Twin Falls City Council
Minutes

Monday, March 29, 2021, 5:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

AMENDED

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Suzanne Hawkins, Vice Mayor Ruth Pierce, Council Member Shawn Barigar, Craig Hawkins, Greg Lanting, Christopher Reid & Nikki Boyd.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, City Attorney Shayne Nope, URA Executive Director Nathan Murray, City Manager Assistant Mandi Thompson, Airport Manager Bill Carberry, P&Z Director Jonathan Spendlove, Fire Chief Les Kenworthy, Police Chief Craig Kingsbury, Public Information Coordinator Josh Palmer, Network Administrator Mike Plane, Finance Administrative Assistant Amy Luna.

Mayor Hawkins called the meeting to order at 5:00 PM. A quorum was present.

2) PLEDGE OF ALLEGIANCE

Mayor Hawkins invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) PROCLAMATIONS: None

4) CONSENT CALENDAR

MOTION: Council Member Reid moved to approve the Consent Calendar as presented. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0

a) Request to approve March 15, 2021, City Council Minutes.
b) Request to approve the Accounts Payable for March 11-24, 2021.
c) Request to approve the Wells Fargo Credit Commercial Card for February 2021
d) Request for final plat approval for the South Estates No. 3, approximately 6.85(+/-) acres to develop thirty-three (33) lots on property located at approximately the 700 block of Harrison Street South. c/o David Thibault, EHM Engineers on behalf of Jared Hunt (PZ21-0031)

5) ITEMS OF CONSIDERATION

a) Presentation of the 2020 Annual Report of the Urban Renewal Agency.

URA Director Murray presented the 2020 Annual Report of the Urban Renewal Agency.

Discussion ensued on the following:
Council Member Boyd: Asked where plot 133 is located.

Mayor Hawkins thanked Mr. Murray for his presentation.

b) Request approval of Community Development Block Grant Project List

City Manager Assistant Thompson requested approval of the Community Development Block Grant Project List.

Discussion ensued on the following:
Council Member Barigar: Affordable Housing Portion- How would this work?
Mayor Hawkins: Who would oversee the time frame for the loans?
Council Member Lanting: Which of the 3 stimulus bills are we getting these funds?

Council Member Barigar: Homelessness prevention - Do these programs already exist or are they new? Mental Health issue - potentially leverage more dollars for the adolescent & youth areas.
City Manager Rothweiler: Commented on the partnerships that have been proposed.
Council Member Reid: Spoke in favor of the items listed.
Mayor Hawkins: Asked if this is a reimbursement process and would we be concerned about not having the money to work it this way?

MOTION: Council Member Reid moved to approve the Community Development Block Grant Project List. **Council Member Barigar** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

c) Request approval of two amendments to the master contract between the City of Twin Falls and Pivot North Architects. These documents will amend the original contract agreement between Pivot North Architecture and the City of Twin Falls, Idaho for scope, schedule, and budget associated with Twin Falls Fire Station 2 and Twin Falls Fire Station 3.

City Manager Assistant Thompson requested approval of two amendments to the master contract between the City of Twin Falls and Pivot North Architects.

Discussion ensued on the following:
Council Member Boyd: Places that say, "to be determined" Do these get filled in as we go?
City Manager Rothweiler: Explained the process going forward.

MOTION: Council Member Barigar moved to approve the two amendments to the master contract between the City of Twin Falls and Pivot North Architects. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

d) Request to approve and award the CMGC contract between Starr Corporation and the City of Twin Falls for the construction of Twin Falls Fire Station 2, Twin Falls Fire Station 3, and the Twin Falls Fire Training Center.

City Manager Assistant Thompson requested approval and awarding of the CMGC contract between Starr Corporation and the City of Twin Falls for the construction of Twin Falls Fire Station, 2, Twin Falls Fire Station 3, and the Twin Falls Fire Training Center.

Discussion ensued on the following: None.

MOTION: Council Member Boyd moved to approve the approval and awarding of the CMGC contract between Starr Corporation and the City of Twin Falls for the construction of Twin Falls Fire Station, 2, Twin Falls Fire Station 3, and the Twin Falls Fire Training Center. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

e) Consideration of a request to award a bid and contract to Idaho Materials and Construction to construct the FAA phase IV taxi lane at Joslin Field.

Airport Manager Carberry requested to award a bid and contract to Idaho Materials and Construction to construct the FAA phase IV taxi lane at Joslin Field.

Discussion ensued on the following:
Council Member Barigar: Does this complete the Federal improvements?
Council Member Reid: Asked for clarification on the match amount and is it coming out of Airport reserves?

MOTION: Vice Mayor Pierce moved to approve the request to award a bid and contract to Idaho Materials and Construction to construct the FAA phase IV taxi lane at Joslin Field for $1,104,056.00 and authorize the Mayor to sign the contract. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

f) Consideration of an FAA Grant Offer for the FAA AIP-49 Phase IV taxi lane construction project for $1,227,623.00

Airport Manager Carberry requested consideration of an FAA Grant Offer for the FAA AIP-49 Phase IV taxi lane construction project for $1,227,623.00.

Discussion ensued on the following: None.

MOTION: Council Member Boyd moved to approve the FAA Grant Offer for the FAA AIP- 49 Phase IV taxi lane construction project for $1,227,623.00 and pending legal review authorize the Mayor to sign the grant. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

g) Consideration of a Federal Coronavirus Response and Relief Supplemental Appropriations Act Grant Offer for Magic Valley Regional Airport.

Airport Manager Carberry requested consideration of a Federal Coronavirus Response and Relief Supplemental Appropriations Act Grant Offer for Magic Valley Regional Airport.

Discussion ensued on the following:
Mayor Hawkins: Do we have a plan on how to spend these dollars?
Council Member Lanting: Does this one requires a match?
Council Member Barigar: How long is the grant open for reimbursements?

MOTION: Vice Mayor Pierce moved to approve the Federal Coronavirus Response and Relief Supplemental Appropriations Act Grant Offer for Magic Valley Regional Airport. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

h) Consideration to Submit a Grant Application for Airport Concessionaire Relief, Funded Through the Federal Airport Coronavirus Response Grant Program.

Airport Manager Carberry requested consideration to submit a Grant Application for Airport Concessionaire Relief, Funded through the Federal Airport Coronavirus Response Grant Program.

Discussion ensued on the following:
Mayor Hawkins: Spoke in favor of this grant.
Council Member Lanting: Spoke in favor of this grant.
Mayor Hawkins: Where this business's eligible for the grant dollars through the City a few months ago?

MOTION: Vice Mayor Pierce moved to submit a Grant Application for Airport Concessionaire Relief, Funded through the Federal Airport Coronavirus Response Grant Program for $11,010.00. **Council Member Boyd** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Lanting spoke about the 25 applications they received for the Parks & Recreation Commission.
Council Member Hawkins reported on the impact fee commission.
Mayor Hawkins spoke about the Youth Council.

Mayor Hawkins called for a short break at 6:01 p.m. Reconvened at 6:10 p.m.

8) PUBLIC HEARINGS

a) Request for an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC (PZ21-0004) On February 23, 2021, the Planning and Zoning Commission recommended approval of this request by a vote of 6-1.

Council Member Reid notified the council that he had some feedback from the citizens who were asked to reach out to the developer and that they have never received a response from them.

P&Z Director Spendlove presented a request for an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08(+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC (PZ21-004).

EHM Engineers representative spoke on behalf of the applicant.

Discussion ensued on the following:
Council Member Lanting: What would be the process of the City to complete the Federation road to the west?
Council Member Lanting: Are there federal funds involved with this to make the rentals "low Income" housing? Do you have a rough estimate of the rent that these units would rent at?

