

**COUNCIL MEMBERS:**

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



**AGENDA**  
 Meeting of the Twin Falls City Council  
**Monday, November 14, 2011**  
 City Council Chambers  
 305 3<sup>rd</sup> Avenue East - Twin Falls, Idaho

**5:00 P.M.**

PLEDGE OF ALLEGIANCE TO THE FLAG  
 CONFIRMATION OF QUORUM  
 INTRODUCTION OF STAFF  
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:  
 PROCLAMATIONS: 2011 Youth Appreciation Week

AGENDA ITEMS		Purpose	By:
<b>I. <u>CONSENT CALENDAR:</u></b> 1. Consideration of accounts payable for November 8 – 14, 2011, total: \$682,383.80. November Payroll total: \$107,831.59. 2. Consideration of the Special Meeting Minutes 11-03-2011, of the City Council and the Urban Renewal Agency of the City of Twin Falls.	Action	Staff Report Sharon Bryan  L. Sanchez	
<b>II. <u>ITEMS FOR CONSIDERATION:</u></b> 1. Consideration of the issue of whether the City of Twin Falls should join with Twin Falls County in its lawsuit challenging the constitutionality of the redistricting plan approved by the Redistricting Commission. 2. Consideration of a request for the re-appointment of Darrell Buffalo and the appointment of William Baxter, Jr. to the Citizens Finance and Planning Committee for three (3) year terms. 3. Presentation of the final plans and cost estimates on the Main Avenue Fountain Plaza proposed redevelopment plans. 4. Public input and/or items from the City Manager and City Council.	Action  Action  Presentation	Lance Clow  Lorie Race  Dennis Bowyer	
<b>III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u></b>			
<b>IV. <u>PUBLIC HEARINGS:</u> 6:00 – None.</b>			
<b>V. <u>ADJOURNMENT:</u></b>			

*\*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.*

### Twin Falls City Council-Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
  2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
  3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
    - A complete explanation and description of the request.
    - Why the request is being made.
    - Location of the Property.
    - Impacts on the surrounding properties and efforts to mitigate those impacts.Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor.
  4. A City Staff Report shall summarize the application and history of the request.
    - The City Council may ask questions of staff or the applicant pertaining to the request.
  5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two minutes per person.
    - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the mayor. The spokesperson shall be limited to 15 minutes.
    - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
    - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
  6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
  7. The Mayor shall close the Public Hearing. The City Council shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- \* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor.

*Office of the Mayor*

**City of Twin Falls, Idaho**

# Proclamation

*Youth Appreciation Week 2011*

*Whereas, the vast majority of youth are concerned, knowledgeable, and responsible citizens, and*

*Whereas, Optimist International and the Twin Falls Optimist Club have developed and promoted a program entitled Youth Appreciation Week and*

*Whereas, the citizens of Twin Falls, Idaho have indicated a desire to join the Optimists in expressing appreciation and approval for the contributions of youth. I, Mayor Don Hall, therefore proclaim the third week of November as Youth Appreciation Week in Twin Falls, Idaho.*

*By this action, let it be known that we have faith in the ability of today's youth as they assume responsible roles in the future of mankind.*

*In witness whereof I have hereunto set my hand and caused this seal to be affixed.*

\_\_\_\_\_  
*Mayor Don Hall*

Attest: \_\_\_\_\_

Date: \_\_\_\_\_

COUNCIL MEMBERS:

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

URA MEMBERS:

GARY GARNAND	TOM FRANK	CINDY BOND	BOB RICHARDS	LEON SMITH	LARRY HALL	BILL KOCH
Chairman	Vice Chairman	Secretary				



**Minutes**  
 Twin Falls City Council  
 and the  
 Urban Renewal Agency of the City of Twin Falls  
**Thursday, November 3, 2011,**  
 City Council Chambers  
 305 3<sup>rd</sup> Avenue East -Twin Falls, Idaho

City Council Members

Present: Lance Clow, Trip Craig, Don Hall, David E. Johnson, William A. Kezele, Greg Lanting, Rebecca Mills Sojka  
 Absent: None

Urban Renewal Agency of the City of Twin Falls Members

Present: Gary Garnand, Tom Frank, Cindy Bond, Bob Richards, Leon Smith, Larry Hall, Bill Koch  
 Absent: None

Mayor Hall called the meeting to order 8:31 A.M.  
 Chairman Garnand called the meeting to order at 8:31 A.M.

Mayor Hall invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him. A quorum was present for both the City Council and the Urban Renewal Agency of the City of Twin Falls. Mayor Hall introduced staff.

**AGENDA ITEMS**

**I. PURPOSE OF THE MEETING:**  
**Consideration and possible action on a development agreement.**

City Manager Travis Rothweiler explained the request.

The Development Agreement involves three parties: Agro Farma (Chobani Greek Yogurt), the City of Twin Falls and the Twin Falls Urban Renewal Agency.

Agro Farma approached the Southern Idaho Economic Development Organization (SIEDO) on May 25, 2011, and requested information from local communities relative to locating a Greek yogurt manufacturing facility in southern Idaho. The company was also reviewing sites in Nevada and California for their western expansion. After the initial site visit, the company requested the City of Twin Falls complete an extensive request-for-information (RFI) by July 20 on each of the proposed properties for further consideration. Since July 20, 2011, Agro Farma, the City of Twin Falls, and the Twin Falls Urban Renewal Agency have been working collaboratively to development the Agreement that is now before you for your consideration.

City Manager Rothweiler explained Agro Farma, City of Twin Falls, and Twin Falls Urban Renewal Agency Commitments.

The total incentives available for this project are \$25,116,947 (excluding fee waivers) based on initial capital investment information provided by Agro Farma of not less than \$128 million.

The Development Agreement has been reviewed for content and approved to form by City Attorney Fritz Wonderlich. The City's staff recommends the City of Twin Falls and the Twin Falls Urban Renewal Agency adopt the Development Agreement as presented.

**MOTION:**

Tom Frank made a motion to approve the Development Agreement as presented. The motion was seconded by Cindy Bond and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

**MOTION:**

Vice Mayor Greg Lanting made the motion to approve the Development Agreement as presented. The motion was seconded by Trip Craig and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

**Consideration of a request to approve Resolution No. 2011-1, which approves Revenue Allocation Area (RAA) Plan 4-3 and recommends the City Council to approve it as well.**

Economic Development Director Melinda Anderson explained the request to approve Resolution No. 2011-1, which approves Revenue Allocation Area (RAA) Plan 4-3 and recommends the City Council to approve it as well.

RAA 4-3 Plan is a companion document to the Development Agreement to be signed by the City Council, the URA board, and Agro Farma.

RAA 4-3 consists of approximately 215 acres. The Plan is to acquire real property and prepare the land for industrial development; to improve public infrastructure needed to serve the project, including the construction of water lines, improvement of wastewater collection lines, wastewater pretreatment and treatment, site access, natural gas and power.

The redeveloped property will then be sold, for industrial development, with deed restrictions to encourage maximum capital investment in the revenue allocation area, to encourage maximum job growth, long-term growth of the tax base, and such other matters that best serve the public interest and the purposes of the Urban Renewal Law and the Local Economic Development Act.

RAA 4-3 would begin January 1, 2012 and expire December 31, 2031.

Staff recommends the board approve Resolution 2011-1. The RAA 4-3 Plan is included in the Resolution.

**MOTION:**

Tom Frank made a motion to approve Resolution 2011-1, entitled: A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3, AND RECOMMENDATION FOR APPROVAL THEREOF TO THE CITY COUNCIL OF THE CITY OF TWIN FALLS.

The motion was seconded by Bill Koch and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

**II. ADJOURNMENT:**

The meeting for the Urban Renewal Agency of the City of Twin Falls adjourned at 8:52 A.M.

Mayor Don Hall stated that the Development Agreement and Resolution 2011-1, would be signed at 10:30 A.M.

The meeting for the City Council adjourned at 8:54 A.M.

Leila A. Sanchez  
Deputy City Clerk/Recording Secretary



**Date:** Monday, November 14, 2011

**To:** Honorable Mayor and City Council

**From:** Lorie Race, CFO

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**Request:**

Consideration of a request for the re-appointment of Darrell Buffalo and the appointment of William Baxter, Jr. to the Citizens Finance and Planning Committee for three (3) year terms.

**Time Estimate:**

The staff presentation will take approximately 3 minutes. Following the presentation, staff will be available to answer questions.

**Background:**

The Citizen's Finance and Planning Committee was originally established in September 2010 and consisted of five citizen members. At that time, two of the original members were appointed for one (1) year terms; two members were appointed for two (2) year terms; and one member was appointed for the full three (3) year term. This was to prevent all five members' terms from expiring at the same time.

Two of the terms have now expired. Three letters of interest were received from citizens. A review panel was established consisting of Mayor Don Hall, Councilman David Johnson, Chairperson Brandi Turnipseed, and Lorie Race, CFO. Interviews were conducted on Friday, November 4. While all three candidates exhibited characteristics that made them uniquely qualified to sit on this committee, we had only two vacancies.

Darrell Buffalo was originally appointed to this committee in September 2010. Darrell's background at Idaho State University in planning and facilities management, along with his numerous committee appointments, makes him a perfect fit for this appointment. The review committee unanimously recommends Darrell's appointment for a full three (3) year term.

William Baxter Jr., CPA, has been a citizen of Twin Falls since 1981. He has practiced accounting for 24 years, and is currently a commercial lending officer with Banner Bank. He, too, has been involved with numerous community organizations. The review committee recommends William's appointment for a full three (3) year term.

**Budget Impact:**

There is no budget impact.

**Regulatory Impact:**

Approval of this request will bring the membership to the full five members on the Citizen's Finance and Planning Committee.

**Conclusion:**

The review committee recommends the City Council confirm the Mayor's appointment of Darrell Buffalo and William Baxter for three year terms, to expire in November 2014.

**Attachments:**

Letters of interest: Craig Manning, William Baxter, Darrell Buffaloe.

RECEIVED

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Mayor Don Hall  
P.O. Box 1907  
Twin Falls, ID 83303-1907

October 13, 2011

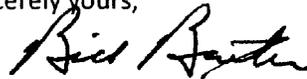
Mayor Hall:

My name is Bill Baxter, and I am interested in being considered by the Twin Falls City Council as a potential member of the Twin Falls Citizens Finance and Planning Committee. I have been a resident of Twin Falls since September of 1981, and active in a number of community organizations over the period of my residency.

By way of an introduction to my experience and professional life, I have worked as an accountant since September of 1981, and have been a licensed CPA since March of 1986. I practiced in the accounting profession actively until the end of April, 2010, and am now a commercial lending officer with Banner Bank. My work on community organizations includes Magic Valley Arts Council Board, Twin Falls Public Library Foundation Board, the Twin Falls Public Library's "Library Expansion Advisory Panel" for the 1991 addition, the Boys & Girls Club of Magic Valley Board, and the Episcopal Church of the Ascension Finance and Budget Committee for the new church building constructed during 2002 and early 2003.

Thank you for the opportunity to indicate my interest in serving on this committee for the City of Twin Falls and the City Council. I would be pleased to discuss this further if the Council has an interest in what I could offer as a member of the Twin Falls Citizens Finance and Planning Committee.

Sincerely yours,



William E. Baxter, Jr., CPA

582 Trotter Drive  
Twin Falls, ID 83301  
(208) 731-2114 Cell  
(208) 737-1064 Work (direct line)



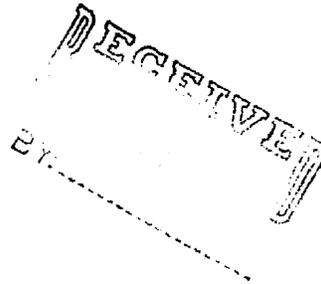
10-07-2011

Dear Mayor Don Hall,

In response to the notice given in the Times-News, I would like to be considered for the "Citizen Finance and Planning Community." I am aware that the duties call for a three-year commitment to a monthly meeting on the first Thursday at 11:30 a.m.

Sincerely,

Craig J. Manning  
(208) 731-6343



October 12, 2011

The Honorable Don Hall  
Mayor of Twin Falls, Idaho  
P.O. Box 1907  
Twin Falls, Idaho 83303

Subject: Letter of Interest in the Citizen Finance and Planning Committee

Dear Mayor Hall:

I am very interested in serving the City of Twin Falls by continuing to serve as a member of the Citizen Finance and Planning Committee.

I have lived in Twin Falls for three years and am serving as the Chairman of the Historical Preservation Commission. I was employed by the College of Southern Idaho as the Department Chair of the Trade and Industrial Education Department and will be instructing an introductory Sociology class during the Spring Semester. In retirement, I will still teach Human Resource Training and Development classes as an affiliate faculty member of the Idaho State University College of Technology.

While living in Pocatello, I was employed for 26 years with Idaho State University and retired as the Associate Vice President for Facilities Services. In this position, I was responsible for the planning and facilities management of the three Idaho State University campuses located in Pocatello, Idaho Falls and Meridian. I was responsible for planning and management of appropriated operational budgets in excess of \$16,000,000 annually. At the time of my retirement from ISU, I was also responsible for over \$90,000,000 in capital improvements funded from non-appropriated and Permanent Building Funds. My responsibilities included the supervision, management and planning of public safety, grounds (over 1,000 acres), energy management, and 106 buildings. I would welcome you to contact ISU President Arthur Vailas (208) 282-3440 for verification.

While in Pocatello, I served on the Pocatello Historical Preservation Committee and the Bannock County Planning and Development Council. I was also part of the citizens committee involved in the development of the Pocatello Comprehensive Plan.

My formal education consists of a degree in Psychology with a minor in Business Management, Master of Education Degree, and completion of nearly all course work in the Doctorate of Educational Leadership with an emphasis in Higher Education Administration. This program offered extensive training in budgeting and Community Development (elective course).

I have enjoyed being part of this commission this past year and would like to be considered for a full three year appointment. If I am selected, I will support Brandi Turnupseed, the current chair of the committee who is doing an exceptional job, in fulfilling the responsibilities of this committee.

Thank you for consideration.



Darrell J. Buffaloe  
2545 Joshua Way  
Twin Falls, Idaho 83301  
(208) 944-4959



**Monday, November 14, 2011 City Council Meeting**

**To:** Honorable Mayor and City Council

**From:** Dennis J. Bowyer, Parks & Recreation Director

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**Request:**

Presentation of the final plans and cost estimates on the Main Avenue Fountain Plaza proposed redevelopment plans.

**Time Estimate:**

The staff presentation will take approximately 5 minutes. Terry McCurdy from the Twin Falls Community Foundation will take approximately 5 minutes. Scott Allen with The Land Group will also be available for questions. Following the presentations, we expect some time for questions and answers.

**Background:**

Staff presented the proposed concept plans to the City Council on February 14<sup>th</sup>, 2011. After a lengthy discussion, Council directed staff to host an open house in the downtown area for community members and downtown merchants to gather input on the designs.

Staff came back to the City Council on March 21, 2011 and presented the comments from the Open House that was held on February 23, 2011. The majority of those in attendance prefer concept plan #1B; this is the plan being presented tonight. On March 21<sup>st</sup>, City Council requested staff to ask two of the merchants if public restrooms could be built inside their building, bring back the next level of drawings, cost estimates, and incorporate some alternative ideas for restrooms.

Attached is the final schematic development plan being proposed to the City Council along with the associated construction estimates. The total estimated cost that includes restrooms is approximately \$376,000. The three largest costs are: restrooms at \$58,000; the splash pad at \$50,000; and the stamped and colored concrete at \$45,900. The restrooms are the same style that the City just installed at Drury Park, Drury's is a single uni-sex facility. In the proposed plan, the restroom in the plaza would be a single structure containing an individual restroom for women, an individual restroom for men and a utility/mechanical room.

The splash pad is being designed to use domestic water, not recirculation of the water. By limiting the hours of the splash pad and having water reducing spray heads/nozzles for the water features, less water would be used than the current fountain is using today. Discussions with the Meridian Parks & Recreation Department and with splash pad suppliers, this type of system will require the least amount of maintenance, on-going and day-to-day operational costs and supervision by City staff.

The Twin Falls Community Foundation is seeking three items from the City.

1. Approval to move forward with the Main Avenue Fountain Plaza plan as presented.
2. Requesting the City to provide perpetual maintenance on the Plaza.
3. Requesting for the City to fund the cost of the restroom facility due to the lack of restrooms located on the Main Avenue corridor.

**Budget Impact:**

Dependent on the direction from the City Council, there could be immediate budget impact to fund a restroom and long term budget impact in maintenance for the plaza. Restroom is estimated at \$58,000. These restrooms are not funded in the current budget nor are they included in the 5-year plan.

The splash pad is being designed to use domestic water, not recirculation of the water. By limiting the hours of the splash pad and having water reducing spray heads/nozzles for the water features, less water would be used than the current fountain is using today. Discussions with the Meridian Parks & Recreation Department and with splash pad suppliers, this type of system will require the least amount of maintenance, on-going and day-to-day operational costs and supervision by City staff.

If a restroom is included in the plans, approximately \$1,000 in restroom supplies will be needed with approximately \$4,000 in labor to clean the restrooms twice daily. Also staff estimates an additional \$3,500 in labor costs to maintain the plaza above what is being done currently at the site. The additional labor will be worked into the schedule of a current seasonal employee.

**Regulatory Impact:**

There is no immediate regulatory impact associated with this agenda item.

**Conclusion:**

The Twin Falls Community Foundation is requesting for Council to allow them to move forward with the Main Avenue Fountain Plaza plan and for the City to provide perpetual maintenance on the plaza and if the Council desires a restroom in the plaza, then the City will need to budget for it.

**Attachments:**

Final Schematic Development Plan  
Cost Estimates  
Photos of Drury Park Restroom



**Statement of Probable Cost**

The Land Group, Inc.  
 340 Falls Avenue, Twin Falls, Idaho 83301  
 (208) 733-4041 Fax (208) 733-4045



THE LAND GROUP, INC.

**Job Title:** TWIN FALLS FOUNTAIN PLAZA (T.F.C.F.)  
**Project Number:** 210009  
**Date:** 08/22/11

Description of Work/Materials	Units	Quantity	Price Per Unit	Total Amount
<b>CIVIL CONSTRUCTION ITEMS</b>				
Demolition	LS	1	12000.00	\$12,000.00
SWPPP	LS	1	2000.00	\$2,000.00
Rough grading	SF	11360	0.20	\$2,272.00
Adjust existing utilities	LS	1	1800.00	\$1,800.00
New asphalt patchback	SF	90	6.00	\$540.00
Electrical	LS	1	3500.00	\$3,500.00
Geotechnical investigation and report	LS	1	3000.00	\$3,000.00
Sewer service	LS	2	550.00	\$1,100.00
Water service	LS	2	675.00	\$1,350.00
Storm drainage	LS	1	2500.00	\$2,500.00
Lighting - light pole relocation w/new foundation	EA	3	700.00	\$2,100.00
Lighting - new light pole with foundation	EA	3	2500.00	\$7,500.00
CXT Ozark II Restroom & concrete pad	LS	1	58000.00	\$58,000.00
			<b>SUBTOTAL</b>	<b>\$97,662.00</b>
<b>LANDSCAPE &amp; HARDSCAPE ITEMS</b>				
Bike racks	EA	2	500.00	\$1,000.00
Benches	EA	2	1500.00	\$3,000.00
Trash cans/recycling	EA	4	500.00	\$2,000.00
Wrought iron fence	LF	25	75.00	\$1,875.00
Tree grates	EA	4	2000.00	\$8,000.00
Stamped and colored concrete	SF	3825	12.00	\$45,900.00
Flatwork with scoring and steps	SF	5150	4.00	\$20,600.00
Central paving decorative pattern/symbol	LS	1	2000.00	\$2,000.00
Concrete pavers	SF	650	12.00	\$7,800.00
6" concrete edging	LF	120	2.00	\$240.00
Concrete seats & stone caps at shade structure	LF	186	120.00	\$22,320.00
Planter/Seat walls and wall caps	LF	232	100.00	\$23,200.00
Waterproofing of building walls at planters	LF	200	50.00	\$10,000.00
Sail cloth shade structure by Parasol and installation	LS	1	28500.00	\$28,500.00
Splash pad-fresh water w/controls & spray heads	LS	1	50000.00	\$50,000.00
Fine grade landscape	SF	1735	0.15	\$260.25
Planter beds - shrubs, soil amendments etc	SF	1735	4.00	\$6,940.00
Trees	EA	12	400.00	\$4,800.00
Mulch	SF	1735	0.50	\$867.50
Irrigation	SF	1735	0.60	\$1,041.00
			<b>SUBTOTAL</b>	<b>\$240,343.75</b>
<b>TOTAL CONSTRUCTION COST</b>				<b>\$338,005.75</b>
Construction surveying fee	LS	1	3700.00	\$3,700.00
Preparation of construction documents & spec's.	LS	1	34500.00	\$34,500.00
<b>TOTAL PROJECT COST</b>				<b>\$376,205.75</b>

Please Note: This Statement of Probable Cost is based on a limited understanding of the full scope of the project. It is recognized that neither The Land Group nor the client has any control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices or other competitive bidding market forces. Bid prices will vary from any statement of probable construction cost or other estimate or evaluation prepared by The Land Group. For each year until the project is constructed, the construction costs must be adjusted for inflation based on the Construction Cost Index.

Drury Park Restroom October 2011



Drury Park Restroom October 2011

