

COUNCIL MEMBERS:

LANCE	TRIP	DON	DAVID E.	WILLIAM A.	GREG	REBECCA
CLOW	CRAIG	HALL	JOHNSON	KEZELE	LANTING	MILLS SOJKA
<i>Mayor</i>				<i>Vice Mayor</i>		



MINUTES
 Meeting of the Twin Falls City Council
 March 21, 2011
 City Council Chambers
 305 3rd Avenue East Twin Falls, Idaho

CALL MEETING TO ORDER: 5:00 P.M.
PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
INTRODUCTION OF STAFF
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:
PROCLAMATIONS: None

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Consideration of accounts payable for March 15 – 21, 2011, total: \$433,714.50; Payroll, March 18, 2011, total: \$99,645.23. 2. Consideration of the March 14, 2011, Minutes. 3. Consideration of a request to accept a deferral agreement for sidewalk improvements on property located at 236 Washington Street South c/o Glanbia Foods, Inc. 4. Consideration of a request to accept a deferral agreement for curb and gutter improvements on property located at 236 Washington Street South c/o Glanbia Foods, Inc. 5. Consideration of a request to accept right-of-way, on behalf of Kenneth D. Edmunds, Moving & Storage, L.L.C.	Action	Staff Report Sharon Bryan L. Sanchez Troy Vitek Troy Vitek Troy Vitek
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Consideration of a request to reappoint members of the Twin Falls Building Inspection Department Advisory Committee. 2. Consideration of a request to reappoint Liyah Babayan and Jeff Blick to the Parks & Recreation Commission. 3. Presentation from Gary Ettenger, CEO of the YMCA. 4. Presentation of the input received from the Main Avenue Fountain Plaza proposed redevelopment plans. 5. Consideration of an ordinance amending City Code Section 4-2-2 regarding the electrical permit exception for low voltage signal circuits. 6. Public input and/or items from the City Manager and City Council.	Action Action Presentation Presentation Action	Mitch Humble Dennis Bowyer Gary Ettenger Dennis Bowyer Mitch Humble
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M. – None. 1. For a Planned Unit Development Agreement Modification for Perrine Point Mixed Use Residential/Neighborhood Commercial Planned Unit Development Agreement located at the northwest corner of Grandview Drive North and Falls Avenue West to modify the architectural concept and to provide for an active adult residential community within the R-6 zoned area of the PUD. c/o Gerald Martens on behalf of Tres Gringos, LLC. (app.2428)	Action	Mitch Humble
V. <u>ADJOURNMENT:</u>		

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting.*

Present: Lance Clow, Trip Craig, Don Hall, David E. Johnson, Rebecca Mills Sojka

Absent: William A. Kezele, Greg Lanting

Staff Present: City Manager Tom Courtney, Assistant City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Parks & Recreation Director Dennis Bowyer, Building Official Dwaine Thomson, Electrical Inspector Raub Owens, Deputy City Clerk/Recording Secretary Leila Sanchez

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

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None.

PROCLAMATIONS: None

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of accounts payable for March 15 – 21, 2011, total: \$433,714.50; Payroll, March 18, 2011, total: \$99,645.23.
2. Consideration of the March 14, 2011, Minutes.
3. Consideration of a request to accept a deferral agreement for sidewalk improvements on property located at 236 Washington Street South c/o Glanbia Foods, Inc.
4. Consideration of a request to accept a deferral agreement for curb and gutter improvements on property located at 236 Washington Street South c/o Glanbia Foods, Inc.
5. Consideration of a request to accept right-of-way, on behalf of Kenneth D. Edmunds, Moving & Storage, L.L.C.

MOTION:

Councilperson Clow made a motion to approve the Consent Calendar excluding: 2. Consideration of the March 14, 2011, Minutes. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

II. ITEMS FOR CONSIDERATION:

1. Consideration of a request to reappoint members of the Twin Falls Building Inspection Department Advisory Committee.

Community Development Director Humble explained the request.

The Mayor and staff recommend that the Council appoint Darren Hall, Dan Brizee, and Gary Bond to the Building Inspection Department Advisory Committee, for three year terms to expire March 2014.