Public Hearing Opened: 6:32 pm
Citizen Kirk Melton: Spoke against this proposal on behalf of numerous other residents.
Citizen Linda Reese: Spoke against this proposal.
Citizen Violet Nabapet: Spoke against this proposal.
Citizen Alan Obray: Spoke against this proposal.
Citizen Michael Wendler: Spoke against this proposal.
Citizen Amy Wendler: Spoke against this proposal.
Citizen Jake Buckley: Spoke in favor of this proposal. Involved with the development group.
Citizen Kim Fultz: Spoke against this proposal.
Citizen Geri Helm: Spoke in favor of this proposal.
Citizen Jeff Freckleton: Spoke against this proposal.
Citizen Aubry Freckleton: Spoke against this proposal.
Citizen Heather Melton: Spoke against this proposal.
Citizen Chuck Brockway: Spoke against this proposal.
Citizen Marilynn Tarkalson: Spoke against this proposal.
Citizen Michael Danielson: Spoke against this proposal.
Citizen Justin Heider: Spoke against this proposal.
Citizen Melinda Detweiler: Spoke against this proposal.
Citizen Angela Heider: Spoke against this proposal.
Citizen Marne Tanner: Spoke against this proposal.
Citizen Wendy Kerr: Spoke against this proposal.
Citizen Joel Newton: Spoke against this proposal.
Citizen Jennifer Campbell: Spoke against this proposal.
Citizen Carrie Obray: Spoke against this proposal.
Citizen Ronald Kerr: Spoke against this proposal.
Citizen Logan Campbell: Spoke against this proposal.
Citizen Stan Buckley: The developer spoke regarding this proposal.
The applicant presented closing comments and addressed some questions.
P&Z Director Spendlove: Spoke about the neck down.

Discussion ensued on the following:
Council Member Boyd: Asked if the small house and Los Legos are in City Limits?
Council Member Lanting: What can be built in an R2 zone?
Council Member Reid: Which zones would units 1 thru 5 be in?

Mayor Hawkins: Asked if there is a similarity to the area behind Canyon Ridge High School.
Council Member Barigar: Asked about design changes that would allow for more functional green space.
Mayor Hawkins: Assuming that the four plex's are for families why would you put in a dog park and not play space?
Council Member Lanting: What is the proposed square footage of each of the townhomes.
Public Hearing Closed: 7:57 pm

Discussion ensued on the following for the Council:
Council Member Barigar: Asked if this would have to come back to the Council.
City Attorney: Clarified the actions needed to go forward.
Council Member Lanting: Asked for the first round of changes. Spoke in favor of this proposal.
Mayor Hawkins: Asked about the hotel/motel allowance and if there are height limits.
City Attorney Nope: Explained material or not material changes.
Council Member Reid: Disappointed that there was not a conversation between the developer and the neighbors. Will be voting against this proposal and believes that we can come together and work this out.
Council Member Barigar: Spoke about property rights and the impact on the existing homeowners. Will be voting in favor of this proposal.
Council Member Boyd: Agreed with a lot of the things that have been said tonight. Duplexes are needed in our area. Will be voting in favor of this proposal.
Council Member Hawkins: Tough situation. This type of development is needed in Twin Falls and would be an asset. Is concerned with the density of the development. Will be voting against this proposal.
Vice Mayor Pierce: Thanked all for their input. Agrees that this does go along with the comprehensive plan and encouraged the developer to communicate with the citizens. Will be voting for this proposal.
Mayor Hawkins: Talked about building a home in the area. Currently lives in an area just like this proposal. Would like to see more open space for the children in the back part of the development. Would like them to re-consider putting in hotel/motels in the area. Please communicate with the existing homeowners. Will be voting for this proposal.
Council Member Boyd: Likes the 20' backyard associated with the duplex.

MOTION: Council Member Barigar moved to approve the request for an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08(+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC (PZ21-004). **Council Member Boyd** seconded the motion. Roll call vote showed all members present voted. Motion passed 5 to 2 with **Council Member Reid** and **Council Member Hawkins** voting against.

9) ADJOURNMENT

a) ADJOURN TO Executive Session §74-206 (1)(a) To consider hiring a public officer, employee, staff member, or individual agent, wherein the respective qualities of individuals are to be evaluated to fill a particular vacancy or need unless a vacancy in an elective office is being filled.
MOTION: Council Member Boyd moved to Adjourn to Executive Session 74206(1)(a) To consider hiring a public officer, employee, staff member, or individual agent, wherein the respective qualities of individuals are to be evaluated to fill a particular vacancy or need unless a vacancy in an elective office is being filled. **Council Member Reid** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

The meeting adjourned at 08:29 PM

Amy Luna

Amy Luna, Finance Administrative Assistant