

COUNCIL MEMBERS

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



AGENDA
5:00 p.m.

Meeting of the Twin Falls City Council
Monday, August 15, 2016, City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

PLEDGE OF ALLEGIANCE TO THE FLAG
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. Request to approve the Accounts Payable for August 9 – 15, 2016.	Action	Sharon Bryan
2. Request to approve the August 8, 2016, City Council Minutes.	Action	Sharon Bryan
3. Request to approve Findings of Fact, Conclusions of Law, and Decision for: a. Final Plat for Canyon Village Subdivision No. 2 - A PUD. b. Zoning District Change & Zoning Map Amendment for Dennis Hourany % Riedesel Engineering, Inc.	Action	Mitchel Humble
4. Request to approve the 6 th Annual Wings and Things Ultimate Fundraiser to be held in the Twin Falls City Park on Saturday, September 10, 2016.	Action	Ron Fustos
5. Request to approve a request by Kent Taylor/Northeast Investments, LLC to make Parks In-Lieu Contribution in association with Canyon Village Subdivision No. 2.	Action	Wendy Davis
II. <u>ITEMS FOR CONSIDERATION:</u>		
1. Request to recognize Lieutenant Terry Thueson for his completion of Northwestern School of Police Staff and Command and for being chosen as the recipient of the Franklin M. Kreml Leadership Award.	Action	Craig Kingsbury
2. Presentation of service certificates to outgoing Historic Preservation Commission members Wendy Rice and Randall Watson.	Presentation	Kelly Weeks
3. Request to confirm the appointments of Andrew Dunn and Samra Culum to the Historic Preservation Commission.	Action	Shawn Barigar
4. Request to approve the concept and funds for a public art piece to be installed at the North Five Points Pocket Park.	Action	Carolyn White/ Wendy Davis
5. Request to adopt the Tentative Fiscal Year 2017 Budget for the City of Twin Falls and set August 29, 2016, at 6:00 p.m. as the date and time for the budget public hearing.	Action	Travis Rothweiler
6. Public input and/or items from the City Manager and City Council.		
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.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - a. wait to be recognized by the mayor
 - b. approach the microphone/podium
 - c. state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and
 - d. proceed with their input.
2. The Mayor may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

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 (2) 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	Nikki	Shawn	Chris	Gregory	Don	Ruth
Hawkins	Boyd	Barigar	Talkington	Lanting	Hall	Pierce
Vice Mayor		Mayor				



Minutes
5:00 p.m.

Meeting of the Twin Falls City Council
Monday, August 8, 2016, City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

PLEDGE OF ALLEGIANCE TO THE FLAG 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. Request to approve the Accounts Payable for August 2 - 8, 2016. 2. Request to approve the August 1, 2016, City Council Minutes. 3. Request to approve the Amazing Grace Back to School Annual Family Picnic 2016 to be held on Sunday, August 21, 2016, in the City Park. 4. Request to approve the 36th Annual Falls Brand Door Slammer Softball Tournament and Picnic to be held on August 27, 2016, at the City Park. 5. Request to approve the Fill the Boot Muscular Dystrophy Association Summer Camp Fundraiser to be held on Friday, August 12, 2016, at the intersection of Addison Avenue East and Locust Street. 6. Request to rename Sun Dance Way, as platted in Sunterra Subdivision No. 4, to Silver Birch Way. 7. Request to approve the 2 nd Annual Summer Showdown Car Show to be held on Saturday, August 13, 2016, at the City Park.	Action Action Action Action Action Action Action	Sharon Bryan Sharon Bryan Ron Fustos Justin Dimond Ron Fustos Troy Vitek Justin Dimond
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Request to review and approve term options for the PSI contract for a 10-year period. 2. Request to approve the purchase of a truck to haul sludge from the wastewater treatment plant. 3. Request to present the bid tabulation for the 2016 Sewer Jet Truck and recommend rejecting all bids and re-bid the project. 4. Update on the Backflow Program and discussion on potable water irrigation hours. 5. Presentation of a draft sidewalk replacement program and application. 6. Presentation of the City Manager’s Recommended Budget for FY 2017 for Strategic Plan Focus Areas 4 (Accessible Community) and 5 (Environmental Community) and followed by citizen input. 7. Public input and/or items from the City Manager and City Council.	Action Action Action Update/ Discussion Presentation Presentation/ Citizen Input	Bill Baxter Jacqueline Fields Jon Caton Jon Caton Jon Caton Mitchel Humble
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u> 6:00 P.M.		
IV. <u>PUBLIC HEARINGS:</u> None		
V. <u>ADJOURNMENT:</u> EXECUTIVE SESSION 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.		

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 Accountant/Utility Services Supervisor Bill Baxter, Code Enforcement Coordinator Sean Stanley, Public Works Director Jon Caton, Senior Operator Justin Ash, Lead Operator Wally Kendrick and 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 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

City Manager Rothweiler asked that Cycle Magic Valley Bicycle Ride to be held on Saturday, August 20, 2016 at Twin Falls Visitor's Center be added to the Consent Calendar.

City Manager Rothweiler said that the Executive Session has been postponed.

PROCLAMATIONS: None

GENERAL PUBLIC INPUT

Lucy Wills, Twin Falls, concerned for the victim of the Fawnbrook rape and also with the hate being shown in our community.

Terry Edwards, Jerome, Idaho, spoke on the speech from Brigette Gabrielle.

Lee Stranahan, Dallas, TX, said he is looking into the Fawnbrook rape and refugee controversy, and wanted to know the economic benefits for industry in hiring refugees. He also would like to meet with Mayor Barigar and Councilmember Hall.

Brad Wills, Twin Falls, encouraged citizens to get involved by serving on a City of Twin Falls board or commission.

Jessie Stroup, Twin Falls, asked if any of the City Council has walked through refugee housing. She asked the City Council to look into the refugee housing.

Nolan Stroup, Twin Falls, said that refugees live in deplorable housing conditions. He said that he feels City Council does not care. He went on to say that the limited lower income homes are being taken up by refugees.

Councilmember Hall asked City Manager Rothweiler to investigate the housing that Jessie and Nolan Stroup referred to.

I. AMENDED CONSENT CALENDAR:

1. Request to approve the Accounts Payable for August 2 - 8, 2016.

2. Request to approve the August 1, 2016, City Council Minutes.
3. Request to approve the Amazing Grace Back to School Annual Family Picnic 2016 to be held on Sunday, August 21, 2016, in the City Park.
4. Request to approve the 36th Annual Falls Brand Door Slammer Softball Tournament and Picnic to be held on August 27, 2016, at the City Park.
5. Request to approve the Fill the Boot Muscular Dystrophy Association Summer Camp Fundraiser to be held on Friday, August 12, 2016, at the intersection of Addison Avenue East and Locust Street.
6. Request to rename Sun Dance Way, as platted in Sunterra Subdivision No. 4, to Silver Birch Way.
7. Request to approve the 2nd Annual Summer Showdown Car Show to be held on Saturday, August 13, 2016, at the City Park.
8. Cycle Magic Valley Bicycle Ride to be held on Saturday, August 20, 2016 at Twin Falls Visitor's Center.

MOTION:

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

II. ITEMS FOR CONSIDERATION:

1. Request to review and approve term options for the PSI contract for a 10-year period.

Finance Accountant/Utility Services Supervisor Baxter and Code Enforcement Coordinator Stanley reviewed PSI contract.

City Council discussion ensued on the following:

How do they know that it recycle bin is contaminated?

Jeff Brewster, PSI Regional Manager, explained how they know recycle bins are contaminated.

Limited and Unlimited trash collection.

Times of year Fall, Spring, Christmas extra garbage pickup

Environmental Community

Small container regulations on limited trash collection.

Encourage citizens to recycle

Educate citizens on what is recyclable.

Appreciation of the extra time PSI employees are spending on picking up extra items and breaking down big boxes.

Contaminated items are sorted at recycling center.

PSI is paying for the sorting.

Recycling at City Parks.

Three cart sizes.

Managing the unlimited trash service.

Develop a pilot program for the smaller can.

Warning citizens that have contaminate bins.

Educate citizens on recycling.

2. Request to approve the purchase of a truck to haul sludge from the wastewater treatment plant.

Deputy City Manager Humble reviewed the request to purchase a truck to haul sludge from the wastewater treatment plant.

MOTION:

Vice Mayor Hawkins moved to go to bid for the purchase of a new truck to haul sludge from the wastewater treatment plant. The motion was seconded by Councilmember Boyd. Roll call vote showed all members present voted in favor of the motion.
Approved 7 to 0

3. Request to present the bid tabulation for the 2016 Sewer Jet Truck and recommend rejecting all bids and re-bid the project.

Public Works Director Caton reviewed the bid tabulation.