MOTION:

Councilperson Johnson made the motion to appoint Darren Hall, Dan Brizee, and Gary Bond to the Building Inspection Department Advisory Committee, for three year terms to expire March 2014. The motion was seconded by Councilperson Clow and roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

2. Consideration of a request to reappoint Liyah Babayan and Jeff Blick to the Parks & Recreation Commission.

Parks & Recreation Director Bowyer explained the request.

The Mayor and staff recommend that the City Council reappoint Liyah Babayan and Jeff Blick to the Parks & Recreation Commission.

MOTION:

Minutes

March 21, 2011

Page 3 of 6

Councilperson Craig made the motion to reappoint Liyah Babayan and Jeff Blick to the Parks & Recreation Commission, terms from April 2011 to March 2014. The motion was seconded by Councilperson Clow and roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

3. Presentation from Gary Ettenger, CEO of the YMCA.

Gary Ettenger, CEO of the YMCA, gave an annual financial report. On overhead projections he displayed the "YMCA/City Pool Profit Loss Financial Report - January through December 2010." He reviewed the expenditures and revenues on the YMCA/City Pool

Discussion followed:

Councilperson Clow asked the status of the YMCA's rates.

Gary Ettenger stated that there will be an increase for general daily admission rates in May of approximately \$.25. The YMCA's goal is to keep rates affordable to the community.

Councilperson Johnson suggested that the City would benefit from either in this level or the Citizen Finance & Planning Committee level hearing a joint presentation from both from the YMCA and the City.

Councilperson Clow requested a staff report showing expenses from the City on the pool with utilities breakdown.

No action taken.

4. Presentation of the input received from the Main Avenue Fountain Plaza proposed redevelopment plans.

Parks & Recreation Director Bowyer explained the request.

Staff hosted an open house on Wednesday February 23rd at the Historic Ballroom from 4:00pm to 7:00pm. Members from the Twin Falls Community Foundation, Scott Allen from The Land Group and City staff were there to answer questions and address citizen's concerns and suggestions. At the open house, approximately 25-30 people attended with 17 comments forms being filled out and one letter dropped off. There were a few individuals that only gave verbal comments.

Parks & Recreation Director Bowyer reviewed the summary of the comments:

Four prefer concept plan # 1A, nine prefer concept plan # 1B, and the other four said it did not make a difference, they liked them both

Likes:

Splash pad; updated design; additional seating for events; mini stage. The first three items gather the most positive comments.

Dislikes:

No public restrooms; the area where it is located; not a larger Main Avenue improvement plan.

Additions:

Public restrooms received six comments; enclosed playground area; murals on walls; more bench seating; instead of concrete columns, use totem poles.

Deletions:

Fewer trees

Additional Comments:

Open Hansen Street up; cost of maintenance; closing off Main Avenue; funding should come from many sources; about time; needs to go forward; great improvement to area.

Overall, all but one that attended the open house is in favor of the redevelopment plan(s) for the fountain area

Staff is requesting Council input on the designs and to consider the Service Contract with The Land Group for a cost estimate on the redevelopment of the Main Avenue Fountain Plaza, to be funded by the Twin Falls Community Foundation.

Discussion followed:

Mayor Don Hall stated for clarification that project funding will be paid by the Community Foundation.

Councilperson Clow asked if there would be additional seating around the playground.

Scott Allen stated that the planting walls are being designed to be high enough to provide seating for events.

-Extensive discussion was made on the need for public restrooms.

Parks & Recreation Director Bowyer stated that discussion has been made on a possible unisex restroom large enough for children to change clothes.

Councilperson Mills Sojka asked if it was possible to leave room for future restrooms in the redevelopment plans.

Scott Allen stated that the sewer lines runs in the alley. He discussed several possibilities for a small facility.

Councilperson Clow stated that perhaps the City could contact Claude Browns and the Idaho Youth Ranch on the possibility of utilizing a portion of their building and rent space for restroom access.

Scott Allen stated that Claude Browns and the Idaho Youth Ranch would be contacted. Otherwise the footprint for a unisex restroom would be incorporated in the redevelopment plan.

Councilperson Craig stated that other communities have a hallway going into a 15' corridor where restrooms are available. He stated that perhaps one of the existing buildings may be accessed for use or perhaps build a corridor out of a brick wall.

Scott Allen stated that he is running into problems regarding how many restrooms are needed for a small plaza. For large events, the City could not afford to construct a restroom large enough to handle the crowds, hence the need for porta-potties. For everyday needs, a unisex restroom is adequate.

MOTION:

Councilperson Clow made a motion to direct the Parks & Recreation Department to coordinate with the Community Foundation and Scott Allen to bring back the next level of drawings and incorporate some alternative ideas for the restrooms. The motion was seconded by Councilperson Mills Sojka and roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

5. Consideration of an ordinance amending City Code Section 4-2-2 regarding the electrical permit exception for low voltage signal circuits.

Community Development Director Humble reviewed the request.

The Building Inspections Department Advisory Committee recommends that the Council approve the request as submitted and adopt the proposed ordinance.

Discussion followed:

Councilperson Clow asked the necessity of having the following in the proposed Ordinance #3002, (B) All signal and communication circuits of less than (100) volt amperes, wires and apparatus."

City Attorney Wonderlich stated that communication circuits are included within the NEC, but Idaho by administrative rule does not enforce them.

MOTION:

Councilperson Johnson made a motion to suspend the rules and place Ordinance #3002, entitled: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE §4-2-2, PROVIDING FOR SUPERVISION OF ELECTRICAL INSTALLATIONS.**

The motion was seconded by Councilperson Clow and roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

Deputy City Clerk Sanchez read the title.

MOTION:

Councilperson Clow made a motion to adopt Ordinance #3002, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

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

Jim Scouten stated that on Thursday, March 24, 2011, a meeting will be held in regards to the Blue Angels 2012 Magic Valley Air Show.

Recess at 6:08
Reconvened at 6:15.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

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

1. For a Planned Unit Development Agreement Modification for Perrine Point Mixed Use Residential/Neighborhood Commercial Planned Unit Development Agreement located at the northwest corner of Grandview Drive North and Falls Avenue West to modify the architectural concept and to provide for an active adult residential community within the R-6 zoned area of the PUD. c/o Gerald Martens on behalf of Tres Gringos, LLC. (app.2428)

Ken Edmunds, representing the applicant, explained the request.

Community Development Director Humble reviewed the request.

On February 23, 2011, the Planning & Zoning Commission unanimously recommended approval of this request, as presented, subject to the following conditions:

1. Subject to PUD Agreement amendments or Master Development Plan amendments as required by Building, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards;
2. Subject to recordation of amendment to the Perrine Point PUD Agreement.
3. Subject to an amendment of the Perrine Point Subdivision to reflect the change from attached single-family ROWHOUSE lots to allow for fewer and larger residential lots being designated for four-plex residential buildings and to require each four-plex residential building to be approved and recorded as a condominium plat prior to occupancy.
4. Subject to Engineering Department approval of the road configurations prior to recordation of the amended final plat.

Discussion followed:

- Pets.
- Price range.
- Senior housing.
- Gated.

Ken Edmunds stated that the intent is to possibly restrict animals running in the yard. Also, the average pricing is between \$139,000 to \$179,000. The development will not be gated and is senior housing by design only.

The Mayor opened the public portion of the hearing and closed with no input.

The Mayor closed the public hearing.

Deliberations.

MOTION:

Councilperson Clow made the motion to approve the Planned Unit Development Agreement Modification for Perrine Point Mixed Use Residential/Neighborhood Commercial Planned Unit Development Agreement located at the northwest corner of Grandview Drive North and Falls Avenue West to modify the architectural concept and to provide for an active adult residential community within the R-6 zoned area of the PUD. c/o Gerald Martens on behalf of Tres Gringos, LLC. (app.2428), as presented, with the following conditions:

1. Subject to PUD Agreement amendments or Master Development Plan amendments as required by Building, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards;
2. Subject to recordation of amendment to the Perrine Point PUD Agreement.
3. Subject to an amendment of the Perrine Point Subdivision to reflect the change from attached single-family ROWHOUSE lots to allow for fewer and larger residential lots being designated for four-plex residential buildings and to require each four-plex residential building to be approved and recorded as a condominium plat prior to occupancy.
4. Subject to Engineering Department approval of the road configurations prior to recordation of the amended final plat.

The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

IV. ADJOURNMENT: the meeting adjourned at 6:41 P.M.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary