



AGENDA  
Regular Meeting of the City of Twin Falls  
Urban Renewal Agency Board  
305 3<sup>rd</sup> Avenue East, Twin Falls, Idaho  
City Council Chambers  
Monday, January 9, 2017 at 12:00 pm.

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URBAN RENEWAL AGENCY BOARD MEMBERS:

Dan Brizee Chairman	Dexter Ball Vice-Chairman	Neil Christensen Secretary	Perri Gardner	Bob Richards	Gary Garnand	Brad Wills
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Call Meeting to Order

Consideration of Modifications to the Agenda

Agenda Items:

1. Consent Agenda:
  - a. Review and approval of minutes from the December 12, 2016 regular meeting.
  - b. Review and approval of the January 2017 financial report.
2. Executive Director's Report – Nathan Murray
3. Main Ave Update – Paul Johnson, CH2M
4. Approval of a request by Twin Falls City to modify an existing easement on property owned by the URA in Rock Creek Canyon – Nathan Murray and Lee Glaesemann
5. Public input and/or items from the Urban Renewal Agency Board or staff.

Adjourn. Next regular meeting: Monday, February 13, 2017 @ 12:00 pm

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*\*Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lorrie Bauer at (208) 735-7313 at least two days before the meeting. Si desea esta información en español, llame Leila Sanchez al (208)735-7287.*



MEETING MINUTES

December 12, 2016

The Urban Renewal Agency held its regular monthly meeting at 12:00 p.m. this date in the Twin Falls City Council Chambers located at 305 3<sup>rd</sup> Avenue East, Twin Falls.

Present:

Dan Brizee	URA Chairman
Dexter Ball	URA Vice Chairman
Neil Christensen	URA Secretary
Perri Gardner (arrived late)	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Absent: None

Also present:

Nathan Murray	URA Executive Director
Jesse Schuerman	URA Engineer
Lorrie Bauer	City Administrative Assistant
Don Hall	City Council Liaison to URA
Fritz Wonderlich	City Attorney
Leon Smith	Downtown Arts Subcommittee Chairman
Chris Talkington	City Council Member

Chairman Brizee called the meeting to order at 12:02 p.m.

Consideration of Amendments to the Agenda: None.

Agenda Item 1 - Consent Agenda: a) Review and approval of minutes from the November 14, 2016 regular meeting and b) Review and approval of the December 2016 financial report.

Gary Garnand moved to accept the consent agenda and Bob Richards seconded the motion. Roll call vote showed that all board members present voted in favor of the motion. Perri Gardner arrived after the vote.

Agenda Item 2 - **Executive Director's Report.**

Executive Director, Nathan Murray, reported on various subjects as noted in his report that was supplied with the board packet.

- Paul Johnson, CH2M, provided a Main Avenue Project update which was included with report:
  - Currently, the final plans are being reviewed in preparation for bidding.
  - Request for bids to do the work will go out the first half of January 2017.
  - In February, Guho will address the Board regarding the Guaranteed Maximum Price (GMP) for the overall project.
  - Work on Main Ave is anticipated to begin mid-March, weather permitting.

- An accelerated bid package for landscaping will be presented to the Board in January, in anticipation of completing tree removal to begin in mid-February.
  - The Alleyway project schedule was submitted by JUB and was included in the packet. The project should be completed in March prior to beginning work on Main Ave.
- Consultant Tasks:
    - A work session in January or February is being discussed for the Agency to meet with Phil Kushlan and talk about a property management policy that he has created. A draft of the policy was included in the board packet and the board was encouraged to read it.

### Agenda Item 3 – Downtown Arts Subcommittee Update.

Subcommittee Chairman, Leon Smith, shared that the committee met on November 30<sup>th</sup> to prioritize projects and decide on recommendations for monies previously allocated by the Board for art projects. He stated they unanimously passed a motion to recommend the Agency commit \$20,000 towards the John Hayes statue project and to allocate \$80,000 to the balance of other projects including murals, utility box wraps, etc., with priority towards projects support the downtown and that have partnerships and/or community involvement. He explained the subcommittee recommendation further:

- The John Hayes Statue: The subcommittee recommends the Agency commit \$20,000, of the \$100,000 seed money that was allocated to the committee, for the statue. The estimate for the statue creation is \$100,000 and this commitment will help secure the financing needed for the project. Details will need to be worked out with Curtis Eaton on how and when the money is paid. Bob Richards motioned that the Agency approve a letter of commitment for \$20,000 for the John Hayes Statue, Arts Subcommittee project. Perri Gardner seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.
- Utility Box Wraps (Quantity - 5): Mr. Smith referred to the box wraps used by the City of Ketchum as decorative art pieces. The wraps are estimated between \$500-1500 each and the cost is already included in the project total. The committee is to recommend artwork designs. The life expectancy of the wraps was questioned and the committee will gather more information.
- Mural on the Common Wall: Mr. Smith explained that before the committee can make any recommendations, the Board needs to make a decision what they are going to do with the wall and provide the committee with configurations **and what type of surface they'll have to work with for a mural.** Once the committee is given this information they will be able to determine the size, get cost estimates, etc. Leon shared the committee **is thinking of using 30' of the wall (beginning towards Main St.) and keeping the mural up high enough so it's not subject to vandalism. The current idea** is to digitally reproduce off of a piece of artwork onto the wall which would house a permanent metal framed canvas, estimated between \$25-35,000.
  - Chairman Brizee shared that Otak is back on track working on the Commons Area. They were delayed because of other related real estate discussions. The plans are expected in January and more information will be provided to the arts committee regarding the wall.

### Agenda Item 4 – Consideration of a request to approve the Schedule of Regular Meetings for 2017.

The schedule was included in the packet and the dates continue using the second Monday of every month at noon. Gary Garnand moved to accept the schedule as submitted and Neil Christensen seconded the motion. Roll call vote showed that six members voted yes and one member, Brad Wills, voted no. The motion passed 6:1.

Agenda Item 5 - Consideration of a request to approve an agreement between TFURA and CH2M in the amount of \$385,000 for Owner Representation Services associated with the Construction Phase of the Main Avenue Project.

Chairman Brizee stated this agreement is in association with the construction phase (Phase 2) of the Main Avenue Project. Nathan Murray shared that URA Staff has been satisfied with the services received for Phase 1 and wants **to continue to make sure the Agency's interests are represented**, he recommended approval. The monthly progress payment process was discussed. It was acknowledged that the Oversight Subcommittee could meet more often than they have been in the past. Neil Christensen motioned to approve the agreement and Bob Richards seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 6 - Public input and/or items from the Urban Renewal Agency Board or staff. None

Agenda Item 7 - Adjournment to Executive Session 74-206(c) for the purpose of deliberating labor negotiations or acquisitions of interest in real property not owned by a public agency.

Chairman Brizee announced they would not be returning to open session. Neil Christensen moved to adjourn to executive session. Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 8 - Adjourn.

The meeting adjourned at 12:32 p.m.

Next regular meeting: Monday, January 9, 2017 @ 12:00 pm

Respectfully submitted,

Lorrie Bauer  
Recording Secretary

**Urban Renewal Agency of the City of Twin Falls, ID**  
**P&L Over (Under) Budget - YTD**  
 October through December 2016

	Oct - Dec 16	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Washington Fed. Bond Proceeds	0.00	5,099,861.00	-5,099,861.00	0.0%
Line of Credit Adv. - Clif Bar	683,277.16	606,000.00	77,277.16	112.8%
Investment Income	7,573.84	9,500.00	-1,926.16	79.7%
Property Taxes	25,567.42	9,311,977.00	-9,286,409.58	0.3%
Rental Income	76,329.65	456,483.00	-380,153.35	16.7%
<b>Total Income</b>	<u>792,748.07</u>	<u>15,483,821.00</u>	<u>-14,691,072.93</u>	<u>5.1%</u>
<b>Gross Profit</b>	792,748.07	15,483,821.00	-14,691,072.93	5.1%
<b>Expense</b>				
<b>RAA 4-1</b>				
Main Ave.	167,789.31			
Rogerson Building	1,107.20			
Downtown Development	6,934.13			
RAA 4-1 - Other	0.00	9,082,615.00	-9,082,615.00	0.0%
<b>Total RAA 4-1</b>	<u>175,830.64</u>	<u>9,082,615.00</u>	<u>-8,906,784.36</u>	<u>1.9%</u>
<b>RAA 4-3 (Chobani)</b>				
Debt Pay. (Chobani) Interest	0.00	1,319,446.00	-1,319,446.00	0.0%
Debt Pay. (Chobani) Principal	0.00	4,967,054.00	-4,967,054.00	0.0%
<b>Total RAA 4-3 (Chobani)</b>	<u>0.00</u>	<u>6,286,500.00</u>	<u>-6,286,500.00</u>	<u>0.0%</u>
<b>RAA 4-4 (Clif Bar)</b>	253,442.95	606,000.00	-352,557.05	41.8%
Bond Trustee Fees	0.00	5,000.00	-5,000.00	0.0%
Community Relations & Website	0.00	1,000.00	-1,000.00	0.0%
Debt Payments - Interest	0.00	976,704.00	-976,704.00	0.0%
Debt Payments - Principal	0.00	1,040,000.00	-1,040,000.00	0.0%
Dues and Subscriptions	850.00	2,300.00	-1,450.00	37.0%
Insurance Expense	0.00	6,045.00	-6,045.00	0.0%
Legal Expense	6,140.91	30,000.00	-23,859.09	20.5%
Management Fee	0.00	198,000.00	-198,000.00	0.0%
Meeting Expense	195.86	3,500.00	-3,304.14	5.6%
Miscellaneous	0.00	2,500.00	-2,500.00	0.0%
Office Expense	0.00	600.00	-600.00	0.0%
Prof. Dev.\Training	500.00	2,500.00	-2,000.00	20.0%
Professional Fees	3,972.90	100,000.00	-96,027.10	4.0%
Property Tax Expense	0.00	37,750.00	-37,750.00	0.0%
Real Estate Exp. - Call Center	5,854.30	153,400.00	-147,545.70	3.8%
Real Estate Exp. - Other	4,770.77	7,700.00	-2,929.23	62.0%
Real Estate Lease	0.00	72,000.00	-72,000.00	0.0%
<b>Total Expense</b>	<u>451,558.33</u>	<u>18,614,114.00</u>	<u>-18,162,555.67</u>	<u>2.4%</u>
<b>Net Ordinary Income</b>	341,189.74	-3,130,293.00	3,471,482.74	-10.9%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Transfers In	0.00	367,445.00	-367,445.00	0.0%
Transfers Out	0.00	-367,445.00	367,445.00	0.0%
<b>Total Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
<b>Net Income</b>	<u><u>341,189.74</u></u>	<u><u>-3,130,293.00</u></u>	<u><u>3,471,482.74</u></u>	<u><u>-10.9%</u></u>

**Twin Falls Urban January Check List - 2017**

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Fund</u>	<u>Memo</u>
3414	12/12/2016	1,130.00	Keller Associates	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #175 Wastewater Treatment
3415	12/22/2016	500.00	TEDxTwinFalls	Prof. Dev.\Training	General	TEDxTwinFalls Sponsorship
3416	12/27/2016	89,797.70	Stock Construction Services, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #176-Construction Mgmt. Srvc/#2850-17
3417	12/27/2016	672.25	Keller Associates	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC #177 - Wastewater Facilities/#28
3418	01/04/2017	78.50	ACCO Engineered Systems	Real Estate Exp. - Call Center	Rental Fund	Repair to RTU-12 / #1631269
3419	01/04/2017	219.00	Catering by Karen	Meeting Expense	General	Lunch - 12/12 Meeting / #3671
3420	01/04/2017	30,448.38	CH2M	Main Ave.	Rev Alloc 4-1	Owner's Representataive Services / #381088777
3421	01/04/2017	4,250.50	EHM Engineers, Inc.	Rogerson Building	Rev Alloc 4-1	Building Demolition / #001-15
3422	01/04/2017	6,004.75	Elam & Burke	Legal Expense	General	Consultation & Review / #165258
3423	01/04/2017	11.21	Idaho Power	Real Estate Exp. - Other	Rev Alloc 4-1	Power - 122 4th Av S (Park)
3423	01/04/2017	288.54	Idaho Power	Real Estate Exp. - Call Center	Rental Fund	Power - 851 Pole Line Road
3424	01/04/2017	352.00	J & L Sweeping Service, Inc.	Real Estate Exp. - Call Center	Rental Fund	Property Maintenance - December / #26896
3425	01/04/2017	450.00	K & G Property Management	Real Estate Exp. - Call Center	Rental Fund	Property Management - December / #3646
3426	01/04/2017	1,621.00	Kimberly Nurseries	Real Estate Exp. - Other	Rev Alloc 4-1	Snow/Ice Removal - Idaho St / #144158 & 144058
3426	01/04/2017	1,774.00	Kimberly Nurseries	Real Estate Exp. - Call Center	Rental Fund	Snow/Ice Removal / #144153,144001,144006
3427	01/04/2017	725.00	Starr Corporation	Rogerson Building	Rev Alloc 4-1	Demolition - App #8 - Rogerson
3428	01/04/2017	160.00	1-Call Property Solutions LLC	Real Estate Exp. - Call Center	Rental Fund	Off-Site Parking Lot Repairs & Entrance Sign
3429	01/04/2017	11,210.99	JUB Engineers, Inc.	Main Ave.	Rev Alloc 4-1	2015 Main Ave Utilities / #105276
3429	01/04/2017	0.30	JUB Engineers, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	Balance due on Invoice #0104125 - Hankins Water Tank
3430	01/04/2017	72,000.00	Manaus LLC	Real Estate Exp. - Call Center	Rental Fund	Property Tax & 2017 Lease for Remote Parking Lot
3430	01/04/2017	16,477.14	Manaus LLC	Property Tax Expense	Rental Fund	Taxes on offsite parking lot
3431	01/04/2017	4,459.00	Electric 1 West, Inc.	Downtown Development	Rev Alloc 4-1	2nd Ave. Parking Lot Lights / #1610014
3432	01/04/2017	1,875.00	Kushlan Associates	Professional Fees	General	On-Call Task Orders - December / #On-Call 2017-01

**Urban Renewal Agency of the City of Twin Falls, ID**  
**Profit & Loss**  
December 2016

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	<u>Dec 16</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Line of Credit Adv. - Clif Bar	259,077.84
Investment Income	2,546.06
Property Taxes	9,898.96
Rental Income	1,333.34
<b>Total Income</b>	<u>272,856.20</u>
<b>Gross Profit</b>	272,856.20
<b>Expense</b>	
<b>RAA 4-1</b>	
Main Ave.	109,451.27
Rogerson Building	1,107.20
Downtown Development	6,696.00
<b>Total RAA 4-1</b>	<u>117,254.47</u>
<b>RAA 4-4 (Clif Bar)</b>	251,577.84
Legal Expense	6,140.91
Meeting Expense	90.82
Prof. Dev.\Training	500.00
Professional Fees	3,972.90
Real Estate Exp. - Call Center	1,717.89
Real Estate Exp. - Other	10.74
<b>Total Expense</b>	<u>381,265.57</u>
<b>Net Ordinary Income</b>	<u>-108,409.37</u>
<b>Net Income</b>	<u><u>-108,409.37</u></u>

**Executive Directors Report**  
**January 9, 2017**

**Upflow Anaerobic Sludge Blanket (UASB)**

In the early 1990's, a UASB system was built by Twin Falls City, with assistance from the URA, to accommodate waste water from a Lamb Weston expansion. Since that time, Twin Falls City has owned the UASB and contracted its operation.

As environmental and regulatory climates have matured over the years, and maintenance costs increased, the City has deemed it more appropriate for the UASB to be in the hands of a private user.

In January, 2016, the Twin Falls Municipal Council authorized a transfer of ownership of the UASB to the URA. The URA is now ready to issue a Request for Proposals from interested parties to acquire the UASB. Approval of a final buyer will require Board action at an upcoming meeting.

**Downtown Projects**

URA Staff has been involved in two pre-application meetings between City Staff and potential developers of projects in Downtown Twin Falls. No formal requests have been made of the URA yet, but we've discussed the possible sale of URA owned property, the purchase of a façade easement, and conducting traffic/parking studies to help with public impact of these projects.

**Consultant Tasks**

Last meeting, we briefly discussed Phil Kushlan's DRAFT Policy for Real Property Management and mentioned that we might be reviewing this as a Board work session in January/February. Looking at future schedules and agendas, we will be pushing this back to a March/April timeframe.

**John E. Hayes Statue**

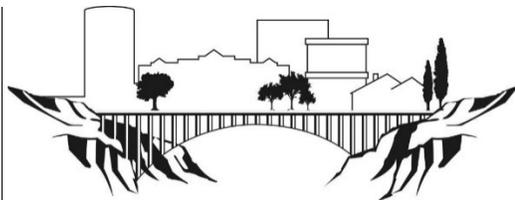
Last Month, the Board voted to participate in partial funding of the John E. Hayes statue. Since that time, Preservation Twin Falls Inc. has raised the additional funds necessary to commission the statue which will take a year to complete. Preservation Twin Falls will be discussing potential locations for the statue at the City Council Meeting on January 9<sup>th</sup>. The location will most likely be on City owned property adjacent to Main Ave.

# Twin Falls Urban Renewal Agency Main Avenue Redevelopment Project



Mockup of Paver Options, by Guho Corp. Discussed with Twin Falls Parks & Recreation Dept. on 21DEC2016.

Prepared for:



THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS

Monthly Report for Board Meeting  
January 9, 2017

Prepared by – Owner's Representative:



# Monthly Project Progress Update

Prepared for URA Board Meeting on January 9, 2017

## Main Avenue Redevelopment Project

Summary of Progress this Period, December 9, 2016 – January 4, 2017

### Pre-Construction Services by CM/GC – Guho Corp.

1. Construction Management/General Contracting (CM/GC) services for the Main Avenue Redevelopment Project.
  - a) The CM/GC Agreement was approved by the URA Board at the Nov. 14, 2016 Board meeting.
  - b) Guho is currently preparing the bid packages for bidding the project in January-February 2017.
  - c) Guho is preparing an independent cost estimate based on the final design submittal from Otak. CH2M will compare this estimate to the designer's (Otak's) updated estimate and will advise the URA of the status of the anticipated construction cost compared to the URA's budget of up to \$6.5 million for construction.
  - d) After the GMP is prepared in February 2017, then the construction contract cost and scope will be included in the CM/GC Agreement by amendment.

### Project Schedule

2. URA, City, CH2M and Guho met on Dec. 8, 2016 to review the project schedule in detail. Guho's plan for the sequencing of reconstruction of Main Ave. and Hansen Ave. South on a block by block basis was reviewed. The group discussed the optimal sequencing of the blocks given the history of spring, summer and fall events, desires of merchants, and technical factors. Guho discussed their overall project communications plan. Tasks and responsibilities were then coordinated with the City's Communications Director - Josh Palmer.
3. The project schedule information (block by block plan) was then presented to the Project Advisory Committee (PAC) on December 21, 2016. The PAC representatives were very pleased to hear about the block by block phasing plan recommended by Guho. The overall sequencing approach was discussed at the meeting and approved by the PAC.
4. The first visible construction activity to the merchants and the public associated with the Main Ave. project will be the landscape demolition. Weather permitting, that will occur over President's Day weekend in February (Feb 17-20, 2017).
5. As reported in last month's update, the overall project remains on schedule with the plan to begin construction in early 2017 and reach substantial completion of the work by Oct. 31, 2017.

### Design Progress

6. Since submittal of the final review set in October, the project team has been reviewing the design details and offering constructability comments for components including:
  - o Paver options
  - o Electrical outlets at tree grates
  - o Gravel fill under roadways and sidewalks
  - o Basement closure details for the Crowley basement
  - o Light pole foundations

- Trenching details
- 7. Guho (with input from the City, Otak and CH2M) has been recommending simplification of some of the details which will meet required project functions but allow cost savings to the URA during the bid phase. One major cost advantage to the URA that the team is implementing are options for use of attractive concrete block pavers instead of brick pavers. CH2M advised the team that we want to allow other paver options in the bid phase which will provide competition between brick/block vendors and reduce cost.
- 8. Otak submitted the Bid Set Plans (Final Draft) on January 3, 2017. The project team is conducting a final review. The final bid set will then be submitted in mid-January when Guho begins the bidding of the project.
- 9. Otak prepared the attached draft project information flyer which includes construction sequencing timeframes on a block by block basis, project team contacts, and other information. With approval of this draft by the URA, the flyers will be finalized with any further comments, and will be distributed to the merchants along Main Ave. and will be made available on the City's project information website through Josh Palmer.

### **Basement Issues**

- 10. URA's legal representative is drafting a licensing agreement to be reviewed with the property owners establishing the liability of continued basement extensions under Main Ave. Cost sharing issues also need to be negotiated with property owners for items such as waterproofing at Wells Fargo, and infill at Mr. Crowley's property. The legal questions will need to involve further legal input, and discussions between the City, URA and property owners. This work can be done in parallel with the technical design completion and it should not affect construction work provided that the agreements can be in place by early 2017.

### **Testing and Inspection**

- 11. Paul Johnson and Jesse Schuerman will coordinate on the third-party materials testing and inspection contract required per code to test in-place materials. Paul has had a place-holder in the project budget for this, so it is not a new or unanticipated item.
- 12. CH2M and the City/URA are reviewing Otak's Services during Construction (SDC) proposal. This was anticipated and there is a budget placeholder for Otak's and JUB's necessary SDC input and occasional site visits during construction.

### **Possible Sidewalk Repair Project**

- 13. CH2M has discussed the possible sidewalk repair project with Guho, per direction from URA. We plan to include an allowance within the GMP for sidewalk repairs to the extent they can be afforded within the URA's overall budget for the Main Ave. project. Then sidewalk repairs outside the immediate Main Ave. scope of work can be triggered on a priority basis during the course of construction.

### **Budget**

- 14. CH2M updated the URA's Cost Control Report for Area 4-1 projects, including the anticipated cash flow from 2016 through 2023. The report is being updated monthly and reviewed with the City's Finance Manager and URA Executive Director.

# MaIn AVENUE

Area REDESIGN PROJECT



CONSTRUCTION  
**2017**

## **DOWNTOWN REnaissance**

*Main Avenue will be fun for everyone,  
with places to...*

***Come on Down  
and See the  
Transformation!***

- » Meet Friends
- » Enjoy Festivals
- » Watch Parades
- » Spend Time with Family
- » Sit, Stroll, and Shop
- » Be Outside Year-Round
- » Listen to Music
- » Eat Great Food
- » Learn About Your Hometown

### **SUPPORT DOWNTOWN BUSINESS DURING CONSTRUCTION**

Pedestrian access to front and back doors of businesses will be open during construction. While the street is under construction, you will need to park either on other blocks of Main Avenue, on cross streets, in

parking areas behind Main Avenue, or along the 2nd Avenues. See the map on the inside of this flyer.

Come on down and see the transformation and support local

businesses during construction. The end result will be beautiful with new sidewalks, more parking spaces, trees, landscaping, street lights, benches, and a new plaza with a splash pad and restrooms.

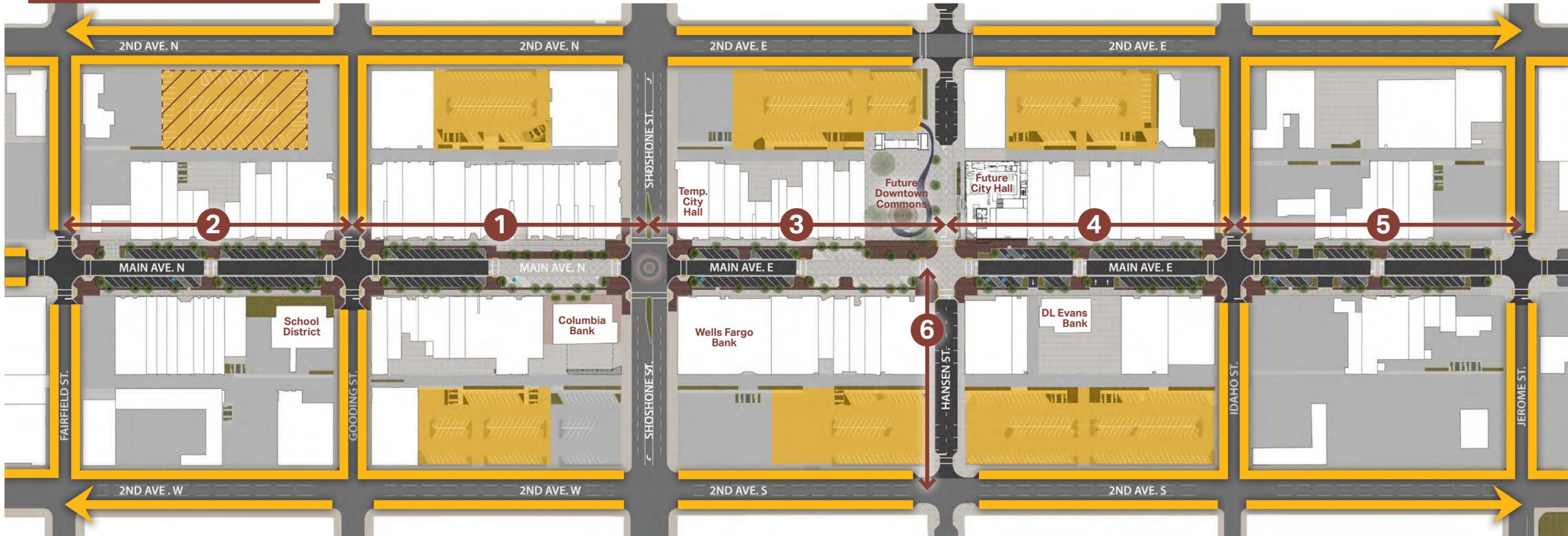
# WHERE TO PARK DURING CONSTRUCTION

## ANTICIPATED CONSTRUCTION STAGING (BOTH SIDES OF STREET)

- 1 April - May 2017
- 2 May - June 2017
- 3 June - July 2017
- 4 July - August 2017
- 5 August - September 2017
- 6 September - October 2017

## OTHER SCHEDULE NOTES

- » **President's Day Weekend (February 17-20, 2017)**—existing trees will be removed to make way for reconstruction of Main Avenue. New trees will be planted that are more compatible with street and sidewalk use, utilities, and urban conditions.
- » **St. Patrick's Day, March 17, 2017**—no construction planned; Main Avenue parade and events will continue as usual.
- » **Late March 2017**—some additional demolition work may begin throughout the project area.
- » New trees and landscaping will be planted combining multiple stages/blocks and with consideration of weather conditions and irrigation access.



### LEGEND

On-Street Parking

Off-Street Parking  
(Rear Parking Areas)

Construction Staging 2/3 and Public Parking 1/3 During Construction

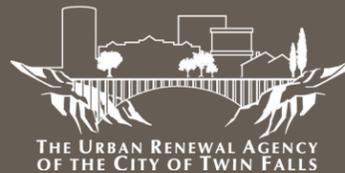
### WHO TO CONTACT

**JOSH PALMER**, *City of Twin Falls, Public Information Officer*  
Phone: (208) 735-7312 Email: jpalmer@tffd.org

**ANTHONY GUHO**, *Guho Corp., Construction Manager*  
Phone: (208) 939-8850 Email: anthony@guhocorp.com

### OTHER PROJECT TEAM MEMBERS

**ROB CLONINGER**, *Guho Corp., Project Superintendent*  
**PAUL JOHNSON**, *CH2M, Twin Falls Urban Renewal Agency Owner's Representative*  
**JESSE SCHUERMAN**, *Twin Falls Urban Renewal Agency Staff Engineer*  
**MANDI ROBERTS**, *Otak Inc., Design Team Representative*



### PEDESTRIAN ACCESS

**Did you know that a walk along Main Avenue from Fairfield to Jerome takes less time than walking through a typical shopping mall from end to end?**

- » Pedestrian access will be maintained along Main Avenue during construction.
- » Some businesses/shops/restaurants have back doors that can be accessed from the rear parking areas.
- » If you want to park on Main Avenue during construction, you may need to park a block or two away (on one of the blocks that is not under construction) and then walk to your destination from there.
- » You can always park in one of the rear parking areas (between Main Avenue and 2nd Avenue W/S and Main Avenue and 2nd Avenue N/E) and walk along a side street to get to Main Avenue. The rear parking areas often have more capacity than Main Avenue.



*Main Avenue Design  
in the Vicinity of the  
Downtown Commons*

*To learn more check out:  
[www.TwinFallsMainAvenue.com](http://www.TwinFallsMainAvenue.com)*

## **Remember:**

- All shops, restaurants, banks, and other businesses will be open during construction.
- Many businesses have back doors, and access to front and back doors will be maintained.
- Pedestrian access will be provided to front doors and back doors during construction.
- There will be plenty of parking available, although you may have to park in the lots behind Main Avenue or a block or two away from your destination during construction.
- Signs will be installed to help you find your way.
- No construction will occur during the holiday season (November through December).

## **BUY A BRICK!**

*If you want to be a partner in the improvements, you can purchase commemorative bricks for the Downtown Commons plaza. Donor names and messages will be engraved on the bricks. For more information, please contact: Paul Arrington at 208.404.9436 or [pla@idahowaters.com](mailto:pla@idahowaters.com)*



*Bird's Eye View  
of Main Avenue  
Improvements*



Date: January 9, 2017

To: Urban Renewal Agency of the City of Twin Falls

From: Nathan Murray, Executive Director

---

**Request:**

Approval of a request by Twin Falls City Engineering to modify an existing easement on property owned by the URA in Rock Creek Canyon.

**Background:**

The City of Twin Falls has a sewer line and a maintenance road / walking trail in Rock Creek Canyon, portions of which are on URA owned property. City Engineering Staff are working on a project that will enlarge the sewer, replace a portion of the paved trail, and improve a portion of the unpaved trail. In order to perform the work, they will need larger easements than currently exist.

**Approval Process:**

Majority vote by the Board.

**Budget Impact:**

None.

**Conclusion:**

Staff sees no concerns with the proposed request. Approval will authorize the URA to sign the easements which will then be recorded by Twin Falls City.

**Attachments:**

1. Sewer Easement and Description with Map
2. Road Easement and Description with Map

**PUBLIC EASEMENT**

For Value Received, The Urban Renewal Agency of the City of Twin Falls, who maintains an address of 105 Main Avenue East, Twin Falls, ID 83301, hereafter referred to as "GRANTOR", having lawful authority to do so, does hereby irrevocably grant unto the City of Twin Falls, a Municipal Corporation of the State of Idaho who maintains an address of 105 Main Avenue East, Twin Falls, ID 83301, hereafter referred to as "GRANTEE", a permanent easement for the construction, maintenance, repair, and/or replacement of a sanitary sewer mainline(s) and appurtenances at the convenience of the GRANTEE, with the right of reasonable access to such facilities. Said easement is particularly described in the following EXHIBITS:

EXHIBIT "A" – Sewer Line Easement for City of Twin Falls

EXHIBIT "B" – Sewer Line Easement Exhibit

This grant of easement is perpetual, and shall bind the parties, their heirs, personal representatives, lawful assigns and successors in interest.

TO HAVE AND TO HOLD, said easement unto GRANTEE, its successors and assigns this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

GRANTOR: The Urban Renewal Agency of the City of Twin Falls

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF IDAHO        )  
                                  ) ss  
County of Twin Falls    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_ known or identified to me to be the \_\_\_\_\_, respectively, of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

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

\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EXHIBIT "A"  
SEWER LINE EASEMENT  
FOR  
CITY OF TWIN FALLS

TWIN FALLS URBAN RENEWAL AGENCY

A 30.00 feet in width sewer line easement across part of the Southwest Quarter in Section 16 and the North Half in Section 21, Township 10 South Range 17 East, Boise Meridian, Twin Falls County, Idaho and the centerline of said sewer line easement being more particularly described as follows:

COMMENCING at the South Quarter corner of Section 16, from which the Southwest corner of said Section 16 bears North 85° 29' 17" West, 2620.30 feet;

THENCE North 33°12'13" West for a distance of 334.03 feet more or less to the POINT OF BEGINNING of said sewer line easement centerline and on a common boundary between the Twin Falls Urban Renewal Agency - Warranty Deed Instrument # 1999-021639 and Billington, LLC - Warranty Deed Instrument # 2009-002281;

THENCE North 59°06'33" West for a distance of 177.98 feet;

THENCE South 70°11'08" West for a distance of 280.57 feet;

THENCE South 46°52'10" West for a distance of 150.23 feet;

THENCE North 84°07'08" West for a distance of 115.14 feet;

THENCE South 69°48'27" West for a distance of 470.95 feet;

THENCE North 61°54'17" West for a distance of 131.94 feet;

THENCE North 47°58'57" West for a distance of 240.58 feet;

THENCE North 40°22'59" West for a distance of 440.92 feet to a point on the southeasterly right-of-way of State Highway No. 74 (Shoshone St.), Project No. BRS-2727(006) Highway Survey and the POINT OF TERMINUS.

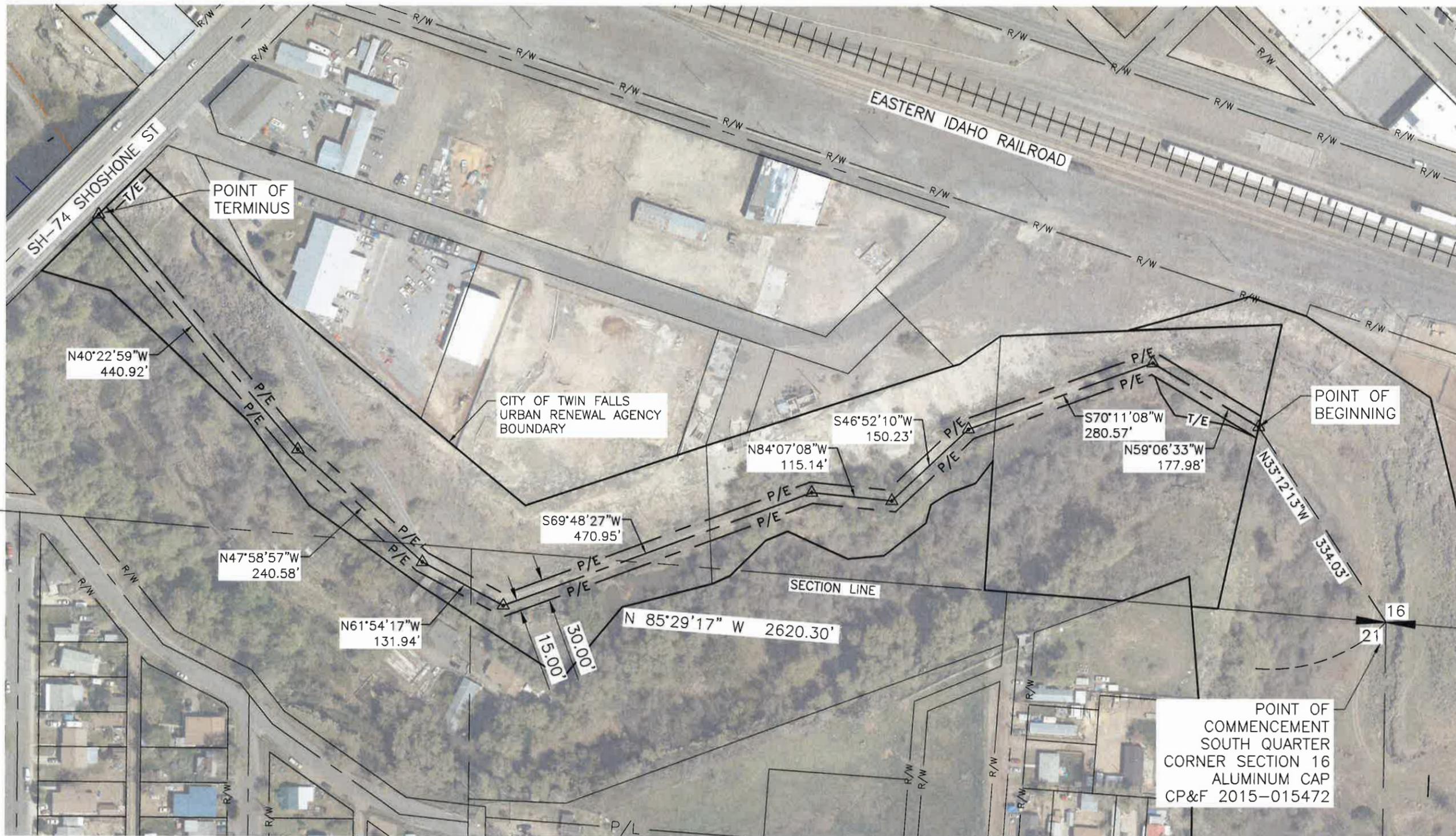
The sidelines of said easement to be lengthened or foreshortened to the southeasterly right-of-way of said State Highway No. 74 (Shoshone St.), Project No. BRS-2727(006) Highway Survey and the common boundary between the Twin Falls Urban Renewal Agency - Warranty Deed Instrument # 1999-021639 and Billington, LLC - Warranty Deed Instrument # 2009-002281 as necessary to create a continuous strip of land 30.00 feet in width.





SOUTHWEST  
CORNER  
SECTION 16  
BRASS CAP  
CP&F  
2007-000828

17 16  
20 21



LEGEND

- P/E PERMANENT EASEMENT
- T/E TEMPORARY CONSTRUCTION EASEMENT
- EASEMENT CENTERLINE
- R/W RIGHT OF WAY
- ANGLE POINT EASEMENT CENTERLINE

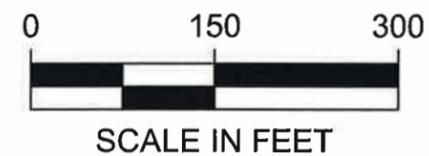
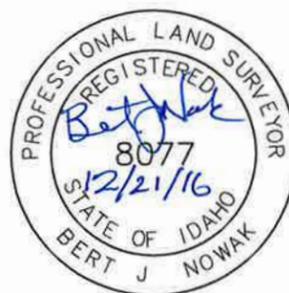


EXHIBIT "B"

REUSE OF DRAWINGS			FILE: 60-15-082_EASEMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, INC.			JUB PROJ. # 60-15-082
			PLOT DATE: 12/21/2016
			LAST UPDATED: 12/18/2016
			DRAWN BY: VKC
			DESIGN BY:
			CHECKED BY: BJN
NO.	REVISION DESCRIPTION	BY	DATE



SEWER LINE EASEMENT EXHIBIT  
CITY OF TWIN FALLS URBAN RENEWAL AGENCY  
IN THE SW 1/4 SEC. 16 & THE N 1/2 SEC. 21, T.10 S., R.17 E., B.M.  
CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO

P:\14817\2017\10170 320 P.M. Plotted by: Bert Nowak  
 Date Created: 11/28/2016 8:58:00 AM PROJECT: SUB 60-15-082\_TF\_2015\_ROCK CREEK AND MAJORONA SEVERDAM MODEL 60-15-082\_EASEMENTS.DWG

**PUBLIC EASEMENT**

For Value Received, The Urban Renewal Agency of the City of Twin Falls, who maintains an address of 105 Main Avenue East, Twin Falls, ID 83301, hereafter referred to as "GRANTOR", having lawful authority to do so, does hereby irrevocably grant unto the City of Twin Falls, a Municipal Corporation of the State of Idaho who maintains an address of 105 Main Avenue East, Twin Falls, ID 83301, hereafter referred to as "GRANTEE", a permanent easement for the construction, maintenance, repair, and/or replacement of a trail/road and appurtenances at the convenience of the GRANTEE, with the right of reasonable access to such facilities. Said easement is particularly described in the following EXHIBITS:

EXHIBIT "A" – Road Easement for City of Twin Falls

EXHIBIT "B" – Road Easement Exhibit

This grant of easement is perpetual, and shall bind the parties, their heirs, personal representatives, lawful assigns and successors in interest.

TO HAVE AND TO HOLD, said easement unto GRANTEE, its successors and assigns this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

GRANTOR: The Urban Renewal Agency of the City of Twin Falls

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF IDAHO        )  
                                  ) ss  
County of Twin Falls    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_ known or identified to me to be the \_\_\_\_\_, respectively, of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

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

\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
ROAD EASEMENT  
FOR  
CITY OF TWIN FALLS

TWIN FALLS URBAN RENEWAL AGENCY

A 30.00 feet in width road easement along the centerline of a road and across part of the Southwest Quarter in Section 16 and the North Half in Section 21, Township 10 South Range 17 East, Boise Meridian, Twin Falls County, Idaho and the centerline of said road easement being more particularly described as follows:

COMMENCING at the South Quarter corner of Section 16, from which the Southwest corner of said Section 16 bears North 85° 29' 17" West, 2620.30 feet;

THENCE North 31°01'45" West for a distance of 347.04 feet more or less to the POINT OF BEGINNING of said road easement centerline and on a common boundary between the Twin Falls Urban Renewal Agency - Warranty Deed Instrument # 1999-021639 and Billington, LLC - Warranty Deed Instrument # 2009-002281;

THENCE northeasterly along a curve to the right, of which the radius point lies North 37°57'07" East, a radial distance of 400.00 feet, a central angle of 04°43'29" and a long chord which bears North 49°41'09" West – 32.98 feet;

THENCE North 47°19'24" West for a distance of 38.95 feet;

THENCE along the arc of a curve to the left for a distance of 95.12 feet, having a radius of 100.00 feet, a central angle of 54°29'51" and a long chord which bears North 74°34'20" West - 91.57 feet;

THENCE South 78°10'45" West for a distance of 68.16 feet;

THENCE along the arc of a curve to the left for a distance of 69.88 feet, having a radius of 300.00 feet, a central angle of 13°20'45" and a long chord which bears South 71°30'23" West - 69.72 feet;

THENCE South 64°50'00" West for a distance of 12.79 feet;

THENCE along the arc of a curve to the right for a distance of 73.51 feet, having a radius of 660.00 feet, a central angle of 06°22'52" and a long chord which bears South 68°01'26" West - 73.47 feet;

THENCE South 71°12'52" West for a distance of 43.10 feet;

THENCE along the arc of a curve to the left for a distance of 84.13 feet, having a radius of 200.00 feet, a central angle of 24°06'06" and a long chord which bears South 59°09'49" West - 83.51 feet;

THENCE South 47°06'46" West for a distance of 96.49 feet;

THENCE along the arc of a curve to the right for a distance of 59.85 feet, having a radius of 50.00 feet, a central angle of 68°34'58" and a long chord which bears South 81°24'15" West - 56.34 feet;

THENCE North 64°18'16" West for a distance of 7.08 feet;

THENCE along the arc of a curve to the left for a distance of 61.60 feet, having a radius of 80.00 feet, a central angle of 44°06'55" and a long chord which bears North 86°21'44" West - 60.09 feet;

THENCE South 71°34'49" West for a distance of 162.08 feet;

THENCE South 68°42'30" West for a distance of 159.30 feet;

THENCE South 73°04'56" West for a distance of 96.32 feet;

THENCE along the arc of a curve to the right for a distance of 95.29 feet, having a radius of 115.00 feet, a central angle of 47°28'42" and a long chord which bears North 83°10'43" West - 92.59 feet;

THENCE North 59°26'22" West for a distance of 46.94 feet;

THENCE North 56°11'35" West for a distance of 57.42 feet;

THENCE North 49°29'49" West for a distance of 82.19 feet;

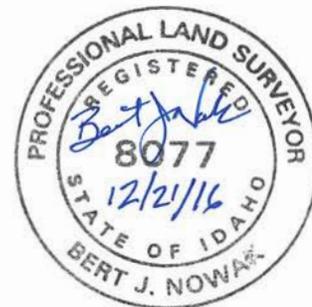
THENCE North 42°49'53" West for a distance of 115.03 feet;

THENCE North 41°53'49" West for a distance of 168.17 feet;

THENCE North 38°50'28" West for a distance of 227.09 feet;

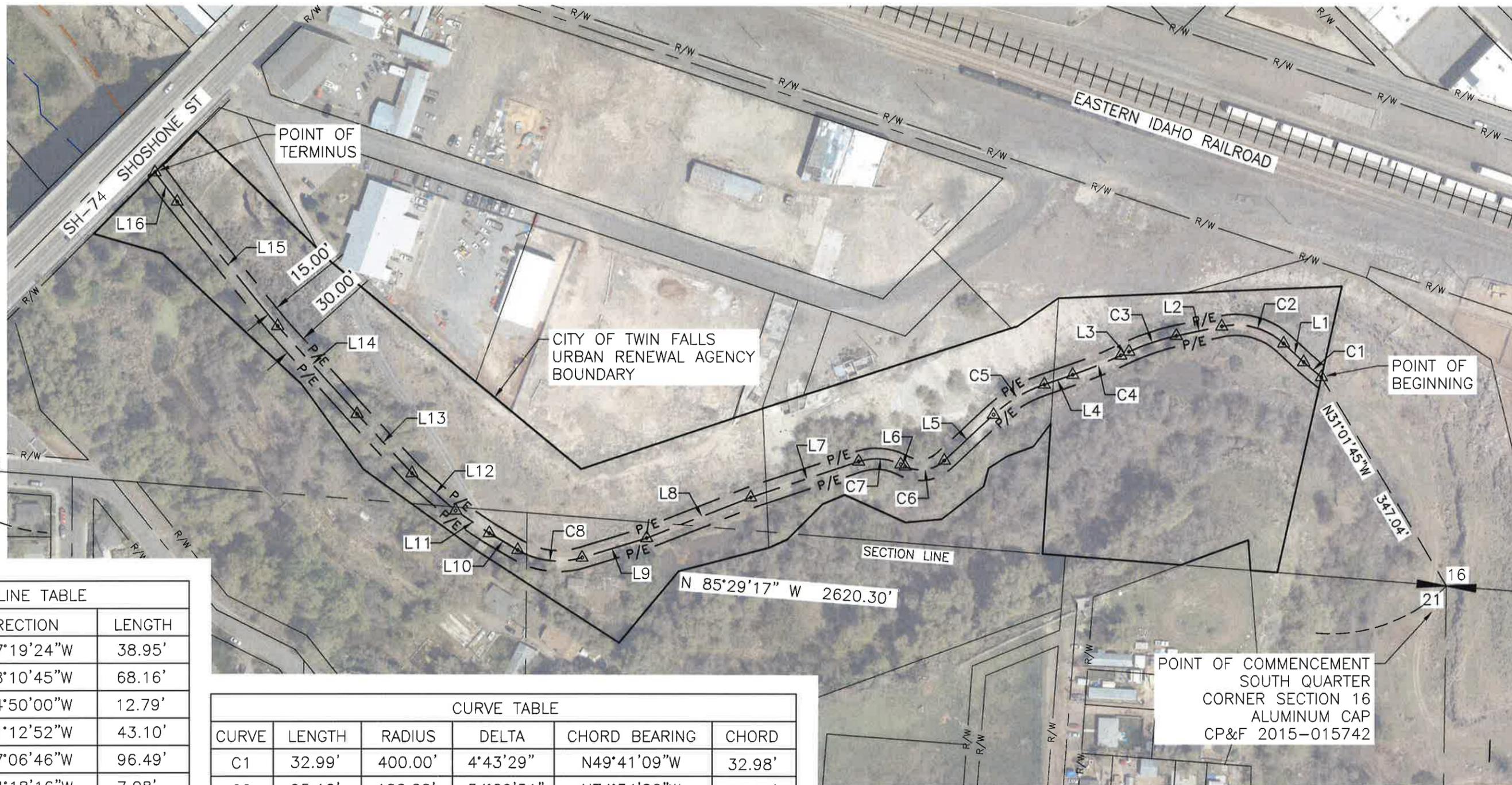
THENCE North 37°00'31" West for a distance of 52.28 feet to a point on the southeasterly right-of-way of State Highway No. 74 (Shoshone St.), Project No. BRS-2727(006) Highway Survey and the POINT OF TERMINUS.

The sidelines of said easement to be lengthened or foreshortened to the southeasterly right-of-way of said State Highway No. 74 (Shoshone St.), Project No. BRS-2727(006) Highway Survey and the common boundary between the Twin Falls Urban Renewal Agency - Warranty Deed Instrument # 1999-021639 and Billington, LLC - Warranty Deed Instrument # 2009-002281 as necessary to create a continuous strip of land 30.00 feet in width.





SOUTHWEST  
CORNER  
SECTION 16  
BRASS CAP  
CP&F  
2007-000828

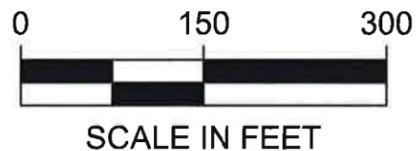


LINE TABLE

LINE	DIRECTION	LENGTH
L1	N47°19'24"W	38.95'
L2	S78°10'45"W	68.16'
L3	S64°50'00"W	12.79'
L4	S71°12'52"W	43.10'
L5	S47°06'46"W	96.49'
L6	N64°18'16"W	7.08'
L7	S71°34'49"W	162.08'
L8	S68°42'30"W	159.30'
L9	S73°04'56"W	96.32'
L10	N59°26'22"W	46.94'
L11	N56°11'35"W	57.42'
L12	N49°29'49"W	82.19'
L13	N42°49'53"W	115.03'
L14	N41°53'49"W	168.17'
L15	N38°50'28"W	227.09'
L16	N37°00'31"W	52.28'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	32.99'	400.00'	4°43'29"	N49°41'09"W	32.98'
C2	95.12'	100.00'	54°29'51"	N74°34'20"W	91.57'
C3	69.88'	300.00'	13°20'45"	S71°30'23"W	69.72'
C4	73.51'	660.00'	6°22'52"	S68°01'26"W	73.47'
C5	84.13'	200.00'	24°06'06"	S59°09'49"W	83.51'
C6	59.85'	50.00'	68°34'58"	S81°24'15"W	56.34'
C7	61.60'	80.00'	44°06'55"	N86°21'44"W	60.09'
C8	95.29'	115.00'	47°28'42"	N83°10'43"W	92.59'



POINT OF COMMENCEMENT  
SOUTH QUARTER  
CORNER SECTION 16  
ALUMINUM CAP  
CP&F 2015-015742

LEGEND

- P/E PERMANENT EASEMENT
- EASEMENT CENTERLINE
- R/W RIGHT OF WAY
- CENTERLINE EVENT POINT

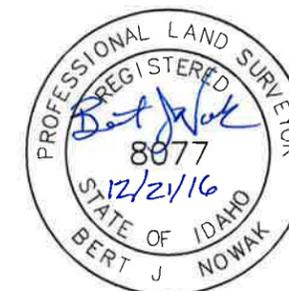


EXHIBIT "B"

<small>REUSE OF DRAWINGS</small> THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, INC. AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, INC.	<small>FILE 60-15-082_EASEMENTS</small> JUB PROJ # 60-15-082 PLOT DATE: 12/21/2016 LAST UPDATED: 12/21/2016 DRAWN BY: VJC DESIGN BY: CHECKED BY: BJN	 <b>J-U-B ENGINEERS, INC.</b>	<b>ROAD EASEMENT EXHIBIT</b> <b>CITY OF TWIN FALLS URBAN RENEWAL AGENCY</b>		SHEET <b>1</b>
			IN THE SW 1/4, SEC. 16 & THE N 1/2 SEC. 21, T.10 S., R.17 E., B.M. CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO		