfers Out	-	-	-	-	-
Net Transfers	<u>60,158</u>	<u>60,158</u>	<u>60,158</u>	<u>-</u>	<u>58,731</u>
Net Income (Loss)	<u>\$ (55,325)</u>	<u>\$ (55,325)</u>	(6,746)	<u>\$ 48,579</u>	(13,369)
Net Position, October 1st			<u>718,469</u>		<u>731,838</u>
Net Position, September 30th			<u>\$ 711,723</u>		<u>\$ 718,469</u>

STATISTICAL SECTION

CITY OF TWIN FALLS, IDAHO
Statistical Section
September 30, 2015

This section of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time. (Schedule 1-5)

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue sources, the property tax. (Schedule 6-8)

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future. (Schedule 9-12)

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place. (Schedule 13-14)

Operating Information

These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs. (Schedule 15)

Sources:

Unless otherwise noted, the information in these schedules is derived from the annual financial reports for the relevant year or the accounting and budget records on file at the City.

City of Twin Falls, Idaho

September 30,

2015 2014 2013 2012 2011 2010 2009 2008 2007 2006

Schedule of Net Position - Schedule 1

(accrual basis of accounting)

Governmental Activities

Net Investment in Capital Assets (a)	\$ 140,796,310	\$ 148,994,442	\$ 149,862,775	\$ 153,880,017	\$ 155,596,113	\$ 157,523,535	\$ 157,805,240	\$ 162,233,909	\$ 162,753,014	\$ 39,049,171
Restricted	4,228,544	29,878,583	16,259,022	15,353,423	13,881,916	15,515,339	13,892,797	11,336,688	7,481,339	7,185,036
Unrestricted	28,598,839	1,699,141	11,197,181	6,321,892	12,155,857	7,319,535	9,387,943	8,618,538	8,354,798	6,217,989
Total Governmental Activities Net Position	\$ 173,623,693	\$ 180,572,166	\$ 177,318,978	\$ 175,555,332	\$ 181,633,886	\$ 180,358,409	\$ 181,085,980	\$ 182,189,135	\$ 178,589,151	\$ 52,452,196

Business-Type Activities

Net Investment in Capital Assets	\$ 67,210,548	\$ 40,851,261	\$ 41,132,893	\$ 44,224,642	\$ 34,747,495	\$ 21,929,263	\$ 30,949,407	\$ 29,769,561	\$ 25,401,788	\$ 23,316,060
Restricted	15,815,072	29,334,545	199,519	1,781,582	688,746	667,001	667,001			
Unrestricted	14,532,143	22,641,980	18,730,324	11,374,812	10,947,759	20,828,711	10,165,402	11,583,935	11,257,909	10,443,399
Total Governmental Activities Net Position	\$ 97,557,763	\$ 92,827,786	\$ 60,062,736	\$ 57,381,036	\$ 46,384,000	\$ 43,424,975	\$ 41,781,810	\$ 41,353,496	\$ 36,659,697	\$ 33,759,459

Primary Government

Net Investment in Capital Assets	\$ 208,006,858	\$ 189,845,703	\$ 190,995,668	\$ 198,104,659	\$ 190,343,608	\$ 179,452,798	\$ 188,754,647	\$ 192,003,470	\$ 188,154,802	\$ 62,365,231
Restricted	20,043,616	59,213,128	16,458,541	17,135,005	14,570,662	16,182,340	14,559,798	11,336,688	7,481,339	7,185,036
Unrestricted	43,130,982	24,341,121	29,927,505	17,696,704	23,103,616	28,148,246	19,553,345	20,202,473	19,612,707	16,661,388
Total Primary Government Net Position	\$ 271,181,456	\$ 273,399,952	\$ 237,381,714	\$ 232,936,368	\$ 228,017,886	\$ 223,783,384	\$ 222,867,790	\$ 223,542,631	\$ 215,248,848	\$ 86,211,655

(a) The City began to report accrual information when it implemented GASB 34 in fiscal year 2004. The City delayed the inclusion of infrastructure until fiscal year 2007. The Net Investment in Capital Assets in the Governmental Activities for fiscal years 2005 and 2006 are not comparable to later years when the infrastructure was included.

(b) In 2015 the City implemented a new accounting principal for recognizing pension costs under GASB 68, Accounting and Financial Reporting for Pensions. Prior years Net Positions have not been restated to reflect the change.

City of Twin Falls, Idaho

September 30,

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
Schedule of Changes in Net Position - Schedule 2										
(accrual basis of accounting)										
<u>Expenses:</u>										
Governmental Activities:										
General Government (a)	\$ 13,055,440	\$ 11,943,398	\$ 11,474,562	\$ 10,564,109	\$ 10,102,271	\$ 11,440,065	\$ 11,731,668	\$ 11,017,593	\$ 11,351,031	\$ 3,775,719
Fire	2,690,217	4,069,035	3,949,996	3,694,364	3,658,319	3,606,947	3,576,095	3,522,826	3,260,636	2,999,532
Police	8,603,022	8,199,302	7,849,707	7,632,626	7,487,176	7,553,869	7,437,921	7,138,418	6,685,983	6,028,388
Engineering/Planning	2,169,122	1,951,363	1,492,029	1,384,368	1,380,902	1,357,850	1,408,542	1,504,867	1,311,514	1,095,858
Library	1,743,574	1,583,001	1,521,534	1,548,327	1,631,261	1,504,640	1,414,190	1,369,324	1,241,462	1,132,837
Culture and Recreation	1,920,259	1,751,333	1,705,144	1,612,078	1,533,417	1,519,264	1,513,662	1,484,998	1,390,922	1,248,816
Streets	3,663,385	3,998,213	3,311,279	2,689,289	2,581,089	2,517,207	2,392,492	2,090,943	2,250,064	1,700,708
Pool (b)	181,301	165,031	170,194	161,573	187,079	180,827	151,076	218,012	216,226	209,075
Airport	1,734,504	2,132,707	2,050,091	1,380,459	1,149,725	1,750,030	1,393,113	1,795,466	1,260,775	1,154,004
Total	<u>35,760,824</u>	<u>35,793,383</u>	<u>33,524,536</u>	<u>30,667,193</u>	<u>29,711,239</u>	<u>31,430,699</u>	<u>31,018,759</u>	<u>30,142,447</u>	<u>28,968,613</u>	<u>19,344,937</u>
Business-Type Activities:										
Water	6,783,620	7,080,671	5,842,097	5,398,289	4,805,882	4,949,667	5,822,351	4,317,630	3,556,862	3,494,474
Wastewater	7,234,304	6,602,907	5,528,219	4,560,436	4,928,568	5,318,229	4,875,189	4,513,630	4,411,613	4,194,932
Sanitation	2,336,654	2,321,666	2,524,489	2,498,537	2,480,848	1,958,948	1,958,583	1,869,566	1,719,314	1,703,004
Golf	46,853	58,021	82,998	111,044	341,903	493,525	372,315	442,726	384,924	376,280
Dierkes Lake/Shoshone Falls	223,664	219,597	225,756	214,236	216,536	201,260	174,829	178,698	148,117	135,458
Common Area Maintenance	23,099	22,930	20,391	92,779	91,407	82,243	84,974	38,296	8,399	37,681
Total	<u>16,648,194</u>	<u>16,305,792</u>	<u>14,223,950</u>	<u>12,875,321</u>	<u>12,865,144</u>	<u>13,003,872</u>	<u>13,288,241</u>	<u>11,360,546</u>	<u>10,229,229</u>	<u>9,941,829</u>
Total Primary Government	<u>\$ 52,409,018</u>	<u>\$ 52,099,175</u>	<u>\$ 47,748,486</u>	<u>\$ 43,542,514</u>	<u>\$ 42,576,383</u>	<u>\$ 44,434,571</u>	<u>\$ 44,307,000</u>	<u>\$ 41,502,993</u>	<u>\$ 39,197,842</u>	<u>\$ 29,286,766</u>
<u>Program Revenues:</u>										
Governmental Activities:										
Charges for Services	\$ 6,788,357	\$ 6,050,556	\$ 5,652,382	\$ 5,629,074	\$ 4,964,450	\$ 4,885,343	\$ 5,105,008	\$ 5,242,968	\$ 3,938,087	\$ 3,351,416
Operating Grants and Contributions	7,781,738	6,781,238	5,882,115	5,898,413	5,764,661	6,590,889	5,950,919	6,402,597	6,237,316	5,707,668
Capital Grants and Contributions	985,169	3,989,947	2,314,982	668,580	1,478,780	927,338	1,597,966	5,335,406	3,981,626	1,526,692
Total	<u>15,555,264</u>	<u>16,821,741</u>	<u>13,849,479</u>	<u>12,196,067</u>	<u>12,207,891</u>	<u>12,403,570</u>	<u>12,653,893</u>	<u>16,980,971</u>	<u>14,157,029</u>	<u>10,585,776</u>
Business-Type Activities:										
Charges for Services	\$ 23,046,518	\$ 22,335,115	\$ 19,902,491	\$ 18,906,147	\$ 16,832,890	\$ 15,585,180	\$ 14,299,503	\$ 14,418,667	\$ 13,032,113	\$ 12,117,743
Operating Grants and Contributions	-	569,853	-	-	175,131	185,559	161,833	112,047	105,790	111,951
Capital Grants and Contributions	-	-	845,391	81,463	58,969	109,432	196,201	1,798,625	-	-
Total	<u>23,046,518</u>	<u>22,904,968</u>	<u>20,747,882</u>	<u>18,987,610</u>	<u>17,066,990</u>	<u>15,880,171</u>	<u>14,657,537</u>	<u>16,329,339</u>	<u>13,137,903</u>	<u>12,229,694</u>
Total Primary Government	<u>\$ 38,601,782</u>	<u>\$ 39,726,709</u>	<u>\$ 34,597,361</u>	<u>\$ 31,183,677</u>	<u>\$ 29,274,881</u>	<u>\$ 28,283,741</u>	<u>\$ 27,311,430</u>	<u>\$ 33,310,310</u>	<u>\$ 27,294,932</u>	<u>\$ 22,815,470</u>

Schedule of Changes in Net Position - Schedule 2 Continued

(accrual basis of accounting)

General Revenues and Other Changes in Net Position:

Governmental Activities:

Property Taxes - General Purposes	\$	17,673,416	\$	17,412,749	\$	16,651,268	\$	16,075,739	\$	15,764,702	\$	15,607,739	\$	15,112,226	\$	14,117,690	\$	12,294,725	\$	10,447,413
Franchise Taxes		385,292		356,898		223,358		196,323		189,820		151,479		238,775		186,585		237,051		255,730
Interest and Investment Earnings		398,988		452,434		(44,176)		259,959		151,341		343,218		830,451		593,666		817,725		466,226
Miscellaneous Revenues		423,292		459,192		370,696		554,904		1,338,416		761,452		711,803		980,454		1,367,916		885,592
Contributions of Assets				2,264,987																
Transfers		1,578,589		1,278,570		4,237,557		(5,274,297)		1,237,773		1,254,843		1,077,184		665,053		470,311		657,193
Total		20,459,577		22,224,830		21,438,703		11,812,628		18,682,052		18,118,731		17,970,439		16,543,448		15,187,728		12,712,154

Business-Type Activities:

Interest and Investment Earnings	\$	745,050	\$	393,336	\$	(56,627)	\$	111,004	\$	106,459	\$	186,049	\$	421,640	\$	399,018	\$	584,623	\$	363,333
Miscellaneous Revenues		123,606		118,255		451,952		79,394		75,572		16,487		11,136		209,053		93,478		98,913
Contributions of Assets		-		26,932,853																
Transfers		(1,578,589)		(1,278,570)		(4,237,557)		5,274,297		(1,237,773)		(1,254,843)		(1,077,184)		(665,053)		(470,311)		(748,557)
Total		(709,933)		26,165,874		(3,842,232)		5,464,695		(1,055,742)		(1,052,307)		(644,408)		(56,982)		207,790		(286,311)
Total Primary Government	\$	19,749,644	\$	48,390,704	\$	17,596,471	\$	17,277,323	\$	17,626,310	\$	17,066,424	\$	17,326,031	\$	16,486,466	\$	15,395,518	\$	12,425,843

Change in Net Position:

Governmental Activities	\$	254,017	\$	3,253,188	\$	1,763,646	\$	(6,658,498)	\$	1,178,704	\$	(908,398)	\$	(394,427)	\$	3,381,972	\$	376,144	\$	3,952,993
Business-Type Activities		5,688,391		32,765,050		2,681,700		11,576,984		3,146,104		1,823,992		724,888		4,911,811		3,116,464		2,001,554
Total Primary Government	\$	5,942,408	\$	36,018,238	\$	4,445,346	\$	4,918,486	\$	4,324,808	\$	915,594	\$	330,461	\$	8,293,783	\$	3,492,608	\$	5,954,547

(a) The City began to report accrual information when it implemented GASB 34 in fiscal year 2004. The City delayed the inclusion of infrastructure until fiscal year 2007.

General Government Expenses in the Governmental Activities for fiscal years 2005 and 2006 are not comparable to later years because of the substantial increase in depreciation related to infrastructure as those assets were included.

(b) When the pool was charging admissions it was reported as a business-type activity. Then later, it was reclassified as a governmental activity when the pool management

was shifted to the YMCA and the fund was supported with governmental revenues. For presentation purposes it is presented over the ten year historical

presentation as a governmental activity.

City of Twin Falls, Idaho

September 30,

2015 2014 2013 2012 2011 2010 2009 2008 2007 2006

Program Labor Burden - Schedule 3

(cash basis of accounting)

Labor Cost:

General Government	\$ 2,628,021	\$ 2,300,448	\$ 1,958,510	\$ 1,784,519	\$ 1,771,966	\$ 1,963,735	\$ 1,951,944	\$ 1,813,409	\$ 1,531,729	\$ 1,402,307
Fire	2,573,121	2,417,721	2,362,685	2,268,505	2,245,222	2,243,158	2,188,994	2,164,464	2,010,128	1,851,530
Police	5,578,775	5,125,314	4,980,524	4,796,982	4,644,092	4,659,091	4,741,028	4,566,707	4,221,832	3,952,939
Engineering/Planning	1,318,899	1,139,277	1,159,679	1,025,624	1,062,278	1,088,968	1,059,823	996,277	881,495	854,528
Streets	679,117	638,292	567,264	522,918	507,040	545,142	543,766	574,691	511,385	486,755
Library	774,970	761,178	733,922	709,564	691,030	667,879	672,102	619,861	550,063	526,600
Culture and Recreation	803,071	761,210	731,027	731,409	673,557	675,535	685,619	711,300	697,485	701,429
Airport	375,470	359,612	349,287	308,228	295,303	299,910	316,667	307,408	253,714	238,873
Water	1,294,640	1,197,864	1,049,847	944,786	912,610	987,601	981,853	935,869	815,688	807,942
Wastewater	346,945	303,517	341,046	327,009	313,325	310,333	310,433	301,856	267,370	232,075
Golf	52,824	48,401	46,568	45,377	46,371	45,579	61,895	74,708	83,839	88,960
Dierkes Lake/Shoshone Falls	52,745	43,466	42,029	41,045	37,136	30,507	31,956	31,335	30,840	40,770
	<u>\$ 16,478,598</u>	<u>\$ 15,096,300</u>	<u>\$ 14,322,388</u>	<u>\$ 13,505,965</u>	<u>\$ 13,199,930</u>	<u>\$ 13,517,438</u>	<u>\$ 13,546,081</u>	<u>\$ 13,097,885</u>	<u>\$ 11,855,568</u>	<u>\$ 11,184,708</u>

Program Labor Hours:

General Government	90,186	83,068	74,745	70,860	70,438	75,699	75,766	72,941	66,683	64,411
Fire	143,904	141,092	141,493	140,996	142,546	141,597	133,288	132,627	130,542	123,372
Police	293,747	276,639	276,448	278,673	273,870	276,758	277,188	266,566	262,809	207,772
Engineering/Planning	47,639	44,658	44,367	40,469	42,200	43,048	42,637	42,309	39,308	38,914
Streets	29,065	29,062	28,105	28,030	26,974	28,829	28,748	31,485	29,616	29,578
Library	39,476	50,424	50,532	51,563	50,536	47,957	44,942	40,967	40,179	37,555
Culture and Recreation	42,809	43,529	43,150	45,285	41,076	41,552	43,105	46,090	45,880	49,753
Airport	18,995	18,459	18,630	18,220	18,234	18,721	18,508	18,218	15,683	12,946
Water	62,207	59,356	55,115	51,806	50,972	52,852	52,009	50,771	46,761	48,885
Wastewater	17,456	14,601	15,397	15,541	15,079	15,185	15,324	15,001	14,990	13,417
Golf	2,200	2,120	2,120	2,127	2,216	2,189	3,268	4,661	6,497	7,674
Dierkes Lake/Shoshone Falls	5,999	4,948	5,083	4,957	4,530	3,710	3,967	4,036	4,029	5,237
	<u>793,683</u>	<u>767,956</u>	<u>755,186</u>	<u>748,527</u>	<u>738,671</u>	<u>748,096</u>	<u>738,750</u>	<u>725,672</u>	<u>702,976</u>	<u>639,515</u>

City of Twin Falls, Idaho

September 30,

2015 2014 2013 2012 2011 2010 2009 2008 2007 2006

Fund Balances, Governmental Funds (a) - Schedule 4

(modified accrual basis of accounting)

General Fund

Restricted	\$	77,852	\$	257,598	\$	249,939	\$	5,913	\$	5,913										
Reserved (for Dedicated Purpose)/Committed		70,820		158,843		158,843		158,843		4,370,006	\$	3,220,383	\$	3,220,383						
Unreserved/Undesignated/Unassigned		9,948,526		9,616,943		15,439,425		12,160,105		12,794,580		12,148,374		10,860,301	\$	12,839,581	\$	11,688,598	\$	10,880,470
Total	\$	10,097,198	\$	10,033,384	\$	15,848,207	\$	12,324,861	\$	17,170,499	\$	15,368,757	\$	14,080,684	\$	12,839,581	\$	11,688,598	\$	10,880,470

All Other Governmental Funds

Restricted	\$	107,175	\$	799,935	\$	779,301	\$	363,669	\$	255,419										
Reserved (for Dedicated Purpose)/Committed		3,985,391		3,410,083		3,197,704		5,582,578		4,833,493	\$	4,405,130	\$	4,427,090	\$	297,918	\$	388,210	\$	545,994
Unreserved/Undesignated/Assigned		22,540,542		17,895,754		7,963,397		3,687,948		4,065,138		3,202,748		5,054,916		7,146,034		4,036,624		2,271,971
Total (b)	\$	26,633,108	\$	22,105,772	\$	11,940,402	\$	9,634,195	\$	9,154,050	\$	7,607,878	\$	9,482,006	\$	7,443,952	\$	4,424,834	\$	2,817,965

(a) The City changed the classification of fund balances in the governmental funds for fiscal year ending 2011 in accordance with GASB 54. Early changes to equity definitions were made in the fiscal year ending 2009. In preparing the schedule an attempt has been made to accommodate these changes as best as possible and to make them as comparable as possible.

(b) In 2015 the City implemented a new accounting principal for recognizing court ordered restitution paid to the City. Prior years Fund Balances have not been restated to reflect the change.

City of Twin Falls, Idaho

September 30,

2015 2014 2013 2012 2011 2010 2009 2008 2007 2006

Changes in Fund Balances, Governmental Funds (a) - Schedule 5

(modified accrual basis of accounting)

Revenues:

Property Taxes	\$ 17,674,504	\$ 17,403,998	\$ 16,517,423	\$ 16,006,243	\$ 15,906,743	\$ 15,323,295	\$ 14,931,139	\$ 13,917,927	\$ 12,106,893	\$ 10,359,766
Other Taxes	911,857	922,415	743,589	797,050	763,982	806,892	926,127	836,216	876,664	827,396
Special Assessments	86,100	69,427	72,757	91,567	93,964	103,360	212,456	208,140	182,725	117,103
Fines and Forfeitures	49,417	48,003	45,968	45,864	43,394	45,491	46,284	47,192	43,432	39,015
Licenses and Permits	1,192,848	1,083,837	891,886	765,285	579,772	730,679	984,983	1,242,704	1,550,591	1,117,489
Fees and Services	3,418,932	2,732,030	2,745,225	2,810,895	2,390,857	2,317,933	2,012,791	2,219,644	1,522,305	1,407,222
Intergovernmental	6,987,622	6,561,282	6,373,641	6,113,841	5,574,317	5,479,105	5,630,777	5,674,392	5,754,395	5,335,683
Federal Grants	1,740,331	4,207,153	1,808,926	452,008	1,587,539	1,866,429	1,805,321	1,733,499	767,170	1,541,850
Miscellaneous	2,372,093	2,374,547	1,674,665	2,051,865	1,579,718	1,952,117	2,627,496	2,415,171	2,439,399	1,616,165
Total	34,433,704	35,402,692	30,874,080	29,134,618	28,520,286	28,625,301	29,177,374	28,294,885	25,243,574	22,361,689

Expenditures:

General Government	4,113,905	3,750,276	3,447,775	3,153,796	2,722,890	2,942,735	3,029,045	2,624,155	2,473,601	1,994,230
Public Safety	13,737,173	13,501,256	12,447,261	11,969,176	11,591,611	11,782,439	11,619,262	11,230,011	10,658,459	9,479,447
Engineering	1,320,956	1,642,952	1,350,315	1,266,254	1,260,708	1,254,317	1,352,528	1,253,384	1,185,134	932,559
Community Development	908,135	695,930	197,191	231,322	648,673	270,781	408,623	391,640	825,834	390,053
Cultural and Recreation	3,933,293	3,684,778	3,388,194	3,458,260	3,038,972	3,068,414	2,976,958	3,261,059	2,592,784	2,447,993
Highways and Streets	2,166,676	2,047,874	1,639,953	1,521,619	1,492,435	1,463,938	2,041,079	1,565,752	1,542,533	1,419,113
Airport	1,230,160	4,420,793	3,163,629	1,270,911	1,769,158	1,720,310	2,507,966	2,104,506	1,286,095	2,505,269
Capital Outlay	3,552,872	2,604,250	3,470,227	4,949,351	3,679,733	7,854,083	2,801,215	2,488,126	2,606,015	1,977,611
Total	30,963,170	32,348,109	29,104,545	27,820,689	26,204,180	30,357,017	26,736,676	24,918,633	23,170,455	21,146,275

Other Financing Sources (Uses):

Contributions		204	2,512	741	60,938	30,243	78,500	263,646		
Transfers In	4,180,526	12,096,205	6,105,578	1,811,648	1,877,766	2,877,600	1,491,353	1,401,274	1,838,752	1,179,088
Transfers Out	(2,860,508)	(10,800,449)	(2,048,072)	(8,071,758)	(906,897)	(1,762,179)	(555,765)	(871,073)	(1,496,870)	(644,207)
Total	1,320,018	1,295,960	4,060,018	(6,259,369)	1,031,807	1,145,664	1,014,088	793,847	341,882	534,881

Net Change in Fund Balances	\$ 4,790,552	\$ 4,350,543	\$ 5,829,553	\$ (4,945,440)	\$ 3,347,913	\$ (586,052)	\$ 3,454,786	\$ 4,170,099	\$ 2,415,001	\$ 1,750,295
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Debt Service as a percentage of
non-capital expenditures

0% 0% 0% 0% 0.5% 1.0% 0.9% 1.8% 1.9% 1.1%

(a) The City had an insignificant amount of outstanding long-term debt in earlier years in the governmental funds, averaging \$400,000. Debt service of those obligations has been reflected in General Government expenditures.

City of Twin Falls, Idaho

Assessed Value of Taxable Property - Schedule 6
as of September 30,

Fiscal Year	Assessed Valuation	City Levy Rate	Calculated Property Taxes for Budget	Actual Assessment All Property Taxes	Cancellations	Adjustments (Circuit Breaker)	Net Assessed Property Taxes	Collected in Year of Assessment	Collected in Subsequent Yr.	Outstanding Balance 9/30/2015
2014	\$ 2,264,943,286	0.007664692	\$ 17,360,093	\$ 21,596,737	\$ 35,309	\$ 239,436	\$ 21,321,992	\$ 20,987,796		\$ 334,196
2013	2,200,305,399	0.007856543	17,286,794	20,744,396	13,388	234,361	20,496,647	20,143,388	\$ 181,103	172,156
2012	2,152,055,074	0.007713994	16,600,940	17,821,562	26,820	244,594	17,550,148	17,142,639	312,103	95,406
2011	2,314,981,873	0.006922194	16,024,754	17,079,578	56,541	237,543	16,785,494	16,368,285	417,177	32
2010	2,321,326,751	0.006800067	15,785,177	16,835,130	11,123	253,174	16,570,833	16,106,019	464,814	-
2009	2,331,983,468	0.006587793	15,362,624	16,521,630	3,850	237,989	16,279,791	15,795,086	484,705	-
2008	2,276,127,009	0.006592610	15,005,618	16,073,885	17,747	228,210	15,827,928	15,455,449	372,479	-
2007	2,095,114,614	0.006652024	13,936,753	14,844,221	46,902	231,214	14,566,105	14,291,302	274,803	-
2006	1,548,712,360	0.007826922	12,121,651							
2005	1,403,347,338	0.007340771	10,301,651				N/A			

Property Tax Levies - Schedule 7

Fiscal Year	Twin Falls City	Twin Falls County	Twin Falls School District	Twin Falls Highway Dist.	College of Southern Idaho	County Ambulance	County Abatement	Total
2014	0.007664692	0.004499616	0.004786364	0.001194773	0.000955478	0.000202299	0.000124412	0.019427634
2013	0.007856543	0.004622130	0.004396713	0.001207963	0.000968505	0.000211405	0.000125563	0.019388822
2012	0.007713994	0.004526841	0.003788780	0.001181484	0.000957570	0.000206622	0.000125974	0.018501265
2011	0.006922194	0.004190567	0.003706993	0.001077720	0.000904474	0.000187362	0.000115022	0.017104332
2010	0.006800067	0.004045866	0.002726628	0.001038132	0.000872809	0.000180899	0.000107959	0.015772360
2009	0.006587793	0.003853440	0.002629437	0.000981824	0.000835215	0.000172225	0.000108501	0.015168435
2008	0.006592610	0.003726219	0.002585037	0.000947925	0.000804923	0.000166942	0.000105117	0.014928773
2007	0.006652024	0.003695145	0.002635825	0.000943895	0.000798289	0.000165659		0.014890837
2006	0.007826922	0.004376157	0.002584747	0.001140629	0.000932323	0.000203051		0.017063829
2005	0.007340771	0.004303556	0.004970653	0.001118482	0.000920469	0.000199832		0.018853763

Source - Twin Falls County, Idaho

Notes: The County is responsible for assessing, levying, and collecting property taxes for taxing districts within its boundaries. All nonexempt property, including personal property, is subject to property taxation targeted at 100 percent of current market value as of Jan. 1 each year. Idaho law requires that all property within the County be assessed between 90% and 110% of current market value. Properties must be reassessed at least once every five years. Property taxes are a lien on the property and attach on July 1st of the year for which taxes are levied. Taxes on property are due December 20th; however, they may be paid in two installments with the second installment due June 20th.

In Idaho, taxing districts, including the City, may increase the property tax portion of their budgets by up to 3% over the highest amount of the previous three years, plus growth factors for new construction and annexation. When a city chooses to levy less than the maximum amount of property tax revenue allowed by law, the foregone amount accumulates and the city may also add any or all of that amount to its levy in any subsequent year.

The Property Tax Reduction (Circuit Breaker) program reduces property taxes for qualified applicants. The amount of reduction is based on income for the previous calendar year. It is available to personal residences and if someone qualifies, the property taxes on their home and up to one acre of land may be reduced by as much as \$1,320.

The County does not treat the Urban Renewal Agency of Twin Falls, Idaho (URA) as a separate taxing district. The URA is reported as a component unit of the City in the financial statements and the above activity of property taxes assessed and collected, as reported by the County, reflects the activity of the URA as well.

All taxing districts impacting the citizens of the City of Twin Falls have boundaries that extend beyond the City's. There are no taxing geographic boundaries that are not direct.

Date years with N/A denote information that is not available, or the cost does not outweigh the benefit to secure it. As the City implements GASB 44, the lack of this information in older years will become less significant as these years are dropped off.

Property tax levy rates detailed above are expressed as per \$1,000 of net taxable value

City of Twin Falls, Idaho

Principal Property Tax Payers - Schedule 8

Taxpayer	2015	2014
	Taxable Assessed Value	Taxable Assessed Value
Chobani, Inc (Agro-Farma)	\$ 440,704,927	\$ 397,014,522
Idaho Frozen Foods	73,766,988	76,896,371
Glanbia Foods, Inc	32,280,570	33,796,073
Magic Valley Mall II , LLC	28,085,114	28,103,597
Henningsen Cold Storage Co	17,776,846	17,675,599
Longview Fiber	17,250,406	18,350,447
Wal-Mart Stores, Inc.	15,022,186	18,989,807
Solo Cup Company	14,792,489	14,632,441
Twin Falls Rivercrest Apartments	14,479,199	
Base Jumpers, LLC	12,798,703	
Bridgeview Estates Real Estate Investors, LLC		11,667,748
Jayco		11,576,542

Ratios of Outstanding Debt by Type (a) - Schedule 9

as of September 30,

Fiscal Year	Government Activities	Business-type Activities			Total	Percentage	Per
	Term Loans	Certificates of Participation	Revenue Bonds (c)	Term Loans	Primary Government	of Personal Income (b)	Capita (b)
2015	-	-	70,287,516	-	70,287,516	2.5287	\$ 1,529
2014	-	-	74,291,998	-	74,291,998	2.8356	1,645
2013	-	-	38,340,793	49,445	38,390,238	1.5406	856
2012	-	339,011	24,998,870	8,906,309	34,244,190	1.4627	769
2011	-	660,817	26,591,882	9,644,733	36,897,432	1.6244	863
2010	119,494	967,623	28,091,804	10,354,193	39,533,114	1.6895	937
2009	349,191	1,259,429	10,126,638	11,035,831	22,771,089	1.0041	549
2008	571,436	1,536,235	-	11,690,740	13,798,411	0.6585	320
2007	980,364	1,798,041	-	12,198,916	14,977,321	0.7598	388
2006	1,011,816	2,219,847	-	12,814,349	16,046,012	0.8626	427

City Personal Income	City Population
2,779,540,000	45,981
2,620,007,000	45,158
2,491,872,000	44,848
2,341,182,000	44,505
2,271,421,000	42,741
2,339,979,000	42,197
2,267,895,000	41,510
2,095,294,000	43,080
1,971,259,000	38,630
1,860,210,000	37,619

Source: Assessed property values are provided by Twin Falls County. The cost of the 10 largest taxpayers from earlier years does not outweigh the benefit to secure it. This information will be available in later years. Also see notes to Schedule 6 regarding the URA.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements. Obligations from unfunded pension costs have not been included.

(a) Debt is reflected net of any unamortized premium or discount.

(b) See also Schedule 13 regarding personal income and population data. These ratios are calculated using personal income and population for the prior calendar year.

(c) The City secured the following new revenue bonds - 2009, \$10,225,000; 2010, \$18,595,000; 2013, \$14,670,000; 2014 \$38,000,000

City of Twin Falls, Idaho

Direct and Overlapping Governmental Activities Debt (a) - Schedule 10

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Direct & Overlapping Debt</u>	<u>Combined Debt</u>
Debt Repaid with Property Taxes (b):				
Twin Falls School District - Series 2006 General Obligation Debt (Unrefunded)	\$ 4,320,000	83.84%	\$ 3,621,888	
Twin Falls School District - Series 2014C General Obligation Debt (Refunding)	28,320,000	83.84%	23,743,488	
Twin Falls School District - Series 2014B General Obligation Debt	6,405,000	83.84%	5,369,952	
Twin Falls School District - Series 2014A General Obligation Debt	62,460,000	83.84%	52,366,464	
Urban Renewal Agency of Twin Falls, Idaho:				
Revenue Allocation Refunding Bonds, Series 2015A	3,280,000	100.00%	3,280,000	
Revenue Allocation Bonds, Series 2015C	400,139	100.00%	400,139	
Revenue Allocation Bonds, Series 2013A	30,488,000	100.00%	30,488,000	
Other Debt:				
Twin Falls School District - Capital Leases	4,793,019	83.84%	4,018,467	
Subtotal, overlapping debt			<u>123,288,398</u>	123,288,398
City Direct Debt:				<u>70,287,516</u>
Total Direct and Overlapping Debt				<u>\$ 193,575,914</u>

Legal Debt Margin Information (d) - Schedule 11

Sources: Assessed value data used to estimate applicable percentages provided by Twin Falls County. Debt outstanding data provided by each governmental unit.

Notes: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the city's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident—and therefore responsible for repaying the debt—of each overlapping government.

- (a) Both the School District and the College of Southern Idaho's debt information is as of their year end of June 30, 2015. The URA is as of September 30, 2015. The City has no Governmental Activity Debt.
- (b) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.
- (c) Even though the URA debt has been reflected as 100% applicable it does not relate to the entire City. Property taxes from specific areas within the City are dedicated for its repayment.
- (d) Under Idaho law, the city's outstanding general obligation debt should not exceed 10 percent of total assessed property value. The City has had no general obligation debt for five years.

City of Twin Falls, Idaho

Pledged Revenue Coverage - Schedule 12

(cash basis of accounting)

Water Revenue Bonds

<u>Fiscal Year</u>	<u>Utility Service Charges</u>	<u>Less: Operating Expense</u>	<u>Net Available Revenue</u>	<u>Debt Service</u>		<u>Coverage</u>
				<u>Principal</u>	<u>Interest (a)</u>	
2015	9,743,873	4,561,843	5,182,030	1,930,000	812,559	1.89
2014	9,534,028	4,573,694	4,960,334	1,930,000	878,288	1.77
2013	9,347,841	3,964,573	5,383,268	1,900,000	907,580	1.92
2012	8,984,545	3,856,180	5,128,365	1,560,000	860,031	2.12
2011	8,081,699	3,169,418	4,912,281	1,520,000	817,654	2.10
2010	6,606,498	3,602,527	3,003,971	555,000	529,900	2.77
2009	5,458,661	4,353,212	1,105,449	-	286,522	3.86
2008	5,236,353	3,588,251	1,648,102	-	-	-
2007	4,742,247	2,864,149	1,878,098	175,000	-	10.73
2006	4,149,405	2,806,646	1,342,759	255,000	-	5.27

Wastewater Revenue Bonds

<u>Fiscal Year</u>	<u>Utility Service Charges</u>	<u>Less: Operating Expense</u>	<u>Net Available Revenue</u>	<u>Debt Service</u>		<u>Coverage</u>
				<u>Principal</u>	<u>Interest</u>	
2015	9,865,339	4,035,020	5,830,319	1,765,000	1,713,096	1.68
2014	9,644,992	4,029,245	5,615,747	2,350,000	1,135,032	1.61
2013	7,521,962	4,122,715	3,399,247	1,070,000	344,600	2.40
2012	6,637,147	3,332,619	3,304,528	335,000	34,250	8.95
2011	5,611,424	3,670,746	1,940,678	320,000	50,250	5.24
2010	5,555,071	4,059,967	1,495,104	305,000	65,195	4.04
2009	5,491,645	3,732,938	1,758,707	290,000	78,970	4.77
2008	5,827,133	3,357,699	2,469,434	275,000	91,895	6.73
2007	4,852,258	3,213,022	1,639,236	260,000	104,115	4.50
2006	4,527,917	3,046,720	1,481,197	250,000	115,490	4.05

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements. Operating expenses do not include interest, depreciation or amortization.

(a) The City has qualifying Build America Bonds in its Water Fund. Under that program the federal government participates in the interest expense portion of the bond that the City pays. The interest reflected is the net interest expense after Federal participation.

City of Twin Falls, Idaho

Demographic and Economic Statistics - Schedule 13

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
<u>City Population</u>	Unavailable	45,981	45,158	44,848	44,505	42,741	42,197	41,510	40,380	38,630
<u>Total Personal Income for Twin Falls County (Thousand Dollars)</u>	Unavailable	\$ 2,779,540	\$ 2,620,007	\$ 2,491,872	\$ 2,341,182	\$ 2,271,421	\$ 2,339,979	\$ 2,267,895	\$ 2,095,294	\$ 1,971,259
<u>Personal Income per capita for Twin Falls County</u>	Unavailable	\$ 34,763	\$ 33,336	\$ 31,917	\$ 30,198	\$ 29,781	\$ 31,140	\$ 30,756	\$ 29,112	\$ 28,228
	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
<u>City Unemployment Rate</u>	3.6	4.1	5.4	6.6	8.2	8.7	7.1	4.7	2.6	2.6
<u>City Labor Force</u>	23,337	22,251	22,576	22,476	21,996	21,637	22,164	21,522	21,089	20,066
<u>School Enrollment</u>	9,090	8,865	8,633	8,273	7,912	7,777	7,644	7,616	7,459	7,390

Source: Population information was provided by the Association of Idaho Cities. Personal income and per capita income of Twin Falls County was provided by the Federal Bureau of Economic Analysis. The Twin Falls City Unemployment Rate and City Labor Force were supplied by the Idaho Department of Labor. School enrollment information was provided by the Twin Falls School District.

Notes: The City population and the total personal income for the County and the per capita income were estimated from surveys conducted during the last quarter of each calendar year. Personal income is an estimation of the total for a calendar year. The unemployment and labor force information is as calculated for the last calendar month. The Department of Labor is cautions users that the City is a small sample size for purposes of computing an unemployment rate. School enrollment information is based on the census at September 4th of each school year.

City of Twin Falls, Idaho

City's Largest Employers - Schedule 14

2015

Business	Rank	Employment Range	Industry
St Luke's Magic Valley Reg. Medical Center	1	2,000 - 2,500	Health Care
Personnel Plus Inc.	2	1,500 - 1,999	Administrative & Support Services
College of Southern Idaho	3	500 - 999	Local Government Education
Twin Falls School District #411	4	500 - 999	Local Government Education
Chobani Idaho Inc.	5	500 - 999	Manufacturing
C3 Customercontact Channels Inc.	6	500 - 999	Administrative & Support Services
Conagra Foods Lamb Weston	7	500 - 999	Manufacturing
Elwood Staffing Company	8	250 - 499	Administrative & Support Services
Amalgamated Sugar Company	9	250 - 499	Manufacturing
Twin Falls County	10	250 - 499	Local Government Administration

2006

Business	Rank	Employment Range	Industry
St Luke's Magic Valley Reg. Medical Center	1	2,000 - 2,500	Health Care
Personnel Plus Inc.	2	1,500 - 1,999	Administrative & Support Services
College of Southern Idaho	3	500 - 999	Local Government Education
Twin Falls School District #411	4	500 - 999	Local Government Education
Chobani Idaho Inc.	5	500 - 999	Manufacturing
C3 Customercontact Channels Inc.	6	500 - 999	Administrative & Support Services
Conagra Foods - Lamb Weston	7	500 - 999	Manufacturing - Packaged Foods
Elwood Staffing Company	8	250 - 499	Administrative & Support Services
Amalgamated Sugar Co LLC	8	250 - 499	Manufacturing - Sugar
Twin Falls County	9	250 - 499	Local Government Administration

Source: Quarterly Report of Employment & Wages reports as reported to the Idaho Department of Labor.

Note: Only employers that have given the Department permission to release employment range data are listed. The listing included both private and public employers and is ranked by total reported wages for the calendar year.

City of Twin Falls, Idaho

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
Selected City Service Information - Schedule 15										
<u>Building:</u>										
Permits Issued (Single Family)	230	189	182	151	96	159	159	233	295	641
Value (Single Family)	\$ 46,392,231	\$ 30,578,140	\$ 27,654,144	\$ 21,875,132	\$ 14,705,604	\$ 20,874,598	\$ 21,561,377	\$ 33,953,879	\$ 38,868,684	\$ 86,755,839
Permits Issued (New Commercial)	59	36	33	21	18	28	60	61	60	43
Value (New Commercial)	\$ 87,856,213	\$ 35,167,774	\$ 25,313,089	\$ 17,870,702	\$ 7,079,892	\$ 8,801,750	\$ 24,854,339	\$ 147,317,218	\$ 58,327,086	\$ 17,508,045
<u>Fire:</u>										
Total Incidents	2,986	3,060	3,262	3,048	3,361	3,615	3,527	3,755	3,082	1,964
Estimate of Property Saved	\$ 19,634,796	\$ 12,399,023	\$ 24,515,025	\$ 53,842,390	\$ 4,035,850	\$ 8,371,850	\$ 7,115,580	\$ 123,035,300	\$ 26,395,000	\$ 16,212,910
Estimate of Property Lost	\$ 1,592,214	\$ 1,323,120	\$ 962,475	\$ 445,280	\$ 437,755	\$ 271,335	\$ 610,025	\$ 759,750	\$ 702,945	\$ 1,828,813
<u>Police:</u>										
Calls for Service	52,552	51,439	54,606	48,556	48,775	49,378	48,098	48,714	47,215	46,930
Reported Crime Offenses	3,383	3,534	3,431	3,515	3,850	3,609	3,704	3,933	3,841	4,220
<u>Airport:</u>										
Airplane Takeoff/Landings	28,195	25,265	29,731	33,855	31,386	36,155	33,424	34,192	36,225	37,106
Boarding/Deboarding	65,586	56,894	53,683	50,933	75,048	68,234	54,365	57,645	66,459	63,094
<u>Library:</u>										
Number of Cardholders	31,636	30,989	29,277	27,945	26,120	25,554	24,825	23,187	21,693	17,673
Average Daily Traffic	797	817	808	790	767	866	754	670	592	589
Total Items Checked Out	474,844	493,939	453,385	464,343	456,142	461,936	459,178	425,614	380,191	366,935
<u>Parks:</u>										
Total Maintained Acreage	1,363	1,363	1,362	1,362	1,376	1,215	1,211	1,207	1,197	1,197
<u>Water:</u>										
Water Consumed (Billions)	4,584	4,608	4,613	4,765	4,350	4,461	4,399	4,955	5,037	4,725
<u>Wastewater:</u>										
Gallons Treated (Millions)	2,749.9	2,716.2	2,560.3	2,604.2	2,473.6	2,492.2	2,415.7	2,457.1	2,453.2	2,529.1
Solids Treated (lbs. BOD):										
Treatment Plant	9,493,887	9,255,666	9,368,059	6,436,424	4,073,630	4,019,704	5,910,417	6,117,963	5,831,358	6,693,215
UASB	4,625,938	5,285,527	2,670,601	4,378,381	3,562,440	4,535,297	5,425,735	8,482,586	8,540,503	7,433,607
Total Solids Treated	<u>14,119,825</u>	<u>14,541,193</u>	<u>12,038,660</u>	<u>10,814,805</u>	<u>7,636,070</u>	<u>8,555,001</u>	<u>11,336,152</u>	<u>14,600,549</u>	<u>14,371,861</u>	<u>14,126,822</u>
<u>Sanitation:</u>										
Customer Count	14,412	14,039	13,874	13,814	13,482	13,305	13,239	12,794	12,317	11,696
Trash Tonnage (Tons)	17,269	17,490	17,037	16,777	16,975	17,683	18,770	19,015	19,254	19,254
Tonnage per Customer	1.20	1.25	1.23	1.21	1.26	1.33	1.42	1.49	1.56	1.65

Source: Information is compiled from records maintained within City departments.

Notes: The following departments are reporting data on a calendar year: Police, Fire, Airport, Parks, and Water. The following departments are reporting data on a fiscal year: Building, Library, Wastewater, and Sanitation.

SINGLE AUDIT INFORMATION

CITY OF TWIN FALLS, IDAHO
Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2015

Federal Grantor/ Pass Through Grantor/ Program Title	Federal CFDA Number	Pass-Through Grantor's Number	Expenditures
Historical Society			
Historic Preservation Fund Grants	15.904		\$ 6,036
Department of Transportation			
State and Community Highway Safety	20.600		1,638
National Priority Safety Programs	20.616		3,567
Payments for Small Community Air Service Development	20.930		17,677
Department of Justice			
Missing Children	16.543		3,111
Bulletproof Vest Partnership Program	16.607		3,801
Public Safety Partnership & Community Policing Grants	16.710		175,113
Federal Highway Administration			
CSI Safety Initiative	20.205		1,699,608
Highway Planning and Construction	20.205		793
Department of Parks and Recreation			
Recreational Trails Program	20.219		43,816
Department of Commerce			
Community Development Block Grant	14.228		450,000
Federal Aviation Administration			
Airport Improvement Program-SRE Building	20.106		7,867
Airport Improvement Program-Terminal Modification	20.106		253,302
Airport Improvement Program-Terminal Construction	20.106		36,463
Total Expenditures of Federal Awards			<u>\$ 2,702,792</u>

The City of Twin Falls received equipment in the amount of \$12,075 from Department of Homeland Security.

CITY OF TWIN FALLS, IDAHO
Notes to Schedule of Expenditures of Federal Awards
September 30, 2015

Note A-Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the City of Twin Falls, Idaho and is presented on the modified accrual basis of accounting. The information in the schedule is presented in accordance with the requirements of OMB-Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the financial statements. The City received federal awards both directly from federal agencies and indirectly through pass-through entities. Federal financial assistance provided to a subrecipient is treated as expenditure when it is paid to the subrecipient.

Note B-Significant Accounting Policies

Governmental fund types account for the City's federal grant activity. Therefore, expenditures in the schedule of expenditures of federal awards are recognized on the modified accrual basis-when they become a demand on current available financial resources. The City's summary of significant accounting policies is presented in Note 1 in the City's basic financial statements.

Note C-Subrecipients of Grant Awards

Of the federal expenditures presented in the accompanying schedule of expenditures of federal awards, the City provided federal awards to subrecipients as follows:

College of Southern Idaho	
CSI Safety Initiative-Federal Highway Administration	
(CFDA 20.205)	\$ 1,699,608

CITY OF TWIN FALLS, IDAHO
 Schedule of Findings and Questioned Costs
 For the Year ended September 30, 2015

Financial Statements

Unmodified

Type of auditor's report issued:

Internal Control over financial reporting:

Material Weakness(es) identified? Yes No

Significant deficiency(ies) identified that are not considered to be a Material Weakness? Yes No

Non-Compliance material to financial statements noted? Yes No

Federal Awards

Internal Control over major programs:

Material Weakness(es) identified? Yes No

Significant deficiency(ies) identified that are not considered to be a Material Weakness? Yes No

Type of auditor's report issued on compliance for major programs

Unmodified

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133? Yes No

Identification of major programs

<u>Name of Federal Program or Cluster</u>	<u>CFDA Number</u>
Community Development Block Grant	14.228
Highway Planning & Construction	20.205

Dollar threshold used to distinguish between type A and Type B programs

\$300,000

Auditee Qualified as low-risk auditee? Yes No

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the City Council
City of Twin Falls, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Twin Falls, Idaho, as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the City of Twin Falls, Idaho's basic financial statements, and have issued our report thereon dated February 19, 2016.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Twin Falls, Idaho's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Twin Falls, Idaho's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Twin Falls, Idaho's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Twin Falls, Idaho's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Sincerely,

Mahlke Hunsaker & Co.

MAHLKE HUNSAKER & Co., PLLC
Twin Falls, Idaho
February 19, 2016

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY OMB CIRCULAR A-133**

To the City Council
City of Twin Falls, Idaho

Report on Compliance for Each Major Federal Program

We have audited The City of Twin Falls, Idaho's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the City of Twin Falls, Idaho's major federal programs for the year ended September 30, 2015. The City of Twin Falls, Idaho's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City of Twin Falls, Idaho's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about The City of Twin Falls, Idaho's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City of Twin Falls, Idaho's compliance.

Opinion on Each Major Federal Program

In our opinion, the City of Twin Falls, Idaho, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2015.

Report on Internal Control over Compliance

Management of the City of Twin Falls, Idaho, is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City of Twin Falls, Idaho's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Twin Falls, Idaho's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Sincerely,

Mahlke Hunsaker & Co.

MAHLKE HUNSAKER & Co., PLLC
February 19, 2016



Date: Monday March 14, 2016

To: Honorable Mayor and City Council

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

Request: Consideration of timing on street and utility construction for the Sunway Conveyance Plat.

Time Estimate: Approximately 5 Minutes, with additional time for questions.

Background: In June 2015, the City passed Ordinance 3098 which amended City Code Section 10-12-2-5: Conveyance Plats. Prior to the amendment this code section stated all public streets and easements **shall** be dedicated and be built upon development of **either lot**. The amendment states if either parcel develops or is built on, the city council **may** require construction of street and utility improvements on both parcels. This allows the developer to ask the City Council to defer the construction and timing of street and utility improvements when only one lot is being developed.

We received a Preliminary/Final plat application to subdivide Lot 1 of the Sunway Conveyance Plat. With the submittal of that application the applicant is required to construct the street and utility improvements for both Lot 1 & Lot 2 of the Conveyance Plat upon development or construction. The Developer has submitted a request to the City Council to defer construction of the street and utility infrastructure for Lot 2 of the Conveyance Plat. On December 15, 2015 the City Council granted a Deferral Agreement to defer construction of Lot 1, Sunway Subdivision No. 2.

Approval Process:

City Code 10-12-2-5 states the City Council may require construction of street and utility improvements on both parcels.

Budget Impact: There is no significant budget impact associated with this request.

Regulatory Impact: Approval of this request will allow the applicant to pursue the subdivision of land and transfer of ownership.

Conclusion: Upon approval by the City Council the adjacent parcel (Lot 2-Sunway Conveyance Plat) is large enough to warrant those infrastructure improvements being installed when it is platted & developed in its time.

Attachments:

1. Letter from property owner
2. Vicinity Map
3. Sunway Conveyance Plat
4. Sunway Subdivision No 2



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

March 7, 2016

City of Twin Falls
P.O. Box 1907
Twin Falls, Idaho 83303

Attn.: Rene'e V. Carraway Johnson
Zoning & Development Manager

Re.: *Sunway Subdivision No. 2*
Request

RECEIVED

MAR 07 2016

**CITY OF TWIN FALLS
BUILDING DEPT.**

Dear Rene'e,

Accompanying please find a request from the Twin Falls School District to the City Council in regards to Sunway Subdivision.

Please feel free to call me if you have any questions.

Sincerely,
Tim Vawser

EHM Engineers, Inc.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.



Twin Falls School District #411
201 Main St. W
Twin Falls, Idaho 83301
208-733-6900

February 25, 2016

Reference: Sunway Conveyance Plat Requirements

The purpose of the letter is to request the City Council grant a waiver of the Conveyance Plat requirements stated in Title 10, Chapter 12: Section 2-5(B) Code regarding the timing for required improvements for Conveyance Plats.

On March 9, 2015 the City Council approved the Sunway Conveyance Plat (SCP) creating a 2 lot subdivision of approximately 93 acres. On March 19, 2015 the Twin Falls County Commissioners approved the same conveyance plat as this property is in the Area of Impact. The Sunway Conveyance Plat was recorded on March 26, 2015 Instrument # 2015-004500.

On June 22, 2015 the City Council approved a request for annexation of the 53.38 (+/-) acre Lot 1 SCP.

On December 7, 2015 the City Council approved a "Street and Utility Improvement Deferral Agreement" so the Twin Falls School District # 411 (TFSD) could proceed to subdivide Lot 1 SCP into two separate lots.

The TFSD owns Lot 1 SCP and is ready to submit an application for a preliminary plat and final plat for the Sunway Subdivision 2 dividing the parcel into two separate lots to fulfill the agreement between the City of Twin Falls and the TFSD to transfer ownership of the 40.884 (+/-) acre lot to the City of Twin Falls. Presently future platting and development of either Lot 1 or Lot 2 SCP would require full development of both parcels.

On June 22, 2015 the City Council voted to adopt a Zoning Title Amendment amending Title 10, Chapter 12: Section 2-5(B) regarding the timing for required improvements for Conveyance Plats, Ordinance # 3098.

The Sunway Conveyance Plat was approved and recorded before the Conveyance Code was amended so the TFSD requests the City Council waive the requirement stated in the second sentence of 10-12-2.5(B) (4) to require development of all public infrastructure related to the original parcel and only require the development of infrastructure related to Lot 1 SCP and not Lot 2 Sunway Conveyance Plat

during the normal subdivision process of either parcel.

Lot 1 SCP will be replatted into Sunway Subdivision 2 creating two lots, one to be transferred to the City of Twin Falls and one retained by the TFSD for a future school site. The TFSD request that upon the City Council granting this waiver, the Conveyance Plat requirement does not extend to either of the two new lots created from subdividing Lot 1 SCP.

For reference the following document are included in this request:

EXHIBIT A Sunway Conveyance Plat

EXHIBIT B Street and Utility Deferral Agreement

EXHIBIT C Sunway Subdivision 2

Sincerely,

A handwritten signature in black ink, appearing to read "Brady Dickerson", is written over a horizontal line. A small plus sign is located at the end of the line to the right of the signature.

Brady Dickerson

Operations and Educational Technology Director

Twin Falls School District # 411

TWIN FALLS COUNTY

Recorded for:

TWIN FALLS, CITY OF
2:13:45 PM 12-10-2015

2015-021576

No. Pages:3 Fee: \$
KRISTINA GLASCOCK
County Clerk
Deputy: SHARON

EXHIBIT B

2015 Sunway
C 4657

STREET AND UTILITY IMPROVEMENT DEFERRAL AGREEMENT

This Agreement made and entered into this 7th day of December, 2015, 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 December 7, 2015 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 [Signature]
Mayor

DEVELOPER

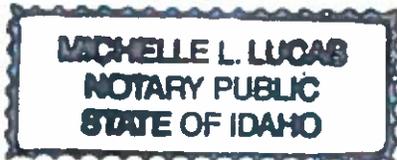
W. Bernard Jansen

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 Lucas
Notary Public
Residing in Twin Falls
Expires 8-15-18



STATE OF IDAHO

On this 9th day of December, 20 , before me a notary public in and for said State, personally appeared Mayor Dowfall

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

Leila Sanchez
Notary Public
Residing in 5-18-2018
Expires 5-18-2018



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

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

TWIN FALLS COUNTY
Recorded for:
EIM 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

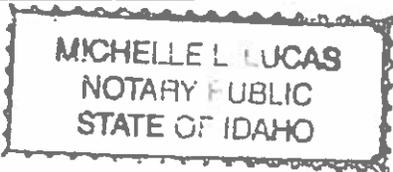
* * * * *

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.

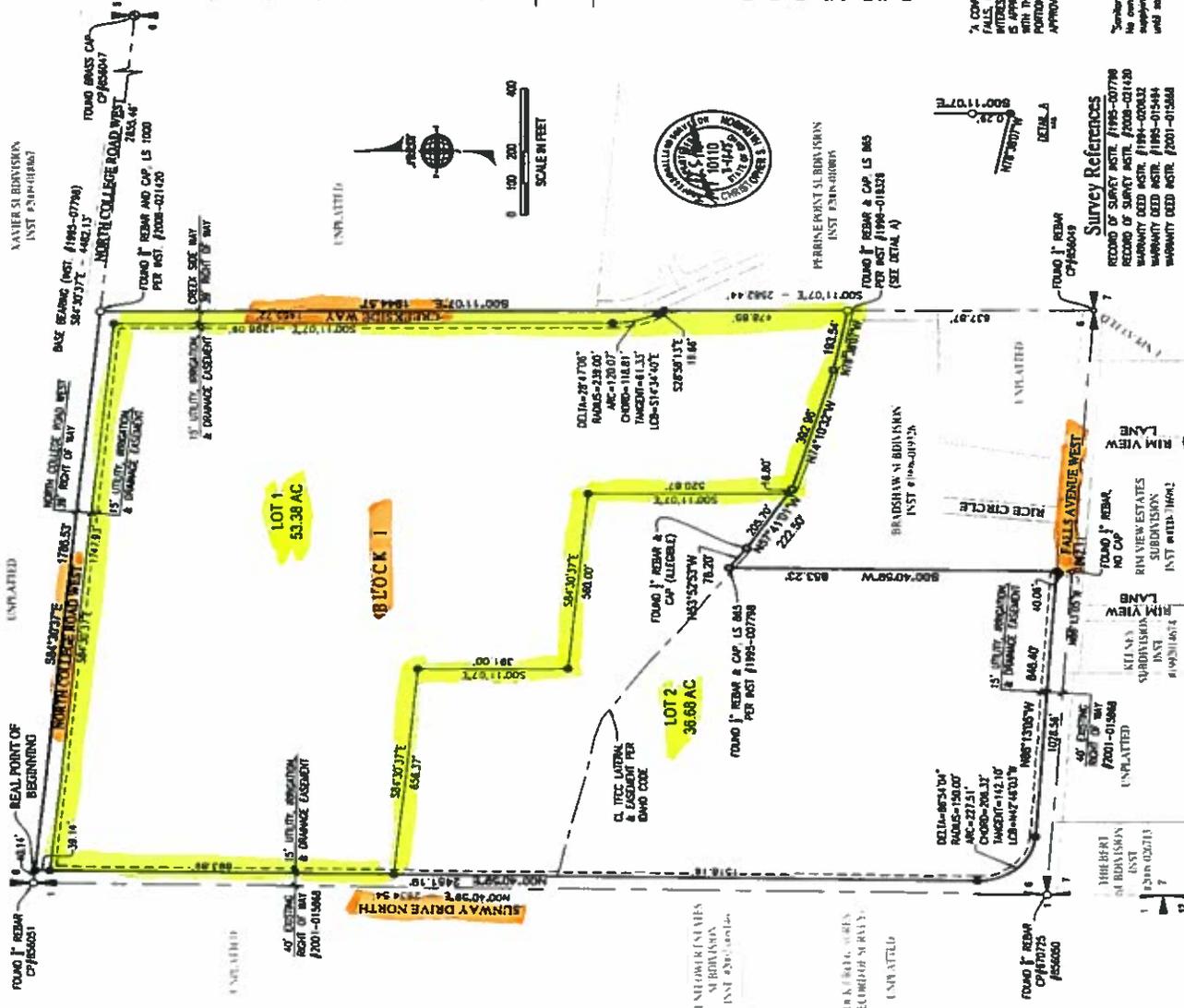
IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

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



SUNWAY CONVEYANCE PLAT

Located In
A Portion of
SW 1/4, Section 6
Township 10 S., Range 17 E.
Boise Meridian
Twin Falls County, Idaho
2015



XAVIER S. BOWEN
INST 2308-01867

BASE BEARING (INST. #198-07798)
S84°30'37"E 4482.15'

ROUND 1/2 REBAR AND CAP LS 1000
PER INST. #208-02140

CREEK SIDE WAY
30' RIGHT OF WAY

15' UTILITY EASEMENT
& DAMAGE EASEMENT

UNPLATTED

LOT 1
53.38 AC

BLOCK 1

LOT 2
36.68 AC

40' DISTING.
RIGHT OF WAY
#201-01586

SUNWAY DRIVE NORTH
100' DISTING. 2461.18'

UNPLATTED

40' DISTING.
RIGHT OF WAY
PER
BAND CODE

ROUND 1/2 REBAR & CAP (ALLEGED)

ROUND 1/2 REBAR & CAP LS 863
PER INST. #198-02770

UNPLATTED

BRADSHAW S. BOWEN
INST. #198-01928

ROUND 1/2 REBAR & CAP LS 863
PER INST. #198-01828
(SEE DETAIL A)

UNPLATTED

PERRINE POINT S. BOWEN
INST. #208-00075

ROUND 1/2 REBAR & CAP LS 863
PER INST. #198-01828
(SEE DETAIL A)

UNPLATTED

BRADSHAW S. BOWEN
INST. #198-01928

ROUND 1/2 REBAR
NO CAP

UNPLATTED

RIM VIEW
ESTATES
SUBDIVISION
INST. #198-01864

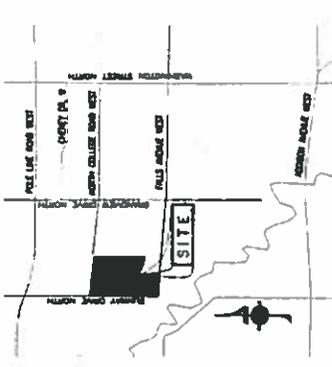
UNPLATTED

40' DISTING.
RIGHT OF WAY
#201-01586

UNPLATTED

RIM VIEW
ESTATES
SUBDIVISION
INST. #198-01864

UNPLATTED



Vicinity Map

Legend

- SURVEY BOUNDARY LINE
- SECTION LINE
- SUBSECTIONAL SECTION LINE
- EASEMENT LINE
- PLATTED LOT LINE
- BRASS CAP
- FOUND 5/8" REBAR (AS NOTED)
- FOUND 1/2" REBAR (AS NOTED)
- SET 5/8" & 3/4" REBAR & CAP - LS 1010
- FOUND 1/2" REBAR - REPLACED WITH 5/8" & 3/4" REBAR & CAP - LS 1010
- RECORD DATA
- TWIN FALLS UTILITY ENGINEERS
- 19-015-04
- 2015-004500
- 4 Pages
- For 1.00
- AUSTIN VILLARROCK
- DRYDEN BRUYER

Conveyance Plat Note

A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSE OF SALE OF CONVEYANCE IN ITS ENTIRETY OF INTERESTS THEREON DERIVED. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A FINAL PLAT WHICH SHOWS THE FIELD OF RECORD OF THIS CONVEYANCE HAS BEEN ACCEPTED IN ACCORDANCE WITH THE CITY OF TWIN FALLS, IDAHO, PLATTING REGULATIONS. THE FOLLOWING A PORTION OF THIS PROPERTY BY LOTS AND BLOCKS, EXCEPT AS SHOWN ON AN APPROVED FIELD AND ACCEPTED CONVEYANCE PLAT IS A VIOLATION OF CITY CODE.

Health Certificate

Sanitary regulations as required by Idaho Code, Title 30, Chapter 13 are in force. The undersigned, being duly qualified under laws which necessitate the making of entries and recording of same, hereby certifies that the above described sanitary restriction requirements are satisfied.

3/11/15
DATE

Twinn
REVIS: SHARON CAROL PEARCE HEALTH DISTRICT

19-015-04
SHEET 1 of 3

Survey References

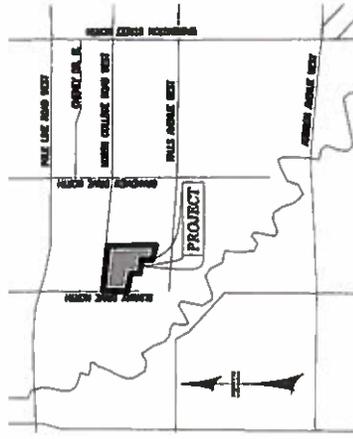
- RECORD OF SURVEY INSTR. #198-02770
- RECORD OF SURVEY INSTR. #208-02140
- WARRANTY DEED INSTR. #198-020832
- WARRANTY DEED INSTR. #198-015864
- WARRANTY DEED INSTR. #201-015864



EHM Engineers, Inc.

SUNWAY SUBDIVISION NO. 2

Located In
 Lot 1, Block 1
 Sunway Conveyance Plat
 Located In A Portion of
 SW 4, Section 6
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2015

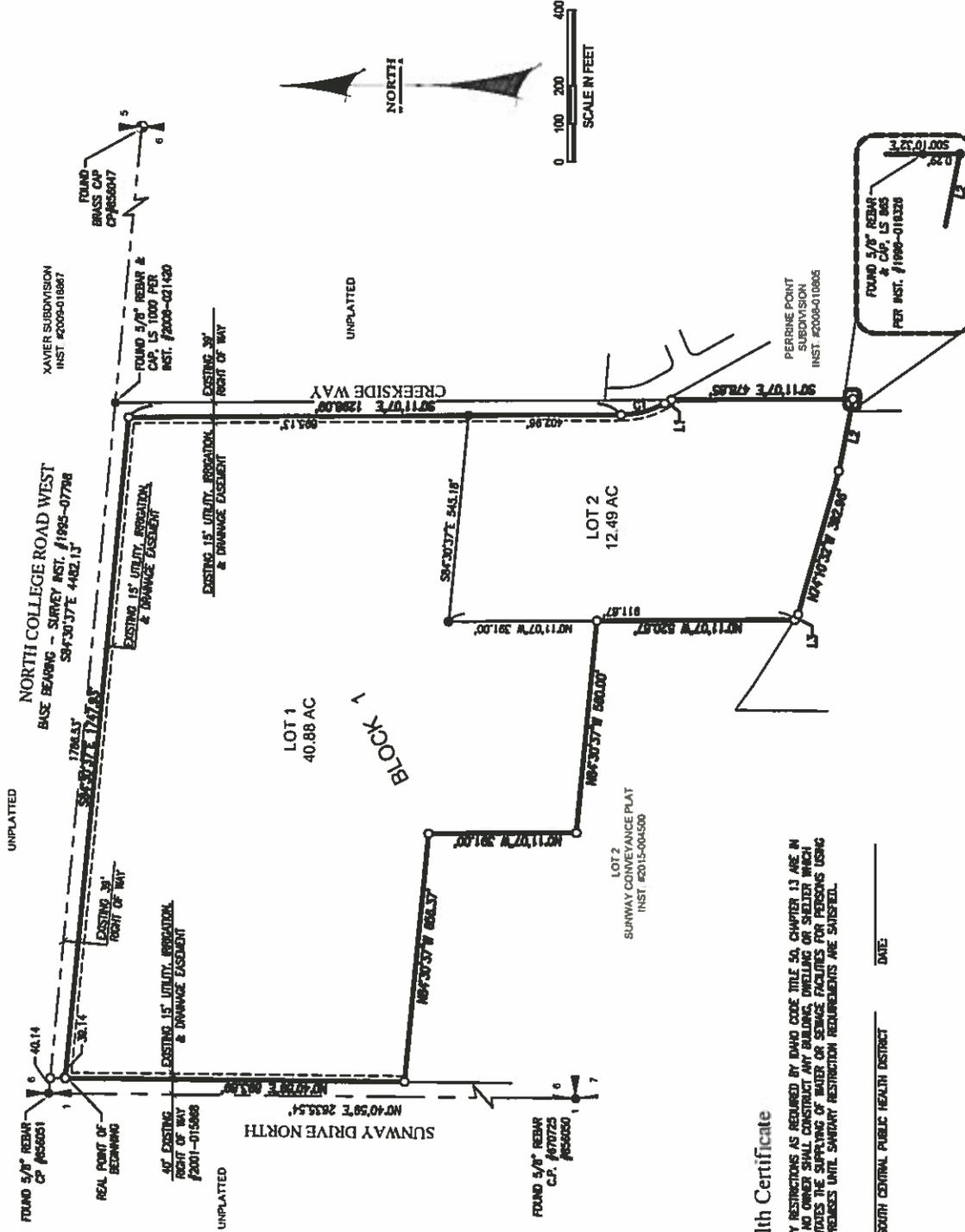


Legend

- SURVEY BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT LINE
- PLATTED LOT LINE
- FOUND BRASS CAP
- FOUND 5/8" REBAR (AS NOTED)
- SET 5/8" x 24" REBAR & CAP - LS 10110
- FOUND 5/8" REBAR & CAP - LS 10110

Survey References

RECORD OF SURVEY INSTR #1995-07796
 SUNWAY CONVEYANCE PLAT INSTR #2015-004500



Line Table

LINE #	BEARING	DISTANCE
L1	S28°58'13"E	18.66'
L2	N78°38'07"W	183.54'
L3	N57°41'01"W	18.80'

Curve Table

CURVE #	DELTA	RADIUS	ARC CHORD	TANGENT	CHORD BRG
C1	28°47'08"	230.00'	120.07'	118.81'	61.33° S163°44'0"E

Health Certificate

SANITARY RESTRICTIONS AS REQUIRED BY PLUMBING CODE TITLE 50, CHAPTER 13 ARE IN EFFECT. NO CHANGE SHALL CONSTITUTE ANY BUILDING, MECHANICAL, OR ELECTRICAL WORK UNLESS THE SUPPLYING OF WATER OR SEWAGE INCLUDES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS REQUIREMENTS ARE SATISFIED.

REIS, SOUTH CENTRAL PUBLIC HEALTH DISTRICT _____ DATE _____



EHM Engineers, Inc.



Date: March 14, 2016 City Council Meeting

To: Honorable Mayor and City Council

From: Jon Caton, P.E., Public Works Director

Request:

Staff will provide a presentation on sidewalks that will include a high level update on the existing sidewalk condition, potential cost impacts and potential opportunities.

Time Estimate:

The presentation will take approximately 20 minutes plus time for Council Q & A.

Background:

Last August, Council recognized that the citizens of Twin Falls are very interested in improving the sidewalks within the City, so they requested Staff to provide a report on sidewalks. The purpose of the presentation will be to provide an update on existing condition, potential cost and potential opportunities.

Approval Process:

Presentation, no action is being requested.

Budget Impact:

Depending on the direction, the budget impact could be significant. The purpose of the presentation/discussion will be to clarify potential budgetary impact.

Regulatory Impact:

NA

Conclusion:

Presentation and informational, no action required.

Attachments:

NA



Date: Monday, March 14, 2016
To: Mayor and City Council
From: Travis Rothweiler, City Manager

Request

A general discussion about the City Manager's FY 2017 budget priorities and philosophies followed by citizen input.

Time Estimate

The estimated amount of time this item will take is 20 minutes.

Background

The purpose of this agenda item is to have a general discussion about the City Manager's budget priorities for the City of Twin Falls' 2017 fiscal year budget. This is the first of a possible four scheduled sessions prior to the presentation of the City Manager's recommended budget. The purpose of this first session is for the City Manager to share what he is seeing as the priorities for the upcoming fiscal year. The other three opportunities to provide input prior to the development of the budget will be on Monday, March 21st, May 2nd and July 6th. The City's Manager's recommended budget for the 2016 Fiscal Year will be presented to the members of the City Council for its review and debate in mid-July.

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 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.

In preparing the budget for each of the past five years, these preliminary conversations assisted in guiding the previous budget concepts and strategies. From several internal conversations, public informational listening sessions and planning meetings, the City Council developed five goals that served as guideposts the FY 2017 budget process. Next week, the members of the City's Long-Term Planning Group will ask the members of the City Council to provide their initial thoughts about the upcoming budget priorities. In April, the members of the committee will share their recommendations for FY 2017 as well as the next five upcoming fiscal years.

In our continued pursuit of excellence, we will continue to review our processes beyond the budget conversations.

Approval

There is no approval process.

Budget Impact:

There are no budgetary or financial impacts from the conversation.

Regulatory Impact:

There is no regulatory impact.

Attachments

1. No Attachments