



Twin Falls City Council Minutes

Monday, October 8, 2018, 5:00 PM

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

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Shawn Barigar, Vice Mayor Nikki Boyd, Council Members Suzanne Hawkins, Chris Talkington & Ruth Pierce, Council Member Greg Lanting by Phone.

Absent: Council Member Christopher Reid

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Brian Pike, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Assistant City Engineer Troy Vitek, Planning & Zoning Director Jonathan Spendlove, Chief of Police Craig Kingsbury, Fire Chief Les Kenworthy, Desktop Support Analyst Jeremiah Parent, Finance Administrative Assistant Amy Luna

Mayor Barigar called the meeting to order at 05:01 PM. A quorum was present.

2) PLEDGE OF ALLEGIANCE

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

3) PROCLAMATIONS: None

4) GENERAL PUBLIC INPUT: None

5) CONSENT CALENDAR

MOTION: Council Member Hawkins moved to approve the Consent Calendar as presented. Council Member Talkington seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

- a) **ACTION ITEM:** Request to approve the October 1, 2018, City Council Minutes.
- b) **ACTION ITEM:** Request to approve the Accounts Payable for September 27 thru Oct 03, 2018.
- c) **ACTION ITEM:** Request to accept the Improvement Agreement for the purpose of developing Rio Vista Subdivision, a ZDA.

6) ITEMS OF CONSIDERATION

- a) **ACTION ITEM:** Request to waive the three hundred (300) foot distance requirement between an alcohol sales location (156 Main Ave N) and a school, church or other place of worship. (PZ18-0084)
Planning & Zoning Director Spendlove made a request to waive the three hundred (300) foot distance requirement between an alcohol sales location (156 Main Ave N) and a school, church or other place of worship. (PZ18-0084).

Discussion ensued on the following:

Citizen Terry Edwards: Spoke against waiving the 300 ft distance requirement.

Council Member Talkington: Asked City Attorney Wonderlich if this is setting a precedent for future applicants.

City Attorney Wonderlich: Explained that this has been being done for quite some time so no precedent is being set.

Council Member Hawkins: Does Director Spendlove know if the applicant or the City has had any communication with the place of worship or School regarding this matter?

MOTION: Council Member Talkington moved to approve a request to waive the three hundred (300) foot distance requirement between an alcohol sales location (156 Main Ave N) and a school, church or other place of worship. (PZ18-0084). Council Member Hawkins seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

b) **PRESENTATION:** Introduction of the Youth Council Executive Board.

Council Member Hawkins introduced the Youth Council Executive Board to the City Council.

Kaitlyn Debee - President

Gracie Buffington - Vice President Kelly Tin -

Treasurer

Evan Maughn - Secretary Ben Lucas

- Public Relations

The Mayor thanked the members for being here.

c) **ACTION ITEM:** A request to review proposals and provide direction regarding the sale of real property owned by the City of Twin Falls located at 324 Hansen Street East.

Deputy City Manager Humble made a request to review proposals and provide direction regarding the sale of real property owned by the City of Twin Falls located at 324 Hansen Street East.

Three different offers for the building:

Summit Creek Capital's offer is \$135,000.00. Mitch read information related to their offer as they were not able to be here. Building will become an office building and go back onto the tax roll.

Magic Valley Unitarian Universalist Fellowship Congregation's offer is \$137,000.00. Would not go back on the tax roll. Mr. Marashida gave some information on what they propose doing to the building.

Joshua & Rebecca Olson of Twin Falls, Dba "The Circus". Offer is \$120,000.00 & would go back on the tax roll. Rebecca & Joshua each explained their idea for the use of the building.

Discussion ensued on the following:

Mayor Barigar asked MVUUF if they have the money to purchase and make renovations to the building should their offer be accepted.

Council Member Talkington: Concerned that any of the three applicants would not have adequate parking. Is excited that the building would be used by whichever applicant.

Deputy City Manager Humble: Explained the parking overlay for downtown.

Public Input:

Citizen Gary Stone: Spoke in favor of "The Circus" offer.

Citizen Edwards: Spoke against the sale of the Hansen Building. Asked what the City has into the building at this time. Made several other options for the Council to consider.

Deputy City Manager Humble: Explained that the City has approximately \$500,000.00 into the building and occupied the building for about 10 years.

Further discussion ensued on the following:

Council Member Talkington: Thinks that the Council should take more time to discuss these proposals.

Council Member Lanting: Would the 3rd applicant be a non-profit or for-profit entity?

Vice Mayor Boyd: Is looking more at what is a better fit with what the City has been trying to promote in downtown Twin Falls. Loves the idea of saving this building and seeing it used for something that promotes downtown.

Council Member Hawkins: Clarified that this building has been posted and the community has been notified. The money that even nonprofits would have to put into this building would probably not be feasible. This building needs to be something that speaks to our youth and young people in our community.

MOTION: Chris Talkington moved to table this issue. Ruth Pierce seconded the motion. Roll call vote showed all members present voted. Motion failed 2 to 4 with Council Members Talkington and Pierce voting against.

Council Member Lanting: In favor of negotiating with the third applicant.

Mayor Barigar: Getting this building back onto the tax roll is beneficial to the City in the long run. In favor of moving forward with due diligence discussions with the third applicant.

Deputy City Manager Humble: Suggested that the due diligence be included in a purchase and sale agreement and get it back to the Council for approval at the earliest convenience.

Mayor Barigar: Would there be contingencies on the use of the building?

Vice Mayor Boyd: Would like to move forward with the third party and include the due diligence as well.

Council Member Talkington: Spoke against the proposal of going forward with this sale.

MOTION: Vice Mayor Boyd moved to move forward with negotiations for the sale of real property owned by the City of Twin Falls located at 324 Hansen Street East and return with a purchase & sales agreement for the Council for consideration. Council Member Hawkins seconded the motion. Roll call vote showed all members present voted. Passed 5 to 1 with Council Member Talkington voting against.

7) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Talkington: Gave an update from the Airport Advisory Committee.

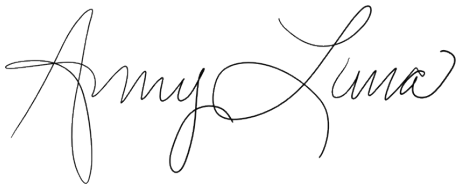
8) PUBLIC HEARINGS: None

9) ADJOURNMENT

- a) Request to adjourn to Executive Session 74-206(1) (c) To acquire an interest in real property which is not owned by a public agency.

MOTION: Council Member Pierce moved to adjourn to Executive Session 74-206(1) (c) To acquire an interest in real property which is not owned by a public agency. Vice Mayor Boyd seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

The meeting adjourned at 06:14 PM



Amy Luna, Finance Administrative Assistant