City Council discussion ensued on the following:

Explanation on irregular.
Same bidders to rebid.
Possible lawsuit if we accept the low bid.
Tank the only irregularity.
Bid form different from one used before.
Concerns with violation of our contract.

Ray Smith, Metroquip representative explained there bidding process and why they bid a stainless steel tank.

Public Works Director Caton said that staff would put in more clarification in the bid package.

MOTION:

Councilmember Talkington moved to reject all bids and rebid. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

4. Update on the Backflow Program and discussion on potable water irrigation hours.

Public Works Director Caton, Water Senior Operator Ash and Lead Operator Kendrick gave an update on the Backflow Program.

City Council discussion ensued on the following:

Backflow for potable water.
How backflow testing is tracked.
Charges to check backflow device
Penalties for those that are not compliant.

Lead Operator Kendrick explained that because of the backlog of testing that they have held off enforcement regulations for those that are not compliant.

Michael Brown, DEQ, explained why the State and Federal Government developed these regulations.

Public Works Director Caton explained that you cannot cross connect irrigation water to potable water.

Senior Operator Ash explained the process of contacting customers.

Caton explained the irrigation hours.

City Council discussion ensued on the following:

Be more flexible with hose draggers watering times.

Water conservation.

Pressurized irrigation system concerns with water pressure.

Mayor Barigar asked that City Manager Rothweiler report back to City Council after irrigation season on how many violations were given.

10-minute recess

5. Presentation of a draft sidewalk replacement program and application.

Public Works Director Caton reviewed the ADA ramp replacement program.

Public Works Director Caton presented a draft sidewalk replacement program.

City Council discussion ensued on the following:

Installation of sidewalks for citizens that have difficulty getting around.

Have help with a whole block to install sidewalks.

Don't exclude rentals if rental owner is willing to pay 50% of the sidewalk.

LID process for those who wants to do an entire block.

Businesses should not be included in the sidewalk replacement program.

Single family rentals should be considered.

Can't differentiate single family from duplex, four-plex.

6. Presentation of the City Manager's Recommended Budget for FY 2017 for Strategic Plan Focus Areas 4 (Accessible Community) and 5 (Environmental Community) and followed by citizen input.

Deputy City Manager Humble reviewed Budget FY 2017 Strategic Plan Focus Areas 4 and 5 using visuals.

City Council discussion ensued on the following:

Difference between a planner vs senior planner.

Eastland Drive South Project Completion.

Federal money used for airport improvement projects

Street lights on Cheney.

Corner of Cheney and Parkview needs a street light.

Clarification of the tax slide.

City Manager Rothweiler said that at next week's meeting the plan is to set the maximum budget and discuss the unallocated funds.

Public Input:

Ken Weismore, Twin Falls, asked when the intersection of Hankins Road and Addison Ave East would get a signal light.

City Manager Rothweiler explained the review process for signals.

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

Councilmember Talkington gave report on the Twin Falls Urban Renewal Agency meeting.

Mayor Barigar and Vice Mayor Hawkins gave a report on the open house today of the New Rock Creek Elementary School.

Mayor Barigar said that tomorrow, August 9, 2016 from 4:00 PM to 6:00 PM will be an open house for the New Pillar Falls Elementary School.

III. ADVISORY BOARD REPORT/ANNOUNCEMENTS: NONE

IV. PUBLIC HEARINGS: None

V. ADJOURNMENT: EXECUTIVE SESSION 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement. **POSTPONED**

Meeting adjourned at 8:04 PM

Sharon Bryan, Deputy City Clerk



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:)	
)	
<u>Final Plat Application,</u>)	FINDINGS OF FACT,
)	
<u>Canyon Village Subdivision No. 2 A PUD</u>)	CONCLUSIONS OF LAW,
Applicant(s).)	
)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on August 1, 2016 for consideration of the final plat of the Canyon Village Subdivision No. 2 A PUD, approximately 13.60 (+/-) acres consisting of 29 residential/professional lots located on the south side of Pole Line Road East and the west side of Eastland Drive North, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Canyon Village Subdivision No. 2 A PUD, approximately 13.60 (+/-) acres consisting of 29 residential/professional lots located on the south side of Pole Line Road East and the west side of Eastland Drive North.
2. The property in question is zoned C-1 PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Urban Village/Urban Infill in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, Undeveloped; to the south, Cheney Drive East/Residential; to the east, Eastland Drive North/Undeveloped; to the west, Undeveloped Agricultural.

4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The final plat of the Canyon Village Subdivision No. 2 A PUD, approximately 13.60 (+/-) acres consisting of 29 residential/professional lots located on the south side of Pole Line Road East and the west side of Eastland Drive North is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The final plat is in conformance with the Comprehensive Plan as required by Twin Falls City Code §10-12-2.3(H)(2)(a).

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

4. The development of streets, sewer, water, irrigation, dedication of park land and other public improvements at the cost of the developer will not adversely affect any capital improvement plan and will integrate with existing public facilities, as required by Twin Falls City Code §10-12-2.3(H)(2)(c).

5. There is sufficient public financial capability of supporting services for the proposed development, as required by Twin Falls City Code §10-12-2.3(H)(2)(d).

6. There are no other health, safety or environmental problems associated with the proposed development that were brought to the City Council's attention, per Twin Falls City Code §10-12- 2.3(H)(2)(e).

7. The final plat is in conformance with the Preliminary Plat. Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

The request for approval of the final plat of the Canyon Village Subdivision No. 2 A PUD, approximately 13.60 (+/-) acres consisting of 29 residential/professional lots located on the south side of Pole Line Road East and the west side of Eastland Drive North is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Subject to final technical review and amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to resolution of the Parks-in-Lieu request.



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:)	
)	
<u>Zoning District Change & Zoning Map Amendment,</u>)	FINDINGS OF FACT,
<u>Application,</u>)	
)	CONCLUSIONS OF LAW,
<u>Dennis Hourany</u>)	
<u>c/o Riedesel Engineering, Inc.</u>)	AND DECISION
<u>Applicant(s)</u>		

This matter having come before the City Council of the City of Twin Falls, Idaho on May 23, 2016 for public hearing pursuant to public notice as required by law for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA for approximately 9 (+/-) acres to develop a 4-Plex Townhouse Development on property located 2916 East 3600 North and the City Council having heard testimony from interested parties, and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA for approximately 9 (+/-) acres to develop a 4-Plex Townhouse Development on property located 2916 East 3600 North
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: April 7, 2016 & May 4, 2016
3. The property in question is zoned R-4 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Medium Density Residential in the duly adopted Comprehensive Plan of the City of Twin Falls.

4. The existing neighboring land uses in the immediate area of this property are: to the north, Valencia Avenue/Residential; to the south, South Hills Middle School; to the east, 3600 North Road; to the west, Residential.

Based on the foregoing Findings of Fact, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The application for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA for approximately 9 (+/-) acres to develop a 4-Plex Townhouse Development on property located 2916 East 3600 North is consistent with the purpose of the R-4 ZDA Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-4-5, 10-6-1, 10-7-6, 10-7-12, 10-10- through 3, 10-11-1 through 9, 10-14-1 through 9 of the Twin Falls City Code.

3. The proposed use is proper use in the R-4 ZDA Zone, subject to the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

4. Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity. A rezone of this property is not a guarantee city utilities are available. A will-serve letter will be issued upon review and approval for a final plat and/or a phase of a final plat.

5. The application for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA for approximately 9 (+/-) acres to develop a 4-Plex Townhouse Development on property located 2916 East 3600 North should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

1. The application for a for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA for approximately 9 (+/-) acres to develop a 4-Plex Townhouse Development on property located 2916 East 3600 North is hereby granted

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase; if construction begins at the North end Valencia shall connect to 3600 North (Valencia connector width to be determined by City Engineer); if construction starts on the south end, either full construction of Valencia is required, or they can bond for the future phases, with a completion deadline by the year 2022; both scenarios subject to engineering review of the plat.
3. Subject to the perimeter fence being installed prior to issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.
6. Subject to an on-site or hired property manager.

APPLICATION #: 2777



Date: Monday, August 15, 2016

To: Honorable Mayor and City Council

From: Staff Sergeant Ron Fustos, Twin Falls Police Department

Request:

Consideration of a request to approve the 6th Annual Wings and Things Ultimate Fundraiser sponsored by the Twin Falls Optimist Club. This fundraiser will be held in the Twin Falls City Park on Saturday, September 10, 2016, from 12:00 p.m. to 3:00 p.m.

Time Estimate:

Since this has been an annual event, with no calls for service during past events, Staff recommends that this request be placed on the Consent Calendar.

Background:

Robin Stanhope, on behalf of the Twin Falls Optimist Club, has submitted a Special Event Application to hold their annual fundraiser, Wings and Things Ultimate. This event will be held in the Twin Falls City Park on Saturday, September 10, 2016, commencing at 12:00 p.m. and concluding at 3:00 p.m.

This event will consist of a Tailgating Barbeque competition where the judging community will purchase tickets to sample the different foods, then cast their ballots for the best cooks. There will be live broadcasting from the band shell during the event.

Alcohol will not be served.

Organizers anticipate 750 attendees throughout the event.

The Twin Falls Optimist Club has held fundraising events of this nature in past years. The 2015 event did not generate any Police calls for service. Due to the short time frame of this event and a long history of no calls for service during past events, security is not required.

Approval Process:

Consent by the City Council.

Budget Impact:

This event will not have any budget implications.

Regulatory Impact:

N/A

Agenda for August 15, 2016
From Staff Sergeant Ron Fustos
Page Two

Conclusion:

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

Attachments:

None

RF:aed



Date: Monday, August 15, 2016
To: Honorable Mayor and City Council
From: Wendy Davis, Parks and Recreation Director

Request:

Consider a recommendation from the Parks and Recreation Commission to approve a request by Kent Taylor/Northeast Investments, LLC to make Parks In-Lieu Contribution in association with Canyon Village Subdivision No. 2.

Time Estimate:

Presentation will take approximately 5 minutes. A representative from EHM Engineers will be present representing Northeast Investments, LLC. Following the presentation, there will be time for questions and answers.

Background:

Canyon Village Subdivision No. 2 is located on the north side of town bordered by Poleline Road on the North, Eastland Dr on the East and Cheney Dr on the South. Developer plans to build a mixed commercial and residential area with 21 household units. Appraised value of the land is \$22,000. After applying the formula, the proposed cash contribution is \$11,277. These dollars would be used to make improvements to a park within a 1 mile radius of the development. Please see attached request prepared by EHM Engineers.

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements, which contributions shall be used for park land acquisition and/or park improvements within the boundaries of the arterial streets in which the development is located. In the event that no such facilities or needs are so located, the director may propose a budgeted expenditure to apply the funds to needs identified at any such facility existing within one mile of the boundaries of the project from which the funds originated. If the director determines that no reasonable use exists within the extended geographical area, the director shall, with the approval of the parks and recreation commission, propose to the city council a specific application for the funds which need not be limited geographically, and may include such use as future land acquisition. The fee structure for cash contributions for acquisition of park land shall be the appraised value of the required land area at the time of the application. The development may qualify for a 50% reduction on their cash contribution in lieu of park land if the development met all criteria to be called an "in fill" development. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant. The fee structure for park improvements, including all costs of acquisition, construction and all related costs, shall be based upon the estimated costs of an approved improvement provided by a qualified contractor and/or vendor. (Ord. 2954, 11-3-2008)

Approval Process:

A majority vote of the council is required 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 allow the applicant to proceed with recording the plat and development of the property.

Conclusion:

The Parks and Recreation Commission recommends approval of this request. Staff supports this recommendation.

Attachments:

1. Parks In Lieu Request from EHM Engineers, for Kent Taylor/Northeast Investments, LLC

Date: 8-2-16

PARKS IN LIEU CONTRIBUTION APPLICATION-2014

Subdivision Name: CANYON VILLAGE SUBD. No. 2

Number of Dwelling/Household Units/Acres: 29 (21) 1 13.6 (7.61)

Developer: KEAT TAYLOR / NORTHEAST INVESTMENTS, LLC

Address/Phone #: P.O. BOX 1901, TWIN FALLS, ID 83303 208-734-5681

Appraiser: MICHAEL KIP PERKINS

Address/Phone #: _____

As per Twin Falls City Code Title 10; Chapter 12; Section 3.11 ... " No residential plat shall be approved unless it includes provision for parks and stormwater retention/detention. "... The city council may, at their discretion, approve and accept cash contributions in lieu of developed park land with improvements. "

The following items shall be included with this Parks in Lieu Contribution application. It is the responsibility of the developer to see that all required information is provided to the city at the time of submittal of the Parks in Lieu Contribution application. An incomplete application will not be accepted by the City Administrator.

The City of Twin Falls allows two (2) different types of requests for Parks In Lieu cash contributions, as per TF City Code 10-12-3.11. Please mark an X by the type of request you are going to use; #1 or #2:

1. I am requesting approval of a Parks In Lieu contribution without walking/bicycle trails, using the following Contribution Formula:

- (a) Determine the per acre appraised value of the Land in the development. See 10-12-3-11 (F). Appraisal value of the Land: (L) 22,000
- (b) The current Park Development cost is \$31,700 per acre. (PD) \$31,700
- (c) Total the number of Household units in the development. (H) 21

1-The proposed Cash Contribution using #1: (L+PD)(H)(.01) (CC) \$ 11,277

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

The City of Twin Falls allows for a 50% reduction in the cash contribution, as per 10-12-3.11(G), subject to meeting ALL FIVE (5) CRITERIA:

- 1. The number of household units must be eight (8) or less per acre, as identified on the preliminary plat.
- 2. Development shall be located within city limits.
- 3. Development shall not border an arterial street.
- 4. Development shall not border the city limits.
- 5. Development must not have been converted from agricultural land. (Ord. 3034, 7-16-2012)

If development qualifies for the 50% reduction, divide Cash Contribution (CC) amount by two (2). _____

2. _____ I am requesting approval of a Parks In Lieu mixed contribution consisting of cash and developed walking/bicycle trails, using the following Contribution Formula:

- (a) Determine the per acre appraised value of the Land in the development.
See 10-12-3-11 (F). Appraisal value of the Land: (L) _____
- (b) The current Park Development cost is \$31,700 per acre. (PD) \$31,700
- (c) Total the number of Household units in the development. (H) _____

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

- (d) Developed Trail Cost:
i. Cost of land underneath the trail (per square foot): (A) _____
ii. Cost to develop the trail (per square foot): (B) _____
- Developed Trail Cost = (A + B) (total trail cost per square foot): (TC) _____
- (e) Land Portion = (L)(H)(0.01) - (TC) (LP) _____
Note: Land portion cannot be less than 50% of (L)(H)(.01).
- (f) Park Improvement Portion = (31,700)(H)(.01): (PIP) _____
- (g) Land Portion + Park Improvement portion (LP + PIP) = _____

2-The proposed Cash Contribution using #2: (CC) \$ _____

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

Parks In Lieu contribution must be made prior to final plat recordation.

PRIOR TO SUBMITTAL OF THIS APPLICATION HAVE YOU:

- ... Talked to the Parks & Recreation Department about the requirements?
- ... Enclosed a copy of the appraiser's value for the land.
- ... Enclosed a copy of bid/material costs to construct walking path/bike trail.

Date Submitted: _____

City Council Agenda Date: _____

Application accepted by City Administrator: _____

Engineering Approval: _____

APPRAISAL OF REAL PROPERTY

LOCATED AT

Canyon Village Subdivision No 2
Twin Falls, ID 83301
See attached Addendum

FOR

Kent Taylor

Twin Falls, ID 83301

AS OF

08/01/2016

BY

Michael Kip Perkins
Perkins Appraisals
740 Crystal Ct.
Kimberly, ID 83341
208-948-0810
perkinskip@yahoo.com

Client	Kent Taylor	File No.	16073023
Property Address	East Poleline Road		
City	Twin Falls	County	Twin Falls
		State	ID
		Zip Code	83301
Lender/Client			

TABLE OF CONTENTS

Cover Page	1
Letter of Transmittal	2
GLB Act Privacy Notification	3
Summary of Salient Features	4
Statement of Limiting Conditions	5
Scope of Work	7
Land	8
Supplemental Addendum	9
Aerial Map	10
Aerial Map	11
Appraiser Disclosure Statement	12
License and Resume	13



Perkins Appraisals
740 Crystal Ct.
Kimberly, ID 83341
208-948-0810

08/01/2016

Re: Property: Canyon Village Subdivision
Twin Falls, ID 83301
Borrower:
File No.: 16021604

Opinion of Value: \$ 22,000
Effective Date: 08/01/2016

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for bare land described in this appraisal report, as undeveloped and unplatted, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of undeveloped, non platted bare land sites, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Michael Kip Perkins

Michael Kip Perkins
License or Certification #: CRA-3799
State: ID Expires: 09/09/2016
perkinskip@yahoo.com

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm. A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information. Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	Canyon Village Subdivision No 2
	Legal Description	See attached Addendum
	City	Twin Falls
	County	Twin Falls
	State	ID
	Zip Code	83301
	Census Tract	0015.00
	Map Reference	46300
PRICE & DATE	Sale Price	\$
	Date of Sale	
PARTIES	Client	Kent Taylor
	Lender/Client	
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1 Acre
	Price per Square Foot	\$
	Location	Good
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRAISER	Appraiser	Michael Kip Perkins
	Effective Date of Appraisal	08/01/2016
VALUE	Opinion of Value	\$ 22,000

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated, (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

~~CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:~~

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
 3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
 5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
-
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
 10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED:

East Pole Line Road, Twin Falls, ID 83301

APPRAISER:

Signature: Michael Kip Perkins
 Name: Michael Kip Perkins
 Title: _____
 State Certification #: CRA-3799
 or State License #: _____
 State: ID Expiration Date of Certification or License: 09/09/2016
 Date Signed: 09/01/2016

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____

Did Did Not Insured Property

Scope of Work

File No. 16073023

Client	Kent Taylor						
Property Address	Canyon Village Subdivision No 2						
City	Twin Falls	County	Twin Falls	State	ID	Zip Code	83301
Lender/Client							

Scope of Work

The appraiser:

- a. will inspect the subject property to note the characteristics of the property that are relevant to its valuation;
- b. will investigate available market data for use in a sales comparison approach to value and, if appropriate, cost and income capitalization approaches.

The appraiser's investigations will include research of public records through the use of commercial sources of data such as printed comparable data services and computerized databases. Search parameters such as dates of sales, leases, locations, sizes, types of properties, and distances from the subject will start with relatively narrow constraints and, if necessary, be expanded until the appraiser has either retrieved data sufficient (in the appraiser's opinion) to estimate market value, or until the appraiser believes that he/she has reasonably exhausted the available pool of data. Researched sales data will be viewed and, if found to be appropriate, efforts will be made to verify the data with persons directly involved in the transactions such as buyers, seller, brokers, or agents. At the appraiser's discretion, some data will be used without personal verification, in the appraiser's opinion, the data appear to be correct. In addition, the appraiser will consider any appropriate listings or properties found through observation during the appraiser's data collection process. The appraiser will report only the data deemed to be pertinent to the valuation problem;

- c. will investigate and analyze any pertinent easements or restrictions, on the fee simple ownership of the subject property. It is the client's responsibility to supply the appraiser with a title report. If a title report is not available, the appraiser will rely on a visual inspection and identify any readily apparent easements or restrictions;
- d. will analyze the data found and reach conclusions regarding the market value as defined in the report, of the subject property as of the date of value using appropriate valuation approach (es) identified above;
- e. will prepare the appraisal in compliance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and the Code of Professional Ethics and Certification Standard of the Appraisal Institute.
- f. will not be responsible for ascertaining the existence of and toxic waste or other contamination present on or off the site. The appraiser will, however, report any indications of toxic waste or contaminant that may affect value if they are readily apparent during appraiser's investigations. Appraiser cautions the user of the report that appraiser is not an expert in such matters and that appraiser may overlook contamination that might be readily apparent to parties who are experts in such matters.
- g. will prepare a Summary Appraisal Report, as defined in USPAP, which will include photographs of the subject property, descriptions of the subject neighborhood, the site, any improvements on the site, a description of the zoning, a highest and best use analysis, a summary of the most important sales used the appraiser's valuation, a reconciliation and conclusion, a map illustrating the sales in relationship to the subject property, and other data and analyses not included in the report may be retained in appraiser's files.

LAND APPRAISAL REPORT

File No. 16073023

Borrower _____ Census Tract **0015.00** Map Reference **46300**
 Property Address **East Poleline Road**
 City **Twin Falls** County **Twin Falls** State **ID** Zip Code **83301**
 Legal Description **See attached Addendum**
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUO
 Actual Real Estate Taxes \$ _____ (yr) Loan charges to be paid by seller \$ _____ Other sales concessions _____
 Lender/Client _____ Address _____
 Occupant _____ Appraiser **Michael Kip Perkins** Instructions to Appraiser _____

NEIGHBORHOOD

Location Urban Suburban Rural Good Avg. Fair Poor
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present % One-Unit % 2-4 Unit % Apts. % Condo % Commercial
 Land Use % Industrial % Vacant %
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Predominant Occupancy Owner Tenant % Vacant
 One-Unit Price Range \$ _____ to \$ _____ Predominant Value \$ _____
 One-Unit Age Range _____ yrs. to _____ yrs. Predominant Age _____ yrs.
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

SITE

Dimensions **1 Acre** = **1 Acre** Corner Lot
 Zoning Classification **R-1-Var Residential Single Household** Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) _____
 Elec. Public Other (Describe) _____
 Gas _____
 Water _____
 San. Sewer _____
 Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access Public Private
 Surface _____
 Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo _____
 Size _____
 Shape _____
 View _____
 Drainage _____
 Is the property located in a FEMA Special Flood Hazard Area? Yes No
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	East Poleline Road Twin Falls, ID 83301	Morning Sun Subdivision #9 Twin Falls, ID 83301	Wildrose Subdivision # 4 Twin Falls, ID 83301	
Proximity to Subject		1.65 miles SE	2.45 miles SE	
Sales Price	\$	\$ 220,000	\$ 800,000	\$
Price \$/Sq. Ft.	\$	\$	\$	\$
Data Source(s)	Inspect/C-Rec'd's			
ITEM	DESCRIPTION/1	DESCRIPTION	++)\$ Adjust.	DESCRIPTION
Date of Sale/Time Adj.				
Location	Good	Good/Similar	0	Good/Similar
Site/View	1 Acre	10 Acres	0.40	Acres
Sales or Financing Concessions				
Net Adj. (Total)	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	0	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		\$ 220,000	\$ 800,000	\$ 0
Comments on Market Data				

Comments and Conditions of Appraisal _____

 Final Reconciliation **See Attached Addendum.**

RECONCILIATION

I (WE) ESTIMATE THE MARKET VALUE AS DEFINED, OF THE SUBJECT PROPERTY AS OF **08/01/2016** TO BE \$ **20,000**
 Appraiser **Michael Kip Perkins** Supervisory Appraiser (if applicable) _____
 Date of Signature and Report **08/01/2016** Date of Signature _____
 Title _____ Title _____
 State Certification # **CRA-3799** ST ID _____ State Certification # _____ ST _____
 Or State License # _____ ST _____ Or State License # _____ ST _____

Supplemental General Text Addendum

File No. 16073023

Client	Kent Taylor						
Property Address	Canyon Village Subdivision No 2						
City	Twin Falls	County	Twin Falls	State	ID	Zip Code	83301
Lender/Client							

Legal Description:

Canyon Village Subdivision No. 2 . a PUD A Re-Subdivision and Re-Numbering of a portion of Lot 2, Block 1 & Lot 1, Block 2 Canyon Village Subdivision, a PUD located in Gov't Lot 1, Section 3 Township 10 South, Range 17 East Boise Meridian Twin Falls County, Idaho 2016

Property Condition:

The property is undeveloped, unplatted bare land.

Sales Comparison Approach:

Search Parameters: An interview with Gerald Martin revealed the comparable properties used to develop an opinion of value for a 1 acre, undeveloped, unplatted bare lot in the Canyon Village Subdivision No 2.

Location:

All comparables are pulled from similar market areas and within close proximity of the subject, thus no location adjustment is warranted.

Market Approach Reconciliation:

All comparables were considered in the final reconciliation of value. The Comparables used were similar in location and amenities as the subject. Comparable #1 was the sale of 10 acres in the Morning Sun subdivision # 9. This sale was for approximately \$220,000 for 10 acres thus \$22,000 per acre.

Sale # 2 was the purchase of 40 acres in the Wildrose # 4 Subdivision for the amount of \$800,000 thus \$20,000 per acre. These comparables are comparable to the subject in location and amenities.

Final Reconciled value of a undeveloped, unplatted 1 acre lot in the Canyon Village Subdivision # 2 is \$22,000 which is reasonable.

Aerial Map

Client	Kent Taylor				
Property Address	East Poleline Road				
City	Twin Falls	County	Twin Falls	State	ID Zip Code 83301
Lender/Client					



APPRAISER DISCLOSURE STATEMENT

File No. 16073023

Name of Appraiser: Michael Kip Perkins

Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: CRA-3799

Certification/Licensure State: ID Expires: 09/09/2016

Scope: This Report is within the scope of my Certification or License
 is not within the scope of my Certification or License

Service Provided By: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:

Michael Kip Perkins

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

License and Resume

Bureau of Occupational Licenses
Department of Self-Governing Agencies
The person named has met the requirements for licensure and is entitled
under the laws and rules of the State of Idaho to operate as a(n)
CERTIFIED RESIDENTIAL APPRAISER

MICHAEL KIP PERKINS
AMERICAN REAL ESTATE AND APPRAISALS
210 6TH AVE E
TWIN FALLS ID 83301

Fara Cory
Chief, B.O.L.

CRA-3799
Number

09/09/2019
Expires

Education:

Michael Kip Perkins
4140 Meadow Ridge Circle
Twin Falls, ID 83301

Associates Degree, Applied Science
College of Southern Idaho

IDAHO CERTIFIED RESIDENTIAL APPRAISER CRA-3799

Specialized Background, including:

-Seminars and courses sponsored by the Appraisal Institute and McKissock Education

Appraisal Institute-Basic Appraisal Principles
Appraisal Institute-Basic Appraisal Procedures
Appraisal Institute- Residential Market Analysis and Highest & Best Use
Appraisal Institute-Residential Sales Comparison and Income Approach
Appraisal Institute-Residential Site Valuation and Cost Approach
Appraisal Institute-Real Estate Finance Statistics and Valuation Modeling
Appraisal Institute-Residential Report Writing and Case Studies
Appraisal Institute-Advanced Residential Applications & Case Studies/Part 1
McKissock Education-Introduction to the Uniform Appraisal Dataset
McKissock Education-Appraisal Subject Matter Elective
USPAP
USPAP Update

Appraisal Experience:

-Certified and appraising residential properties and land since December 2014.

Areas of appraising (Counties):

-Twin Falls, Cassia, Minidoka, Gooding, Jerome, Lincoln and would consider other areas.



Date: Monday, August 15, 2016, Council Meeting

To: Honorable Mayor and City Council

From: Chief Craig Kingsbury, Twin Falls Police Department

Request:

To recognize Lieutenant Terry Thueson for his completion of Northwestern School of Police Staff and Command and for being chosen as the recipient of the Franklin M. Kreml Leadership Award.

Time Estimate:

Presentation should take approximately five minutes and any additional time necessary to answer questions the Council may have.

Background:

Lieutenant Terry Thueson recently graduated from the Northwestern School of Police Staff and Command, Session 398. The School of Police Staff and Command is an intensive ten-week program that prepares law enforcement managers for senior positions by uniquely combining academic principles with practical applications. The session attended by Lieutenant Thueson was held in Dickinson, North Dakota, from May 16, 2016, through July 29, 2016. In addition to the approximate 400 hours of management and leadership training Lieutenant Thueson received, he also had the opportunity to develop many professional connections with other law enforcement leaders from various states across our country.

One component of the course is the presentation of the Franklin M. Kreml Leadership Award. This award was established in perpetuity by Northwestern University's Center for Public Safety founder. Its purpose is to recognize and thus encourage high ethical and professional values and dedication to public service upon which the Center for Public Safety was founded. Lieutenant Thueson was selected by his peers, as well as course staff, as the recipient of this award for "having demonstrated unsurpassed integrity and dedication." The Northwestern Center for Public Safety recognizes the recipients of this award as "giving promise of success in trusted positions of senior leadership in law enforcement in the high tradition of justice administered by and for a free people."

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

None

Agenda Item for August 15, 2016
From Chief Craig Kingsbury
Page Two

Conclusion:

This presentation is meant to share with the City Council the honor bestowed by the Northwestern School of Police Staff and Command upon Lieutenant Terry Thueson for excelling and meeting the demands of the Northwestern School of Police Staff and Command and the background of the Kreml Leadership Award.

Attachments:

None

TT:aed



Monday August 15, 2016
To: Honorable Mayor and City Council
From: Kelly Weeks, Planner 1

Request:

Presentation of service certificates to outgoing Historic Preservation Commission members Wendy Rice and Randall Watson.

Time Estimate:

The presentation will take approximately 5 minutes.

Background:

Wendy Rice has served one partial term and was reappointed to a full term that expired in July 2016. Wendy regularly attended meetings and served on subcommittees when additional time was required. Wendy decided not to serve another term in her position on the Historic Preservation Commission in July of 2016 due to other commitments. She provided valuable input to the Commission.

Randall Watson has served two full terms on the Historic Preservation Commission. His last term expired in July 2016. Randall regularly attended meetings and served on subcommittees when additional time was required. Randall's engineering background was a valuable asset to the HPC and his input was greatly appreciated.

Budget Impact:

None

Regulatory Impact:

None.

Conclusion:

On behalf of the Historic Preservation Commission, staff recommends City Council honor Wendy Rice and Randall Watson for their service to the Historic Preservation Commission.

Certificate of Appreciation

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

Randall Watson

in recognition of his 6 years of service to this great City and its residents as a member of the City of Twin Falls Historic Preservation Commission. We do express our sincere gratitude and honor him for his demonstrated civic pride and duty, reminiscent of that of the ancient Athenians.



Awarded this 15th day of
August, 2016

Mayor

The Athenian Oath

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

Certificate of Appreciation

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

Wendy Rice

in recognition of her 3 years of service to this great City and its residents as a member of the City of Twin Falls Historic Preservation Commission. We do express our sincere gratitude and honor her for her demonstrated civic pride and duty, reminiscent of that of the ancient Athenians.



Awarded this 15th day of
August, 2016

Mayor

The Athenian Oath

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



Monday August 15, 2016
To: City Council
From: Mayor Shawn Barigar

Request:

Consideration of a request to confirm the appointments of Andrew Dunn and Samra Culum to the Historic Preservation Commission.

Time Estimate:

The presentation will take approximately 3 minutes. Following the presentation, additional time may be necessary for questions.

Background:

Wendy Rice and Randall Watson have completed their terms on the Historic Preservation Commission in July of 2016. They provided valuable input to the Commission. Their participation on the Commission will be greatly missed.

City staff posted a vacancy notice for these positions. Staff received applications from four individuals with an interest in serving on the Historic Preservation Commission. An interview panel consisting of HPC Chair Nancy Taylor, Councilwoman Ruth Pierce, Planner 1 Kelly Weeks, and I interviewed two of these individuals. One of the individuals was out of town on a family emergency and the other one lived out of the City limits. The interview panel felt the two remaining applicants were very qualified to serve on the HPC. They recommended that Andrew Dunn and Samra Culum be appointed to the Commission. These appointments would be for full three year terms. Both appointees would be eligible for a second three year term.

Approval Process:

City Code 2-7-3 says that Historic Preservation Commissioners are appointed by the Mayor and confirmed by the City Council.

Budget Impact:

None

Regulatory Impact:

Approval of this request will maintain full membership of the Historic Preservation Commission.

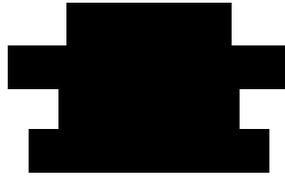
Conclusion:

I request that the Council confirm my appointments of Andrew Dunn and Samra Culum to the Historic Preservation Commission.

Attachment:

Letter of interest

Andrew Dunn



June 28, 2016

Historic Preservation Commission

Greetings,

My name is Andrew Dunn, and I am contacting you to express my interest in filling one of the vacancies on the Twin Falls Historic Preservation Commission. I have lived in Twin Falls my entire life, and believe I have the qualifications to be a valuable member of both this commission and Twin Falls.

I graduated from Idaho State University with a Bachelor's Degree in History in the Spring, 2016 semester with a 4.0 GPA and placement in the top one percent of the school. I will be starting graduate school at Idaho State this fall in their Historical Resources Management program, and am a member of the national historic honors society Phi Alpha Theta. I also received Associate's Degrees from College of Southern Idaho in Pre-Law and Political Science.

My emphasis of study has been Idaho history, environmental history and the local WWII Minidoka Relocation Center. I have served as an ISU history department research intern and have also served as an intern for the National Park Service for over a year at Minidoka National Historic Site. During this time, I have given numerous presentations at history conferences. I am on the planning committee for the recent "Field in a Day" event at Minidoka as well as the Civil Liberties Symposium committee (an annual Idaho history conference).

This spring I was asked by the Pocatello Historic Preservation Commission to write and publish an article in a peer-reviewed journal of my choice regarding Pocatello's impact during early Idaho history. They subsequently asked me to present at the "Celebration of Idaho Archaeology and Preservation Month" conference in May. I accepted both offers. Further collaboration has led to the offer of future projects, and a current internship through them.

As a lifelong resident of Twin Falls and the director of a local small business, I have a great interest and stake in your efforts of promoting the general welfare of the city. As a student of history, I believe that this commission is an appropriate place to utilize my skills and wide network of contacts to assist with the commission's goals as well as my own personal enrichment.

Sincerely,

Andy Dunn

SAMRA CULUM

To whom it may concern:

In response to your announcement, I am forwarding my letter of interest for your review and consideration for the Historic Preservation Commission Vacancy. I am confident that I have the necessary experience, skill set, and motivation that aligns with this task force.

My undergraduate work is in Secondary Education and History. After graduating from Idaho State University, I taught Social Studies at Robert Stuart Middle School. Currently I work at the College of Southern Idaho in the Office of Student Affairs. I work with student leaders and create service based project, like an Alternative Spring Break trip to work with the homeless community in Portland, OR. I excel at organizing community events and volunteer opportunities, along with delivering relevant presentations at such events. In addition to my job, I have been an adjunct for the CSI Social Science Department, teaching Western Civilization, for the last six years.

I have experience in leading large-scale community gatherings, like the CSI 50 Year Celebration. Not only did I help lead the effort, but I was also responsible for showcasing CSI's rich history of the last 50 years. I worked alongside CSI's Library Technician to identify images, descriptions, and ultimately published a gallery of information that was displayed in the Fine Arts building. You are able to see the link to our celebration here; <https://www.youtube.com/watch?v=KIBxrSFHIHU>

Not only can I assist in leading large scale events, I believe I am an activator for grassroots effort like starting an American Association for Women in Community Colleges; Southern Idaho Chapter. In addition to the chapter formation, I was nominated and elected to be the chapter's first President. I believe I have the skills to activate projects and bring people together for a common purpose.

As someone who studied and teaches history, I would love the opportunity to promote, preserve, and protect the city's heritage. I have been a resident of this community for over 20 years, and feel it's the right time to become more engaged in city affairs and to give back. I believe I can bring great enthusiasm and serious commitment to this commission.

I am available by phone or e-mail to discuss my interest. I thank you in advance for your time and consideration. References are available upon request.

Sincerely,



Samra Culum



Date: August 15, 2016

To: Honorable Mayor and City Council

From: Carolyn White, Magic Valley Arts Council
Wendy Davis, Parks and Recreation Director

Request:

Consideration of a request to approve the concept and funds for a for a public art piece to be installed at the North Five Points Pocket Park

Time Estimate:

The applicant would like to give a 5 minute presentation, following the applicant's presentation, staff's presentation will take about 5 minute. Following the presentations, staff anticipates some time for questions, answers and discussion.

Background:

Last year, the City Council created a public art subcommittee with the direction to discuss and make a recommendation regarding a public art project to be located in the North Five Points Pocket Park. The theme for the public art piece was to tie the history of the importance of water to the development of the community, without the use of any water features. A request for proposal was sent out to regional and local sculpture artists with a deadline for submissions at the end of March. The budget for the artists was \$25,000. Proposals were received and the committee made the final selection to be presented to the full City Council after input from the subcommittee, the Twin Falls Canal Company, and appropriate City staff. The artist renderings of the selected proposed project are attached.

The project includes a \$25,000 sculpture of a horse. The horse is pulling an historic road grader to be donated by the Twin Falls County Historical Museum. The project also includes installation of a head gate and canal made of basalt by the Twin Falls Canal Company and some landscaping to depict the impact of water on the magic valley. The associated landscaping, lighting, curbing, rock and other amenities depicted in the artist's rendition is estimated to be an additional \$22,000.

Approval Process:

A majority vote of the Council is needed to approve the request.

Budget Impact:

There is no funding for this project included in the FY16 Budget. However, the Council has discussed a \$25,000 target amount for this art project. The purchase of the horse sculpture is \$25,000. The additional \$22,000 for landscaping would be over and above the \$25,000 target discussed by the Council. The City's public art reserve fund currently contains \$54,796. This funding is available for public art and would require a budget amendment to authorize its use.

Regulatory Impact:

Approval of this request will allow the applicant and staff to proceed with the purchase and installation of the public art project.

Conclusion:

The Council's public art subcommittee recommends that the Council approve the request to proceed with the art project as presented.

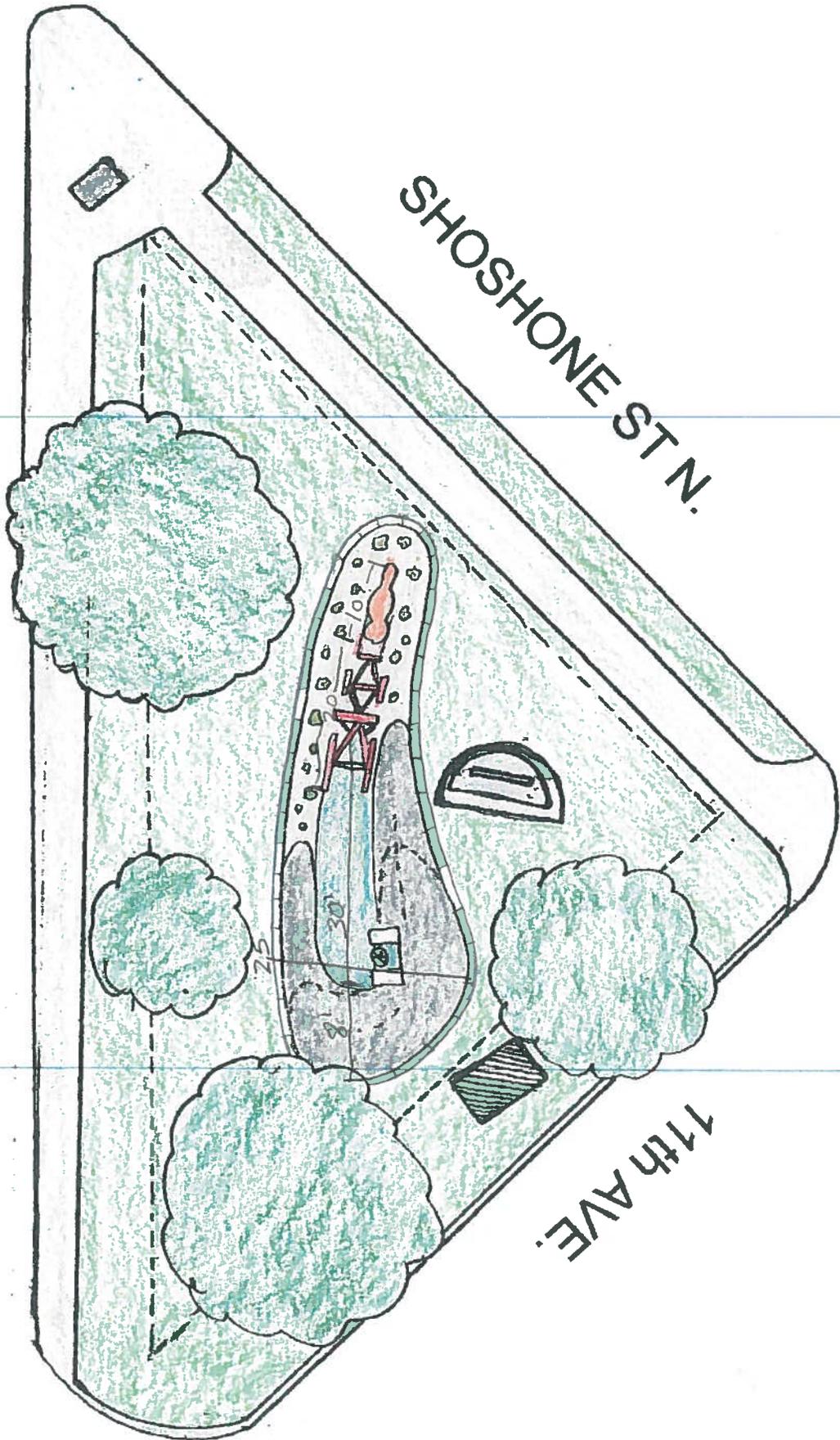
Attachments:

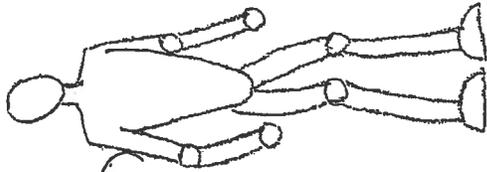
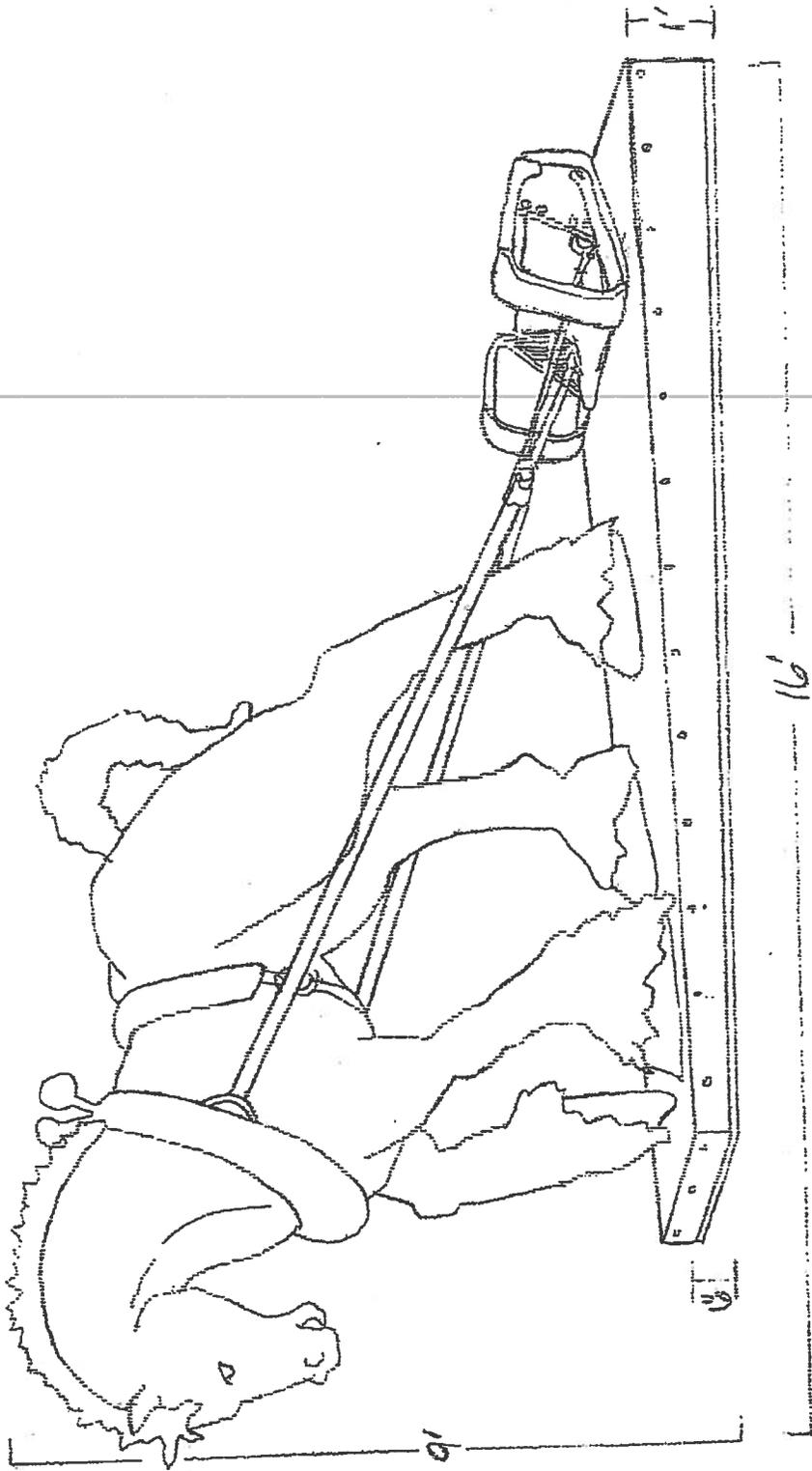
Artists renderings

ADDISON AVE.

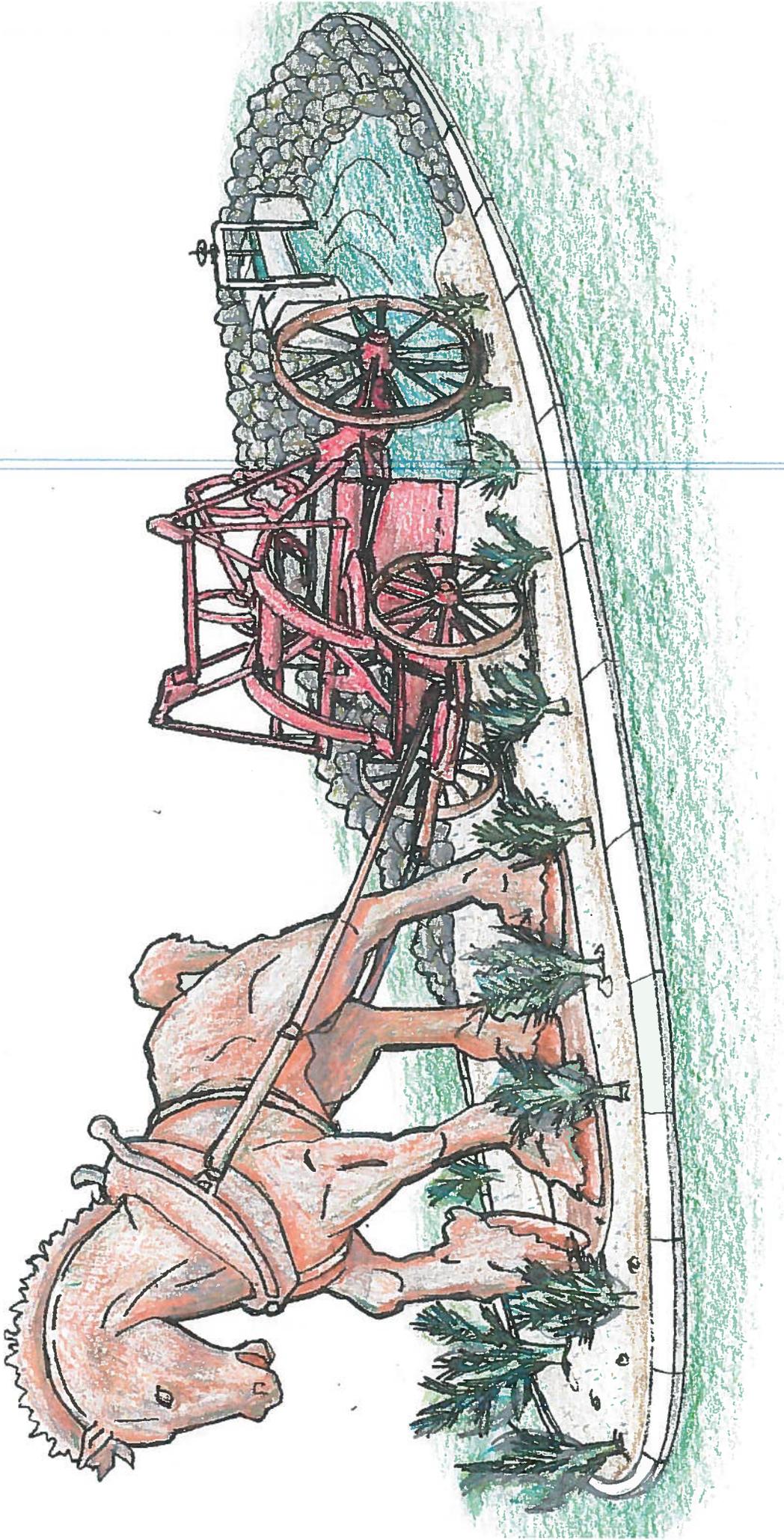
SHOSHONE ST N.

17th AVE.











Date: Monday, August 15, 2016
To: Mayor and City Council
From: Travis Rothweiler, City Manager

Request

Adoption of the Tentative Fiscal Year 2017 Budget for the City of Twin Falls and set August 29, 2016 at 6:00 p.m. as the date and time for the budget public hearing.

Time Estimate

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

Background

The purpose of this agenda is to adopt the tentative budget and set the public hearing date. Both of these actions are required by Idaho Code.

Tonight's action will set the maximum total expenditure for the upcoming 2017 Fiscal Year.

Over the course of the last several weeks, the City Council has been openly discussing the City Manager's Recommended Budget for the upcoming 2017 Fiscal Year (FY 2017). We have presented and illustrated how the FY 2017 Budget will help the City realize the goals and, ultimately, the Vision we have for our community.

The budget for the upcoming year reflects our ongoing commitment to prudent fiscal management in delivering services that enhance the quality of life of Twin Falls' citizens and meeting the expressed needs of our community. It addresses the need to protect the long-term future of the community, public safety, public infrastructure, and to deliver sustainable government services that align with the demands of today, while ensuring the ability to respond to growth. While this budget covers only fiscal year 2017, it continues to define a path that will move Twin Falls into the future as a safe city with a solid infrastructure and an ongoing commitment to improving quality of life. The recommended budget funds current and enhanced service levels to meet the Twin Falls City Council's priorities for service delivery, with modest increases in city-supplied utilities.

The recommended budget has been formulated with a philosophy of:

- Providing high-quality governmental services consistent with citizen expectations
- Constantly seeking opportunities to improve service delivery or increase efficiency through technology, partnerships, or improved processes
- Careful stewardship of city resources, emphasizing affordability and sustainability
- Valuing our employees

The Recommended Budget is directly linked to the City of Twin Falls' 2030 Strategic Plan, which provides a series of pathways that will allow the City to realize its mission and the newly established 2030 vision. The budget maintains service levels designed to protect our citizen's health, safety, and welfare. It funds projects and initiatives designed to enhance our citizen's quality of life. It continues our reputation for being a strong, fiscally-sound municipal government.

Public Input and Transparency

The City of Twin Falls strives to communicate, operate, function, and conduct the business of the people in an open and transparent manner. Equally, we recognize the value and importance of honoring and upholding our fiduciary duties and responsibilities. Because openness and transparency are part of our organizational culture and values,

we have taken several steps designed to afford our citizens and stakeholders several opportunities to actively participate and contribute to the budgeting process.

The City of Twin Falls has taken additional steps designed to illustrate our commitment to effective community involvement in the annual budget process. The Council provided an opportunity for our citizens and stakeholders to communicate their thoughts about specific programs, strategic initiatives and priorities for the upcoming fiscal year prior to the more customary, internal staff conversations. Finally, a summary presentation of the proposed budget has been placed on the City's website.

Budget Overview

The budget is balanced, in accordance with the state law and Government Finance Officers' Association (GFOA) best practices. The City of Twin Falls has historically focused on the "net budget" (the total budget, as presented above, less fund transfers). The total net budget for FY 2017 is \$60,958,366, which is 0.32%, or \$192,418 more than the total net budget of \$60,765,948 for the current fiscal year. Of the total FY 2017 Recommended Budget, \$35,528,699 funds the Government Fund departments and \$25,429,667 is in the Enterprise Fund, or business-like funds. In 2016, the City appropriated \$33,647,257 in the Government Fund and \$27,118,691 in the Enterprise Funds.

A total of \$1,644,133 of "cash reserves" is being used to complete several critical, one-time capital intensive projects. The total amount of cash reserves allocated in the tax supported funds is \$769,530, specifically for the following:

- \$79,530 in the General Fund cash reserves for E911 operational improvements
- \$60,000 in the Library Fund for major roof repairs
- \$280,000 in the CI Fund for a transfer (loan) to the Impact Fee Fund for trails
- \$350,000 to Pool Fund for a new pool bubble

The total amount of cash reserves allocated in the Enterprise Funds is \$874,603, specifically for the following:

- \$400,000 in the Impact Fee Fund for trail project
- \$290,425 in the Airport Construction Fund (PFC account) for terminal upgrades
- \$53,500 in the Shop Fund for capital projects
- \$130,678 in the Seizures and Restitution Fund for specified operational and capital acquisitions

The use of cash reserves assists in the completion of critical capital projects and allows the FY 2017 Recommended Budget to remain stable and sustainable. The use of cash reserves in the Enterprise-Type Funds allows us to continue to offer comprehensive, quality local government services at competitive rates and "lower-than-market" user fees.

This Recommended Budget provides funding for one new full-time position, considered to be essential for maintaining the level of services provided to the public, and increased operational costs and funding to address capital needs that are viewed to be critical to accomplishing stated strategic planning objectives. There are a few noteworthy recommended changes proposed in the City Manager's FY 2017 Recommended Budget. Those changes are the following:

- Total personnel cost will increase from \$23,656,094 to \$25,036,028, an increase of \$1,379,934 (5.8%). The FY 2017 Recommended Budget provides for a performance-based adjustment of 5.0% for all employees and a 5% adjustment to the City's compensation table. These improvements are designed to maintain the competitiveness of the City's compensation model.
- Overall operating costs are projected to increase from \$16,105,200 to \$16,275,147, an increase of \$169,947 (1%).
- Total funding for capital improvements and acquisitions are scheduled to decrease from \$14,713,636 to \$13,364,343, a decrease of \$1,349,293 (9.2%). This decrease does not include any work associated with the City's \$38 million waste water treatment plant and collection system that will continue into FY 2017, or funding for the City Hall and Public Safety Complex, estimated to cost \$9.5 million.

Taxable Value of Twin Falls and the Tax Rate

The FY 2017 preliminary total taxable value for the City of Twin Falls of \$2,325,231,225. That total value represents an increase of \$50,515,838 over the FY 2016 total value of \$2,274,715,387. The FY 2017 new construction roll is \$67,124,045. So, without the new construction roll, the total taxable value of all existing structures decreased by \$16,608,207 (-0.73%).

The FY 2017 Recommended Budget relies on property taxes to raise 53.4% of the net revenue needed to support municipal operations in the Government-Type Funds. The FY 2017 budget is balanced with a projected property tax rate of \$8.16/\$1,000 of taxable value. The recommended budget incorporates a 3% property tax revenue increase, as is statutorily permitted. That 3% increase yields \$546,092 in new property tax revenue. The recommended budget does not require the use of any of the City's foregone balance. Therefore, that balance of \$2,149,220 remains unchanged. The new property tax revenue associated with the new construction value is \$528,151. We anticipate total property tax collections for FY 2017 to be \$18,981,560 an increase of \$1,083,447 compared to FY 2016's collections of \$17,898,113.

Water Fund – Revenues and Expenditures

The Water Fund supports the following water-related activities: water supply, water distribution, pressurized irrigation, and utility billing. To support each of these functions in FY 2017, the City Manager's Recommended Budget calls for total system expenditures in the amount of \$10,183,989, a decrease of \$3,003,183, or -22.77%, when compared to the total allocation of \$13,187,172 in FY 2016.

The Recommended Budget recommends that the City increase water rates by a half percent (0.5%).

Sewer Fund – Revenues and Expenditures

The Sewer Fund is used to support all waste water services provided by the City of Twin Falls, namely waste water collections and waste water treatment. For FY 2017, the City Manager's Recommended Budgets calls for expenditure totaling \$9,299,431 in this Fund. This represents a decrease of \$209,040 when compared to FY 2016 Sewer Fund expenditures of \$9,508,471.

Personnel Costs in the Sewer Fund are projected to increase by \$81,178 (11.5%) in FY 2017 to \$786,708 from \$705,530. Operational costs in the Sewer Fund are projected to decrease by \$13,046 (0.37%) in FY 2017 to \$3,528,346 from \$3,541,392.

The Recommended Budget recommends that the City increase wastewater rates by five percent (5.0%). This increase is necessary to maintain our bond covenant requirement of 125% for debt ratio.

Sanitation Fund – Revenues and Expenditures

The importance of protecting the place we live is well described in the Environmental Community vision statement of the City of Twin Falls' 2030 Strategic Plan. Sustainability and stewardship are key drivers of this vision.

The monthly bill paid by the City's residential customers will increase from the current rate of \$16.52 per month to \$16.90 per month. This represents a \$0.38 per month per customer increase, or a fee adjustment of 2.3%. The rate increase is influenced by the requested price adjustment of 1.5% by the City's contracted service provider, and also the increased fees associated with accepting trash at the landfill. The Twin Falls County Solid Waste has increased their fees almost 6% for the upcoming fiscal year.

How much more will City Services Cost?

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

The table below illustrates the impact the City Manager's Recommended Budget will have on the taxpayers residing or doing business in Twin Falls. That impact, for the owner occupied median valued home will be \$15.52 per year.

The table below also illustrates the impact of the City Manager's Recommended Budget on utility rate payers. For the average customer, the Recommended Budget has a total impact of \$1.81 per month, or \$21.72 per year.

	FY 2016 Adopted Budget	FY 2017 Recommended Budget	Difference
Property Tax	\$7.86 per \$1,000 tax value	\$8.16 per \$1,000 tax value	\$0.30 per \$1,000 tax value
Median Valued Home (Owner Occupied) \$144,000 in FY 2016	\$566.52 <i>annual</i>	\$582.04 <i>annual</i>	\$15.52 <i>annual</i>
Utility Bills			
Average Residential Customer Consumption of:			
Water - 18,000 gallons (includes arsenic fee)	\$48.75	\$48.94	\$0.19
Sewer - 8,000 gallons	\$24.73	\$25.97	\$1.24
Sanitation & Recycling	\$16.52	\$16.90	\$0.38
Monthly Rate of Utility Bills	\$90.00	\$91.81	\$1.81
Total Monthly Rate (Property Tax and Utility Bills)	\$137.21	140.31	3.10

Approval

Approving the tentative/preliminary budget requires a simple majority vote of the members in attendance at this meeting.

Budget Impact:

There is no budget impact associated with this Agenda Statement. The City Council is required to set the maximum spending cap for the FY 2017 Budget and set a public hearing date.

Regulatory Impact:

There are two sections of the Idaho Code that govern the actions of the organization.

Section 50-811 (8) of the Idaho Code states the City shall "prepare and submit to the council a tentative budget for the next fiscal year."

Section 50-1003 of the Idaho Code states "...the city council of each city shall, prior to the commencement of each fiscal year, pass an ordinance to be termed the annual appropriation ordinance, which in no event shall be greater than the amount of the proposed budget, in which the corporate authorities may appropriate such sum or sums of money as may be deemed necessary to defray all necessary expenses and liabilities of such corporation, not exceeding in the aggregate the amount of tax authorized to be levied during that year in addition to all other anticipated revenues."

Conclusion:

City Staff recommends that the Council adopt the tentative/preliminary budget for Fiscal Year 2017 and set August 29, 2016 at 6:00 p.m. as the date and time for the budget public hearing.

Attachments:

None