

COUNCIL MEMBERS:

SHAWN BARIGAR	DON HALL	SUZANNE HAWKINS	GREGORY LANTING	JIM MUNN, JR.	REBECCA MILLS SOJKA	CHRIS TALKINGTON
<i>Vice Mayor</i>		<i>Mayor</i>				



MINUTES
 Meeting of the Twin Falls City Council
July 16, 2012
 City Council Chambers
 305 3rd Avenue East -Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
 CONFIRMATION OF QUORUM
 INTRODUCTION OF STAFF
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:
 PROCLAMATIONS: None.

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the accounts payable for July 10 – 16, 2012. 2. Consideration of a request by Kirby Butler to approve the 32 nd Annual Buffalo Hot Wings Door Slammer Softball Tournament and Picnic to be held at Harmon Park on August 18, 2012. 3. Approval of a Liquor and Beer License for Janitzio Family Mexican Restaurant, Inc, located at 2096 Kimberly Road.	<u>Action</u>	Staff Report Sharon Bryan Dennis Pullin Sharon Bryan
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Consideration of an air show financial update and a request from the air show committee for advanced funding to assist with expenditure cash flow. 2. Presentation of the City Pool Financial Report by Gary Ettenger, CEO of the YMCA. 3. Consideration of a request to adopt Resolution 1887, under Idaho Code 67-2805 (viii) declaring that the radio communications tower, building, and generator project at the City's gun range can be completed more economically by purchasing goods and services on the open market. 4. Consideration of a downtown parking management plan. 5. Public input and/or items from the City Manager and City Council. 6. Discussion of the Preliminary Budget for Fiscal Year 2012-2013.	Action Presentation Action Action Discussion	Bill Carberry Gary Ettenger Craig Stotts Mitch Humble Travis Rothweiler
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 1. 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. 2. Request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PRO on property located at 120 10th Avenue East. WITHDRAWN BY APPLICANT.	Public Hearing Public Hearing	Mitch Humble Mitch Humble
Continue discussion of the Preliminary Budget for Fiscal Year 2012-2013.		
V. <u>ADJOURNMENT:</u>		

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

5:00 P.M.

Present: Shawn Barigar, Lance Clow, Don Hall, Jim Munn, Rebecca Mills Sojka, Chris Talkington
Absent: Gregory Lanting

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Community Development Director Mitch Humble,
Airport Manager Bill Carberry, Lieutenant Craig Stotts, Staff Engineer Lee Glaesemann, Deputy City Clerk Sharon Bryan,
Deputy City Clerk/Recording Secretary Leila A. Sanchez

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

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None
PROCLAMATIONS: None.

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the accounts payable for July 10 – 16, 2012, total: \$632,935.71.
July 13, 2012, Prepay total: \$1,654.00
2. Consideration of a request by Kirby Butler to approve the 32nd Annual Buffalo Hot Wings Door Slammer Softball Tournament and Picnic to be held at Harmon Park on August 18, 2012.
3. Approval of a Liquor and Beer License for Janitzio Family Mexican Restaurant, Inc, located at 2096 Kimberly Road.

MOTION:

Councilperson Talkington make a motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Mills Sojka and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

II. ITEMS FOR CONSIDERATION:

1. Consideration of an air show financial update and a request from the air show committee for advanced funding to assist with expenditure cash flow.

Airport Manager Carberry explained the request. In November 2011, the Council approved a loan of \$25,000, to act as seed money with expenditure cash flow. At this time, to commit the full amount of expenditures needed for the air show will exceed the revenues currently on hand, but with ticket revenue to cover those expenditures.

Chief Financial Officer Race will give a financial update and Jim O'Donnell will explain the request.

Council discussion followed.

Councilperson Talkington stated that the \$25,000 for the air show as seed money was an investment and not a loan as stated by Airport Manager Carberry. He asked if the City is expecting to get repaid.

Airport Manager Carberry stated that the full intention and full expectation is to repay the \$25,000, but if not, it would work its way into the expenditure budget.

City Manager Rothweiler stated that the idea was that the \$25,000 was to be reimbursed from proceeds from the air show. The \$25,000 was set up as an advance to help kick off and to make sure the air show would have the ability to begin their promotional processes to secure acts and to secure revenues, income, and in-kind contributions. The Council specifically stated that the \$25,000 would be considered an advance and Mr. O'Donnell had committed that those funds would be repaid and he is on record saying that he wants this air show to be able to support itself and not become reliant upon the taxpayers of Twin Falls.

Chief Financial Officer Race stated that she has been tracking the revenues, expenditures, and commitments from signed contracts.

Revenues	\$93,242.50
Expenditures	\$41,262.92
Future Commitments:	\$60,979.50
(Commitments for performers and for any services secured that will be paid in the future.)	
Total maximum liability for hotel rooms:	\$11,525.00
Total commitments and expenditures to date:	\$113,767.42

MINUTES

July 16, 2012

Page 3 of 8

As of July 9, with the \$25,000 the City advanced for the air show earlier this fiscal year, the amount on the City's books to cover upcoming expenditures is the \$4,475.00. The number continues to change as sponsorships, vendor fees, and ticket sales are received. There are commitments that the air show needs to make. When the receipted revenues do not cover the requested payment or future commitment, payments will not be paid.

Council discussion followed.

Councilperson Mills Sojka asked what future expenses will be upcoming.

Jim O'Donnell introduced the members of the Air Show Committee. He continued to give the status of the air show and progress. Tickets are the primary source of income for the air show; however, most people wait to the last minute to buy tickets, which causes a cash flow issue.

Council discussion followed.

-Ticket sales anticipated and ticket sales at the last air show.

Jim O'Donnell stated that 15,000 tickets are projected to be sold equating to \$225,000 of revenue. Revenue from the tickets at the last air show was \$228,000.

Councilperson Mills Sojka asked if the deficit from the 2008 air show came out of the general fund. She asked if this will be repaid to the City. In addition, she asked what happens if revenue and the uncollected commitments are not received from the air show.

Jim O'Donnell stated that he would hope to have seed money for the next air show.

City Manager Rothweiler stated that the 2008 air show had expenditures of approximately \$49,600 more than it had revenues. That money was paid for out of the City's general fund. The City would apply the line items to where they are appropriate and for accounting and auditing purposes, staff will look at the general fund as a global fund. The \$49,000 in funds were expended four years ago.

Vice Mayor Hall asked how much credit is Jim O'Donnell requesting.

Jim O'Donnell estimated \$180,000.

City Manager Rothweiler stated that there are two or three critical elements that need to be acquired and a commitment to be made: one is for hotel rooms in the range of \$19,000; also an insurance policy at \$23,100. By a rough calculation, with the \$4,500 in the bank and not including ticket sales of \$3,400, they need no less than an additional \$37,000 to honor those two primary commitments. The \$37,000 is above the \$25,000 received from the City. The City would increase its commitment from \$25,000 to \$62,000. He stated that the \$62,000 may or may not be reimbursed depending upon revenue streams. This is the worst case scenario.

Council discussion followed.

-Insurance coverage

-Uncollected commitments

-Cost of City police security.

Jim O'Donnell stated that the insurance coverage is for weather. The uncollected commitments are between \$25,000 to \$30,000.

Staff Sergeant Pullin stated that the overtime costs for police security is budgeted and estimated to be between \$29,000 and \$30,000.

City Manager Rothweiler stated that based upon a conversation with Airport Manager Carberry and Chief Financial Officer Race, the total budget for the air show is roughly \$361,000; \$114,000 has been secured, leaving about \$247,000 of additional commitments yet to be made, of which of \$60,000 is fuel. The total outstanding amount of dollars for commitments that need to be made over the course of 12 days is \$187,000. Airport Manager Carberry shared that the commitments are to be made at a very fast pace to be able to have the type of air show to move forward. Right now it is unclear as to how many tickets will be sold, and how enhanced revenue streams are going to eat away the need of the city's enhanced line of credit or advancement that needs to be made to support the air show. He stated that he is unable to give the Council a not to exceed amount, unless the Council wanted to allocate the \$187,000.

MOTION:

Councilperson Munn made a motion to allocate an another \$40,000, on top of the \$25,000, to be allocated to the air show for these expenditures, to be reimbursed upon reconciliation of the books after the show. The motion was seconded by Councilperson Barigar.

Council discussion followed.

Councilperson Barigar asked if the \$40,000 will alleviate the cash flow situation and the having to pay things in advance of the air show, between today and July 28, 2012.

Jim O'Donnell asked Council to allow the air show to incur any financial arrangements within budget.

City Manager Rothweiler stated that staff is looking at this not as a cash flow issue, but a maximum obligation that may be passed upon the City of Twin Falls. Right now that maximum obligation is \$25,000; the \$40,000 creates a City maximum obligation of \$65,000.

Council discussion followed on:
The financial transaction process

AMENDMENT TO THE MOTION:

Councilperson Talkington made an amendment to the motion that the \$40,000 from the City be contingent on the Airport Air Show Committee providing a plan to the City Manager and Council one week from now, providing a way to trim \$20,000 out of the budget in the last week if the sales are not on track. The motion was seconded by Councilperson Munn.

Jim O'Donnell stated that tickets on sale online and at the outlets have not been turned in as of yet.

Roll call vote on the amendment to the main motion showed Councilperson Barigar, Munn, Mills Sojka and Talkington voted in favor of the motion. Councilperson Hall and Hawkins voted against the motion. Approved 4 to 2.

Roll call vote on the main motion as amended showed Councilperson Barigar, Hall, Hawkins, Munn, and Talkington voted in favor of the motion. Councilperson Mills Sojka voted against the motion. Approved 5 to 1.

2. Presentation of the City Pool Financial Report by Gary Ettenger, CEO of the YMCA.

Parks & Recreation Director Bowyer introduced Gary Ettenger.

Gary Ettenger stated that he met with City Staff on July 13, 2012, to discuss items related to today's meeting. He stated that arrangements can be made for the City Council to tour the facilities.

He discussed the following:

- YMCA Fundraising Dinner Event held on June 26, 2012.
- Plans for improvements at the pool.
- YMCA's Vision Statement

He presented the 2011 financials (old concept) and discussed the new format and related details. His goal is to meet with staff and try to determine over a short period of time how much of full membership revenue should be credited to the pool revenue. He stated that he looks forward to working with the City and going through the 2012 calendar year to see under the first full year of the contract what the bottom line numbers really look like.

Council discussion followed.

- September 1 Contract
- Significant variances

Gary Ettenger stated that the significant variances would include utilities, repairs, and operations. He stated that he should know the total ramifications by the end of the year and his estimate is that the City is at a more advantageous position financially with the new contract versus the old contract by about \$40,000 to \$50,000, annually.

Councilmember Barigar stated that since the contract runs from September to August, it may be a more appropriate time to see the financial impact at the pool for a full year.

MINUTES

July 16, 2012

Page 5 of 8

Gary Ettenger stated that he will present to the Council a 12 month study based from September 1 through August 31, 2012.

Councilperson Talkington asked for an explanation for the request of May 14, 2012, to increase the daily admission fees when the YMCA was aware of the profitability of \$50,000.

Gary Ettenger stated that the YMCA had not gone through a membership fee increase at the pool for four years and the plan was to implement a human resources upgrade, so they were looking at across the board increasing daily rates, which is a revenue generating item. The request was tabled. He stated that at that time he was unaware of the profitability of \$50,000. This is the first time the YMCA has extrapolated the usage and revenue from the general membership and come up with the formula to apply it to the City pool.

Council directed Gary Ettenger to come back to the Council to give a 12 month study on the financial statement (September 1 through August 31, 2012).

Gary Ettenger stated that he will report back to the Council the first part of October.

Recess at 6:34 PM

Reconvene at 6:45 PM

3. Consideration of a request to adopt Resolution 1887, under Idaho Code 67-2805 (viii) declaring that the radio communications tower, building, and generator project at the City's gun range can be completed more economically by purchasing goods and services on the open market.

Lieutenant Stotts explained the request.

Staff recommends that the Council adopt the resolution to purchase goods and services on the open market for the radio communications tower, building, and generator project.

Staff recommends that the Council adopt the resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, DECLARING THAT THE CITY'S "COMMUNICATION TOWER, EQUIPMENT BUILDING AND GENERATOR PROJECT" CAN BE PERFORMED MORE ECONOMICALLY BY PURCHASING GOODS AND SERVICES ON THE OPEN MARKET.

Council discussion followed.

-Cost savings to the City

-Purpose of tower

Lieutenant Stotts stated that the lowest unresponsive bid received was around \$156,000.00. The open market quote is \$85,000.00. He stated that more tower sites equates to more coverage and protection from dangerous situations for the police, fire, and the citizens of Twin Falls.

MOTION:

Councilperson Talkington made a motion to adopt Resolution 1887, as presented, entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, DECLARING THAT THE CITY'S "COMMUNICATION TOWER, EQUIPMENT BUILDING AND GENERATOR PROJECT" CAN BE PERFORMED MORE ECONOMICALLY BY PURCHASING GOODS AND SERVICES ON THE OPEN MARKET. The motion was seconded by Councilperson Munn and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

4. Consideration of a downtown parking management plan.

Community Development Director Humble explained the request.

He discussed parking enforcement, parking locations and time limits, parking passes, parking identification, future public parking lots, parking code changes, and disposal of meters.

Staff is requesting support for the parking management plan and direction on future code amendments and disposal of meters.

Council discussion followed.

Councilperson Mills Sojka stated her comments are based on comments made at the open house held at the Ballroom.

- Merchants are in favor of a parking pass
- Merchants frustrated over the current color coded system
- Merchants in favor of the Orange Lot to be customer parking

She recommended the following: Signage should be understandable from a vehicle, private parking should be placed in entire rows and signed, warnings should be limited to one to two times per year, customer parking should be placed in the closer lots with employee parking in the further lots, and all customer parking in the Orange Lot.

Councilperson Barigar suggested that bumper blocks are a good idea and to use colors and signage, more customer parking than lease parking in the Orange Lot.

Councilperson Talkington suggested making an absolute free zone for a 6 month to one year trial period, and then evaluate customer, employee use and availability of place. He is not in favor of lease permits being purchased at City Hall and taking up City employee's time.

City Manager Rothweiler stated that without some source of revenue package for the sale of lease passes, the City does not have the revenue to support some sort of lease program, whether that be proactive or reactive. The purpose of the program is to try to find that balance that allows the City to bring in resources for parking to reinforce parking style issues, but yet, reduce the labor intensity component that allowed it to be something manageable. A pass will allow parking anywhere in any leased space and in any of the lots. The parking budget is currently at \$65,000, in which approximately \$32,000 came from meter revenue, \$4,000 from fines, and \$28,000 from leased parking. The leased revenue received is to provide some reactive daily enforcement.

Vice Mayor Hall stated that he sat on the Parking Committee and business owners spoke in favor of parking enforcement, and businesses that are looking into moving downtown want to have a leased parking pass type of situation.

Councilperson Hawkins stated that in speaking with business owners they supported taking out the parking meters but asked for help for controlling the parking downtown.

MOTION:

Councilperson Barigar made a motion to approve the downtown management plan as presented with the exception of the disposal of meters decision.

1. Bumper blocks include both text and color for the designation of lots.
2. Consolidation of private spaces in the Burgundy Lot.
3. Bring back the necessary changes to code for an October implementation.
4. Include three rows of free customer parking and one row of parking pass for parking in the Orange Lot.

The motion was seconded by Councilperson Mills Sojka

Council discussion followed.

Councilperson Talkington asked for clarification of Woody Cullen's position in the new proposal.

Community Development Director Humble stated that the City is utilizing a vacant position that is already funded in code enforcement to keep Woody Cullen, despite the loss in parking revenue.

Councilperson Mills Sojka asked if an entire row is the same type of parking, if bumper blocks will be placed at every space.

Community Development Director Humble stated the proposal in the plan is to put a block at every space, regardless if it was an entire row or not. In understanding the motion, the plan is good but every block also needs wording.

Roll call vote showed Councilpersons Barigar, Hall, Hawkins, Munn, and Mills Sojka voted in favor of the motion. Councilperson Talkington voted against the motion. Approved 5 to 1.

