



CITY OF TWIN FALLS, IDAHO

NOTICE OF SPECIAL CITY COUNCIL MEETING

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A Special Meeting of the Twin Falls City Council will be held in the City Council Chambers, located at 305 Third Avenue East, on Monday, July 23, 2012, at 4:00 P.M.

Purpose of the meeting: Executive Session 67-2345(1)(c): To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

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.



Date: Monday, July 23, 2012
To: Honorable Mayor and City Council
From: Ed Morris, Fire Fighters Association

Request: Permission to hold the Annual Muscular Dystrophy Fill the Boot fundraiser.

Background: This is a nationwide fundraiser for MDA. We have requested and have obtained permission to do the Fill the Boot on the street from the Council since 2001. Since we were allowed to do the Fill the Boot on the street, we have earned \$97,000 for Jerry's Kids. MDA provides insurance coverage for the Fill the Boot events.

History: The history behind the MDA Fill the Boot originated in the 1940's. Fire Fighters across the United States and Canada raise millions of dollars each year to help Jerry's Kids. We are in our 12th year of MDA Fill the Boot on the street. I am proud to say that we have not had a single accident while soliciting donations. This is only because we only accept donations when the traffic light is on RED.

Conclusion: I would like to request that the City Council of Twin Falls, authorize the Twin Falls Fire Fighters, Local 1556 permission to hold the 2012 MDA Fill the Boot campaign from 10 A.M. to 6 P.M. on Friday August 10th, at the intersection of Addison Avenue East and Locust.

Respectfully:
Edward Morris
Local 1556, Twin Falls Fire Fighters Assoc.



Date: Monday, July 23, 2012, Council Meeting

To: Honorable Mayor and City Council

From: Staff Sergeant Dennis Pullin, Twin Falls Police Department

Request:

Consideration of a request from Sue Spain of the Hispanic Heritage Fiesta Committee to approve the 23rd Annual Hispanic Heritage Fiesta to be held at the Twin Falls City Park on August 11 and 12, 2012.

Time Estimate:

Having had no calls for service requiring additional Police response at last year's event, I am requesting that this Special Events Application be placed on the Consent Calendar.

Background:

The Hispanic Heritage Fiesta has been an annual event for the past 22 years. The Committee has made every effort to hold an event that attracts family participation and provides a safe environment for its participants. In conjunction with the College of Southern Idaho and other institutions of higher education, this two-day event is designed to generate scholarship funds for young people in the Twin Falls area. The Fiesta will also provide a weekend of fun, food, and entertainment that focuses primarily on celebrating Hispanic Heritage.

On July 9, 2012, I received a Special Events Application from and met with Sue Spain regarding the 23rd Annual Hispanic Heritage Fiesta scheduled for August 11 and 12, 2012. Both the Police Department's Command Staff and representatives of other relevant City Departments have reviewed the application for the Fiesta and have approved the following:

- The Fiesta will begin on Saturday at 7:00 a.m. with setup and registration for the car show; the car show will commence at 12:00 p.m. and continue until 9:00 p.m. Live bands and a dance are scheduled from 7:00 p.m. until 9:00 p.m. A beer garden will be set up for the sale and service of alcohol on Saturday and Sunday during the course of the event.
- On Sunday, festivities will commence at 12:00 p.m. and continue until 8:00 p.m.
- **Beer Garden Hours**
 - Alcohol will be sold and served on both Saturday and Sunday. Beer sales on Saturday will be from 11:00 a.m. until 8:30 p.m. Beer sales on Sunday will be from 12:00 p.m. until 8:00 p.m.
 - All alcoholic beverages will be served and consumed at an established Beer Garden where wristbands will be required and IDs will be checked prior to issuing. Provisions have been made in the Beer Garden to check for IDs, and the Hispanic Heritage Committee will have staff in the Garden to monitor the IDs and activities of those purchasing beer. The Beer Garden area will be a designated area which will be cordoned off.

- **Band Shell Hours**

- Saturday, August 11, 2012, from 11:00 a.m. until 9:30 p.m.
- Sunday, August 12, 2012, from 12:15 p.m. until 8:00 p.m.

- This year's festival is well organized and, given the success of last year's Fiesta, the Command Staff is requiring four (4) Police Officers to provide security for the event. Over the past six years, the Department has worked in conjunction with the Hispanic Heritage Committee to increase the Committee's role in securing the event and thereby reducing the number of additional Police calls for service the event had typically generated. As a result of their success, the Department has incrementally reduced the required number of Police Officers needed at the event, and this year is requiring only four (4) Officers to attend the Fiesta. In an effort to reduce costs for the Committee, the Chief has also approved the combination of two (2) City Officers and two (2) County Deputies. I have reviewed the application and believe that the Hispanic Heritage Fiesta Committee has an effective plan in place.

- The Hispanic Heritage Committee's Alcohol Permit for the Fiesta has been applied for and is pending.
- The Twin Falls Police Department believes this to be an important cultural and family event that is enjoyed by the citizens of our community. Reviewing last year's event and calls for service during the event's hours of operation, the Police Department received no additional calls for service that required additional Police response.
- The Twin Falls Fire, Parks and Recreation, and various other City Departments have approved and signed the Special Events Application.

Approval Process:

Consent of the Council

Budget Impact:

Staff has recommended that two (2) Twin Falls Police Officers and two (2) Twin Falls County Reserve Deputies be on-site to provide security for the event one (1) hour after alcohol sales commence and one (1) hour after alcohol sales are concluded.

- Officers will be in place on Saturday from 12:00 p.m. until 9:30 p.m. and their compensation will be reimbursed by the Hispanic Heritage Fiesta Committee.
- Officers will be in place on Sunday from 1:00 p.m. until 9:00 p.m. and their compensation will be reimbursed by the Hispanic Heritage Fiesta Committee.
- The cost for the Twin Falls City Police Officers will be a total of \$1,470.00.
- The event will therefore have no budgetary impact on the City.

Agenda Item for July 23, 2012
From Staff Sergeant Dennis Pullin
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Regulatory Impact:

Four (4) Law Enforcement Officers will provide on-site security for the event.

Conclusion:

Staff recommends that the City Council approve the Special Events Application with the specified Beer Garden service, Band Shell entertainment, and security as stipulated above for the 23rd Annual Hispanic Heritage Fiesta to be held on August 11 and 12, 2012.

The Twin Falls Police Department Staff recommends that the on-duty Patrol Supervisor be given the authority to order the event organizers to mitigate the sound of amplified music. If there are continued noise complaints, disturbances by those participating in the event, and non-compliance, the on-duty Patrol Supervisor shall terminate the event.

Attachments:

None

DP:aed



Date: Monday, July 23, 2012, Council Meeting

To: Honorable Mayor and City Council

From: Staff Sergeant Dennis Pullin, Twin Falls Police Department

Request:

Consideration of a request to approve the Josh's Cause Fundraiser to be held at the Montana Steak House, located at 1826 Canyon Crest Drive, on Saturday, August 11, 2012. The event will begin at 5:00 p.m. and conclude at 10:30 p.m.

Time Estimate:

The presentation will take approximately five minutes with additional time to answer any questions Council Members may have.

Background:

Josh Whittaker has completed a Special Events Application to hold the Josh's Cause Fundraiser on Saturday, August 11, 2012, at the Montana Steak House parking lot. This is an event to raise funds for the National Kidney Foundation of Utah and Idaho (NKFU&I). Funds raised will be used for expenses associated with organ donations for donors and/or recipients and the NKFU&I Youth Transplant Camp. A portion of the funds will also be donated to the Magic Valley Citizens' 4th of July event.

The event will begin at 5:00 p.m. with a meet and greet VIP dinner inside the Montana Steak House, to be followed by a musical concert in the parking lot. The gates will open at 5:30 p.m. for the purchase of concert tickets. The opening band (which has not been determined) will begin at 6:00 p.m. This band will play music for approximately one hour and 40 minutes. At the conclusion of the first band's performance, there will be a couple of guest speakers who have had a transplant or kidney failure; they will speak about the camp for children and Josh's Cause. After the guest speakers have concluded, Josh Gracin will provide an acoustical concert for approximately one hour and 40 minutes. At the conclusion of Josh Gracin's performance, light DJ music will be played as the event comes to a close.

The band stage will be located on the south end of the Montana Steak House parking lot, facing north. Mr. Whittaker will see that the volume is kept at a lower level to help alleviate noise complaints.

Food, drinks, and beer will be sold in the parking lot. Identifications will be checked and wristbands will be required for those purchasing and consuming alcohol. A catering permit has been purchased by the Montana Steak House and approved for this event.

There will be a first aid station located in the parking lot. Port-a-potties will be located in the parking lot area for spectators.

Mr. Whittaker has made arrangements to have two Twin Falls Sheriff's Office Reserve Deputies provide security for the event from 5:00 p.m. to 10:30 p.m.

Approval Process:

Approval by the City Council.

Budget Impact:

Two Twin Falls Sheriff's Office Reserve Deputies will provide security for the event; therefore, there should be no expense to the City of Twin Falls.

Regulatory Impact:

Mr. Whittaker wishes to park RV trailers along the east curb area of Canyon Crest Drive to block the view of possible spectators who do not wish to purchase tickets. The parking of these trailers must comply with City of Twin Falls Parking Regulations, City Code 9-6-8, not being over 22 feet in length and have a minimum of four (4) feet of clearance from other parked vehicles. No semi trucks or trailers will be allowed to park on the streets, City Code 9-6-8. In addition, parking on undeveloped property is prohibited, City Code 10-11-4(B).

Sponsors of the event will be required to direct and oversee traffic entering/exiting the parking lot area of the Montana Steak House due to RV trailers being parked along the street's edge. Event sponsors will also have to provide written permission from private land owners who do allow parking in approved parking and developed parking lots. Parking in undeveloped fields and lots will be prohibited. Event sponsors will have a cleanup plan for the surrounding area affected by those participating in the event, which will be completed at the conclusion of the event.

Conclusion:

The Twin Falls Police Department Staff and several relevant City Staff Members have met and approved this Special Events Application. Based on this request and the information provided, Staff recommends that this event be approved.

The Twin Falls Police Department Staff recommends that the on-duty Patrol Supervisor be given the authority to order the event organizers to mitigate the sound of amplified music. If there are continued noise complaints, disturbances by those participating in the event, and non-compliance, the on-duty Patrol Supervisor shall terminate the event.

Attachments:

1. Sketch/Aerial of Montana Steak House Property
2. City Ordinance 9-6-8
3. City Ordinance 10-11-4

DP:aed

TRAILERS/RV'S **FIRST AID** FOOD & DRINKS RESTROOMS SECURITY AND EVENT



9-6-8: PARKING TRUCKS, TRAILERS, UNUSED AND INOPERATIVE VEHICLES:

No person shall park a motor truck of more than one-half ($1/2$) ton capacity or automobile with trailer attached except with the right-hand side parallel with the curb and in moving such motor truck or automobile with trailer attached away from curb, it shall be moved forward, and no such motor truck or automobile with trailer attached shall be parked within four feet (4') of another car. No person shall park a motor vehicle of one and one-half ($1\frac{1}{2}$) ton capacity or more nor shall any person park a motor vehicle which has an overall length of more than twenty two feet (22') nor shall any person park a trailer of more than one-half ($1/2$) ton capacity upon any street or alley located within a residential district within the city except while engaged in the actual loading or unloading of passengers or property.

No unused, inoperative or abandoned vehicle shall be parked for a longer period than twenty four (24) hours on any street. (1958 Code, ch. IX, art. 10; amd. 1978 Code)

10-11-4: PARKING AREAS:

- (A) Pedestrian Access: Access to each building shall be provided by connecting the principal entrance into each building to the parking areas intended for the use of the occupants with a sidewalk which is not more than three hundred feet (300') in length. (Ord. 2468, 12-19-1994)
- (B) Surfacing: All parking and maneuvering areas shall be hard surfaced with Portland concrete or asphaltic concrete surface material. In the M1 and M2 zoning districts, the requirements in section 7-1-20 of this code will apply. (Ord. 2550, 6-2-1997)
- (C) Striping: Parking areas that are intended to provide more than ten (10) spaces on a single site shall be marked off with a four inch by fifteen foot (4" x 15') long painted stripe along the sides of each parking space.
- (D) Lighting: Parking areas that are intended to provide more than eighteen (18) spaces on a single site shall have lighting that will provide at least one foot-candle of light at the ground surface on the entire parking site. Lighting shall be screened so that it does not directly illuminate any adjacent residential uses with more than one-fourth ($\frac{1}{4}$) of a foot-candle and so that it does not create a traffic hazard.
- (E) Vehicle Access:
1. Any motor vehicle entrance to a public trafficway from private property shall be considered a driveway approach and shall conform to the standards established herein.
 2. The city engineer shall establish construction standards for all driveway approaches. The standard depressed curb type approach shall be constructed unless otherwise directed by the city engineer. An arterial street driveway approach, with rounded curbing, may be required by the city engineer when traffic conditions on arterial streets warrant a more rapid entrance and exit through the driveway approach. This decision of the city engineer requiring an arterial street driveway approach may be appealed to the city council. Nothing in this subsection should be construed to prevent the construction of an arterial street driveway approach, if desired by the property owner. (Ord. 2468, 12-19-1994)
 3. The city engineer may allow driveway approaches conforming to the following standards, providing they do not pose any unusual traffic hazards:
 - a. Residential use driveway approaches: Shall not exceed thirty six feet (36'). Joint use drives between two (2) separate properties to serve multi-family residences will be allowed; however, the total width of the curb cut shall not exceed forty feet (40').

There shall be at least thirty two feet (32') between driveways entering a single property ownership and at least eighteen feet (18') of straight curb between the end of a driveway and the end of a corner radius and at least two feet (2') between the end of a driveway and a side property line.

- b. Commercial and manufacturing use driveway approaches: Shall not exceed forty feet (40') nor be less than thirty feet (30') except one-way approaches which shall not be less than twelve feet (12'). There shall be at least thirty two feet (32') of curb between driveways and at least eighteen feet (18') of straight curb between the end of a driveway and the end of a corner radius and at least two feet (2') between the end of a driveway and a side property line. (Ord. 2773, 12-15-2003)
- c. Large trucks and trailer accommodation: The city engineer may allow curb cuts up to sixty five feet (65') for commercial or industrial drives where it appears that it is necessary to accommodate large trucks and trailers and to reduce the distance between a commercial or industrial driveway and the side property line to two feet (2') when on street parking is not allowed or not practical due to some existing condition. The public welfare, safety and convenience shall be considered in granting such applications.
- d. Additional driveway width allowed: The city engineer may allow additional driveway width under the following conditions: the street is not an arterial or collector street; the traffic generated by the land use is minimal (no high traffic generating retail trade uses, services, residential uses or public assembly as defined in section 10-10-3 of this title); a parking plan is submitted and adhered to that conforms to subsection 10-10-2(B) of this title; and driveways conform to standard slope and height dimensions to control drainage. (Ord. 2468, 12-19-1994)



Date: Monday, July 23, 2012
To: Honorable Mayor and City Council
From: Lee Glaesemann, Staff Engineer

Requests:

Consideration of a request to withdraw the award for the 2012 Kimberly/Highland Water Extension Project to Sawtooth Construction, Inc. of Ketchum Idaho.

Consideration of a request to award the 2012 Kimberly/Highland Water Extension Project to Knife River Corporation of Boise Idaho, in the amount of \$2,843,990.15

Time Estimate:

The staff presentation will take approximately 15 minutes with additional time for questions.

Background:

On July 9th, 2012 the City Council awarded the 2012 Kimberly/Highland Water Extension Project to Sawtooth Construction, Inc. of Ketchum Idaho and a Notice of Award was issued to the contractor. Subsequently, it was discovered that the contractor did not list the valid contractor license number for the Electrical work to be performed on the project in accordance with State Statute 67-2310(1). (See JUB's attached letter) Statute 67-2310(6) indicates that if a valid contractor's license number for electrical work is not listed in the bid, then the bid shall be rendered unresponsive and void.

The Idaho Division of Building Safety has confirmed that the electrical work requires an electrical license. The statute requires that the contractor list a valid license number for the electrical work. The contractor did not list a valid license number for the electrical work. Per statute, the bid shall be rendered unresponsive and void.

Four bids had been received. The next lowest bid received was from Knife River Corporation in the amount of \$2,843,990.15. J.U.B. Engineers checked Knife River's bid for completeness and no irregularities were found.

Approval Process:

A majority vote of the Council to withdraw the Award of Contract from Sawtooth Construction.

A majority vote of the Council to award the contract to Knife River, the lowest responsive bidder.

Budget Impact:

The City entered into an agreement with Agro-Farma and the Urban Renewal Agency(URA) where URA agreed to allocate \$4 million to the construction of the Kimberly/Eastland Water Extension project and the City agreed to construct the work. Approval of this contract enables the URA and City to continue to execute the obligations of the development agreement.

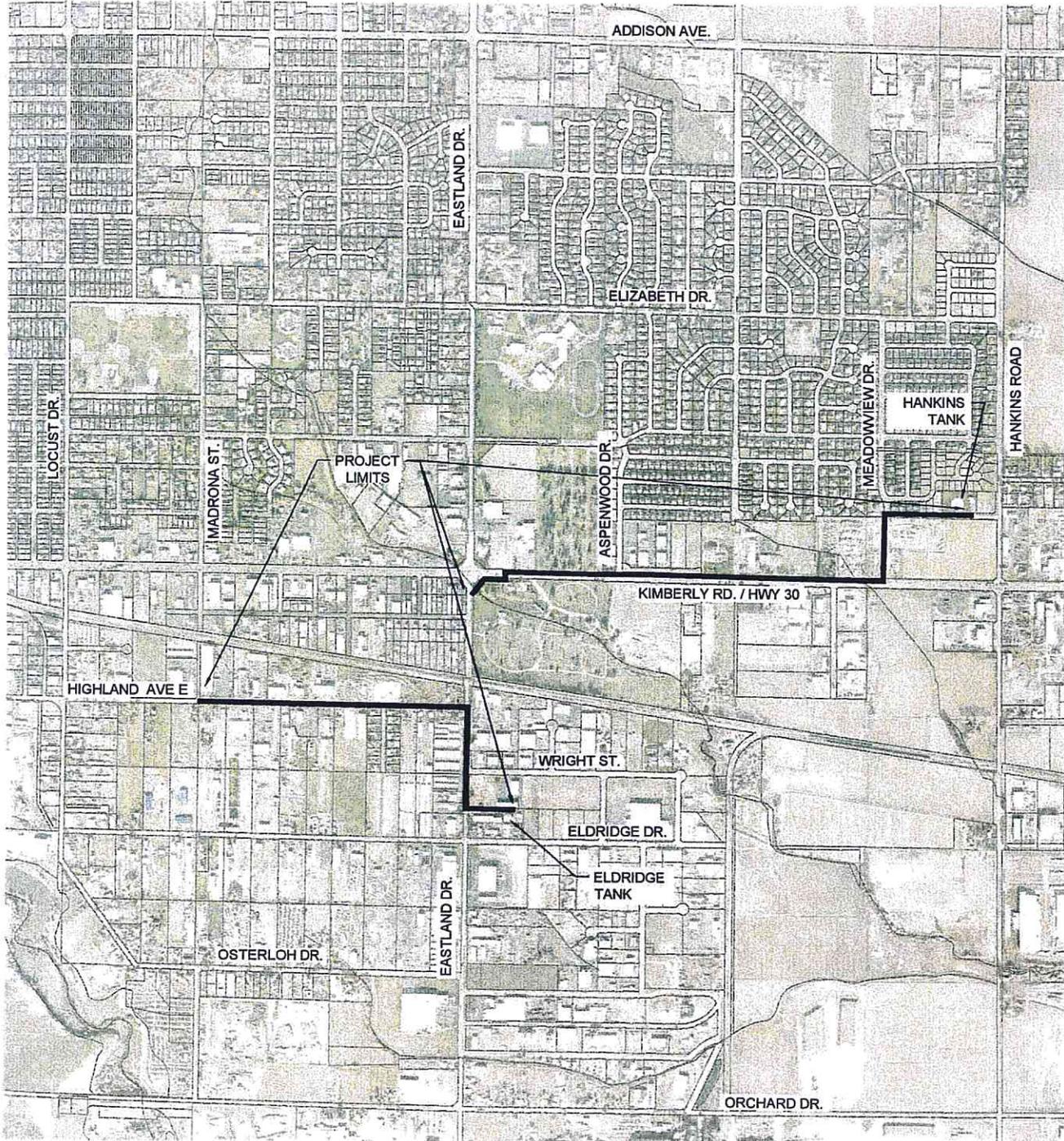
Conclusion:

Staff recommends that City Council withdraw the 2012 Kimberly/Highland Water Extension Project award from Sawtooth Construction, Inc.

Staff recommends that City Council award the 2012 Kimberly/Highland Water Extension Project to Knife River Corporation in the amount of \$2,843,990.15.

Attachments:

1. Vicinity Map
2. JUB Engineers letter
3. Bid Tabulation



VICINITY MAP



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

July 19, 2012

Lee Glaesemann, P.E.
City of Twin Falls
324 Hansen Street East
Twin Falls, ID 83301

**RE: City of Twin Falls Urban 2012 Kimberly/Highland Water Extension
Bid Opening & Award Recommendation**

Dear Lee:

As outlined in our July 2, 2012 letter to you, a total of four bids were received and opened on June 28, 2012 for the City of Twin Falls 2012 Kimberly/Highland Water Extension project. Following is a summary of the bid results (see attached bid tabulation):

Contractor	Bid Schedule
Sawtooth Construction, Inc.	\$2,340,166.80
Knife River Corporation	\$2,843,990.15
Stutzman, Inc.	\$2,881,750.40
Whitaker Construction Company	\$3,019,861.00
Engineer's Estimate	\$2,431,892.50

Based on our initial review of the bids, it appeared that Sawtooth Construction had completed the required Bidding documents and held the appropriate licenses to complete the work. However, upon further investigation, it appears they did not hold the appropriate licenses to perform the electrical portions of the work and may not have completed the Listing of Subcontractors form (Document 00450) correctly. Each of these issues is discussed below.

Licenses

At the time of the bid opening, Sawtooth Construction held the following licenses:

- License Type 1 – Heavy Construction
- License Type 3 – Building Construction
- License Type 4 – Specialty Construction, Category 02500 Utilities

The License Type 1 – Heavy Construction allows Sawtooth Construction to complete the pipeline and surface repair portions of the work. The License Type 4 – Specialty Construction, Category 02500 Utilities allows for a public works contractor to install “...*electrical poles, towers, arms, transformers, fixtures, conduits, conductors, switch gear, grounding devices, panels, appliances and apparatus installed outside of buildings...*” (IDAPA 07.05.01).

As such, it appeared they had an appropriate license to complete the electrical portion of the work based on our initial review. It was assumed they had a licensed electrician on staff to complete the work; it is not standard practice for us to check for individual licenses of the contractor’s staff members. As a result, a recommendation was made to award the project to Sawtooth Construction in our July 2, 2012 letter.

However, based on further discussions with the Division of Building Safety, who is responsible for public works contractor licensing, it appears that a Category 02500 Utilities license may not be sufficient to complete the electrical work. While on the surface it appears the description of the Category 02500 Utilities license denotes Sawtooth Construction can complete the electrical work, the Division of Building Safety reports they must also be a licensed electrical contractor.

Sawtooth Construction has confirmed they do not hold an electrical contractor license or have a licensed electrician on staff. They have also reported that they would have to hire an electrical subcontractor to perform the electrical portions of the work. As a result, it appears Sawtooth Construction does not hold the all appropriate licenses to complete the work.

Listing of Subcontractors Form

Since Sawtooth Construction does not have an electrical contractor license, it appears they may not have properly completed the Listing of Subcontractors form (Document 00450) in the Bidding Documents. Idaho Code § 67-2310 requires:

“...the general contractor shall be required to include in his bid the name, or names and address, or addresses, of the subcontractors who shall, in the event the contractor secures the contract, subcontract the plumbing, HVAC work, and electrical work under the general contract. In the event that the general contractor intends to self-perform the plumbing, HVAC or electrical work, the general contractor must be properly licensed by the state of Idaho to perform such work. The general contractor shall demonstrate compliance with this requirement by listing the valid contractor's license number for the plumbing, HVAC or electrical work to be self-performed by the general contractor on the bid form.”

Since Sawtooth Construction does not have an electrical contractor license and cannot self-perform the work, they have acknowledged they would need to hire an electrical subcontractor to perform the electrical portions of the work. However, they did not list an electrical subcontractor on the Listing of Subcontractors form per Idaho Code § 67-2310. As such, it appears they did not complete the form properly.

Given the preceding information, our opinion is the bid from Sawtooth Construction is non-responsive. As a result, the City has a couple options for moving forward:

1. Award the project to the bidder that is next lowest in total price, conforms to all the material terms and conditions of the Bidding Documents, and is in the best interest of the Project. Based on a review of the bids, Knife River Corporation has submitted the next lowest bid, appears to have completed the required Bidding documents, and holds the appropriate Idaho Public Works Contractor Licenses.
2. Reject all the bids and re-bid the project.

Either option will allow the City to meet the overall project schedule. If you have any questions or need additional information, please contact me or Gary Haderlie, P.E. at 208-733-2414.

Sincerely,
J-U-B ENGINEERS, Inc.



Mark Holtzen, P.E.

Enclosures:

- Bid Tabulation
- Notice of Award

Cc (Email): Jackie Fields, P.E., City of Twin Falls
Gary Haderlie, P.E., J-U-B ENGINEERS, Inc.

PROJECT: City of Twin Falls
2012 Kimberly/Highland Water Extension

BID DATE: June 28, 2012

ENGINEER: J+J-B Engineers, Inc.
115 Northstar Ave.
Twin Falls, Idaho 83301

PAY ITEM REFERENCE	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Sawtooth Construction		Knife River Corporation		Slutzman, Inc.		Whitaker Construction Co,	
				Ketchum, ID	Boise, ID	Twin Falls, ID	Boise, ID	Twin Falls, ID	Boise, ID	Brigham City, UT	
303.4.1.C.1	Exploratory Excavation	54	EA	\$342.00	\$170.00	\$18,468.00	\$9,180.00	\$420.00	\$22,660.00	\$370.00	\$19,980.00
307.4.1.A.4	Miscellaneous Surface Repair (Sop)	1577	SY	\$4.80	\$15.00	\$7,569.60	\$23,655.00	\$19.80	\$31,224.60	\$21.00	\$33,117.00
307.4.1.A.6	Miscellaneous Surface Repair (Hydroseed)	1186	SY	\$2.90	\$3.00	\$3,439.40	\$3,558.00	\$15.00	\$17,790.00	\$1.50	\$1,779.00
307.4.1.A.8	Miscellaneous Surface Repair (Natural Ground)	1211	SY	\$2.90	\$1.00	\$3,511.90	\$1,211.00	\$9.00	\$10,899.00	\$13.00	\$15,743.00
307.4.1.E.1	Type "C-1" Surface Repair	481	SY	\$10.25	\$13.50	\$4,930.25	\$6,483.50	\$10.00	\$4,810.00	\$10.00	\$4,810.00
307.4.1.E.1	Type "C-2" Surface Repair	140	SY	\$11.25	\$27.00	\$1,575.00	\$3,780.00	\$12.00	\$1,680.00	\$19.00	\$2,660.00
307.4.1.G.1	Type "P-1" Surface Repair (Highland)	4308	SY	\$40.70	\$52.00	\$175,335.60	\$224,016.00	\$51.00	\$219,709.00	\$51.00	\$219,709.00
307.4.1.G.1	Type "P-2" Surface Repair (Eastland)	465	SY	\$43.70	\$55.50	\$20,320.50	\$25,807.50	\$55.45	\$25,784.25	\$57.00	\$26,505.00
307.4.1.G.1	Type "P-3" Surface Repair (Collector)	1185	SY	\$29.75	\$44.00	\$35,253.75	\$52,140.00	\$37.00	\$43,845.00	\$38.00	\$45,030.00
307.4.1.K.3	Type "P-4" Surface Repair (Kimberly Rd)	5412	SY	\$41.00	\$50.50	\$221,892.00	\$273,306.00	\$48.00	\$265,188.00	\$43.00	\$232,716.00
307.4.1.K.7	Soft Spot Repair Uncrushed Aggregate (Min. of 10 CY and above)	300	CY	\$20.00	\$45.00	\$6,000.00	\$13,500.00	\$45.00	\$13,500.00	\$42.00	\$12,600.00
308.4.1.A.1	Soft Spot Repair Crushed Aggregate (Min. of 10 CY and above)	300	CY	\$21.00	\$54.00	\$6,300.00	\$16,200.00	\$45.00	\$13,500.00	\$40.00	\$12,000.00
308.4.1.A.1	Steel Casing Pipe Boring & Jacking - 20" Diameter-Soil	85	LF	\$424.00	\$320.00	\$36,040.00	\$27,200.00	\$385.00	\$32,725.00	\$340.00	\$28,900.00
308.4.1.A.1	Steel Casing Pipe Boring & Jacking - 36" Diameter-Soil	115	LF	\$550.00	\$420.00	\$63,250.00	\$48,300.00	\$512.00	\$58,880.00	\$560.00	\$64,400.00
308.4.1.A.1	Steel Casing Pipe Boring & Jacking - 20" Diameter-Rock	80	LF	\$733.00	\$1,500.00	\$58,640.00	\$120,000.00	\$878.00	\$70,240.00	\$790.00	\$63,200.00
308.4.1.A.1	Steel Casing Pipe Boring & Jacking - 36" Diameter-Rock	30	LF	\$1,938.00	\$430.00	\$58,140.00	\$12,900.00	\$3,907.00	\$117,210.00	\$1,380.00	\$41,400.00
308.4.2.A.1	Overcut Grouting	310	LF	\$60.00	\$0.01	\$18,600.00	\$3.10	\$37.00	\$11,470.00	\$46.00	\$14,260.00
401.4.1.B.1	6" Water Main - Type 2 Trench, Soil	17	LF	\$47.15	\$65.00	\$801.55	\$1,105.00	\$30.00	\$510.00	\$120.00	\$2,040.00
401.4.1.B.1	12" Water Main - Type 2 Trench, Soil	109	LF	\$59.00	\$55.00	\$6,431.00	\$5,995.00	\$102.00	\$11,118.00	\$93.00	\$10,137.00
401.4.1.B.1	12" Water Main - Type 2 Trench, Rock	14	LF	\$114.00	\$140.00	\$1,596.00	\$1,960.00	\$41.00	\$574.00	\$230.00	\$3,220.00
401.4.1.B.1	18" Water Main - Type 1 Trench, Soil	2463	LF	\$76.45	\$71.00	\$188,296.35	\$174,873.00	\$58.00	\$142,854.00	\$75.00	\$184,725.00
401.4.1.B.1	18" Water Main - Type 1 Trench, Rock	858	LF	\$100.00	\$135.00	\$85,800.00	\$115,830.00	\$130.00	\$111,540.00	\$170.00	\$145,860.00
401.4.1.B.1	24" Water Main - Type 1 Trench, Soil	3676	LF	\$100.00	\$104.00	\$367,600.00	\$382,304.00	\$82.00	\$301,432.00	\$105.00	\$385,980.00
401.4.1.B.1	24" Water Main - Type 1 Trench, Rock	1845	LF	\$130.00	\$185.00	\$239,850.00	\$341,325.00	\$189.00	\$348,705.00	\$205.00	\$378,225.00

PROJECT: City of Twin Falls
2012 Kimberly/Highland Water Extension

BID DATE: June 28, 2012

ENGINEER: J-U-B Engineers, Inc.
115 Northstar Ave.
Twin Falls, Idaho 83301

PAY ITEM REFERENCE	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Sawtooth Construction		Knife River Corporation		Stutzman, Inc.		Whitaker Construction Co,	
				Ketchum, ID	Boise, ID	Twin Falls, ID	Brigham City, UT				
401.4.1.C.1	Water Main Fitting - 12" - 22.5" Bend	3	EA	\$661.00	\$1,983.00	\$1,980.00	\$5,940.00	\$1,350.00	\$4,050.00	\$850.00	\$2,550.00
401.4.1.C.1	Water Main Fitting - 12" - 45" Bend	2	EA	\$452.00	\$904.00	\$2,300.00	\$4,600.00	\$800.00	\$1,600.00	\$700.00	\$1,400.00
401.4.1.C.1	Water Main Fitting - 18" - 45" Bend	2	EA	\$1,152.00	\$2,304.00	\$1,750.00	\$3,500.00	\$1,900.00	\$3,800.00	\$1,900.00	\$3,800.00
401.4.1.C.1	Water Main Fitting - 18" - 90" Bend	1	EA	\$1,520.00	\$1,520.00	\$2,150.00	\$2,150.00	\$2,500.00	\$2,500.00	\$2,400.00	\$2,400.00
401.4.1.C.1	Water Main Fitting - 24" - 11.25" Bend	2	EA	\$1,872.00	\$3,744.00	\$4,875.00	\$9,750.00	\$2,500.00	\$5,000.00	\$2,800.00	\$5,600.00
401.4.1.C.1	Water Main Fitting - 24" - 22.5" Bend	8	EA	\$1,690.00	\$13,520.00	\$4,660.00	\$37,440.00	\$2,600.00	\$20,800.00	\$3,900.00	\$31,200.00
401.4.1.C.1	Water Main Fitting - 24" - 45" Bend	4	EA	\$1,618.00	\$6,472.00	\$3,040.00	\$12,160.00	\$2,800.00	\$11,200.00	\$3,700.00	\$14,800.00
401.4.1.C.1	Water Main Fitting - 24" - 90" Bend	2	EA	\$2,027.00	\$4,054.00	\$3,260.00	\$6,520.00	\$2,850.00	\$5,700.00	\$4,000.00	\$8,000.00
401.4.1.C.1	Water Main Fitting - 6" x 12" Reducer	3	EA	\$442.00	\$1,326.00	\$330.00	\$990.00	\$450.00	\$1,350.00	\$450.00	\$1,350.00
401.4.1.C.1	Water Main Fitting - 8" x 12" Reducer	1	EA	\$466.00	\$466.00	\$360.00	\$360.00	\$590.00	\$590.00	\$700.00	\$700.00
401.4.1.C.1	Water Main Fitting - 12" x 18" Reducer	1	EA	\$678.00	\$678.00	\$930.00	\$930.00	\$990.00	\$990.00	\$1,300.00	\$1,300.00
401.4.1.C.1	Water Main Fitting - 18" x 24" Reducer	2	EA	\$2,201.00	\$4,402.00	\$2,550.00	\$5,100.00	\$2,200.00	\$4,400.00	\$5,400.00	\$10,800.00
401.4.1.C.1	Water Main Fitting - 8" x 8" Tee	1	EA	\$611.00	\$611.00	\$600.00	\$600.00	\$1,100.00	\$1,100.00	\$450.00	\$450.00
401.4.1.C.1	Water Main Fitting - 12" x 12" Tee	5	EA	\$1,247.00	\$6,235.00	\$1,400.00	\$7,000.00	\$1,860.00	\$9,300.00	\$4,500.00	\$22,500.00
401.4.1.C.1	Water Main Fitting - 12" x 18" Tee	3	EA	\$1,196.00	\$3,588.00	\$1,250.00	\$3,750.00	\$2,460.00	\$7,380.00	\$2,300.00	\$6,900.00
401.4.1.C.1	Water Main Fitting - 18" x 18" Tee	2	EA	\$3,728.00	\$7,456.00	\$4,500.00	\$9,000.00	\$2,950.00	\$5,900.00	\$3,600.00	\$7,200.00
401.4.1.C.1	Water Main Fitting - 12" x 24" Tee	4	EA	\$2,575.00	\$10,300.00	\$2,060.00	\$8,240.00	\$3,225.00	\$12,900.00	\$3,200.00	\$12,800.00
401.4.1.C.1	Water Main Fitting - 18" x 24" Tee	1	EA	\$3,990.00	\$3,990.00	\$5,000.00	\$5,000.00	\$5,400.00	\$5,400.00	\$7,500.00	\$7,500.00
401.4.1.C.1	Water Main Fitting - 24" x 24" Tee	2	EA	\$3,547.00	\$7,094.00	\$4,560.00	\$9,120.00	\$5,800.00	\$11,600.00	\$6,400.00	\$12,800.00
401.4.1.D.1	Connect to Existing 6" Water Main	1	EA	\$2,454.00	\$2,454.00	\$1,530.00	\$1,530.00	\$800.00	\$800.00	\$1,400.00	\$1,400.00
401.4.1.D.1	Connect to Existing 8" Water Main	1	EA	\$2,480.00	\$2,480.00	\$1,560.00	\$1,560.00	\$900.00	\$900.00	\$1,400.00	\$1,400.00
401.4.1.D.1	Connect to Existing 12" Water Main	10	EA	\$2,602.00	\$26,020.00	\$1,700.00	\$17,000.00	\$1,500.00	\$15,000.00	\$1,200.00	\$12,000.00
401.4.1.D.1	Connect to Existing 18" Water Main	2	EA	\$5,334.00	\$10,668.00	\$2,580.00	\$5,160.00	\$2,000.00	\$4,000.00	\$2,100.00	\$4,200.00
401.4.1.E.1	Connect to Existing 24" Water Main	4	EA	\$5,639.00	\$22,556.00	\$2,900.00	\$11,600.00	\$2,500.00	\$10,000.00	\$2,600.00	\$10,400.00
401.4.1.F.1	Water Main Crossing	21	EA	\$546.00	\$11,508.00	\$760.00	\$15,960.00	\$700.00	\$14,700.00	\$1,100.00	\$23,100.00
401.4.1.F.1	Relocate Water Main	1	EA	\$8,270.00	\$8,270.00	\$4,000.00	\$4,000.00	\$4,300.00	\$4,300.00	\$2,500.00	\$2,500.00
401.4.1.G.1	Transmission Main Crossing	1	EA	\$164.00	\$164.00	\$20,000.00	\$20,000.00	\$27,000.00	\$27,000.00	\$24,000.00	\$24,000.00
402.4.1.A.1	Valve - 18" - Butterfly Valve	6	EA	\$4,963.00	\$29,778.00	\$10,000.00	\$60,000.00	\$12,400.00	\$74,400.00	\$9,200.00	\$55,200.00

PROJECT: City of Twin Falls
2012 Kimberly/Highland Water Extension

BID DATE: June 28, 2012

ENGINEER: J-U-B Engineers, Inc.
115 Northstar Ave.
Twin Falls, Idaho 83301

PAY ITEM REFERENCE	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Sawtooth Construction		Knife River Corporation		Slutzman, Inc.		Whitaker Construction Co,	
				Kelchum, ID	Boise, ID	Twin Falls, ID	Brigham City, UT				
402.4.1.A.1	Valve - 24" - Butterfly Valve	1	EA	\$5,143.00	\$18,900.00	\$18,900.00	\$19,800.00	\$19,800.00	\$17,000.00	\$17,000.00	\$17,000.00
402.4.1.A.1	Valve - 6" - Gate Valve	1	EA	\$869.00	\$1,000.00	\$1,000.00	\$1,900.00	\$1,900.00	\$1,000.00	\$1,000.00	\$1,000.00
402.4.1.A.1	Valve - 12" - Gate Valve	10	EA	\$1,694.00	\$2,100.00	\$2,100.00	\$2,700.00	\$2,700.00	\$2,200.00	\$2,200.00	\$2,200.00
403.4.1.A.1	Hydrant	3	EA	\$5,761.00	\$4,800.00	\$4,800.00	\$5,100.00	\$5,100.00	\$7,200.00	\$7,200.00	\$22,000.00
404.4.1.A.1	Relocate Water Service	723	LF	\$22.00	\$9.00	\$9.00	\$37.00	\$37.00	\$36.00	\$36.00	\$26,028.00
404.4.1.B.1	Water Service Crossing (<4")	10	EA	\$469.00	\$490.00	\$490.00	\$4,000.00	\$4,000.00	\$850.00	\$850.00	\$8,500.00
405.4.1.A.1	Potable/Non-potable Crossing	5	EA	\$1,493.00	\$0.01	\$0.01	\$0.05	\$0.05	\$1,100.00	\$1,100.00	\$5,500.00
507.4.1.L.1	Sewer Trunk Crossing	13	EA	\$1,003.00	\$13,039.00	\$590.00	\$700.00	\$700.00	\$2,500.00	\$2,500.00	\$32,500.00
507.4.1.M.1	Sewer Service Crossing	7	EA	\$997.00	\$6,979.00	\$630.00	\$600.00	\$600.00	\$900.00	\$900.00	\$6,300.00
507.4.1.N.1	Relocate Sewer Service	3	EA	\$1,784.00	\$5,352.00	\$920.00	\$1,600.00	\$1,600.00	\$1,000.00	\$1,000.00	\$3,000.00
601.4.1.B.1	Storm Drain/Culvert/Gravity Irrigation Pipe Crossing	20	EA	\$784.00	\$15,680.00	\$550.00	\$1,000.00	\$1,000.00	\$1,100.00	\$1,100.00	\$22,000.00
706.4.1.A.5	Remove and Replace 6" Vertical Curb and Gutter	180	LF	\$38.00	\$6,840.00	\$34.00	\$24.00	\$24.00	\$22.00	\$22.00	\$3,960.00
706.4.1.B.1	Remove and Replace Concrete Valley Gutter/Spandrel	137	SY	\$53.00	\$8,631.00	\$58.00	\$7,946.00	\$52.00	\$69.00	\$69.00	\$9,453.00
706.4.1.E.1	Remove and Replace Sidewalk	44	SY	\$52.00	\$2,288.00	\$37.00	\$1,628.00	\$45.00	\$69.00	\$69.00	\$3,035.00
901.4.1.C.1	Pressure Irrigation Crossing	5	EA	\$393.00	\$1,965.00	\$850.00	\$4,250.00	\$600.00	\$1,100.00	\$1,100.00	\$5,500.00
1103.4.1.A.1	Construction Traffic Control	1	LS	\$28,504.00	\$28,504.00	\$64,000.00	\$98,029.80	\$98,029.80	\$53,000.00	\$53,000.00	\$10,000.00
1104.4.1.A.1	Pavement Line Paint (approximately 6,691 LF)	1	LS	\$8,560.00	\$8,560.00	\$3,500.00	\$4,500.00	\$4,500.00	\$10,000.00	\$10,000.00	\$125,000.00
2010.4.1.A.1	Mobilization	1	LS	\$52,000.00	\$130,000.00	\$500.00	\$2,000.00	\$2,000.00	\$500.00	\$500.00	\$1,000.00
2020.A.1.F.1	Reference and Reset Monument	2	EA	\$600.00	\$1,200.00	\$500.00	\$700.00	\$700.00	\$750.00	\$750.00	\$750.00
SP 2153.4.1.A.1	Remove and Reset Reducer	1	EA	\$486.00	\$486.00	\$700.00	\$1,300.00	\$1,200.00	\$750.00	\$750.00	\$750.00
SP 2153.4.1.A.1	Remove and Reset Tee	1	EA	\$486.00	\$486.00	\$1,300.00	\$1,200.00	\$1,200.00	\$3,200.00	\$3,200.00	\$3,200.00
SP 2153.4.1.A.1	Remove and Reset 24" Butterfly Valve	1	EA	\$1,377.00	\$1,377.00	\$2,100.00	\$8,400.00	\$8,400.00	\$1,600.00	\$1,600.00	\$1,600.00
SP 2153.4.1.A.1	Remove and Reset Existing Hydrant Assembly including valve	1	EA	\$2,583.00	\$2,583.00	\$3,450.00	\$900.00	\$900.00	\$400.00	\$400.00	\$150.00
SP 2153.4.1.A.1	Remove and Reset Sign	1	EA	\$1,333.00	\$1,333.00	\$50.00	\$400.00	\$400.00	\$150.00	\$150.00	\$150.00
SP 2153.4.1.B.1	Replace Fence in accordance with CTF Sta. Dwg F-3.	294		\$18.00	\$5,292.00	\$17.00	\$19.00	\$19.00	\$5,586.00	\$5,586.00	\$5,880.00
SP 2153.4.1.B.1	Remove and Replace Tree	2	EA	\$790.00	\$1,580.00	\$1,800.00	\$950.00	\$950.00	\$1,900.00	\$1,900.00	\$3,000.00
SP 2153.4.1.B.1	Remove and Replace Electrical Conduit	5	EA	\$1,299.00	\$6,495.00	\$600.00	\$3,000.00	\$400.00	\$300.00	\$300.00	\$1,500.00
SP 2153.4.1.C.1	Remove and Dispose of Tree	1	EA	\$196.00	\$196.00	\$550.00	\$500.00	\$500.00	\$1,300.00	\$1,300.00	\$1,300.00

PROJECT: City of Twin Falls
2012 Kimberly/Highland Water Extension

BID DATE: June 28, 2012

ENGINEER: J-U-B Engineers, Inc.
115 Northstar Ave.
Twin Falls, Idaho 83301

PAYITEM REFERENCE	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Sawtooth Construction		Knife River Corporation		Stutzman, Inc.		Whitaker Construction Co,	
				Ketchum, ID	Boise, ID	Twin Falls, ID	Boise, ID	Twin Falls, ID	Brigham City, UT		
SP 2153.4.1.C.1	Remove and Salvage Manhole and Globe Valve (Valve to City)	1	EA	\$392.00	\$580.00	\$392.00	\$580.00	\$1,800.00	\$1,800.00	\$1,200.00	\$1,200.00
SP 2153.4.1.C.1	Remove and Salvage Gate Valve (Valve to City)	1	EA	\$196.00	\$450.00	\$196.00	\$450.00	\$400.00	\$400.00	\$400.00	\$400.00
SP 2153.4.1.C.1	Remove and Salvage Fittings (Fittings to City)	4	EA	\$196.00	\$450.00	\$784.00	\$1,800.00	\$600.00	\$2,400.00	\$400.00	\$1,600.00
SP 2153.4.1.C.1	Remove and Dispose of Fence	312	EA	\$7.00	\$3.00	\$2,184.00	\$936.00	\$4.00	\$1,248.00	\$2.00	\$624.00
SP 2160.4.1.A.1	Gas Service Crossing	13	EA	\$392.00	\$470.00	\$5,096.00	\$6,110.00	\$400.00	\$5,200.00	\$900.00	\$11,700.00
SP 2160.4.1.B.1	Gas Main Crossing (>2')	17	EA	\$392.00	\$780.00	\$6,664.00	\$13,260.00	\$700.00	\$11,900.00	\$800.00	\$13,600.00
SP 2165.4.1.A.1	Relocate Gas Main (>2')	1	EA	\$3,884.00	\$5,650.00	\$3,884.00	\$5,650.00	\$14,000.00	\$14,000.00	\$1,100.00	\$1,100.00
SP 2165.4.1.A.1	Abandon Waterservice, water meter, and meterbox for cemetery	1	EA	\$392.00	\$450.00	\$392.00	\$450.00	\$1,090.00	\$1,090.00	\$540.00	\$540.00
SP 2165.4.1.B.1	Abandon Valve Box	1	EA	\$196.00	\$450.00	\$196.00	\$450.00	\$300.00	\$300.00	\$180.00	\$180.00
SP 2170.4.1.A.1	Combination Air/Vacuum Vault - 24"	3	EA	\$12,327.00	\$14,500.00	\$36,981.00	\$43,500.00	\$16,768.00	\$50,304.00	\$16,000.00	\$48,000.00
SP 2171.4.1.A.1	Flow Control Valve Vault 18"	1	EA	\$35,028.00	\$42,000.00	\$35,028.00	\$42,000.00	\$48,050.00	\$48,050.00	\$49,000.00	\$49,000.00
SP 2171.4.1.B.1	Pressure Reducing/Pressure Sustaining Valve Vault 12"	1	EA	\$25,531.00	\$28,500.00	\$25,531.00	\$28,500.00	\$40,090.00	\$40,090.00	\$37,000.00	\$37,000.00
SP 2172.4.1.A.1	Blow-off Assembly - 4"	1	EA	\$7,834.00	\$8,800.00	\$7,834.00	\$8,800.00	\$3,600.00	\$3,600.00	\$7,000.00	\$7,000.00
SP 2175.4.1.A.1	Flow Meter Vault 18"	1	EA	\$21,324.00	\$28,600.00	\$21,324.00	\$28,600.00	\$33,804.00	\$33,804.00	\$26,000.00	\$26,000.00
SP 2176.4.1.A.1	Storm Water Management	1	LS	\$23,000.00	\$93,000.00	\$23,000.00	\$93,000.00	\$8,000.00	\$8,000.00	\$55,000.00	\$55,000.00
SP 3000.4.1.A.1	Fiber Optic Conduit - Dual 1.25"	10159	LF	\$6.40	\$4.00	\$65,017.60	\$40,636.00	\$7.00	\$71,113.00	\$6.50	\$66,035.50
SP 3000.4.1.B.1	Fiber Optic Manhole	6	EA	\$1,305.00	\$1,350.00	\$7,830.00	\$8,100.00	\$2,900.00	\$17,400.00	\$3,600.00	\$21,600.00
SP 3001.4.1.A.1	Fiber Optic Cable- 24 count	11609	LF	\$2.70	\$3.00	\$31,344.30	\$34,827.00	\$3.75	\$43,533.75	\$3.50	\$40,631.50
SP 3001.4.1.B.1	Connect to Existing Fiber Optic	3	EA	\$1,027.00	\$200.00	\$3,081.00	\$600.00	\$1,600.00	\$4,800.00	\$2,300.00	\$6,900.00
Total Bid:				\$2,340,166.80	\$2,843,990.15	\$2,843,990.15	\$2,843,990.15	\$2,881,750.40	\$2,881,750.40	\$3,019,861.00	\$3,019,861.00

Note:
This table is a tabulation of the unit prices and total prices received from Bidders during the bidding process. It does not indicate nor convey the responsiveness of the Bid.

2. The highlighted cells denote that there was a mathematical error or omission in the written bid tab received from the Bidder.



Date: Monday, July 23, 2012
To: Honorable Mayor and City Council
From: Jackie Fields, PE City Engineer

Request:

Consideration of a request to award the Pretreatment Facility General Construction – Work Package B to McAlvain Construction Inc in the amount of \$3,846,242 with bid alternate 1 (Extend Highland Avenue to east property line) in the amount of \$13,000.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

On July 11, 2012, the bids for the Pretreatment Facility General Construction – Work Package B were opened publicly and later reviewed for responsiveness. Four bids were received with McAlvain Construction submitting the lowest bid of \$3,846,242.

Approval Process:

A majority vote of the Council to approve the Award of Contract.

Budget Impact:

The City entered into an agreement with Agro-Farma and the Urban Renewal Agency(URA) to Construct a pre-treatment facility for the Chobani site. Approval of this contract enables the URA and City to continue to execute the obligations of the development agreement.

Conclusion:

Staff recommends that City Council allow the mayor to execute the Contract with the lowest responsive bidder.

Attachments:

1. Summary of Bids
2. Notice of Award



SUMMARY OF BIDS

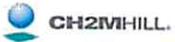
**PRETREATMENT FACILITY
TWIN FALLS, ID
WORK PACKAGE B
BID DATE: 11 July 2012**

Project Name: Pretreatment Facility (Work Package B)
 Bid Due Date: 11 July 2012
 Summary By: Joe Nye and Scott Normandin

Item No.	Quantity	Description	McAlvain Construction Inc. 11 July 2012		CNI 11 July 2012		RSCI 11 July 2012		IMCO 11 July 2012		Engineering Estimate Unit	Amount	A - AVERAGE	B - AVERAGE	Delta from Low To B-Ave	Delta from Low To Engr Est	Comments
			Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount			W/ IMCO	w/o IMCO			
Base Bid Schedule A - DAF System																	
1	1	Installation of Owner Furnished Equipment DAF System	L.S.	\$37,189	L.S.	\$35,000	L.S.	\$27,400.0	L.S.	\$100,000.0			\$49,897	\$33,195	12%		
2	1	Femic Chloride Chemical Feed system	L.S.	\$65,892	L.S.	\$70,000	L.S.	\$69,400.0	L.S.	\$118,000.0			\$60,821	\$68,427	-4%		
3	1	Polymer Feed system	L.S.	\$24,638	L.S.	\$30,000	L.S.	\$34,500.0	L.S.	\$40,000.0			\$32,285	\$29,713	-17%		
4	1	DAF system piping and valves	L.S.	\$200,893	L.S.	\$330,000	L.S.	\$148,800.0	L.S.	\$383,000.0			\$265,123	\$225,831	-11%		Not significant diff in \$ amount In mode of bids - OK
SUBTOTAL SCHEDULE A				\$328,402		\$465,000		\$276,100.0		\$641,000.0	LS	\$649,121	\$428,126	\$357,167	-8%	-49%	
Base Bid Schedule B - PTF Control Building																	
1	1	Excavation & Backfill	L.S.	\$12,898	L.S.	\$125,000	L.S.	\$56,400.0	L.S.	\$435,000.0			\$157,325	\$64,765	-60%		
2	1	Concrete Floor Slab and Foundations	L.S.	\$257,412	L.S.	\$686,000	L.S.	\$285,100.0	L.S.	\$558,000.0			\$486,128	\$478,171	-40%		
3	1	CMU walls	L.S.	\$79,168	L.S.	\$140,000	L.S.	\$83,400.0	L.S.	\$114,000.0			\$104,142	\$100,858	-22%		
4	1	Misc. Metals	L.S.	\$24,905	L.S.	\$90,000	L.S.	\$50,300.0	L.S.	\$95,000.0			\$65,051	\$55,068	-55%		
5	1	Pre-engineered Metal Bldg	L.S.	\$251,007	L.S.	\$400,000	L.S.	\$266,600.0	L.S.	\$460,000.0			\$344,627	\$308,169	-18%		
6	1	Building Mechanical, HVAC, Plumbing systems	L.S.	\$774,798	L.S.	\$500,000	L.S.	\$496,700.0	L.S.	\$430,000.0			\$642,875	\$690,499	33%		
7	1	Building Electrical, Power, Lighting systems	L.S.	\$399,614	L.S.	\$350,000	L.S.	\$345,100.0	L.S.	\$400,000.0			\$372,929	\$393,906	9%		
8	1	Architectural materials and finishes	L.S.	\$354,890	L.S.	\$200,000	L.S.	\$345,700.0	L.S.	\$440,000.0			\$342,648	\$310,197	24%		
SUBTOTAL SCHEDULE B				\$2,182,592		\$2,691,000		\$1,899,300.0		\$2,930,000.0	LS	\$1,457,827	\$2,425,723	\$2,257,631	-3%	50%	
Base Bid Schedule C - UASB SYSTEM																	
1	1	Installation of Owner Furnished Equipment UASB System	L.S.	\$23,188	L.S.	\$15,000	L.S.	\$36,900.0	L.S.	\$47,000.0			\$30,522	\$25,029	-7%		
2	1	DAF influent pumps	L.S.	\$42,005	L.S.	\$43,000	L.S.	\$160,600.0	L.S.	\$53,600.0			\$74,801	\$91,668	-49%		OK in 3 of 4
3	1	Cautic Soda System	L.S.	\$20,598	L.S.	\$65,000	L.S.	\$45,300.0	L.S.	\$93,000.0			\$66,974	\$43,692	-53%		Discuss - looks very low
4	1	Process Piping and Valves	L.S.	\$147,645	L.S.	\$40,000	L.S.	\$249,900.0	L.S.	\$339,000.0			\$194,198	\$145,915	1%		
5	1	Site work	L.S.	\$902,611	L.S.	\$300,000	L.S.	\$1,040,300.0	L.S.	\$630,000.0			\$718,228	\$747,637	21%		Looks high
6	1	Electrical Systems	L.S.	\$139,824	L.S.	\$175,000	L.S.	\$170,900.0	L.S.	\$138,000.0			\$155,931	\$181,908	-14%		
7	1	Instrumentation and Control systems	L.S.	\$59,179	L.S.	\$190,000	L.S.	\$204,200.0	L.S.	\$220,000.0			\$168,346	\$151,126	-61%		Discuss - looks very low
SUBTOTAL SCHEDULE C				\$1,335,248		\$920,000		\$1,608,100.0		\$1,520,600.0	LS	\$1,743,120	\$1,397,697	\$1,257,116	-2%	-23%	
A. Total Base Bid Price (USD)				\$3,846,242		\$3,984,000		\$4,085,500.0		\$5,091,600.0		\$3,850,068.00	\$4,251,836	\$3,971,914	-3%	0%	
B. Bid Alternate 1 (Extend Highland Ave. to East)				\$13,000		\$13,100		\$27,400.0		\$55,000.0							
C. Bid Alternate 2 (Auto gate opener)				\$19,000		\$27,700		\$19,800.0		\$19,000.0							
D. Total Evaluated Price (USD)				\$3,878,242		\$4,024,800		\$4,129,500.0		\$5,165,600.0		\$3,850,068.00	\$4,251,836	\$3,971,914	-2%	-1%	
E. Proposal validity (for days)																	

ENGINEER'S ESTIMATE COMPARISON:				
Difference (Base Bid)	(\$3,826)	\$133,932	\$235,432	\$1,241,532
% Difference	-0.1%	3.5%	6.1%	32.2%
Difference (Total Price with Alternates 1 & 2)	\$28,174	\$174,732	\$279,432	\$1,315,532
% Difference	0.7%	4.5%	7.3%	34.2%

Bid Review:				
1. Provided Bid Security (10%)	YES for 10%	YES	YES	Yes
2. AGC Document 220 (qualification statement) submitted?	YES	YES	YES	Yes
3. Bidder's Key Staff Experience				
Project Manager	YES	YES	YES	Yes
Project Site Supervisor	YES	YES	YES	Yes
4. Public Works Contractor's License number provided (class AAA for up to \$5M construction)?				
YES	YES	YES	YES	Yes
5. Listing of Proposed Subcontractors (name, address, license or Cert. of Competency from State) per 13.3 of Instructions to Bidders				
Plumbing Subcontractor (Name, Address, license)	Lacy	RM Mech	Y	RSCI
HVAC Subcontractor (Name, Address, license)	Hobson	Hobson	Y	Sawtooth
Electrical Subcontractor (Name, Address, license)	Lea	Lea	Y	RSCI
Process Mechanical	Lacy			
Excavation	Extreme Excavation			
Concrete	SFLF			
PreEngr Bldg / Steel	Big D			
Masonry	TMC			
Metal Studs	NW Interiors			
Painting	Adam Roe			
Fencing	Hadders			



Project Name: Pretreatment Facility (Work Package B)
 Bids Due Date: 11 July 2012
 Summary By: Joe Nye and Scott Normandin

Item No.	Quantity	Description	McAlvain Construction Inc. 11 July 2012		CNI 11 July 2012		RSCI 11 July 2012		IMCO 11 July 2012		Engineering Estimate		A - AVERAGE	B - AVERAGE	Delta From Low	Delta From Low	Comments
			Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	Unit	Amount	W/IMCO	w/o IMCO	To B-Ave	To Engr Est	
6.		Affidavit of Payment or Securement of all Taxes?	Yes		YES		YES		Yes								
7.		Acknowledgment of Addendum #1 and #2	Yes		YES		Yes		Yes								
8.		Bid Form Complete?	Yes		Yes		Yes		Yes								
9.		Attended PreBid Conference?	Yes		YES		YES		Yes								
10.		Exceptions or qualifications to Bid?	None		None		None		None								
11.		POWER OF ATTORNEY	Yes						None								

Recommendation:
 We recommend award of the goods covered by this Summary of Bids, including Additive Bid Alternate #1 and Additive Bid Alternate #2, to McAlvain Inc. for the reasons set forth. The variance on Overall basis was less than 3% from average of low bids from Engineers Estimate (with both alternates). The totals by Schedules A, B, C is also of reasonable variances based on average of 3 low bids. Schedules A and C seem low while Schedule B seem high compared to Engineer's estimate. This should average out on the City vs. Chobani costs since B is basically evenly split while A is Chobani and C is City.

Next steps include:

- Award bid to McAlvain Inc. at next opportunity: we understand that this will be following 23 July 2012 City Council Meeting
- Issue Notice of award and request insurance certificates, Performance and Payment Bonds, and signed Agreement
- Receive Bonds, insurance certificates, and signed Agreement
- Issue Notice to Proceed

Reason:
 Lowest qualified responsive bidder.

Award to: McAlvain Inc. Schedule: As specified
 Award amount: \$3,878,242 Payment terms: As specified
 Budget amount: \$3,850,068 Qualifications: None

Approval: (CH2M HILL Entity)

Design Manager: Joe Nye 12-Jul-12
 Project Manager: Scott Normandin 12-Jul-12
 (Other): _____ / _____

NOTICE OF AWARD

Dated 12JUL2012

Project: Pretreatment Facility General Construction - Work Package B	Owner: City of Twin Falls	Engineer's Project Number 429376.B3
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Bidder

McAlvain Construction Inc.

Bidder's Address (send Certified Mail, Return Receipt Requested)5559 West Gowen Road
Boise, ID 83709

You are notified that your Bid dated July 11, 2012 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for:

1. Base scope of work (see Section 5.5 of Bid Form 00 41 13)
2. Alternate No. 1 scope of work (see Section 5.6 of Bid Form 00 41 13)
3. Alternate No. 2 scope of work (see Section 5.7 of Bid Form 00 41 13)
4. The Contract Price of your Contract is THREE MILLION EIGHT HUNDRED SEVENTY EIGHT THOUSAND TWO HUNDRED FORTY TWO DOLLARS (\$3,878,242.00)

Attached please find one electronic (PDF) copy of the Contract documents for your execution. You must comply with the following conditions precedent within 7 days of the date you receive this Notice of Award.

1. Please make 6 copies of the proposed Contract Documents that accompany this Notice of Award. Then complete the pages, affixing signatures, dates, notary and/or corporate seals, etc. where necessary and:
 - a. Mail 6 executed copies to: City of Twin Falls, Attention Troy Vitek, 321 Second Avenue East, P. O. Box 1907, Twin Falls, ID 83303-1907
 - b. Email one electronic executed copy (PDF) to: scott.normandin@ch2m.com
2. Deliver with the executed Contract Documents the Performance Bond and Payment Bond (Bonds) as specified in Section 00 61 13.13, Section 00 61 13.16, General Conditions (Article 5.01 and 5.02) and Supplementary Conditions (paragraph SC-5.02).
3. Other conditions precedent:
 - The Certificate of Insurance must be completed and submitted listing additional insureds as noted in SC-5.04.
 - As required by the Agreement, section 4.2.1, McAlvain Construction, Inc. will provide a preliminary schedule of values and a preliminary CPM schedule within 10 calendar days after the date of NTP.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award and declare your Bid security forfeited. Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Twin Falls

Owner

By:

Authorized Signature

Title

Copy to CH2M HILL



Monday, July 23, 2012 City Council Meeting

To: Honorable Mayor and City Council

From: Dennis J. Bowyer, Parks & Recreation Director

Request:

Consideration of a request to Rename South Estates Park to Blue Lakes Rotary Park and to hear an update regarding the Blue Lakes Rotary Club's South Estates Park project.

Time Estimate:

The Blue Lakes Rotary Club is requesting approximately 10 minutes for a presentation and to explain their request. Don Acheson and other members of the club will be presenting. The staff presentation will take approximately 2 minutes. Following the presentations, we expect some time for questions and answers.

Background:

In April of this year, the City Council adopted a Naming Policy for Public Buildings, Streets, Public Parks, and Parks and Recreation Facilities. The Naming Policy is attached.

The procedure to request to name or rename a public building, street, public parks, or park and recreation facility is:

- Request is submitted to the Parks & Recreation Department.
- Staff will review the proposal for adherence to criteria.
- Parks & Recreation Commission will hear the request as part of a public meeting.
- Commission will forward their recommendation to the City Council for consideration.

Some key points of the Policy are:

- There are four criteria to name or re-name facilities.
 1. Neighborhood or geographical identification.
 2. Natural or geological features.
 3. Local or national historical or cultural significance.
 4. Historical figure, or an individual, family, or organization that make a significant land, monetary, or service contribution to the acquisition of property, park system, or the community in general.

The Blue Lakes Rotary Club adopted South Estates Park in 2010 to help the City develop it into a fully functional neighborhood park. At the same time, the club and the City formed a partnership in developing this park sharing the same goals. The club said they will have several phases to install four pieces of playground equipment and a shelter with picnic tables underneath it. The City's obligation is to provide a restroom facility in the near future.

The Blue Lakes Rotary Club submitted the attached request to rename the park to "Blue Lakes Rotary Park". Following the procedure set in the policy, staff presented the request to the Parks & Recreation Commission at the July 10th meeting. Their request falls under #4 of the criteria to name or rename facilities. The Blue Lakes Rotary Club has made approximately \$60,000 donation worth of playground equipment and they are planning to continue to support the park with additional recreation

facilities: a shelter, swings sets, and a rock adventure play feature. Once completed, the club will have invested approximately \$150,000 in the park.

The Parks and Recreation Commission unanimously approved of the request to rename South Estates Park to Blue Lakes Rotary Park and forward the recommendation to the City Council for their consideration.

Approval Process:

The Naming Policy spells out the procedure to name or rename a facility. The first three steps in the procedure has been followed, step four is the recommendation from the Parks & Recreation Commission to be forward to the City Council for a final decision. Approval for this request requires a majority vote of the City Council.

Budget Impact:

None

Regulatory Impact:

Approval of this request would rename South Estates Park to Blue Lakes Rotary Park.

Conclusion:

The Parks & Recreation Commission recommends to the City Council that South Estates Park to be renamed “Blue Lakes Rotary Park”.

Attachment:

Blue Lakes Rotary Club Request Letter

Naming Policy



EARLY TO RISE...EAGER TO SERVE"
BLUE LAKES ROTARY
P.O. BOX 1132
TWIN FALLS, ID. 83303

June 28, 2012

Mr. Dennis Bowyer, Director
City of Twin Falls Department of Parks and Recreation
136 Maxwell Ave.
Twin Falls, ID. 83301

Re: City of Twin Falls Naming Policy

Dear Mr. Bowyer:

On behalf of the Blue Lakes Rotary Club (the Club) I request naming the neighborhood park in the South Estates subdivision, "Blue Lakes Rotary Park". The Club feels it meets the conditions of naming Criteria No. 4 on the new City policy. Criteria No. 4 allows consideration of a naming request under the condition that the name is:

A historical figure, individual, family, or organization that has made a significant land, monetary, or service contribution to the acquisition of the property, park system, or the community in general (e.g. Cascade Park, Clyde Thomsen Park, Drury Park, and Harry Barry Park)

We believe that naming the facility "Blue Lakes Rotary Park" is consistent with the spirit and the letter of Criteria No. 4 for these reasons:

1. Blue Lakes Rotary Club has adopted the 5-acre facility at South Estates Subdivision as part of its long term community outreach. The City of Twin Falls considers playground equipment, picnic shelter/pavilion and restroom facilities as essential elements of a neighborhood park. We will help create a full-fledged neighborhood park at the site.
2. In selecting this site we reviewed other park dedications, and in consultation with Twin Falls Parks and Recreation, we determined that this particular site can impact 300 families in the immediate area. A good portion of these families will



EARLY TO RISE....EAGER TO SERVE"
BLUE LAKES ROTARY
P.O. BOX 1132
TWIN FALLS, ID. 83303

- have young children looking for play and family recreation opportunities close to their homes.
3. The Club has successfully garnered funds through a grant and its own fund raising to purchase and install about \$60,000 worth of playground equipment for 2 age groups at the park. The play areas were completed this June. Please see the attached photographs.
 4. The Club is continuing its support for the park by planning for additional recreational facilities. These will include the installation of the family pavilion, swing sets, and the rock adventure play features. We estimate Blue Lakes Rotary Club will have invested close to \$150,000 by the time these recreational elements are installed.
 5. The August 18, 2012 Beer Festival at the Twin Falls City park is our major fund raiser for the "Blue Lakes Rotary Park" and our other service projects. We will be installing the final play and shelter elements as soon as our funding allows. We have set a goal to complete all the features, the first stage of our commitment to the park, in 5 years.

Thank you for considering our naming request. The Rotary Clubs of Twin Falls have a long standing reputation for serving our community. Blue Lakes Rotary in particular has been project driven to provide play equipment at Dierkes Lake and the women's shelter, gateway signage at the 5 Points intersection, landscaping at 2nd Avenue North, and our most recent efforts for the park at the South Estates Subdivision.

Sincerely,

A handwritten signature in blue ink that reads "Donald G. Acheson".

Donald G. Acheson

President

Blue Lakes Rotary Club

"Peace through Service"





City of Twin Falls Naming Policy

Public Buildings, Streets, Public Parks, & Park and Recreation Facilities

The City of Twin Falls believes that the designation of names for public buildings, streets, public parks, and park and recreation facilities is in the public interest and should promote & celebrate the community's identity, diversity and pride.

The City Council shall designate the names of public buildings, streets, public parks, and parks and recreation facilities, after receiving a recommendation from the Parks and Recreation Commission which recommendation shall be based on public input and compliance to the standards contained herein.

The selection of names for buildings, streets, parks, and park and recreation facilities shall be based upon the following criteria:

1. Neighborhood or geographical identification (e.g. Harrison and Morning Sun Parks, Albion, Buhl, etc. street names)
2. Natural or geological features (e.g. Shoshone Falls and Dierkes Lake)
3. Local or national historical or cultural significance (e.g. Oregon Trail Youth Complex and Frontier Field)
4. A historical figure, individual, family, or organization that has made a significant land, monetary, or service contribution to the acquisition of the property, park system, or the community in general (e.g. Cascade Park, Clyde Thomsen Park, Drury Park, and Harry Barry Park)
 - Building, parks, and facilities shall not ordinarily be named for living persons, except in the event that an individual, family or organization has made a significant and tangible contribution or donations to, or has performed extraordinary or outstanding public service for the community and/or parks and

recreation system, or in cases where such name is stipulated as a condition of the donation or acquisition.

- In cases where the person is living, or the event to be commemorated took place within the last year, there shall be a lapse of at least three months between the receipt of the name proposal and the final recommendation for its adoption.
 - In cases where the person is deceased, the person shall have been deceased for a minimum of six months, and there shall be a lapse of at least three months between the receipt of the name proposal and the final recommendation for its adoption.
 - In cases of outstanding public service; buildings, streets, parks or facilities may be named for a person, provided at least six or more months have lapsed between the service provided and the consideration for naming.
5. In general, portions of a facility typically do not have a name other than that of the entire facility. However, a park's interior features, rooms in a building, sub-elements and/or facilities may have names other than that of the entire park (e.g. Carter Gibb Field at Frontier Field). In naming minor facilities, rooms, and sub-elements or parks, these names are subject to the criteria designated herein.

Elected/appointed City of Twin Falls officials and currently employed staff shall not be eligible for consideration until they are no longer in office or have been retired from city service for at least six months.

6. A name, once adopted, should be bestowed with the intention that it will be permanent, and changes should be strongly resisted.

Procedure

1. A request for naming of a public building, street, public park, or park and recreation facility shall be submitted in writing to the Parks and Recreation Department.
2. Those submitting a naming request should show how the proposed name is consistent with the criteria in this policy. When naming after a person or persons, the application will describe that person's local or national historical or cultural significance. Written documentation of approval by next of kin to be honored (if available) is required as part of the proposal. City staff will review the proposal for adherence to the stated criteria and authentication of statements relative to contributions in the case of an individual before forwarding to the Parks & Recreation commission. If the request is incomplete, staff will contact the applicant, in writing, and provide them with the opportunity to resubmit a revised request.
3. Upon completion of staff review, the request will be scheduled for consideration by the Parks and Recreation Commission. The request will be considered at a public meeting to provide the opportunity for public input on the proposed naming.
4. The Parks and Recreation Commission shall forward their recommendation to the City Council for final decision.

5. If a contest or competition is to be held to determine the name of a building, street, park, or park and recreation facility, the Parks and Recreation Commission and the Parks & Recreation Director or appropriate staff shall establish guidelines and rules for the contest.
6. The City Council and/or the Parks and Recreation Commission can initiate the naming process whenever deemed necessary and/or in the best interest of the City.
7. In the absence of any naming requests, the Parks and Recreation Commission shall adhere to criteria stated in this policy in recommendation of a name.

Renaming of Existing Public Buildings, Public Park, and Park and Recreation Facilities

Renaming of public buildings, streets, public parks, and parks and recreation facilities carries with it a much greater burden of process compared to initial naming. Tradition and continuity of name and community identification are important community values. Each application must meet the criteria in this policy, but meeting all criteria does not ensure renaming. The process for renaming a facility is the same procedure to name a public building, street, public park, or park and recreation facility.

General Naming Regulations

1. Land and/or improvements dedicated to the City as part of a subdivision's development requirements shall not be considered a significant contribution as it relates to this naming policy.
2. This naming policy shall not apply to new streets being proposed and/or constructed as part of a subdivision by a developer.
3. Nothing contained in this policy shall prevent the City from entering into a contractual agreement regarding the naming and sponsorship of a facility. A naming and sponsorship contract shall be subject to the process described in this policy. A facility sponsorship name shall not be considered permanent, but will expire with the expiration of the contract.
4. In the renaming of a street, the applicant shall notify all property owners and residents on that street of a public hearing in front of the City Council.
5. The regulations contained in this policy may be waived in certain circumstances at the discretion of the City Council.



Monday July 23, 2012 City Council Meeting

To: Honorable Mayor and City Council

From: Dennis J. Bowyer, Parks & Recreation Director

Request:

Consideration of a request to name the dog park "Baxter's Park in Memory of Dale Drown".

Time Estimate:

Marcia Lanting's presentation will take approximately 5 minutes. The staff presentation will take approximately 2 minutes. Following the presentations, we expect some time for questions and answers.

Background:

In April of this year, the City Council adopted a Naming Policy for Public Buildings, Streets, Public Parks, and Parks and Recreation Facilities.

The procedure to request to name or rename a public building, street, public parks, or park and recreation facility is:

- Request is submitted to the Parks & Recreation Department.
- Staff will review the proposal for adherence to criteria.
- Parks & Recreation Commission will hear the request as part of a public meeting.
- Commission will forward their recommendation to the City Council for consideration.

Some key points of the Policy are:

- There are four criteria to name or re-name facilities.
 1. Neighborhood or geographical identification.
 2. Natural or geological features.
 3. Local or national historical or cultural significance.
 4. Historical figure, or an individual, family, or organization that make a significant land, monetary, or service contribution to the acquisition of property, park system, or the community in general.

Staff has been working on a dog park for Twin Falls for the past several years. Members from the Magic Valley Canine Social Club, along with other community members, have been working to identify a suitable site and potential donors to build a dog park. One such community member is Marcia Lanting. Unfortunately, Marcia lost one of her favorite dogs, Baxter. More recently, Marcia's brother, Dale Drown, passed away. Marcia would like to donate \$10,000 to the Twin Falls Community Foundation, earmarked for the dog park, for the sole right to permanently name the dog park as "Baxter's Park in Memory of Dale Drown".

On Thursday July 19th, Mayor Greg Lanting and I met with members from the Magic Valley Canine Social Club to develop a plan for the fund raising effort they are undertaking and a proposed timeline for the dog park. Details will be presented to the Council at this meeting.

At a previous Council meeting, some cost estimates were given to develop the park; these estimates are if the work would be contracted out:

- Fencing \$25,000 (County Commissioner Leon Mills will donate his labor to install the fencing);
- Irrigation \$15,000.
- Eventually a small restroom will be needed - \$40,000;
- Curb/gutter/sidewalk – Shoup Ave. W. - \$14,000;
- PI system – no estimates; and
- Parking lot – no estimates.

Marcia Lanting submitted the attached request to name the dog park “Baxter’s Park in Memory of Dale Drown”. Following the procedure set in the policy, staff presented the request to the Parks & Recreation Commission at the July 10th meeting. Their request falls under #4 of the criteria to name or rename facilities. The Commission felt that her donation will be a significant investment in the development of the dog park.

The Parks and Recreation Commission unanimously approved of the request to name the dog park “Baxter’s Park in Memory of Dale Drown” and forward the recommendation to the City Council for their consideration.

Approval Process:

The Naming Policy spells out the procedure to name or rename a facility. The first three steps in the procedure has been followed, step four is the recommendation from the Parks & Recreation Commission to be forward to the City Council for a final decision. Approval for this request requires a majority vote of the City Council.

Budget Impact:

Approval of this request will lead to a donation of \$10,000 to the Twin Falls Community Foundation for the development of the dog park.

Regulatory Impact:

Approval of this request would name the dog park Baxter’s Park in Memory of Dale Drown.

Conclusion:

The Parks & Recreation Commission recommends to the City Council to name the dog park Baxter’s Park in Memory of Dale Drown.

Attachment:

1. Marcia Lanting’s Request Letter

Baxter's Park
In memory of Dale Drown

June 12, 2012

Dear Parks and Recreation Commission,

I am submitting a formal request to name the new dog park, located at the corner of Shoup Avenue and Blake Street, in Twin Falls, Idaho. The addition of a dog park to the Twin Falls community has been of great interest to me for several years. Three years ago, I contacted Dennis Bowyer expressing willingness to assist in the efforts to make a dog park in Twin Falls a reality. I have taken my dogs to parks in various locations in Arizona and Oregon, always enjoying the experience as I watched them run free in a safe environment.

In the past year, I lost one of my favorite cocker spaniels (Baxter). He absolutely loved to visit dog parks; greeting all the other dogs as he toured the park. Baxter passed away in late July 2011. Two Months later, in September, my brother Dale Drown suddenly passed away from a heart attack at the age of 55. Dale was a quiet, sweet man who loved my dogs. As I considered ways to honor him, I knew that helping to establish a dog park in Twin Falls would be a perfect tribute. I am the only surviving family member and the personal representative of his estate.

I am requesting that the dog park be named "Baxter's Park in memory of Dale Drown". A donation of \$10,000 will be made to the Twin Falls City Foundation, earmarked for the dog park, for the sole right to permanently name the dog park as indicated.

I truly appreciate your consideration of this proposal.

Sincerely,

Marcia Lanting



Date: Monday, July 23, 2012
To: Honorable Mayor and City Council
From: Lucie Poulicakos, Recyclebank

Request:

Presentation regarding the Recyclebank program by Lucie Poulicakos, Recyclebank GM/VP of Operations, West Region.

Time Estimate:

The presentation will take approximately 20 minutes in addition to time needed for answering questions.

Background:

In 2011, the City of Twin Falls partnered with PSI and Recyclebank to offer Twin Falls residents a new way to do curbside recycling through a single stream program that offers rewards which help motivate residents to participate.

The purpose of the presentation is to give a brief refresher on how the program works and how the City is benefiting. Additionally, Recyclebank will demonstrate how they are: communicating with and marketing to Twin Falls residents in order to create more awareness of the recycling program, educating citizens on what items they may recycle, and ultimately diverting waste from the landfill.

Recyclebank will also provide an updated report on their performance and entertain questions from the Council.

Approval Process:

There is no approval process associated with this presentation.

Budget Impact:

There is no budget impact as a result of the presentation.

Regulatory Impact:

There is no regulatory impact associated with this request.

Conclusion:

This is a presentation by a Recyclebank representative. No action is necessary at this meeting.



Date: Monday, July 23, 2012
To: Honorable Mayor and City Council
From: Travis Rothweiler, City Manager

Request:

Continued discussion of the Non-Tax Supported Funds in City Manager's Recommended Budget for the 2012-2013 Fiscal Year.

Time Estimate:

City staff will provide a brief presentation. The staff presentation will take approximately 10 minutes. Additional time has been set aside to respond to questions and suggestions offered by the members of the Twin Falls City Council about the estimated revenues and proposed expenditures.

Background:

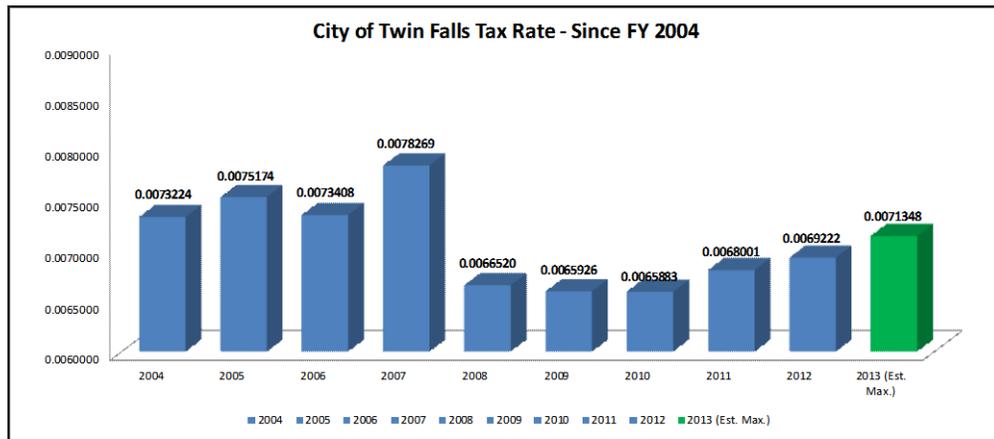
The FY 2013 budget was developed from the conversations with Twin Falls citizens, City Council members, input from department leaders, review of the City's strategic plan, and the City's long-term plan. Budget concepts and funding strategies grew out of many internal conversations, public informational listening sessions and planning meetings. Four primary focus areas were developed. Those areas are: *limit tax collections and corresponding revenues to no more than the statutory maximum allowance and no more than \$1,000,000 of the City's current foregone balance; develop a sustainable, competitive compensation strategy; develop funding solutions to make improvements to our infrastructure systems; and continue to pursue innovative strategies and find more efficient outcomes.*

The total recommended net budget for FY 2013 is \$49,254,478, an increase of \$3,460,436, or 7.56% compared to the 2012 fiscal year adopted net budget of \$45,794,042.

Of the total recommended FY 2013 budget, \$29,536,459 is from the Government Funds and \$19,718,019 is in the non-tax supported funds. In 2012, the City appropriated \$27,857,006 in the Government Fund and \$17,937,036 in the non-tax supported funds. A total of \$1,183,950 of "cash reserves" is being used to complete one-time capital intensive projects.

Most cities, including the City of Twin Falls, have historically focused on the "net budget," which is the total budget, as presented above, less fund transfers. The total net budget for FY 2013 is \$49,254,478 or \$3,460,436 larger than the total net budget of \$45,794,042 in the current fiscal year. Both methods are acceptable. From this point forward, and just as we have done historically, we will be focusing on the net budget.

The City's overall, total taxable valuation is expected to increase by approximately 0.51% from \$2,314,982,215 to \$2,326,770,392. We are projecting the maximum the City's tax rate will be is 0.007134465, or \$7.13 per \$1,000 in taxable value. The tax rate for 2012 tax year was 0.006922194, or \$6.92 per \$1,000 in taxable value. The tax rate for this fiscal year is lower than the rate that was assessed in 2004, 2005, 2006 and 2007.



Enterprise Funds

Enterprise Funds account for services financed through the assessment of user-fees. The main goal or purpose of these business-like funds is to provide services to customers at a price that will cover both the current cost of operations and the purchase and maintenance of necessary capital assets. Net income/loss (revenues less expenditures) at the end of each fiscal year either adds to or reduces the fund's residual equity, which is commonly referred to as the net asset of the fund. The residual earnings captured by a particular Enterprise Fund may not be co-mingled with any other fund or spent for any purpose other than the one it has been collected or reserved for without direct and specific action by the City Council.

The City has six separate and distinct Enterprise Funds, which include the City's Water Fund (supply, distribution, irrigation and utility services), Sewer Fund (collections and treatment) Sanitation, Golf, Dierkes/Shoshone Falls, and Parking. This budget message focuses on the City's three largest enterprise funds: Water, Sewer and Sanitation. The other funds constitute a small portion of the Enterprise Fund picture, and aren't specifically addressed in this message; the specific budgeted amounts can be viewed in the budget document.

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 2013, we are recommending total system expenditures in the amount of \$9,101,223, an increase of \$395,893 or 4.6% when compared to the total allocation of \$8,705,330 in FY 2012. The FY 2013 recommended budget for the Water Fund calls for a 3% rate increase. The annual cost of the recommended increase to the average water user, defined as a user who consumes 18,000 gallons per month, is \$12.52, or \$1.04 per month. At the conclusion of the FY 2012, the City's Water Fund will have a projected ending fund balance of \$7.3 million, of which a portion, approximately \$3.0 million could be used to support one-time capital intensive projects. Staff does not recommend funding ongoing operations with the use of reserve funds.

Water Fund – FY 2013 Budget: \$9,101,222, (all divisions included.)

FISCAL YEAR 2013 OPERATIONAL BUDGET:	\$3,922,587 , AN INCREASE OF \$207,353 COMPARED TO FY 2012
FISCAL YEAR 2013 CAPITAL BUDGET:	\$1,253,000 , AN INCREASE OF \$236,402 COMPARED TO FY 2012
FISCAL YEAR 2013 DEBT SERVICE BUDGET:	\$2,997,854 , A DECREASE OF \$110,231 COMPARED TO FY 2012
FISCAL YEAR 2013 TRANSFERS:	\$927,781 , AN INCREASE OF \$32,367 COMPARED TO FY 2012

FY 2013 CAPITAL HIGHLIGHTS:

- \$330,000 FOR WATER LINE UPGRADE/REPLACEMENT
- \$250,000 WATER SYSTEM FACILITY PLAN UPGRADE
- \$170,000 FOR AN EXCAVATOR
- \$150,000 BLUE LAKES WELL PUMP INSTALLATION
- \$50,000 FOR PI STATION IMPROVEMENTS
- \$40,000 FOR AUTOMATED WATER STATION SYSTEM

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 2013, the recommended budget calls for the collection of \$7,330,492 in total waste water revenues, which is an increase of \$1,148,792 when compared to FY 2012 Sewer Fund budgeted revenues of \$6,181,701.

For FY 2013, staff is requesting a rate adjustment of 2%, which equals an average increase of \$4.54 annually, or \$0.38 per month, for an “average” user. Like the water fund, we are projecting limited growth in the number of new waste water accounts. At the conclusion of the FY 2012, the City projects the Wastewater Fund will have an ending balance of approximately \$1.4 million, which is well below the \$2.5 million recommended balance for this Fund.

Sewer Fund – FY 2013 Budget: **\$7,330,492**, (all divisions included.)

FISCAL YEAR 2013 OPERATIONAL BUDGET: **\$4,196,726**, AN INCREASE OF \$542,742 COMPARED TO FY 2012
FISCAL YEAR 2013 CAPITAL BUDGET: **\$1,338,000**, AN INCREASE OF \$350,528 COMPARED TO FY 2012
FISCAL YEAR 2013 DEBT SERVICE BUDGET: **\$1,219,874**, AN INCREASE OF \$236,177 COMPARED TO FY 2012
FISCAL YEAR 2013 TRANSFERS: **\$575,892**, AN INCREASE OF \$19,345 COMPARED TO FY 2012

FY 2013 CAPITAL HIGHLIGHTS:

- \$450,000 FOR AUGER FALLS EFFLUENT PROJECT
- \$350,000 FOR SEWER LINE UPGRADE/REPLACEMENT
- \$260,000 FOR CAPITAL IMPROVEMENTS AT WASTE WATER TREATMENT PLANT
- \$250,000 FOR WASTE WATER FACILITY PLAN UPGRADE

Sanitation Fund – Revenues and Expenditures

The City's Sanitation Fund supports the City's sanitation and recycling program. The service is provided by PSI and the terms are established by contract. In 2011, and at the recommendation of a citizen's committee, the City added a curb-side, single stream, incentive-based recycling program to its solid waste handling program. To spark interest and participation and slowly incorporate the increased cost of the program, the City Council elected to subsidize the incentive-based recycling program. We have continued this practice for each of the past two fiscal years.

We are recommending the City Council continue the rate subsidy of \$150,000. With the subsidy, the City will need to increase the rate by 6.24%, or \$1.02 per resident per month. Participation in the City's recycling exceeded expectations and was one of the highest rated services offered by the City. Additionally, PSI, the City's contracted solid waste and recycling provider, has requested an increase of 3.5%. This is the first request for an increase since FY 2010.

Sanitation Fund – FY 2013 Budget: **\$2,830,352**, (Collection Services provided by contract)

FISCAL YEAR 2013 OPERATIONAL BUDGET: **\$2,665,003**, AN INCREASE OF \$40,018 COMPARED TO FY 2012

How much more will it cost to live in Twin Falls next year?

How much more will it cost to live in Twin Falls next year?	2012	2013
Property Taxes on a Median Home - \$142,300 (<i>annual assessment</i>)	\$492.51	\$507.30
Annual Water Bill – <i>18,000 gallons per month</i>	\$417.49	\$430.01
Annual Sewer Bill for – <i>capped at 8,000 gallons per month</i>	\$226.97	\$231.51
Annual Sanitation Bill – <i>With Reserve Subsidy</i>	\$196.08	\$208.32
Total	\$1,333.05	\$1,377.14
Annual Difference		\$44.09
Monthly Difference		\$3.67

Approval Process:

Not Applicable at this time. This is a discussion.

Budget Impact:

This is the City Manager's recommended budget for the 2012-2013 Fiscal Year.

Regulatory Impact:

No regulations impact the discussion or budgetary process at this time.

Attachments:

1. None.



Public Hearing: **MONDAY JULY 23, 2012**

To: Honorable Mayor and City Council

From: Mitch Humble, Community Development Department

ITEM IV-1

Request: Consideration of an appeal regarding the Planning and Zoning Commission's decision on June 12, 2012, to approve a Special Use Permit for Victory Home of Idaho, Inc., c/o Pastor Tony Lopez, to operate a shelter home on property located at 570 Shoup Avenue West.

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Appellant(s):	Status: Owned by TF County – letter of consent to operate the Victory Home facility was submitted by the County Commissioners	Size: 24,207 (+/-) sq. ft. building/ 1.92 acre property
Zane Lindley, Craig Holman, D.P.M., Robert Welch, M.D., Stan and Diana Haye, Judy Kennedy, Joseph Ippolito, M.D., Merrick Reynolds, PA-C, c/o M. Cole Johnson, D.O.	Current Zoning: R-6 PRO	Requested Zoning: Approval of a Special Use Permit
	Comprehensive Plan: Office/Professional	Lot Count: 1 lot
	Existing Land Use: vacant medical office	Proposed Land Use: homeless shelter home
Applicant:	Zoning Designations & Surrounding Land Use(s)	
Victory Home Idaho Inc. c/o Pastor Anthony Lopez 450 3 rd Ave West Twin Falls, ID 83301 208 -733-2002	North: R-6 & R-6 PRO; residential and multi-family residential	East: R-6 PRO; residential
	South: R-6 PRO; Shoup Ave W, multi-family residential	West: R-6 PRO; professional and medical offices
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-6, 10-4-6(B)7f, 10-4-18, 10-10, 10-11-1 thru 8, 10-13-2.2	

Approval Process:

As per TF City Code: 10-13-2.2 (F), & **(J)**

(F) Public Hearing: Prior to granting a special use permit, at least one public hearing before the Commission in which interested persons shall have the opportunity to be heard shall be held. **(J) Appeal To The Council:** Upon receipt of an appeal from the action of the commission, the council shall set a hearing date, under the same provisions as the commission hearing, to consider all information, testimony and the commission's minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the decision of the commission. (Ord. 2124, 10-15-1984)

Budget Impact:

Approval of this request will have negligible impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to continue with the building permitting process to convert the building to shelter home.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

This property was rezoned from R-6 to R-6 PRO in 1985. A Special Use Permit for a professional office and parking was also approved (SUP#0160) by the Planning and Zoning Commission. The decision was appealed by a citizen to the City Council where the decision to approve the permit was upheld. The building has been occupied by a medical business until recently. The property is vacant.

Analysis:

The site is zoned R-6 PRO, which is a multi-family residential zone with a professional office overlay. There is a vacant medical office on site. The applicant is requesting to operate a shelter home on the property which requires a Special Use Permit in the R-6 zone.

A shelter home is defined as a *“building or facility however named, operated on either a profit or nonprofit basis for the purpose of providing a home with necessary supervision for three (3) or more persons not related to the owner and who are unable to care for themselves”*. “Victory Home”, currently has a special use permit to operate a 16-bed shelter home facility at 450 3rd Avenue West. It operates as a non-profit organization that is funded by private contribution. The existing facility operates 24 hours a day, seven (7) days a week as is being proposed for this new facility.

This proposed facility will have two (2) types of programs- **1)** individuals with the Victory Home program and **2)** temporary housing for homeless persons.

- 1)** The Victory Home program serves individuals that are in need of a residence and rehabilitation into society. The program has a 90-day first phase. The facility will offer faith-based drug and alcohol rehabilitation and life skills training. Individuals have assigned chores and tasks at the facility that they are responsible for and there are classes and programs for GED study help, life skills training, and budgeting. There is also daily job-corps type work where the individuals work on projects in the community and learn job skills. Individuals that continue in the second phase of the Victory Home program are allowed to have vehicles as long as they can afford them and they are operational. This phase continues into transitional programs and work-placement programs. The facility would provide for approximately 44 beds for first phase Victory Home program participants and 12-15 beds for second phase individuals – for a total of 60 beds.
- 2)** In addition - the applicant is also proposing to have approximately 40 beds (20 for men and 20 for women) that would be available to individuals in the temporary housing programs for homeless persons. This is also a faith-based, temporary program. This portion of the facility would be open at 7:00 am for individuals to check-in to the available spaces. They have to leave the facility by 8:00 am and cannot be within a certain radius of the facility during the day, right now it is proposed to be within 2 miles. Individuals are required to commit to a seven day/1 week or a 30-day stay. They check into the facility by 7:00 pm and then cannot leave again until the morning when they check-out. They will have a case management plan and have to be actively looking for work. There are also ministry and support meetings in the evening. If individuals opt not to participate in the facility’s programs after a week then they have to leave and cannot return for 90 days. To stay as part of the 30-day program individuals must be working and if they are not participating in programs after the end of the month they have to leave and cannot return for 6 months. The purpose of this program is to offer temporary housing for individuals waiting to get into other programs such as Valley House and to work with other local churches and ministries bearing costs for temporary housing in motels.

There will be staff on-site at all times, including 24-hour security staff. There will be up to twelve (12) staff members on site at any one time. The applicant has operated a 16-bed Victory Home facility for almost 3-years and has support from Twin Falls County administration and has felt that they have been a good neighbor.

The site is developed and there would not be an expansion. The City code does not specify a parking requirement for a shelter home but the American Planning Association recommends 1 per employee plus 0.25 per bed. At approximately 100 beds and 12 employees that would be a requirement of 37 spaces. The site provides approximately 94 parking spaces which would meet the proposed parking demand and provide for ample visitor parking as there are occasional visitors to program individuals and professionals such as counselors

coming to the site. There are bike racks on the north side of the building and there would be provision for bike parking. There is an existing fence with screening slats surrounding the property.

The present Victory Home facility at 450 3rd Avenue West has some unresolved issues with the Building Department and staff would recommend that these issues be resolved before a new facility is operated. If they close the facility at 450 3rd Ave W this concern becomes a non-issue.

The conversion of this building and property from an office to a residential facility will require building permits for remodeling. As the use of the facility is changing the building will have to be brought up to all current applicable codes. There will also be a full review of site requirements such as landscaping. There is approximately 6770 sq ft of landscaping on the site. The requirement for the 83,700 sq ft lot would be 10% of the site or 8370 sq ft. The site plan will have to verify the square footages and there will be a review for full compliance.

At the Victory Home on 3rd Ave West registered sex offenders were not eligible for housing due to the proximity of the location to a public school. This location does not have a proximity to locations that would preclude sex offenders from being able to reside at this facility and the applicant would like to have the facility available to such individuals because there is a lack of facilities for them.

This site is screened from the neighboring properties and is trying to provide a service to the community. Individuals involved with the Victory Home program are participating in supervised classes or projects throughout the day. The temporary housing individuals have to leave the area by 8:00 am because they are supposed to be looking for work and are not to be loitering in the vicinity or at nearby businesses and offices. There are other transitional housing facilities in the area such as the Valley House, Valley House apartments, and numerous motels currently filling some of the need. There is a clinic nearby that provides services at reduced and no-cost. The County is looking at utilizing the old MVRMC facility to possibly house a probation/parole department and a secured medical/physiatrist type of facility.

On June 12, 2012 the Planning & Zoning Commission held a public hearing on this request. There were a considerable number of people who spoke at the public hearing, see attached minutes. Many stated how this program has helped them and/or family members while others expressed concerns about the introduction of this use to the area. There is a youth safe house in the vicinity and a lot of professional and medical offices and residences. A shelter-type use brings concerns for safety and security in the area. At the hearing the applicant emphasized that this is not an open homeless shelter facility but a residential facility with specific program requirements for residents to be able to stay there. Although not a condition of approval the applicant did comment that he would be willing to phase the program and also he was willing to prohibit participation of registered sex-offenders.

Upon conclusion of the public hearing Commissioner Frank made a motion to approve the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. Commissioner Grey, Frank, Bohrn voted in favor of the motion. Commissioner Sharp and Woods voted against the motion. The Motion was approved by a vote of three (3) for and two (2) against.

APPROVED, AS PRESENTED WITH THE FOLLOWING CONDITIONS

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all City Code requirements and standards.
2. Subject to this "Victory Home" facility on Shoup Avenue West obtaining a Certificate of Occupancy for the facility through the building department prior to use.
3. Subject to the Victory Home at 450 3rd Avenue West receiving a Certificate of Occupancy prior to use at the new "Victory Home" facility on Shoup Avenue West.
4. The shelter home to be operated by Pastor Tony Lopez, the Victory Home Idaho, Inc., as presented. Any other entity shall require a new special use permit.

On June 19, 2012 the City received a letter of appeal by Zane Lindley, Craig Holman, D.P.M., Robert Welch, M.D., Stan and Diana Haye, Judy Kennedy, Joseph Ippolito, M.D., Merrick Reynolds, PA-C, c/o M. Cole Johnson, D.O., regarding the Planning and Zoning Commission's decision on June 12, 2012, to approve a Special Use Permit for Victory Home of Idaho, Inc., c/o Pastor Tony Lopez, to operate a shelter home on property located at 570 Shoup Avenue West.

Conclusion:

As per City Code 10-13-2.2 (J) The City Council is being asked to hold a public hearing regarding an appeal of a commission decision in the same manner as the Planning & Zoning Commission hearing and they shall consider all information, testimony and the commission's minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the decision of the commission.

A motion shall be made in the affirmative and may be subject to specific conditions. The Council decision shall be to uphold, conditionally uphold or overrule the decision of the Commission. The decision shall be by simple majority vote.

Attachments:

1. Letter(s) of Appeal
2. Program Narrative
3. Letter from Twin Falls County Commissioners
4. Vicinity Map
5. Area Zoning Map
6. Aerial of the Project Site
7. Floor Plan
8. Site Photos
9. Special Use Permit #1140
10. Portion of Minutes of the June 12, 2012 P&Z minutes

M. COLE JOHNSON, D.O.
MERRICK REYNOLDS, PA-C

FAMILY PRACTICE & OBSTETRICS

18 June 2012

Twin Falls City Council

Appeal of Decision by Planning and Zoning for Homeless Shelter at 571 Shoup Av.
West, Twin Falls, Idaho by Victory Home of Idaho, Inc.

City Council:

Tony Lopez is proposing a faith based shelter home and temporary housing for homeless transients at the location listed above. He currently operates a 16 bed shelter home in the community. The current proposal would be an increase in the shelter home of 44 beds with the addition of up to 52 beds for homeless transient individuals. I am opposed to this special use permit for several reasons.

Currently Pastor Tony uses all volunteer assistance for supervision and security. The request for the new location would increase the number of individuals supervised from 16 to up to 112, an increase of 96. Pastor Tony states he will have up to 12 supervisors on site at any one time. During the hearing Pastor Tony stated there would be 2 individuals at the new facility overnight (this number could not be confirmed as the minutes from the meeting were not available on line at the time of this writing). Reality: Pastor Tony relies on volunteer help for supervision and training. He did not provide a list of staff or security at the hearing. Two volunteers overnight for a population of 112 is unacceptable. At a minimum he would need one supervisor for every 10 people 24 hours a day seven days a week. He has not provided an evidence he can provide such a staff, paid or unpaid.

Pastor Tony states he will offer a faith based drug and alcohol rehabilitation program for up to 60 individuals for at least 90 days (first phase) with no timeframe designated for the second phase. The program will offer GED classes, daily chores and a job-corps type work training program in the community. Reality: Pastor Tony plans on providing acute detoxification at the proposed new site for up to 44 individuals with non-professional volunteers. I cannot stress how uncomfortable I am as a property owner within 75 feet of the facility. Pastor Tony provided no list of community partners for his job-corps training program. He

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PLANNING & ZONING

listed no businesses that currently participate in such a program at his current location. His website shows the residents at his current location fixing up the building. I see the current job-corps training program as nothing more than maintenance on the current building. Adding 44 people to the job corp training program with no businesses participating in work programs makes for 60 people in and around the building with nothing to do. There was some discussion that his current location was not up to code. Expecting the residents to bring the new location up to code over time by working on the building is unacceptable.

Pastor Tony proposes another 40 beds for transient homeless individuals. These individuals would be allowed to check in to the facility at 7 am, be allowed to shower and obtain a hot meal and a sack lunch, and then be required to leave the building not to return until 7 pm. They would be required to disperse at least 2 miles in any direction from the facility for the day to look for work during the day and return for support meetings. They would have to stay in the building until morning and then disperse again. They would be required to commit to either a week or a 30 day stay. If they do not live up to the terms of the agreement they would have to leave and not return for 90 days or six months depending on the initial commitment the individual makes to the program. Reality: Pastor Tony has no such program at his current location. He has no experience running a program for 40 transient homeless persons. He has no way to ensure the transients will disperse the 2 miles required, has no way to ensure they are looking for work, and provided no lists of staff to enforce the proposed rules. When asked how he planned to enforce such rules after the meeting he basically said he would call local law enforcement. I can visualize the transient population leaving the facility and loitering where ever they see fit as no transportation is provided and no enforcement is possible.

The current building is an office complex. The building has no commercial kitchen, no showers, no dining facility, no dormitory style sleeping arrangements, no bedrooms, no classrooms, no facilities for resident safety during detoxification, and only a smattering of bathrooms designed for staff and patients in an office setting. There is no sprinkler system as would be required for a facility housing 112 people.

There is a safe house for teens within a block of the proposed location of the homeless shelter. The entire population, long term program participants and short term transients cannot be registered sex offenders.

Other concerns include no fencing or barriers to the back entrances to multiple office buildings both east and west of the proposed shelter. There is no confined designated smoking area. There are no hours posted when residents will be confined to the building, i.e. no allowed to wander outside. There are no restrictions on noise, music, outdoor activities of any kind. There is no proposed oversight committee with local businesses on the committee/board.

I request the approval of the special use permit for Victory Home of Idaho Inc. be reconsidered and denied.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Cole Johnson". The signature is fluid and cursive, with a large initial "M" and a stylized "J".

M. Cole Johnson D.O.

Notice of Appeal

By

Zane Lindley

Formal letter of appeal attached.

Zane Lindley
476 Shoup Avenue West, Suite E
Twin Falls, ID 83301

June 14, 2012

Dear Sir or Madam:

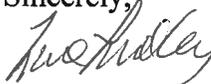
It has been brought to my attention that on the evening of June 12, 2012 the city of Twin Falls Planning and Zoning Commission met and considered a special use permit for Victory Home of Idaho. The building I own is in the immediate vicinity and I did not receive a notice of this meeting in order to appear and voice my concerns. I will now share with you the concerns that I have.

The building in question is to be used as a homeless shelter according to the planning and zoning minutes. I question the business actually being a homeless shelter but rather a business operating for the purpose of rehabilitation of individuals in need of such rehabilitation. The very concept of rehabilitation implies that the person in need is a risk to the community. The aggregation of many such individuals in a single location such as this is serious risk to the surrounding area.

In our society we monitor many businesses to insure that they faithfully and adequately provide the services they attest to. The department of Health and Welfare monitors programs for the developmentally disabled, foster homes and many others. Nursing homes are adequately monitored. However, there are no agencies or regulations in place for homeless shelters. The attestation of adequate supervision and security is just that an attestation with no subsequent verification. This risk is too great to ignore.

This business also intends to house sex offenders as it has not been able to before. The minutes of the meeting did not indicate the number of such individuals they intend to house. In a facility equipped to provide for 112 individuals how many sex offenders could we possibly see? In addition, there are private children's facilities in the area, including the Agape Christian School.

While I applaud the efforts made to deal with many of the issues of the homeless population this business goes far beyond a homeless issue and brings to bear a serious issue of public safety.

Sincerely,

Zane Lindley

June 15, 2012

City of Twin Falls

Planning and Zoning Commission

Box 1907

Twin Falls, Idaho 83301

Re: Victory Home of Idaho, Inc.

To Whom It May Concern;

I have been made aware of the possibility of inclusion of Victory Home of Idaho, Inc. into the area surrounding our offices at the Medical Plaza on West Shoup. I have the following concerns:

1. When St. Lukes left the area there seems to be an assumption that now it is the time to do anything with this area as it is no longer a focus for medical care. I would beg to differ with this assumption. We continue to have a fairly large number of medical facilities in the area surrounding the proposed "Victory Home". This poses a security issue regarding property including medications kept on the premises of the physician. I believe that the population considered for the new addition poses a greater risk in this area.
2. I am concerned about the safety of patients and staff working in close proximity to the proposed facility. Some our facilities are open at night when security is less. I would point to the Sleep Lab which often has doors open late. My office often has doors open late. Safety is an issue.
3. I believe that we continue to have a high quality plaza which is attractive to the area. It has been noted by some that our property values may have gone down due to the exit of St. Lukes. That is possible and acceptable. I believe that placing less desirable facilities in the surrounding area does not improve the property values of those who have been here long term. On the contrary I anticipate value will continue to decline. We have supported Twin Falls in many ways. It is hoped that the support would be reciprocated.

I would ask that you reconsider the permit to build Victory Home of Idaho, Inc. in this residential/medical complex area. It seems that it might be better placed in a more outlying area.

Thank you for your consideration.

With best regards,



Craig D. Holman, DPM

**ROBERT C. WELCH, M.D.
SCOTT E. ALLAN, M.D.
RUSTIN M. HATCH, O.D.**

OPHTHALMOLOGY AND OPHTHALMIC SURGERY

**526-H SHOUP AVE. WEST
TWIN FALLS, IDAHO 83301
(208) 733-2400**

**1-800-956-3937
Fax (208) 734-0343**

**1320-A BENNETT AVE.
BURLEY, IDAHO 83318
(208) 678-2173**

June 14, 2012

Twin Falls City Council
321 2nd Avenue East
Twin Falls, ID 83301

RE: Special use permit.

Dear Twin Falls City Council:

I understand that on Tuesday, June 12th, 2012 a special use permit was granted by the Planning and Zoning Commission for the development of a homeless shelter in the former Intermountain Orthopedic building on Shoup Avenue. I am greatly concerned by this as a property owner in the vicinity of this building and strongly urge the Council to reconsider this decision.

My office is at 526 H Shoup Avenue West and I have been in this location for 30 years. I have a busy ophthalmology practice with many elderly patients and I am concerned that having a large number of homeless people in the vicinity will be very frightening to these frail, elderly patients. Many of my patients have been stalwart, long-time Twin Falls residents and I really hate to have them frightened as they seek appropriate eye care.

Sincerely,



Robert C. Welch, M.D.

RCW:ltb

City of Twin Falls
Planning & Zoning
Attention: Renee V. Carraway
324 Hansen Street East
Twin Falls, Id 83301

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BUILDING DEPT.

RE: Notice of hearing appeal, Victory House 6/20/2012

Stan & Diana Haye
3539 East 3000 North
Kimberly, Id 83341

Dear Renee,

My wife Diana and I own the building & property located at 526 C Shoup Avenue West, further known as Idaho Diagnostic Sleep Center & CPAP Now.

We have owned this property for over twenty years, and respectably it has been in the professional plaza as a medical facility, and will continue to be that way.

It has come to our attention that the Victory house proposal is to allow transits, & homeless have a shelter at 570 West Shoup or directly behind our building.

We are opposed to this location. This would significantly decrease the property value of our medical facility and would not be an acceptable use of that building. Currently we pay a high dollar figure for taxes in the city to own a building that has a good value.

Furthermore it is our understanding that this ministry would not be paying taxes on the property, and that would further obstruct the value of all of us in the general area.

The Idaho Diagnostic Sleep Center operates at night along with daytime usage, and would be disturbed by the coming and going of the proposed population of transits to this shelter.

I am sure that there are other areas within the city limits that could accommodate this venture without disturbance to professional property owners of a respected plaza such as in the case of the property owners in the Shoup professional plaza.

Sincerely

A handwritten signature in red ink, appearing to read "Stan Haye", with a long horizontal flourish extending to the left.

Stan Haye

RECEIVED
JUN 20 2012
CITY OF TWIN FALLS
BUILDING DEPT.

M. Cole Johnson, D.O.

Merrick Reynolds, P.A.

526 Shoup Ave. West, Suite D

Phone (208) 733-1112 Fax (208) 732-1212

Twin Falls, ID 83301

FACIMILE TRANSMITTAL

ATTENTION: Renee Carraway **FAX NUMBER:** 736-2296

COMPANY NAME: City of Twin Falls PaZ **DATE:** 6/25/12

FROM: April **PAGES (Including this cover sheet):** 2

RE:
Please add this letter of appeal
to the ones you already have
on file for the Special Use Permit
for Victory Homes of Idaho
Thank you

CONFIDENTIALITY NOTICE:

The documents accompanying this transmission contain confidential information that is legally privileged. The information's intended only for the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of the information is strictly prohibited.

If you have received this information in error, please notify us immediately by telephone at (208) 733-1112 to arrange for correction.



June 19, 2019

City of Twin Falls
Office of Community Development
Attn: Renee Carraway
321 Second Avenue East
Twin Falls, Idaho 83303-1907

Dear Renee,

This letter is a formal appeal request for reconsideration of the Special Use Permit recently granted to Victory Home of Idaho. The Special Use Permit is requesting to operate a shelter home at 570 Shoup Avenue West.

Interpath Laboratory operates a Patient Service Center at 206 Martin Street, Suite C. This is located next door to the proposed shelter home. Individuals utilizing the shelter have been identified as parolees, addicts and listed sex offenders. Our concerns are as follows:

Safety:

1. Our staff (predominantly female) arrives typically to start the workday at approximately 3:30am. We have concerns that the close proximity of shelter occupants could jeopardize the safety of lone female staff in the darkness of night in an obscure back parking lot that separates the shelter from our facility.
2. Our laboratory facility has a backdoor that opens into that same parking lot which would allow someone seeking drug paraphernalia (needles) or money to enter, unobserved from the street.

Business:

1. A large portion of our clientele tend to be sick and elderly. Our concern is that once they become aware of the shelter and observe the occupants loitering in the vicinity, they will make the choice to use alternative laboratory patient service centers located in other parts of town.

We realize that finding a location for this shelter is challenging. We would respectfully ask the commission to reconsider this Special Use Permit. Our request is not only considering our concerns, but in regard to the future development of this area of town. We have remained in our current location due to many of our physician clients, however if too many of the professional offices in that area chose to leave because of the shelter, we will also re-locate. A mass exodus would leave an even bigger blight in that area of the city. I also doubt that having the shelter in that area is a positive for recruiting an occupant for the old Magic Valley hospital facility.

I am available for questions at 541-278-4731.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Judy Kennedy", is written over a printed name.

Judy Kennedy
Marketing Director

M. Cole Johnson, D.O.

Merrick Reynolds, P.A.

526 Shoup Ave. West, Suite D

Phone (208) 733-1112 Fax (208) 732-1212

Twin Falls, ID 83301

FACIMILE TRANSMITTAL

ATTENTION:

Renee Carraway

FAX NUMBER:

732-2296

COMPANY NAME:

City of Twin Falls Planning & Zoning

DATE:

6/21/12

FROM:

Dr. Cole

PAGES (including this cover sheet):

2

RE:

Please add this letter of appeal to the ones you already have on the Special Use Permit for Victory Home of Idaho.

Thank You

CONFIDENTIALITY NOTICE:

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If you have received this information in error, please notify us immediately by telephone at (208) 733-1112 to arrange for correction.

JOSEPH W. IPPOLITO, M.D., P.L.L.C.

Telephone 208-736-7620

Fax 208-735-9537

206 MARTIN STREET SUITE B
TWIN FALLS, ID 83301

June 14, 2012

City of Twin Falls
Planning & Zoning Office
324 Hansen Street East
Twin Falls, Idaho 83303-1907

Dear City Council:

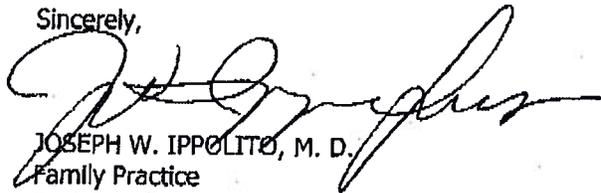
This letter is regarding a special use permit for Victory Home of Idaho to operate a shelter home at the property of 570 Shoup Avenue East, Twin Falls, Idaho.

I am writing to request an appeal and hearing regarding the recent passage of the planning and zoning committee on June 12, 2012, for a special use permit for Victory Home of Idaho to operate a shelter home at the property of 570 Shoup Avenue East. I am requesting that an appeal be processed and review performed. I oppose the placement of a shelter home at the property of 570 Shoup Avenue East. This is a residential and medical community, which would be profoundly impacted by the existence of such a facility in this region. There are medical offices, a chronic pain clinic, a pharmacy, and residential in close proximity to such a facility. Such a facility would put our ~~businesses at pedil in this region. There would be loitering in the area that would then pass to~~ surrounding businesses and residential community.

I have office staff that work late into the evening, and I would be concerned for their well being, and there is a laboratory next to me that has laboratory technicians starting at 3:00 a.m. in their facility. There are multiple members in the surrounding community who oppose a shelter home at this location. I certainly feel a shelter home is a wonderful idea, but not in this region. A shelter home should probably also be closer to businesses which could offer employment to people residing in the shelter home. There are not great opportunities for employment in this region for such individuals.

It is my understanding that the building is being sold by the county for approximately \$27,000. This will certainly decrease property values in the area and would additionally decrease our property taxes, and tax revenues for the county in the future. This should also be taken into consideration. I request an appeal to planning and zoning's decision for a special use permit, and a hearing at a later date.

Sincerely,

JOSEPH W. IPPOLITO, M. D.
Family Practice

Business Address: 596-F Shoup Avenue West, Twin Falls Idaho

JWI/dt

Submitted
#6
6-12-2012

Twin Falls City Council:

Those who currently own office space protected by the medical office zoning:

Scott Allen M.D. Ophthalmology
Scott Appleton, M.D. Family Practice
William Fitzhugh, M.D. Ophthalmology
David Hadlock, D.O. Reproductive Medicine
Rustin Hatch, O. D. Optometry
Craig Holman, DPM Podiatry
Joseph Ippolito, M.D. Family Practice
Cole Johnson, D.O. Family Practice
Sara Johnson, M.D. Family Practice
Mark McKain, M.D. General Surgery
Chris Scholes, M.D. Dermatology
Thad Scholes, M.D. Dermatology
Robert Welch, M.D. Ophthalmology
Paul Workman, M.D. General Surgery
Richard Worst, M.D. Psychiatry

Dicks Pharmacy
Interpath Labs
Developmental Treatment Center for Children
Safe House for Kids
Several Nurse Practitioners
Part-time Internist
New Dermatologist coming soon

A Victory House treats drug addiction in house for 90 days, gang members and the homeless. This would be a 24-hour facility.

570 Shoup is not an appropriate place for a Victory house. We have elderly patients young developmentally delayed children and patients in this area who access physicians pharmacy and lab. Patients need to feel that this is a safe area to visit.

The worst place to house those trying to recover from drug addiction is near medical office space where they might believe they would have access to drugs.

Victory Home Twin Falls Idaho

450 3rd Ave W.

Twin Falls, Idaho 83301

Email: home@victoryhomeid.com

(208)733-2002

ME
BY: JUN 01 2012

To Whom It May Concern:

I am excited to tell you that The Victory Home is growing in our community. It appears very possible that the Victory Home could be moving to a 24,000 sq. ft. bldg.

I feel very humble to be helping and leading the dedicated men and women working daily in the Victory Home Ministry. Many hands and hearts will be needed to make this leap of faith to serve many more men and women struggling with addictions. The 24 hour center will operate as a shelter and mission based on the greatest human need of all , love and compassion. We are a therapeutic residential program at no cost to the tax payers or our community.

I have attached the letter that was submitted May 1st, with our request for a Special Use Permit at 570 Shoup Ave. W. to provide you with more information.

The current Victory Home has many needs and many of our needs have been provided for us for over the last three years as the community has come to know and understand our intend and share the vision. The new facility will require much more of everything and that is exciting. We just want to let you know how you can help.

We have scheduled a **meeting for June the 11th at 7PM at the Victory Home at 450 3rd Ave West.** It is our desire to share what The Victory Home has done the past three years and share our vision for the future. We invite your questions and ideas and hope you will have time to tour our facility after the meeting. This is a community supported ministry and everyone is welcome to attend.

June the 12th at 6PM at City Hall we are scheduled to meet with the Twin Falls City Planning & Zoning committee. We are seeking a special use permit for the property at 570 Shoup Ave West. Your prayers and support during this process is much appreciated. Please feel free to call me at (208) 733-2002 or email me at Victory Home (victoryhome2009@yahoo.com)

<http://www.victoryhomeid.com/>

Sincerely,

Tony A. Lopez

[August 2011]

Victory Home Idaho Inc



Welcome to our August Newsletter. We would like to thank all of our supporters who have taken the challenge in supporting us through prayer and our monthly donation pledges. You make all this possible. Thank you very much. Here is a testimony of someone who has been touched by the love and power of God through the Victory Home program.

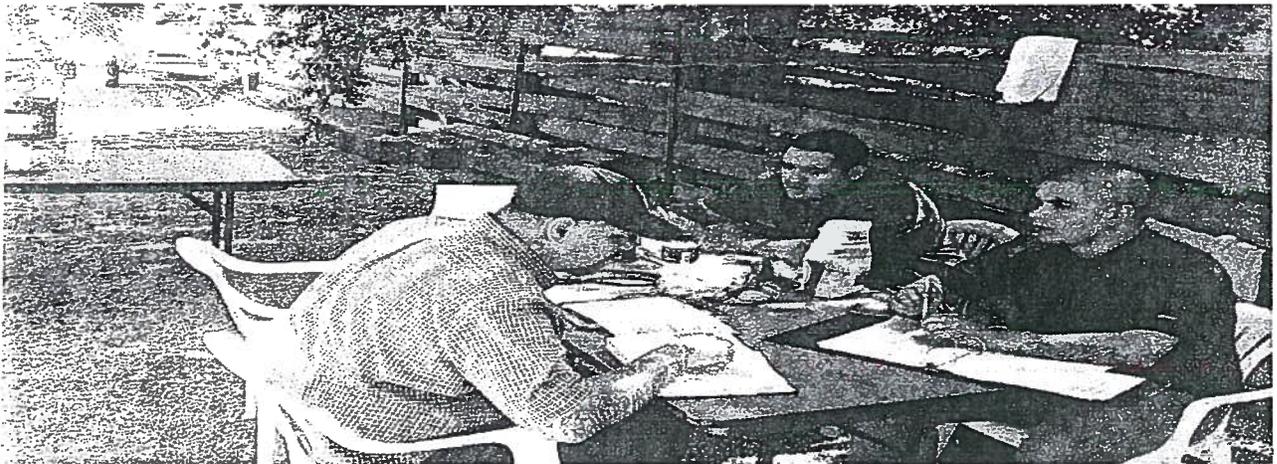
Hi my name is Joshua Hagins. I am 33 years old. I just want to let everyone know what God has done for me. All my life, I have grown up around gangs and drugs. I have been in and out of jails and prison. I've used drugs and alcohol and have also sold drugs.

My life had always been a complete mess always looking for a solution for my problems. Knowing I needed a change to happen after ending up back in jail looking at another prison term, I cried out to God in my cell, "God, I give Ya my life for whatever You want to do with it." God answered me telling me I was going to be released within a month so I wrote my wife in a letter, "Honey, I hope I'm not just hearing voices, but God told me I would be released and it would be to the Victory Home and I would go on to do great things."

Well everyone, I wasn't just going crazy hearing voices, God kept His promise and I was released to the Victory Home on May 7th 2011. God has worked miracles in my life. I no longer think of using drugs or alcohol. All I want to do is help people. I am now going on my 3rd month and God has been more in touch with me. He came to me in my sleep in a dream and blew His Holy Spirit upon me, as He was giving me C.P.R.

Things are going great now. My family is closer than we have ever been. My wife is now walking with Jesus also. I am a leader in the Home now, teaching classes, making disciples, and preparing myself to do God's work for my life. I give God all the honor and glory and thank Him for what he has done. Society says, "Once an addict, always an addict." Well everyone, society is wrong. God has proven this. If He can save and change me, He can save everyone. God Bless you all.

Joshua Hagins



Joshua Hagins teaching class to some of the guys in the Victory Home

[August 2011]

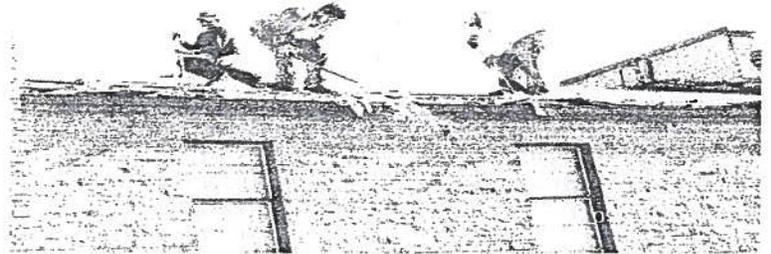
Victory Home Idaho Inc

The Victory Home is a non-profit organization. It is not run on tax payers money or the Government.

The funds come from donations and from the honest work of the men and women in the home by the way of fund raising.

The individuals that live there are taught the real meaning of helping ones self by serving others.

Nothing says this better than the old saying "Idleness is the work of the Devil". The Victory Home has established a work program where they can learn basic skills while serving others that will help them when they return to everyday life. The pictures and testimony below speaks and shows some of the skills these men are learning.



Some of the guys learning team work while maintaining The building



A couple of guys from the Victory Home working on the Renaissance fence.

Inside Story Headline via Facebook

I just want to say what you are doing is absolutely amazing. About a year ago some of your men who live in Victory home came by my salon selling bread and t-shirts. they also gave me one of your pamphlets. I looked at it and knew I needed to buy some bread. They explained what they do.

I took that pamphlet home with me that night and read it. I hoped one day I could show it to my younger brother who has struggled with addictions for 10 years! A year later now on June 9 he was arrested again! He called me a few weeks ago with a different sound in his voice, he said a church came today, I of course said that's great. I have been trying to get him to go for years. He said no Beth this one is different I really like it and want to attend it when I get out. He told about the pamphlet u guys had given him and I just started to cry because I knew it wasn't coincidence it was my prayers being answered in a small way!!!! I just want to say thank you for all you do for this community. If there is anything I can ever do to help, volunteer, donate please let me know. God bless u and your family.

Elizabeth Cardinet!

L. GEORGE URIE
CHAIRMAN
THIRD DISTRICT

TWIN FALLS COUNTY
BOARD OF COUNTY COMMISSIONERS
425 SHOSHONE STREET NORTH
P. O. BOX 126
TWIN FALLS, ID 83303-0126
(208) 736-4068
(208) 736-4176 FAX
(800) 377-3529 Idaho Relay (TTY)

LEON MILLS
COMMISSIONER
SECOND DISTRICT

TERRY RAY KRAMER
VICE CHAIRMAN
FIRST DISTRICT

KRISTINA GLASCOCK
CLERK
(208) 736-4004

December 13, 2011

Re: Letter of Support for Victory Home Idaho, Inc.

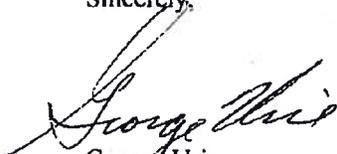
Dear Sirs:

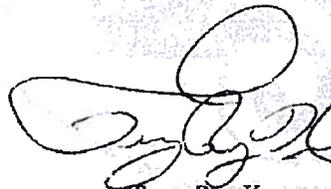
For the past three years, Pastor Tony Lopez has been operating Victory Home Idaho, Inc. in Twin Falls. This non-profit program has become an essential part of our community. Tony works well with the different agencies in Twin Falls County and has been a great asset to the Twin Falls County Sheriff's Department.

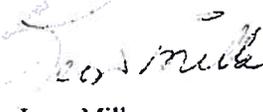
Victory Home Idaho, Inc. Provides temporary housing for all individuals. Many of these individuals, as we all know are excluded from other transitional housing which is essential to their becoming productive citizens of our communities. Victory Home Idaho, Inc. also provides GED study help, life skills training and budgeting classes as well as several other free classes to the individuals in their programs.

Twin Falls County supports Victory Home Idaho, Inc. and appreciate the services that they provide to our citizens.

Sincerely,

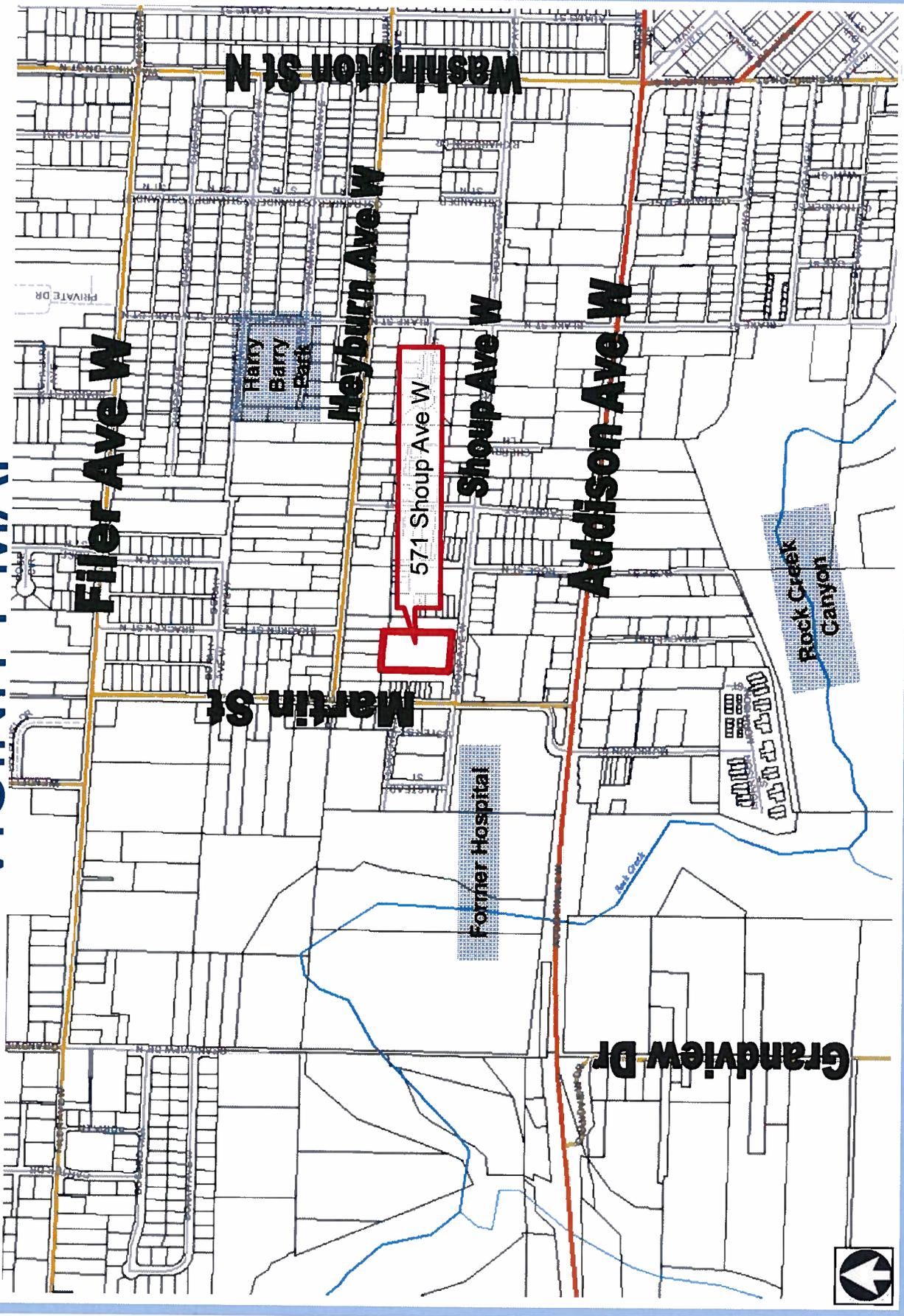

George Urie
Chairman


Terry Ray Kramer
Commissioner

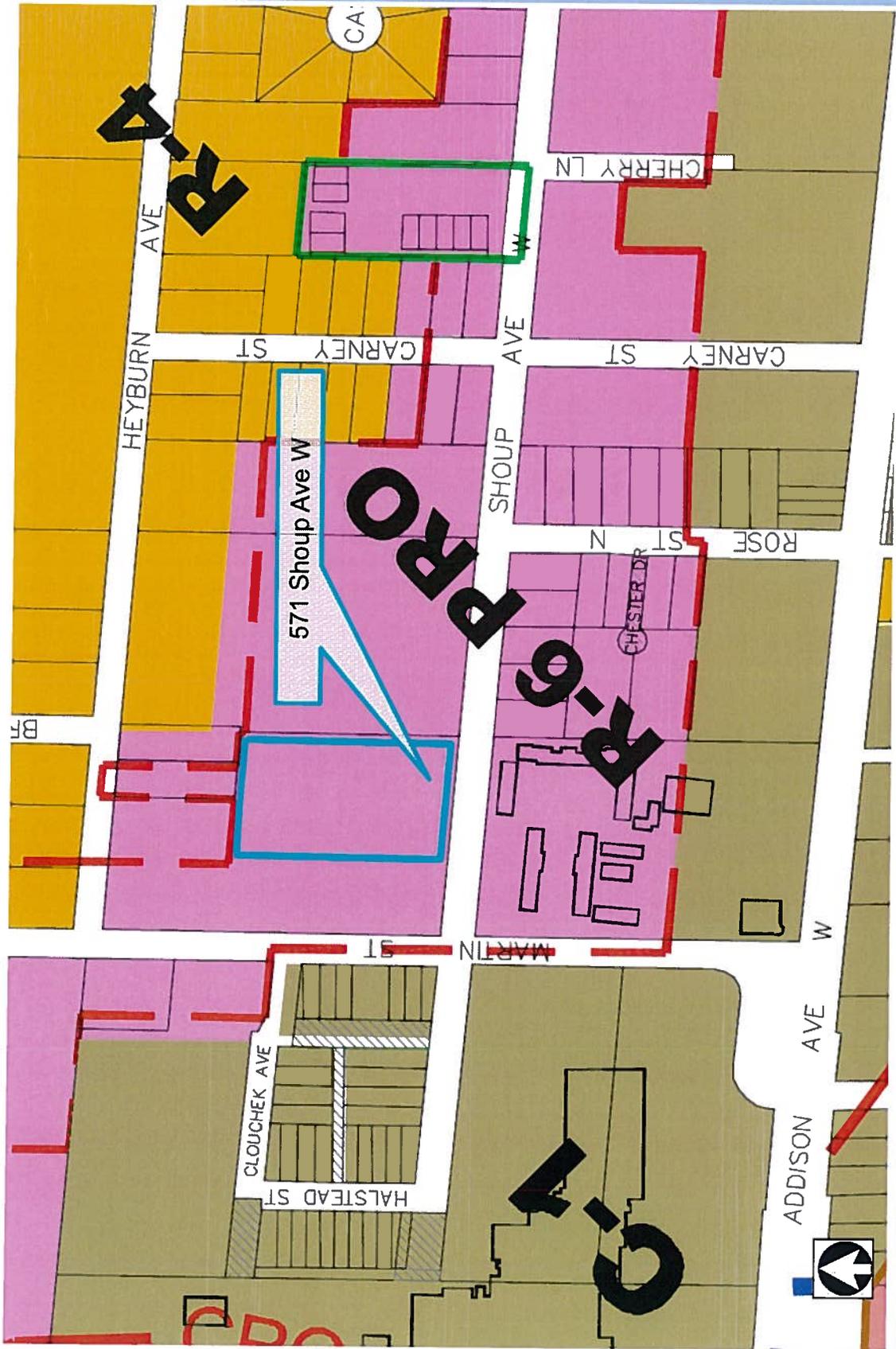

Leon Mills
Commissioner

Twin Falls County is an Equal Opportunity Employer

VICINITY MAP



ZONING MAP



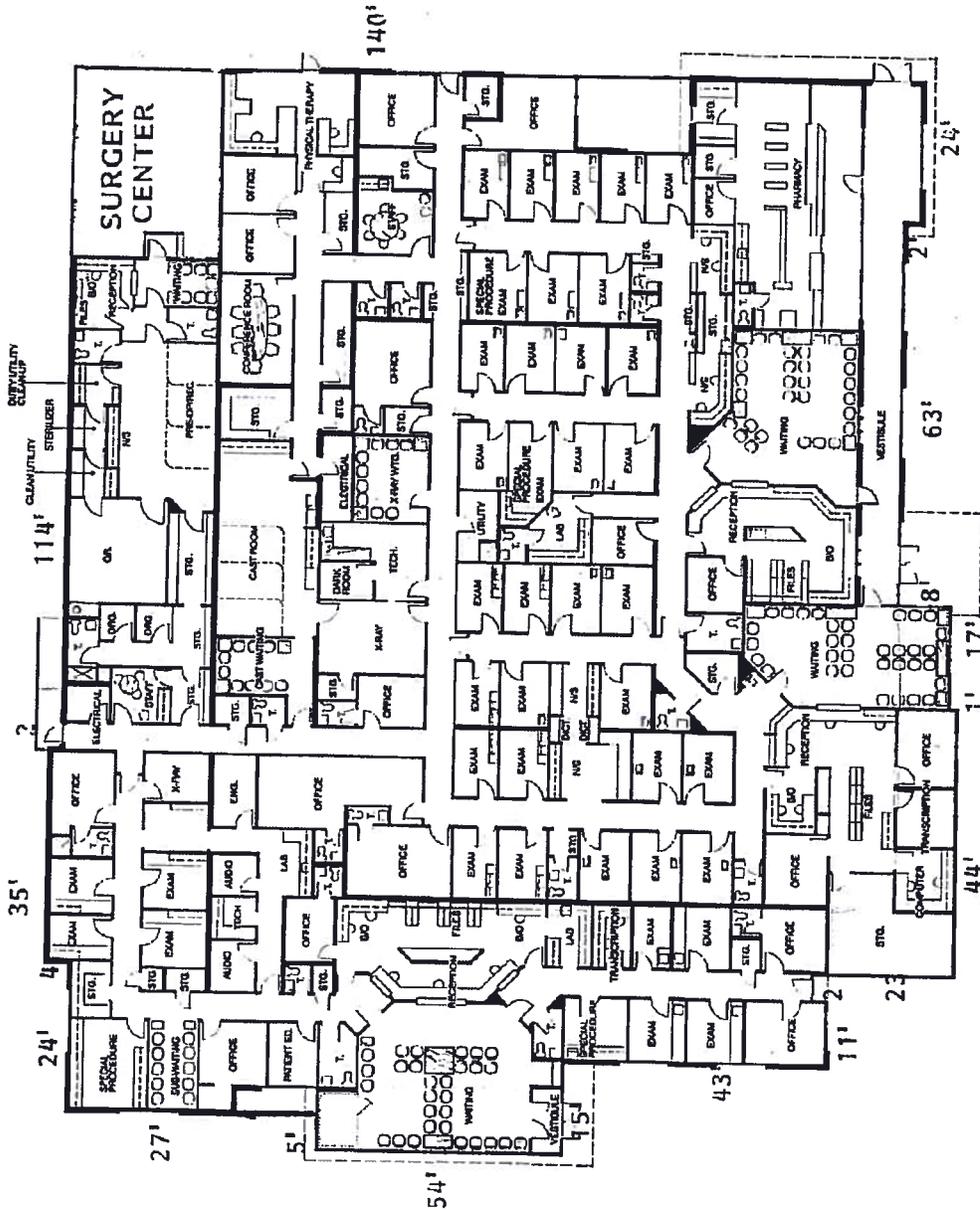
AERIAL MAP





RAYMOND FOX & ASSOCIATES
MEDICAL CONSULTING AND SPACE PLANNING
3901 CORNER ST. SAN DIEGO, CALIFORNIA 92121-3901

FLOOR PLAN









**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT

Permit No.1140

Granted by the Twin Falls City Planning and Zoning Commission on April 28, 2009 to Because of Jesus Ministries c/o Tony Lopez whose address is 450 3rd Avenue West Twin Falls, ID 83301 for the purpose of operating a shelter home on property located 450 3rd Avenue West and legally described as Twin Falls Townsite Lot 10, Exc Northwesterly .25A; Lots 11, 12 & NW ½ Lot 13 Block 114 (16-10-17) (63-602B)

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No. 2304

1. Subject to a maximum of sixteen (16) residents at a time.
2. Subject to "Victory Home" obtaining a Certificate of Occupancy for a change of use through the Building Department.
3. Every resident is required to have a background check. Under this program no sex offenders or child abusers are eligible for housing at this shelter home.
4. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.



Chairman

This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

Please contact the Building Department at 735-7238 for further information.

cc: Building Inspection



MINUTES
Twin Falls City Planning & Zoning Commission
June 12, 2012-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Wayne Bohrn Jason Derricott Tom Frank Kevin Grey Terry Ihler V. Lane Jacobson Chuck Sharp

Chairman Vice-Chairman

AREA OF IMPACT:

Lee DeVore Steve Woods

CITY COUNCIL LIAISON

Rebecca Mills Sojka Suzanne Hawkins

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:

Bohrn
Frank
Grey
Sharp

ABSENT:

Derricott
Ihler
Jacobson

AREA OF IMPACT MEMBERS

PRESENT:

Woods

ABSENT:

DeVore

CITY COUNCIL MEMBERS PRESENT:

Mills Sojka Suzanne Hawkins

CITY STAFF PRESENT:

Carraway , Strickland, Vitek, Wonderlich

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

III. ITEMS OF CONSIDERATION: NONE

IV. PUBLIC HEARING ITEMS

1. Request for a Special Use Permit to operate a civic center on property located at 314 2nd Avenue East c/o Selvedin Mustafic on behalf of the American Bosnian Herzegovinian Cultural Center, Inc. (app. 2516)
2. Request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PRO for property located at 120 10th Avenue East c/o Roger Blades (app. 2517)
3. Request for a Special Use Permit to operate a shelter home on property located at 570 Shoup Avenue West c/o Pastor Tony Lopez on behalf of Victory Home of Idaho, Inc. (app. 2518)
4. Request for a Special Use Permit to allow extended hours of operation from 5:30 am to 11:30 pm Monday through Saturday on property located at 1631 Blue Lakes Boulevard North c/o Robert Lombardi on behalf of Chick-Fil-A. (app. 2519)
5. Request for a Zoning Title Amendment which would amend Twin Falls City Code 10-12-3.11; Parks and Storm Water Retention/Detention, by adding a new section (G), In-Fill Contribution Reduction, c/o City of Twin Falls Parks and Recreation / Dennis Bowyer, Director. (app. 2520X)

IV. PUBLIC HEARING ITEMS

3. Request for a Special Use Permit to operate a shelter home on property located at 570 Shoup Avenue West c/o Pastor Tony Lopez on behalf of Victory Home of Idaho, Inc. (app. 2518)

APPLICANT PRESENTATION:

Pastor Tony Lopez, Director and Founder of Victory Home of Idaho, Inc, stated they are a non-profit organization that operates faith based spiritual growth center for men and women that struggle with homelessness, addictions, habits and hang-ups. They are modeled after the City of Lights Program which is a Boise Organization that has over 30 years of experience. This is not a program that was just created. The purpose is to provide a Victory Home Center at 570 Shoup Avenue West. They already provide their services at a property located at 450 3rd Avenue West which is also a church.

Due to growth and an increased need for this type of program they are in need of a bigger facility. They have had discussions with the Twin Falls County and would like to propose opening a faith based therapeutic community center with services they already offer along with a dormitory to offer shelter to the homeless. The main point of the request is to move the existing program to this building. The maximum capacity would be for 112 people 64 of the beds would be for overnight guests 22 female 42 male. There are 24 first phase residential beds 12 male/12 female. Along with 24 transitional phase residential beds 18 men/16 women. There are residents that commit to the program for a minimum of 90 days and others that are in the overnight guest category. Residents must be accompanied by staff members or home leaders outside of the facility at all times. The home is operated as a functional family unit teaching, acceptance, awareness, accountability, self discipline, communication, leadership skills and above all love. They have staff members that are hired for different positions, they also have volunteers that help with the functions of the facility. The staff and volunteers are available on-site between 8am and 8pm and they have two home parents that are on-site 24 hours a day. The hours of operation will be 24 hours a day 7 days a week. They will function as a shelter home, traffic is anticipated to be minimal compared to what was previously at this location. Residents participating in the first phase of the program are not allowed vehicles within the first three to six months of the program. They have considered a lot of the concerns the community may have, and things that have already happened in the area, since the hospital relocated. This facility would not decrease the value of the neighborhood. There are already similar types of uses and facilities that provide care for similar types of people. The homeless shelter portion would have rules in place that would allow for a bed and a shower to the participants, they would be given breakfast a sack lunch, a list of places they could get dinner and would have to be leave the facility and be more than 2 miles away from the facility, they would not be allowed to loiter. If they are seen within 2 miles of the facility they would not be allowed back at the facility for 90 days. They provide classes and are willing to put a fence around the property if necessary. The other thing that was considered when picking this facility was that the old hospital facility is going to be used for probation and parole along with the Mustard Tree Clinic using the old emergency room, so "those people" will already be in the area with or without this facility. He has a lot of support in the community for this and he is asking that this request be approved.

STAFF PRESENTATION:

Zoning & Development Manager Carraway reviewed the exhibits on the overhead and stated this is a request to operate a shelter home on property located at 570 Shoup Avenue West. This property was rezoned from R-6 to R-6 PRO in 1985. Also in 1985 Special Use Permit # 0160 was granted to operate a medical facility as a professional office conditioned upon additional parking. The decision was appealed by a citizen to the City Council where the decision to approve the permit was upheld.

The R-6 PRO zone is a multi-family residential zone with a professional office overlay. There is a vacant medical office on site. The applicant is requesting to operate a shelter home on the property which requires a special use permit in the R-6 zone.

A shelter home is defined as a *"building or facility however named, operated on either a profit or nonprofit basis for the purpose of providing a home with necessary supervision for three (3) or more persons not related to the owner and who are unable to care for themselves"*.

"Victory Home of Idaho", was granted a Special Use Permit in April 2009 to operate a 16-bed shelter home facility at 450 3rd Avenue West. The existing facility operates 24 hours a day, seven (7) days a week as is being proposed for this new facility. This proposed facility will have two (2) types of programs

- a) individuals participating in the "Victory Home Program" approximately 60 beds;
and
- b) temporary housing for homeless persons approximately 40 beds.

You have just hear, by Pastor Tony, the specific details about each program, and that it will be approximately a 100 bed facility. The facility is committed to having staff on site at all times including security staff, there will be up to 12 staff members on-site at any one time. The applicant has already operated a 16 bed home facility for over 3 years and has received support from the Twin Falls County Administration who has felt that Victory Homes has been a good neighbor to the community thus far.

The site is developed and there is not a proposal for an expansion to the existing building at this time. The City Code does not specify a parking requirement for a shelter home but the American Planning Association recommends 1 parking space per employee plus 1 parking space for every 4 beds. At 100 beds and 12 employees that equates to 37 spaces. Upon initial review the site provides 94 parking spaces which would exceed the proposed parking demand and provide for ample visitor parking. There are occasional visitors to program individuals and professionals such as counselors coming to the site. There are bike racks on the north side of the building and there would be a provision for additional bike parking. There is a fence with screening slats surrounding the property.

The present Victory Home Facility at 450 3rd Avenue West has some unresolved issues with the Building Department and staff would recommend that these issues be resolved before a new facility is operated.

The conversion of this building and property from an office to a residential facility may require building permits for remodeling. As the use of the facility is changing the building may require compliance with current applicable codes. There will also be a full review of site requirements such as landscaping & on-site storm water retention.

Upon initial review there appears to be approximately 6770 sq ft of landscaping on the site. The minimum requirement is 10% of the site or 8370 sq ft. The site plan will have to verify the square footages and there will be a review to ensure full compliance.

At the Victory Home on 3rd Avenue West registered sex offenders were not eligible for housing due to the proximity of the location to a public school. Staff is not aware if this location does or does not have a proximity to locations that would preclude sex offenders from being able to reside at this facility. The applicant would like to have the facility available to such individuals because they feel there is a lack of facilities for them.

There are other transitional housing facilities in the area such as the Valley House, Valley House Apartments, and numerous motels currently filling some of the need. There is a clinic nearby that provides services at reduced and no-cost.

There have been concerns expressed from some surrounding properties about the introduction of this type of use to the area. There is a youth safe house in the vicinity and a lot of professional and medical offices and residences. A homeless shelter-type of residential use may bring concern for safety and security in the area. The applicant emphasized that this is not an open homeless shelter facility but a residential facility with specific program requirements for residents to be able to stay there. The residential use of a shelter home complies with the Comprehensive Plan.

Zoning and Development Manager Carraway stated upon conclusion should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all City Code requirements and standards.
2. Subject to this "Victory Home" facility on Shoup Avenue West obtaining a Certificate of Occupancy for the facility through the building department prior to use.
3. Subject to the Victory Home at 450 3rd Avenue West receiving a Certificate of Occupancy prior to use at the new "Victory Home" facility on Shoup Avenue West.
4. The shelter home to be operated by Pastor Tony Lopez, the Victory Home Idaho, Inc., as presented. Any other entity shall require a new special use permit.

P&Z COMMENTS/QUESTIONS:

- Commissioner Woods stated that he believes there are certain traits in certain organizations that might continue, he would like to know what the issues are that has prevented them from obtaining their Certificate of Occupancy.
- Zoning & Development Manager stated there are building code issue they are dealing with, but if the are closing this facility it will not be an issue.
- Commissioner Woods asked if they have been forthright in getting these issues resolved.
- Zoning & Development Manager Carraway stated the applicant has been in trying to address the issue but that sometime when your specialty is not construction it can be difficult to resolve the issues and makes it more complicated. She stated she has not seen any indication that the organization is trying to get out of complying with the requirements.

- Commissioner Frank asked if it is fair to say that staying at this facility is a privilege and if they understand the agreement and that there are house rules that have to be followed to participate.
- Pastor Lopez explained that they do have requirements to meet to be able to stay at the facility, they do screen for substance abuse and if they don't pass the tests they forfeit their privilege. The homeless participants are usually alcoholics or drug users and if they don't want to use the services available and can't stay clean within a week of being offered services then they can't come back for 90 days. Anyone in the 30 day program that comes up dirty on their screens is not allowed back for 6 months. This will not be a place to come if they don't want to follow the rules.
- Commissioner Grey asked about the 2 mile distance from the facility and how that is enforced and what type of transportation is provided.
- Pastor Lopez and they give them information about where they can look for employment and get dinner, transportation is their own responsibility.

PUBLIC HEARING: OPENED

- Barry Knoblich, 1174 Skyline Dr, stated that he was not aware of any outstanding building violations at the current facility located at 450 3rd Avenue West. He would have to follow-up. He stated they had a community meeting to offer information to the public and quite a few people were in attendance. He is a jail Chaplain which is how he became involved with the program. This program is a faith based program and has been very successful. These people are taught how to handle finances, and how to work which is why they are successful. This location would be perfect for this use because there is a lot of support and lots of other similar uses in the area. He wishes there wasn't a need for this in the community but there is and he would like to have this approved.
- Phyllis Berg, 267 Filer Avenue stated she is with Safe Harbor at 260 Filer Avenue, she is in support of this request and she said this program is very successful and there is a great need for this type of shelter. There are approximately 1-6 homeless people picked up daily and taken to jail daily. This is problem is getting bigger and she is thrilled to see this request.
- Josue Mora, 532 Fillmore has been here in the US for 17 years and there is a large need for this type of facility, there are young people that are ending up in jail and are doing bad things. He said we have to open our eyes there are a lot of people in the younger generations that need help. In 3 years he has seen a successful program to help young kids and the parents of these children. This is not just a problem for poor families it is a problem that is also in the upper-class families, he is worried for the younger generations. He appreciates that the Commission is considering this request and hopes they approve the request so he has the opportunity to help the community.

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- Cole Johnson, 536 Shoup Ave W Ste D, Family Practice Physician, he stated the location is a large issue for him, he doesn't disagree with the need for this type of facility. There have been multiple tenants that have chosen to stay in this area and maintain a professional office in this location. There are other businesses in this area not just business that cater to this type of use and he believes this is going to have a negative impact to the professional offices in the area. He doesn't understand how the facility is going to regulate the people and keep them from loitering.
 - Evelene Bridger, 517 Heyburn Avenue West, stated she live adjacent to this location and she doesn't want alcohol, drug abuser and sex offenders next to her back yard. The neighborhood consists of families and senior citizens and this proposal creates a fear and concern for safety and bringing the property values down. Do these people get drug screened before entering the facility and with the operating hours being 24 hours a day do they come and go all hours of the day. This facility will pose a threat to our personal safety and property, there are many empty building downtown that could be used without endangering a residential area. Please don't approve this request.
 - Trisha Workman, stated they own property that is in the medical plaza, she stated that the property located in this area is zoned for medical office, and if the PRO overlay is what allows for this type of use. She doesn't have a problem with Victory Homes, it sounds like a wonderful program. Her concern is that there are 18 physicians located in this medical plaza and they care for elderly patients that will be impacted by this use because they will be traveling between the doctors' offices, the pharmacy and the laboratory around the corner, the Victory Home facility would be in the middle of all of this. The other problem she sees is putting people with addictions next to a pharmacy, she just doesn't think this is a good location.
 - Zoning & Development Manager Carraway indicated PRO Overlay; professional offices are allowed with this zoning designation, the R-6 is residential and allows for multi-family residential/shelter homes by Special Use Permit.
 - Joe Russell, 3411 Canyon Cove in Kimberly, he stated that when St. Lukes made the decision to move from this area it changed the viability of this entire area, for the types of businesses that have operated there for year. To call this area residential is a stretch and that 97% of the physicians that were in this area have moved away. He stated he has had experience with the Victory Home and his son who was a heroin addict has had his life turned around with this program. He has made a donation to assist with the purchase of the building and he is confident that Pastor Lopez will do what he says.
 - Joseph Ippolito, Filer Idaho, stated he has an office in this location and this sounds like a good program, he has chosen to stay in this location because it cost less to operate at this location. He stated having this facility in this area is a concern for his business as well as his staff.

- Yvone Marvin, stated she understand the potential concerns because of the types of people that live there, Victory Home is everything that is says it is and there should not be a concern because this program is very good and successful. She stated she admires Pastor Lopez for trying to attempt this and offering this kind of help. It is a family oriented program and is very proactive in helping the people that are in need.
- Jennifer Dall, Eden Idaho, stated she manages Interpath Labortory located on Martin Street and has staff that enter her building at 3am and the area is not well lit and she thinks a medical plaza is not a location for this type of use.
- April Johnson, 527 Princeton Dr, she feels like this is a good program and there is a need for this facility but this is not a good location. There is a huge difference between maintaining and manage 16 people verses 112 people.
- Adriam Urmantrail, 807 Monroe Street, stated he has been helping over at Victory Home and told his girlfriend they are moving and she said she wouldn't want them to be near her home. He stated they are not criminals, they are the young high school and college kids with problems. What are we doing for those kids. The driveway into this facility doesn't share an entrance with the medical plaza. Pastor Lopez offering to put up a fence is him being nice, the property is isolated from this medical plaza and he doesn't see them having any problems. These are not convicted criminals and he is for this request. He understands how people feel these kids need help they are not criminals.
- Travis Thomas, 509 3rd Avenue West stated he didn't want them in this neighborhood three years ago when they came through to put their facility in his neighborhood. They have done so much for his neighborhood, it has reduced crime 45% since they have been in his neighborhood. He would have them in any of the neighborhoods he has lived in, they can stay in his neighborhood. He hasn't had any problems with noise, they haven't had to call the police. It is a wonderful program.
- Josue Mora, Jr., 532 Fillmore St, he stated he has gone through the program he has not done drugs but he has learned respect, he stated that this is a place where people can change and learn there are lots of ways to show people love, and he has had success it is the best thing he has ever done. There may not be people that want to change be we can change the way we treat them.
- Monica Guevara, 1983 Elizabeth Blvd, stated she met Pastor Lopez four years ago she does a variety of things for the facility. She has 3 childern ages 7, 5, 2 and her daughter has down syndrome she allows them to be taken care of by members of the Victory Home. They just need a chance to be shown love and an opportunity to part of the community. She has never had a concern that anything was going to happen to her children. She is for this program and this location.

- Vaughn Floyd, 497 Heyburn Avenue West he stated he is sure Pastor Lopez character is not in question but this is not a good location for this type of facility. A 16 bed facility is different from a 100 bed facility to help all kinds of people that need rehabilitation from addiction.
- Terry Candland, Rupert Id, stated she is a pastor and has counseled many people of many backgrounds. There is a lack of help for people that can't afford help, and she is grateful for the work that Pastor Lopez provides. They run a very tight ship and doesn't think there is a need for concerns. What she sees as a ministry it is growing and we all want the best, we need this to be successful. They will make sure that people are not a danger to themselves or others.
- Mark Lopshire, 2201 Selway, stated his background of healthcare a member of the advisory board with Victory Home, he respects the business owners questions and concerns, and would have the same concerns. He has a mental health background but there are indigent populations in this area and there are behavioral health centers already in this location. These members that come out of this program as productive individuals, tax payers and have great success. He is for this request.

PUBLIC HEARING: CLOSED

CLOSING STATEMENTS:

- *Pastor Lopez stated he understands the concerns but crime can happen in any place at anytime. He does do drug testing on each individual, he is concerned about safety also, he is around the facility all the time. There is an accountability partner assigned to each participant, discipline is issued when the rules are not followed. The apartments across the street from this medical plaza already house people that are on probation and are placed there by Valley House or the court system. Canyon View discharges people every day that are in for different addiction issues that this facility will also deal with in the program. The new probation and parole office will be seeing people until 7pm at the old hospital building. He is willing to decline sex offenders if this is a condition for approval. He asked if this is not the location where is the location.*
- Commissioner Frank asked if Pastor Lopez would be willing to reduce the number of people he would house, in case this is an issue for approval.
- *Pastor Lopez stated he would be willing to reduce the number to half if that will help get the request approved.*
- Commissioner Bohrn expressed a concern with limiting the number because this is a growing problem.

DELIBERATIONS FOLLOWED:

- Commissioner Frank stated he would be voting in favor of this request and there is recourse to revoke the permit. He does understand the real concern but he is going to support the request. There have been previous request for this type of facility and the same concerns were raised, which never came to pass. A special use permit is exactly that, a permit, what is issues can be revoked.
- Commissioner Woods stated he has a difficult time supporting the request, as present, because even though people may have the greatest intentions of controlling this thing there are no ridged controls, there are no fences, no lock down, no chains or anything like that, and he can see the concerns for the people that work and live in that area. On the other hand, the testimony for neighbors need by the existing facility shows there doesn't seem to be a problem but there is a big difference between taking care of 16 people versus 112 people. He could probably support the request if the growth of the facility were managed. For example in the beginning allow for 25-30 people for a period of time once they have opened to see if there are any issues for an increase. He understands the concerns for the people that have a pharmacy and who have drugs in their offices. Even though people want to do their best and try to do their best with self-control and control of others it's not always real, someone is going to get out and do something wrong and the Commission will be sorry that it was approved. It will adversely affect the image of this project. Managing the growth with maybe some additional lighting in the area he could support the request but as presented he could not.
- Commissioner Grey stated unfortunately with this type of facility it will always be not in my neighborhood, not in my back yard, however considering the existing facility and its location what it was once used for and what use is being proposed is something he could support. The building would house the number of people that the request has proposed, he would hope that that is not an immediate need and would hope that they don't have to ever fill the building. He thinks if the Commission put a condition for managed growth on the permit it would be difficult to approve more at a later date. He feels this is a good plan the way it is presented, he admires the willingness to put up a fence even though it is not required. He feels that the landscaping requirements could assist with making the property more appealing with a fence and additional landscaping. He thinks this is the appropriate neighborhood and is in support of the request.
- Commissioner Sharp stated his some of the same concerns that have been raised by the businesses and the neighbors in the area and they have been in this area for a long time, so he has to take their concerns into account.
- Commissioner Woods stated landscaping can be used to beautify but it can also hide people, someone jumping out of the shadows can be a safety issue.
- Commissioner Grey stated there has been testimony that this is not that type of facility and they do not have these issues, there is always that one case and he has to consider the testimony that has been presented and are true. Additional landscaping can include picnic tables and lawn not necessarily bushes for people to hide in.

- Commissioner Woods stated that at their current location they have a certain number of staff and they don't have these problems but they only have 16 people. If there was a way to set a ratio of staff to participants, it might also make this request easier to approve.
- Commissioner Grey stated that he would hope that Pastor Tony would be the best judge for determining staffing needs and if there is a need for additional staff, additional lighting, additional security or cameras, he would take that into account and address the problem. If there continues to be a problem the permit can be revoked.
- Commissioner Woods asked if there will be enough staff available to control safety and if it is possible to limit the number of residents to the number of staff.
- Commissioner Frank stated he is not an expert in this field and for him to make that type of determination for staff to patient ratios would be difficult.
- Commissioner Bohrn stated he doesn't think that the Commission has the authority to tell someone how many employees they should hire.
- City Attorney Fritz stated there has not been enough information provided for the Commission to make that type of determination.
 - Commissioner Woods expressed concern that this is a situation where if the Commission approves the request they have to hope everything goes well at the expense of the nearby neighbors.
 - Commissioner Bohrn explained that is a risk that is taken with the approval of all special use permits.
 - Commissioner Frank stated you have to review the evidence presented and there has been no evidence that the existing facility has been an issue for the community you have to deal with facts as presented not fears and unknowns. You have to make a decision based on what you know not what you think.
 - Commissioner Woods stated what we don't know is how the facility will function with 100 residents.
 - Commissioner Frank stated he wants to caution against creating the fear that there will be a crime wave going through the area, had there been a crime wave with the other type facilities the Commission would have heard that type of testimony this evening.
 - Commissioner Wood suggested that instead of throwing caution to the wind that we put a condition on the permit that would manage the growth, and if after 6 months there is a need for additional spaces, because they are at their limit, he can come in a request another hearing to see if he has kept up with what he has promised before we allow an increase in the number of residents.
 - Commissioner Bohrn stated he has worked in the construction field along time so drug use is not foreign to him he has seen it quite a bit, if they want drugs they are going to get them and it is not going to be from the drugstore it will be just a call away. The drugs are readily available out on the streets anytime and probably more than we can imagine. He thinks having a facility like this will help manage the problem and the only way we are going to be able to get rid of the problem is to educate people. He is for this request and this is the right place the right time and he does not want to put a limit on this facility. It make take 20 years to fill it but Pastor Tony is going to fill it the proper way with the proper security and the proper staff. He has been a success and he believes he will continue to be a success.

- Commissioner Gray said he doesn't want him to have to fill it but at the same time he doesn't want him to not be able to help the people that need this service.

MOTION:

Commissioner Frank made a motion to approve the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. Commissioner Grey, Frank, Bohrn voted in favor of the motion. Commissioner Sharp and Woods voted against the motion.

APPROVED, AS PRESENTED WITH THE FOLLOWING CONDITIONS

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all City Code requirements and standards.
2. Subject to this "Victory Home" facility on Shoup Avenue West obtaining a Certificate of Occupancy for the facility through the building department prior to use.
3. Subject to the Victory Home at 450 3rd Avenue West receiving a Certificate of Occupancy prior to use at the new "Victory Home" facility on Shoup Avenue West.
4. The shelter home to be operated by Pastor Tony Lopez, the Victory Home Idaho, Inc., as presented. Any other entity shall require a new special use permit.