

COUNCIL MEMBERS:

Suzanne Hawkins <i>Vice Mayor</i>	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall <i>Mayor</i>	Rebecca Mills Sojka
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MINUTES
Meeting of the Twin Falls City Council
Monday, July 7, 2014
City Council Chambers

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
PROCLAMATION: None

GENERAL PUBLIC INPUT

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for June 30 - July 7, 2014.
2. Consideration of a request to approve the 34th Annual Buffalo Hot Wings Door Slammer Softball Tournament and Picnic to be held at Harmon Park on August 23, 2014.
3. Consideration of a request to approve the First Annual Kapstone Great Boat Float Regatta to be held at Dierkes Lake and Park on August 9, 2014.

Purpose:

Action
Action
Action

By:

Sharon Bryan
Dennis Pullin
Dennis Pullin

II. ITEMS FOR CONSIDERATION:

1. Presentation of the City Manager's Recommended Budget for FY 2015.
2. Public input and/or items from the City Manager and City Council.

Presentation

Travis Rothweiler

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS:

6:00 P.M.

1. Request for a Zoning Title Amendment to amend Title 10; Chapter 4; Section 23.3 – Residential Business District – Property Development Standards.
2. Request to construct a new Municipal Potable Water Storage Facility at 2951 Marie Street.

Action
Action

Gerald Martens/
EHM Engineer
Lee Glaesemann/
City of Twin Falls

V. ADJOURNMENT:

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

MOTION

Councilmember Mills Sojka moved approval of Consent Calendar Items 1 and 2. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

MOTION:

Vice Mayor Hawkins moved approval of Consent Item 3. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Councilperson Mills Sojka abstained from voting. Approved 5 to 0 and 1 abstained.

II. ITEMS FOR CONSIDERATION:

1. Presentation of the City Manager's Recommended Budget for FY 2015. <N:\CityShared\Budget Info\2014-2015\000-00 Budget Documents\2014 - 2015 Preliminary Budget Book - pdf with links.pdf>

City Manager Rothweiler gave the following PowerPoint presentation. (Attached)

Discussion followed.

Human Resource Director Harris stated that Blue Cross of Idaho matched Select Health's quote. In addition, they gave a premium rate guarantee of 7.72%. The City's utilization to date is at 103%.

Chief Finance Officer Race will reevaluate the water consumption average.

- Electrical expense for PI stations
- Castlewood PI station

City Engineer Fields stated that Castlewood Subdivision was developed (platted) prior to City Code requiring developers to provide pressurized irrigation stations or contributions to stations that have been built by someone else.

- Justification of the addition of five new employees
- Police Department facility assessment needs
- Canyon Springs Road and wall assessment needs
- Total tax revenue collection of 3%

The budget schedule is posted on the City's website at <http://www.tfid.org/DocumentCenter/View/977>.

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

Captain Matt Hicks, Patrol Division and Battalion Chief Jack Barnes gave an update on the presence of fireworks in the City.

Councilperson Mills Sojka stated that the Planning & Zoning Commission will be reviewing city code amendments at their Work Sessions on the first Wednesday of every month at 12:00 p.m. in the Council Chambers. The meeting is open to the public.

to six-thousand square feet, which some would argue is more desirable than a two story structure. Staff feels it would still meet the intent of the code to keep buildings on a residential scale due to the height restriction of two (2) stories.

- **C- 10-4-23.3 (F) Access:**

2. Driveway access: No driveway with access to more than two (2) parking spaces will open onto the side street for access to ingress to the properties containing the nonresidential uses, nor can any additional curb cuts be made on the side street curbs. However, if a driveway presently exists that goes to the side street, then the presently existing driveway may be maintained, but the use may not be expanded to include other parking places.
3. When an existing residential structure is converted to a nonresidential use, the driveway requirements above may be modified by the Administrator if it can be shown that strict compliance to these development standards is not possible.

This change will allow access to be established on the side streets, while limiting them to no more than two (2) spaces. This will maintain the residential character and intent of the code while giving property owners more options to fulfill the parking requirements. Previously, Staff was concerned that a single driveway may not allow access to the required parking on a converted lot while also following the other requirements outlined in the code (setbacks, landscaping, driveway, Etc.). Staff does not foresee any negative impacts due to this proposed change.

- **D- 10-4-23.3 (G) Landscaping:**

1. ~~Twenty five percent (25-20%)~~ of each property shall be maintained in landscaping.

No other district in the code requires twenty five percent (25%) of landscaped area. The Neighborhood Commercial Zone has very similar goals to the RB and it requires 20%. Staff has no concerns with this change.

- **E- 10-4-23.3 (H) Off Street Parking:**

1. ~~All off street parking shall be placed on the alley side of the lots or behind buildings so that the portion of the property that fronts the side streets and arterial streets shall continue to have lawn and landscaping consistent with surrounding properties as opposed to asphalt, rock, or pavement. Also, any Any use~~ that has a parking requirement, as determined by section 10-10-3 of this title, in excess of twenty four (24) spaces is prohibited.
2. Off street parking shall conform to the requirements contained in 10-10-3 of this title. When an existing residential structure is converted to a nonresidential use, the parking requirements may be modified by the Administrator if it can be shown that strict compliance to these development standards is not possible.

The proposed changes to this section will address potential issues with conflicting code requirements. Staff has determined it may be very difficult to comply with the required parking in the rear of converted residential properties, especially in locations that do not have alleyways. This change will allow reasonable solutions to be reached on converted properties while maintaining meaningful governmental oversight by City Staff.

-Clarification of the allowed exemptions by the administrator to the parking requirement portion of the code

Planner I Spendlove stated the exception may not be the number of parking spaces but may be the location of the parking spaces or potentially landscaping, setback, or other thing that cannot be determined right now. He does believe the exemption will be used to lower the number of parking spaces. This is specifically for a non-residential use or residential use being converted to nonresidential.

Gerald Martens stated that he concurs with the staff report and recommendations.

The Planning and Zoning Commission voted unanimously on the proposed amendment.

MOTION:

Councilmember Talkington so moved approval of the Zoning Title Amendment to amend Title 10; Chapter 4; Section 23.3 – Residential Business District – Property Development Standards and to bring back an Ordinance for Council approval. The motion was seconded by Councilmember Lanting.

Councilmember Mills Sojka stated that there was a recent rezone of property to RB and several neighbors attended the public hearing. This will affect the type of zoning going in next to the neighbors. She asked if surrounding property owners had been notified of the proposed change.

Community Development Director Humble stated the property recently rezoned. The property Gerald Martens purchased was not zoned Residential Business but as R4. It was shown as RB in the Comprehensive Plan. Those neighbors were notified at the time of zoning change for the property being discussed. This hearing isn't notifying any specific neighbors because it is a general change to the code and applies to RB everywhere. Those specific neighbors didn't get a specific notification that this amendment was happening.

MOTION:

Councilmember Mills Sojka moved to amend E- 10-4-23.3 (H) Off Street Parking: 2. Off street parking shall conform to the requirements contained in 10-10-3 of this title. When an existing residential structure is converted to a nonresidential use, the parking requirements may be modified by the City Council after a public hearing is held, if it can be shown that strict compliance to these development standards is not possible. The motion was seconded by Councilmember Talkington.

Discussion followed regarding the current process for modifying parking requirements.

Councilmember Mills Sojka, maker of the motion, and Councilmember Talkington, her second, revised her amendment to the motion to: E- 10-4-23.3 (H) Off Street Parking: 2. Off street parking shall conform to the requirements contained in 10-10-3 of this title. When an existing residential structure is converted to a nonresidential use, the parking requirements may be modified by the Planning & Zoning Commission after a public hearing is held, if it can be shown that strict compliance to these development standards is not possible.

-Discussion followed regarding the appeal process. Decisions made by the Planning and Zoning Commission are appealable to the City Council.

Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Roll call vote on the main motion as amended showed all members present voted in favor of the motion. Approved 6 to 0.

2. Request to construct a new Municipal Potable Water Storage Facility at 2951 Marie Street.

In 2013, the City of Twin Falls purchased 4.75 acres of property located on the southeast corner of Hankins Rd. and Marie Street for the construction of a 5 million gallon potable water storage tank. The proposed tank would



City of Twin Falls

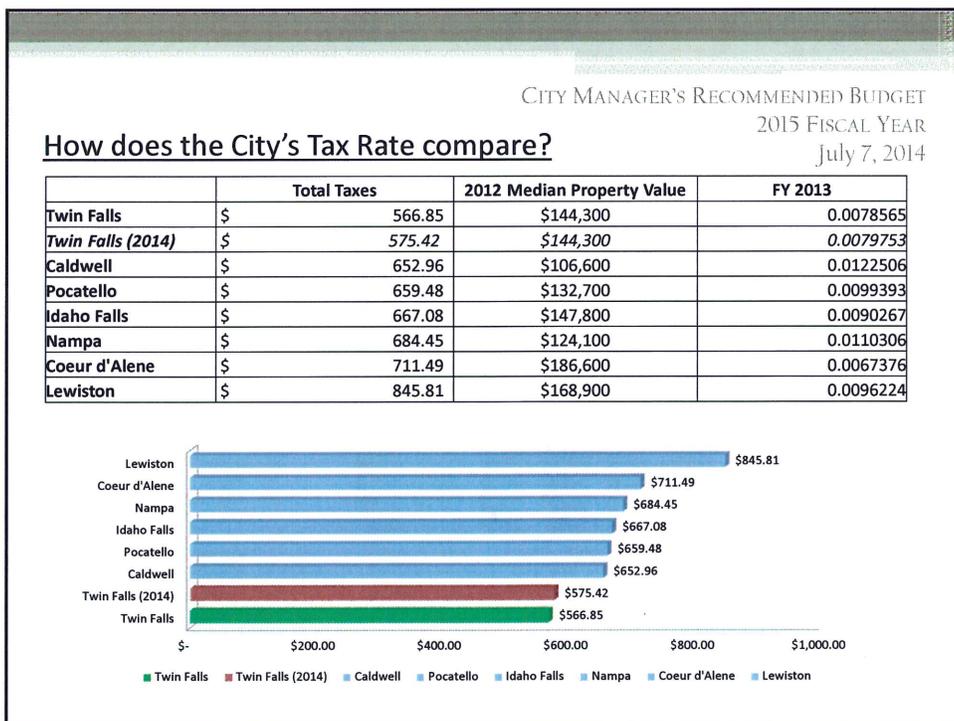
2015 Fiscal Year City Manager's Recommended Budget
July 7, 2014



2015 FISCAL YEAR CITY MANAGER'S RECOMMENDED BUDGET
July 7, 2014

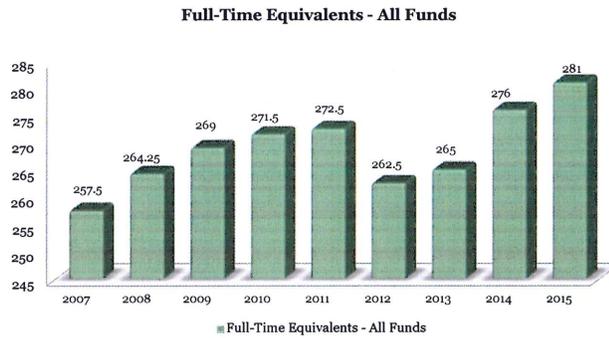
Let's start at the end, and answer the question: "How much more will it cost to live in Twin Falls next year?"	2014	2015
Property Taxes on a Median Home - \$144,300 (annual assessment)	\$566.85	\$575.42
Annual Water Bill - 18,000 gals/mo. (\$37.26 to \$38.01/mo.)	\$447.12	\$456.12
Annual Sewer Bill - capped 8,000 gals/mo. (\$24.49 to \$24.74/mo.)	\$293.88	\$296.88
Annual Sanitation Bill - \$16.99 to \$17.18/mo.	\$203.88	\$206.16
Total	\$1,511.73	\$1,534.58
Annual Difference		\$22.85
Monthly Difference		\$1.90

	FY 2014 Adopted Budget	FY 2015 Proposed Budget	
Total Taxable Value	\$2,200,305,399	\$2,237,513,473	City of Twin Falls FY 2015 Budget <ul style="list-style-type: none"> Total tax collections are increasing by \$558,249. We are projecting the maximum tax rate will be equivalent to \$7.97/\$1,000 in taxable value. The tax rate for the 2014 tax year was \$7.85 /\$1,000 in taxable value.
Total Net Revenues	\$52,138,634	\$56,543,053	
Tax Supported Funds	\$31,143,985	\$33,357,011	
Non-Tax Supported	\$20,994,649	\$23,186,042	
Total Tax Collections	\$17,286,791	\$17,845,040	
Taxes per \$1,000 in Value	\$7.85/\$1,000	\$7.97/\$1,000	
Tax Rate	0.007856542	.007975389	



Full-Time Equivalents – All Funds

FY 2015 Budget Personnel Overview



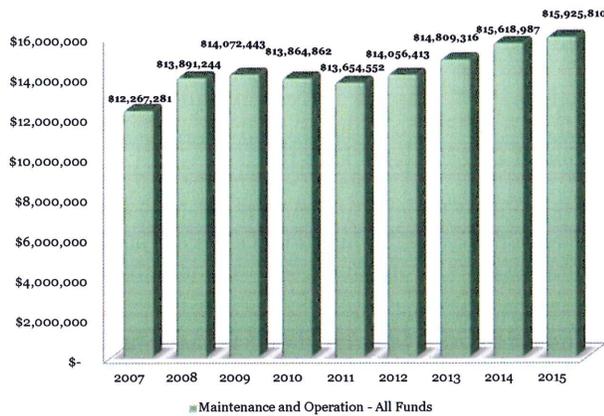
For FY 2015, the City Manager's recommended budget adds 5 full-time equivalents at a total organizational cost of \$299,943;

The total count for full time positions is 281.

That equates to 6.2 employees per 1,000 of population.

Maintenance and Operations – All Funds

FY 2014 Budget M&O Overview



Total Maintenance and Operating costs in FY 2014 were \$15,618,987.

FY 2015 Maintenance and Operating costs are \$15,925,810, an increase of \$306,823 or 1.96%. (The MCI has gone up 2.1%)

Change in Legal contract, comp plan update, and power costs (Water) are three of the most significant factors.

2015 FISCAL YEAR CITY MANAGER'S RECOMMENDED BUDGET

July 7, 2014

Water Fund**FY 2015 Budget: \$9,818,687, (all divisions included.)**OPERATIONAL BUDGET: **\$4,581,005**, AN INCREASE OF \$340,886CAPITAL BUDGET : **\$1,382,500**, A DECREASE OF \$345,000DEBT SERVICE BUDGET: **\$2,809,712**, AN INCREASE OF \$17,289TRANSFERS: **\$1,045,470**, AN INCREASE OF \$19,127**FY 2015 CAPITAL HIGHLIGHTS:**

- \$250,000 FOR WATER PUMPS AT CANYON SPRINGS PUMP SITE
- \$360,000 FOR WATER MAINLINE REPLACEMENT
- \$225,000 FOR REGIONAL PRESSURIZED IRRIGATION STATION IN CASTLEWOOD SUBDIVISION
- \$160,000 FOR WATER METER REPLACEMENT

2015 FISCAL YEAR CITY MANAGER'S RECOMMENDED BUDGET

July 7, 2014

Sewer Fund

The Sewer Fund supports all wastewater collection and treatment.

To support these functions in FY 2015, we are recommending total system expenditures in the amount of \$9,096,332, a decrease of \$242,857 or 2.6% when compared to the total allocation of \$9,339,189 in FY 2014.

While operational and capital costs in the Sewer Fund for FY 2015 are budgeted to decrease, the debt payment will increase by \$228,503.

The FY 2015 recommended budget for the Sewer Fund calls for a 1% rate increase. The annual cost of the recommended increase to the average user is \$3.00, or \$.25 per month.

2015 FISCAL YEAR CITY MANAGER'S RECOMMENDED BUDGET
July 7, 2014

So one more time: "How much more will it cost to live in Twin Falls next year?"	2014	2015
Property Taxes on a Median Home - \$144,300 (annual assessment)	\$566.85	\$575.42
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