DISCUSSION OF THE DISPOSITION OF METERS FOLLOWED.

MOTION:

Councilperson Talkington made a motion for bulk sale of the meters to a city or parking entity. If that does not occur within 120 days move to sell the meters to the public through all available electronic needs. The motion failed due to the lack of a second.

MOTION:

Councilperson Barigar made a motion to initially offer the meters for auction to the public at public events (no reserve) and then at some point establish a flat selling price for the meters, and apply that revenue to a city downtown project. The motion was seconded by Munn.

Council discussion followed:

Councilperson Mills Sojka stated that she would support to donate the meters to civic organization.

Councilperson Hawkins asked that the public be notified of the disposal of the meters.

City Manager Rothweiler stated that Dennis Bowyer will help coordinate with event sponsors.

Roll call vote showed Councilpersons Barigar, Hall, Hawkins, Munn, and Talkington voted in favor of the motion. Councilperson Mills Sojka voted against the motion. Approved 5 to 1.

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

Councilperson Hawkins reported on the Golf Fundraiser scheduled on July 21, 2012.

Councilperson Talkington stated a meeting will be held on July 18, 2012, to discuss re-rerouting the highway.

Councilperson Hall reported on the Historic Preservation Commission extending the Warehouse District downtown.

6. Discussion of the Preliminary Budget for Fiscal Year 2012-2013.

City Manager Rothweiler continued discussion on the Government Fund – General Fund.

Council discussion followed.

- | | |
|-------------------------------------|-----------------------------------|
| -People for Pets | -Salary Wage Increases |
| -Animal Shelter | -Community Entrance Welcome Signs |
| -Animal Control | -Public Art Funding |
| -CSI Safety Initiative | -Cheney Drive Construction |
| -Compensation Plan | -Dierkes Lake (defibrillator) |
| -Seizures and Restitution Fund | |
| -Enterprise Funds (water and sewer) | |

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: 6:00

1. 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.

Community Development Director Humble explained the request.

This is a request to amend Twin Falls City Code; Title 10; Zoning & Subdivision Regulations; chapter 12; General Subdivision Provisions; Section 3.11; Parks and Storm Water Retention/Detention by adding paragraph (G) which allows for a reduction of Parks In-Lieu fees for in-fill development. Presently Parks In-Lieu contributions are figured the same for any residential plat regardless of whether it is an in-fill project or not.

The task force presented their recommendations to the full Parks & Recreation Commission on Tuesday, May 8, 2012. The Parks & Recreation Commission unanimously decided to forward this recommendation for Planning & Zoning Commission consideration. On June 12, 2012 the Planning & Zoning Commission unanimously recommended approval of the amendment, as presented. Staff concurs with the recommendation of the Commission.

Council discussion followed.

Councilperson Mills Sojka asked for clarification on development must not have been converted from agricultural land, and the number of household units must be 8 or less per acre, as identified on the preliminary plat.

City Attorney Wonderlich stated that one of the purposes for the amendment is to encourage infill development for property that is not being utilized, as opposed to agricultural land, which is actively being farmed. The conversion is from agricultural land to the new use.

Community Development Director Humble stated that the number of household units must be 8 units or less per acre as identified by the preliminary plat.

Opened up the public testimony portion of the hearing and closed with no input.

Closed the public hearing.

Rebuttal. None

Deliberations. None

MOTION:

Councilperson Talkington made a motion to suspend the rules and place Ordinance 3034, entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE §10-12-3-11 BY THE ADDITION OF A NEW SUBSECTION (G) FOR IN-FILL CONTRIBUTION REDUCTIONS.

on third and final reading by title only. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Deputy City Clerk Sanchez read the ordinance title.

MOTION:

Councilperson Barigar made the motion to adopt Ordinance 3034 as presented. The motion was seconded by Councilperson Munn and roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

2. Request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PRO on property located at 120 10th Avenue East. **WITHDRAWN BY APPLICANT.**

Continue discussion of the Preliminary Budget for Fiscal Year 2012-2013.

- V. **ADJOURNMENT:** The meeting adjourned at 8:53 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary