



Twin Falls City Council Agenda

Tuesday, September 5, 2017, 3:30 PM

AMENDED AGENDA

Special Meeting

The Council will meet at the Chambers at 3:30 P.M., for the purpose of touring the Public Safety Administration and City Hall buildings.

The regular meeting will follow.

Members: Shawn Barigar, Suzanne Hawkins, Nikki Boyd, Chris Talkington, Gregory Lanting, Christopher Reid, Ruth Pierce

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) CONSIDERATION OF AMENDMENTS TO AGENDA
- 4) PROCLAMATIONS
- 5) GENERAL PUBLIC INPUT
- 6) CONSENT CALENDAR
 - a) Request to approve the Accounts Payable for August 29-September 5, 2017.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - b) Request to approve the August 28, 2017 City Council Minutes.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - c) Request to accept a Curb-Gutter and Sidewalk and Street Improvement Deferral Agreement for 1881 Pole Line Road East.
Purpose: Action By: Troy Vitek, Assistant City Engineer
- 7) ITEMS OF CONSIDERATION
 - a) Request to confirm the appointment of Daryl "Allen" Easterling and reappointments of Debbie Lattin and Lucy Wills to the Historic Preservation Commission.
Purpose: Action By: Shawn Barigar, Mayor
 - b) Request to approve the purchase of a historic reproduction of Shoshone Falls on the Snake River.
Purpose: Action By: Travis Rothweiler, City Manager
 - c) Presentation regarding building project updates for City Hall and Public Safety Complex.
Purpose: Informational By: Mitchel Humble, Deputy City Manager

- d) Request to approve a guaranteed maximum price for construction of the Hansen Street roadway and sidewalk adjacent to the new City Hall location.

Purpose: Action By: Mitch Humble, Deputy City Manager

8) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

9) PUBLIC HEARINGS: None

10) ADJOURNMENT

- a) Executive Session 74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

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

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff 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.
 4. 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 or Chairman.
 5. A City Staff Report shall summarize the application and history of the request.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) 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 or Chairman. 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.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and Zoning Commission 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 or Chairman.



Twin Falls City Council Minutes

Monday, August 28, 2017, 5:00 PM

City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Shawn Barigar, Vice Mayor Suzanne Hawkins, Councilmembers Greg Lanting, Christopher Reid, Nikki Boyd, Chris Talkington, Ruth Pierce

Absent: None

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Brian Pike, Deputy City Manager Mitch Humble, City Attorney Fritz Wonderlich, Zoning & Development Manager Renee V Carraway-Johnson, Water Superintendent Rob Bohling, Assistant City Engineer Troy Vitek, Senior Planner Jonathan Spendlove, Deputy City Clerk Sharon Bryan

Mayor Barigar called the meeting to order at 05:00: 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) CONSIDERATION OF AMENDMENTS TO AGENDA

4) PROCLAMATIONS: None

5) GENERAL PUBLIC INPUT

Ron James, Twin Falls, Thanked City Council for passing Welcoming Resolution.

Melody Lenkner, Impact Area Twin Falls County, Thanked City Council for passing Welcoming Resolution.

Jason Pearce, Twin Falls, son hit by vehicle after football practice at South Hills Middle School.

Concerned with speed limit, tall weeds, no sidewalks, safety for students.

Amy Hanson, Park View Estates, concerned with students safety going to and from South Hills Middle School.

City Manager Rothweiler addressed the issue of traffic safety and said the Traffic Safety Commission will be reviewing safety concerns.

Discussion ensued on the following:

Coordinate with School District, Twin Falls County and Twin Falls Highway District on traffic safety around South Hills Middle School..

6) CONSENT CALENDAR

MOTION:

Councilmember Reid moved to approve the Consent Calendar as presented. Vice Mayor Hawkins seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to

0.

- a) Request to approve the Accounts Payable for August 15-28, 2017.
- b) Request to approve the August 14, 2017, City Council Minutes.
- c) Request to approve the 11th Annual South Central Community Action Partnership (SCCAP) event to be held in the Twin Falls City Park on Saturday, September 16, 2017, from 11:00 a.m. to 3:00 p.m.
- d) Request to approve the 2017 Oktoberfest, sponsored by Kindsey Ringenberg on behalf of the Brass Monkey. The Oktoberfest event is scheduled to be held Friday, October 6, 2017, and Saturday, October 7, 2017.
- e) Request made by Josh Jensen, representing Amazing Grace Fellowship, to approve the Battle of the Bands event. This event is a concert scheduled to be held in the Amazing Grace Fellowship lot, located at 1061 Eastland Drive North on Sunday, September 10, 2017, from 12:00 p.m. to 10:00 p.m.
- f) Request by Keri Oler, representing the Twin Falls LDS Stake, to approve the Twin Falls LDS Stake Youth Regional Dance event to be held at the LDS meeting house located at 421 Maurice Street North. This event is scheduled for Saturday, September 9, 2017, from 8:00 p.m. to 11:00 p.m.
- g) Request by Captain Shawn Edwards, representing the Idaho Army National Guard, to hold the 3rd Annual Battle Buddy Run at Dierkes Lake Park. This event will take place on Saturday, October 7, 2017, from 7:00 a.m. to 2:00 p.m.
- h) Request to approve the Findings of Fact and Conclusions of Law for the following: Rex Lytle, REEL, LLC - Vacation; TF Caswell - Final Plat; Latitude 42 Subd No. 2 - Final Plat; Blue Lakes Place, LLC - Vacation; Greaves, Gordon - Annexation; Vickery, Jason - Vacation
- i) Request to approve to accept the Improvement Agreement for the purpose of developing South Estates No. 2.
- j) Request to approve a Trust Agreement for South Estates No. 2, placing all Lots and Tracts in trust.

7) ITEMS OF CONSIDERATION

- a) Presentation of the **Certificate of Achievement for Excellence in Financial Reporting** received by the City of Twin Falls for the Comprehensive Audited Financial Report (CAFR) for the year ended September 30, 2016.

City Manager Rothweiler presented the Certificate of Achievement for Excellence in Financial Reporting to the Finance Team.

City Council thanked the Finance Team for their hard work.

- b) Request to adopt an Ordinance for the **Vacation** of a 30' x 104' undeveloped right-of-way

located along the 100 Block of Morningside Drive c/o Rex Lytle on behalf of REEL, LLC (app. 2878)

Zoning and Development Manager Carraway-Johnson reviewed the request.

MOTION:

Councilmember Talkington made a motion to suspend the rules and place Ordinance 2017-022 on third and final reading by title only. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

Deputy City Clerk Bryan read the ordinance by title only:

ORDINANCE NO. 2017-022

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, VACATING THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR VESTING OF TITLE TO THE PROPERTY SO VACATED.

MOTION:

Vice Mayor Hawkins made a motion to adopt Ordinance 2017-022. Councilmember Boyd seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

- c) Request to approve the purchase of real property located adjacent to the existing Public Works facility.

Water Superintendent Bohling gave staff report.

Discussion ensued on the following:
Where are the funds coming from.

MOTION:

Vice Mayor Hawkins moved to approve the purchase of real property in the amount of \$150,000 located adjacent to the existing Public Works facility. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- d) Request to adopt a resolution to amend the City's Improvement Reimbursement Resolution.

Assistant City Engineer Vitek explained the amendment to the City's Improvement Reimbursement Resolution.

Discussion ensued on the following:
Deferred reimbursement

MOTION:

Councilmember Lanting moved to adopt Resolution 2017-013 as presented. Vice Mayor Hawkins seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

8) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

City Manager Rothweiler reminded City Council of the following:

Monday, September 4, 2017 City Hall will be closed - Labor Day

Tuesday, September 5, 2017 Council Meeting to start at 3:30 PM - Tour Public Safety and City Hall buildings.

Monday, September 11, 2017 - Public Safety - A Day of Remembrance at City Park 9:00 AM

9) PUBLIC HEARINGS

- a) Request to **amend the Valencia Park ZDA** Master Development Plan to remove the landscape within Valencia Street from property located at 2916-2930 East 3600 North. c/o Rex Harding, Reidesel Engineering, Inc on behalf of Dennis Hourany (app. 2882)

Rex Harding, Reidesel Engineering, Inc explained the request to amend the Valencia Park ZDA Master Development Plan to remove the landscape within Valencia Street from property located at 2916-2930 East 3600 North.

Discussion ensued on the following:

Original concept of the island.

How wide if islands are left.

Who is maintaining the park.

Islands giving a calming affect.

Speed be maintained.

Islands left will the developer continue with the project.

Senior Planner Spendlove gave staff report.

Open Public Input:

Eric Smallwood, Twin Falls, City should require narrow streets.

Mike Shetler, Twin Falls, said that the islands are difficult to get around and are unsafe and

makes people drive faster.

Dennis Hourany, Development team, explained that because of budget restraints and safety issues they would like to do away with the islands.

Deana Steel, Twin Falls - Spoke against the islands.

Close Public Input

MOTION:

Councilmember Talkington moved to approve the request to amend the Valencia Park ZDA Master Development Plan to remove the landscape within Valencia Street from property located at 2916-2930 East 3600 North with the following condition: 1) Subject to the site plan amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.. Vice Mayor Hawkins seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- b) Request the adoption of the Fiscal Year 2017-2018 Budget and associated annual appropriation ordinance for the City of Twin Falls.

City Manager Rothweiler reviewed the Fiscal Year 2017-2018 Budget and associated annual appropriation ordinance.

Open Public Hearing:

Randy Steel, Twin Falls, asked for an explanation of foregone balance. Estimated value of the homes that didn't make this years tax roll.

Close Public Hearing:

Discussion ensued on the following:
Competitive personnel wages.

City Council thanked staff for the good work done in putting budget together.

MOTION:

Councilmember Lanting made a motion to suspend the rules and place Ordinance 2017-023 on third and final reading by title only. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

Deputy City Clerk Bryan read the ordinance by title only:

ORDINANCE NO.2017-023

AN ORDINANCE OF THE CITY OF TWIN FALLS, IDAHO, APPROPRIATING \$66,191,636 FOR THE 2018 FISCAL YEAR TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF TWIN

FALLS; PROVIDING FOR THE OBJECTS AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT APPROPRIATED FOR EACH OBJECT OR PURPOSE; LEVYING AD VALOREM TAXES IN THE AMOUNT OF \$20,253,889 FOR THE 2018 FISCAL YEAR; PROVIDING THAT A COPY OF THIS ORDINANCE SHALL BE FILED WITH THE COUNTY COMMISSIONERS OF TWIN FALLS COUNTY, IDAHO AND WITH THE SECRETARY OF STATE OF THE STATE OF IDAHO; PROVIDING FOR THIS ORDINANCE TO TAKE EFFECT UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW, THE RULE REQUIRING THAT AN ORDINANCE BE READ ON THREE SEPARATE OCCASIONS HAVING BEEN SUSPENDED.

MOTION:

Vice Mayor Hawkins made a motion to adopt Ordinance 2017-023. Councilmember Boyd seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

City Manager Rothweiler recognized Budget Director Shayne Carpenter for his service with the City of Twin Falls.

10) ADJOURNMENT

The meeting adjourned at 7:20 PM

- a) Executive Session 74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

Mayor Barigar asked City Council to convene to Executive Session at 5:30 PM

MOTION:

Councilmember Lanting moved to adjourn to Executive Session Idaho Code Section 74-206(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.



Date: Tuesday, September 5, 2017
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Request to accept a Curb-Gutter and Sidewalk and Street Improvement Deferral Agreement for 1881 Pole Line Road East.

Time Estimate:

Staff Estimates 5 minutes for discussion

Background:

The developer of 1881 Pole Line Road East is changing the use of the property from one non conforming use to a new non conforming use. This change requires the building to meet current building requirements and comply with City Code for site improvements. City Code 10-11-5(B)2 and 3 describes under what circumstances the City Engineer may defer construction of the improvement. In the case of this property, the City would like to defer construction until the adjacent parcel develops or City Engineer requires since it would present a drainage problem and the power poles that need moving to develop the roadway would be difficult to do until the adjacent development also moves theirs (posing a hazard to drivers). A discussion was had at Planning and Zoning relating to this request as part of their special use permit and it was recommended that the improvements be completed at the same time as the adjacent development completes.

Approval Process:

Approval of the City Council and a simple majority vote to authorize the Mayor to sign the agreement

Budget Impact:

No budget impact to the City of Twin Falls

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Staff Recommends the City Council authorize the mayor to sign the Curb-gutter, sidewalk and street improvement deferral agreement

Attachments:

1. Site Plan, Deferral Agreement, Warrantee Deed

CURB-GUTTER AND SIDEWALK AND STREET IMPROVEMENT DEFERRAL AGREEMENT

This Agreement made and entered into this 23 day of August 2017, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City", and Cate 4 & Co. hereinafter called "Developer", for the purpose of constructing certain improvements on property sought to be developed at 1881 Pole Line Rd. East, Twin Falls, Idaho 83301.

WHEREAS, Developer certifies that he is the owner in fee simple or the authorized agent of the owner in fee simple of the real property described on the attached Exhibit "A"; and,

WHEREAS, there is attached hereto and incorporated herein as if the same were set out in full, a certified copy of the deed to the above described real property, marked Exhibit "A", showing ownership of said real property to be in Developer, or, as the case may be, there is attached hereto and incorporated herein as if the same were set out in full, a copy of the deed to the above described real property showing ownership in fee simple in someone other than Developer together with a notarized authorization, signed by the real property owner, authorizing Developer to act on behalf of said real property owner; and,

WHEREAS, Developer desires to develop said real property in the following manner:
Retail Business; and,

WHEREAS, the Developer is obligated to construct certain improvements, namely curb-gutter and sidewalk and street, pursuant to Title 10, Chapter 11 of the Twin Falls City Code; and,

WHEREAS, the City is authorized, pursuant to Twin Falls City Code Section 10-11-5(B)(2) to defer said improvements; and,

WHEREAS, the City Council on July 11, 2017 agreed to defer construction of the aforementioned improvements,

WITNESSETH, that for and in consideration of the mutual promises, conditions and covenants contained herein, the parties agree as follows:

I.

City agrees: 1) to defer construction of the required curb-gutter and sidewalk and street until adjacent parcel develops Pole Line Road, or until such time as the obligation of curb-gutter and sidewalk construction on adjacent property or properties allows the City Engineer to require construction under the conditions specified in City Code Section 10-11-5(B)(2).

II.

Developer agrees to: 1) complete construction of curb-gutter and sidewalk and street on the real property described above when required by the City Council.

III.

Developer further agrees that in the event the Developer fails to complete the aforementioned construction, the City may complete the construction at the City's expense and may file a lien against the aforementioned property for expenses incurred by the City in said construction.

IV.

Developer agrees to pay the total actual cost of all materials, labor and equipment necessary to completely construct all of the improvements required herein and to construct or contract for the construction of all such improvements.

V.

Developer agrees to request in writing that the City Engineer and any other required department of the City make the following inspections and to not proceed with construction

until the required inspection is complete and the work has been approved in writing by the City Engineer or his authorized inspector. All such inspections shall be scheduled fifteen (15) days prior to beginning work and the request for an inspection shall be made one working day before the required inspection. Developer agrees to apply all costs resulting from his failure to properly schedule and request a required inspection or from proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials all as required by the City Engineer.

Required inspections shall include: 1) approval of all materials before inspection; 2) approval of forms and gravel base before pouring any concrete curb-gutter and sidewalk; and 3) approval of finished curb-gutter and sidewalk.

VI.

The Developer agrees to: 1) allow the City full and complete access to the construction; 2) provide all materials necessary to conduct all tests; and 3) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

VII.

Developer agrees to obtain any necessary permits from the Twin Falls Highway District or the State of Idaho Department of Highways prior to construction improvements on their respective rights-of-way if said permits are required by the aforementioned agencies. A certified copy of said permit or the original of said permit shall be submitted to the City prior to beginning construction thereon.

This Agreement shall be recorded and shall bind the parties hereto, their heirs, successors in interest, and lawful assigns.

In the event of a breach of this Agreement, or should legal action of any kind be taken to enforce the provisions hereof, the prevailing party shall be entitled to reasonable attorney fees and cost awarded by the Court.

CITY OF TWIN FALLS, IDAHO

BY _____
Mayor

DEVELOPER



STATE OF IDAHO

On this _____ day of _____, 20____, before me a notary public in and for said State, personally appeared

known to me to be the person who name subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public
Residing at Twin Falls, Idaho

STATE OF IDAHO

On this 23 day of August, 2017, before me a notary public in and for said State, personally appeared

Nate Kelsey

known to me to be the person who name subscribed to the within instrument, and acknowledged to me that he executed the same.



Notary Public
Residing at Twin Falls, Idaho

GLORIA J. HARMAN
NOTARY PUBLIC
STATE OF IDAHO

CASE NO. 70240sm

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

TWIN FALLS COUNTY
RECORDED FOR:
TITLEFACT, INC.
01:07:49 PM 05-05-2017
2017007028
NO. PAGES 1 FEE: \$10.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: JWD
Electronically Recorded by Simplifile

CORPORATION WARRANTY DEED

FOR VALUE RECEIVED YOUNG MEN'S CHRISTIAN ASSOCIATION OF TWIN FALLS, INC., an Idaho General Non-Profit Corporation, a corporation duly organized and existing under the laws of the state of Idaho, grantor, does hereby Grant, Bargain, Sell and Convey unto CATE4 & COMPANY LLC, an Idaho Limited Liability Company, Grantee, whose address is: 4493 Mud Creek Rd, Boise ID 83366, the following described real estate, situated in Twin Falls County, Idaho, to-wit:

Township 9 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 34: A parcel of land in Lot 5, and being more particularly described as follows:
COMMENCING at the South quarter corner of Section 34;
THENCE a distance of 475.00 feet on a bearing of South 89°55' East along the South boundary of said Lot 5;
THENCE a distance of 25.00 feet on a bearing of North 00°37'09" East to the North right-of-way boundary of a county road; said point being the POINT OF BEGINNING;
THENCE from the REAL POINT OF BEGINNING a distance of 546.62 feet on a bearing of North 00°37'09" East;
THENCE a distance of 133.94 feet on a bearing of South 89°55' East;
THENCE a distance of 546.61 feet on a bearing of South 00°30'48" West to the North right of way of said county road;
THENCE along said North right of way of a county road a distance of 134.95 feet on a bearing of North 89°55' West to the REAL POINT OF BEGINNING.
TOGETHER WITH a 25-foot-wide easement for road access running immediately adjacent to the Westerly boundary of the above described parcel for a distance equal to the length of said Westerly boundary.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and the Grantee's heirs and assigns forever. And the Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its President.

Dated: May 3, 2017

YOUNG MEN'S CHRISTIAN ASSOCIATION OF TWIN FALLS, INC., an Idaho General Non-Profit Corporation

BY: [Signature]
STEVE EVERTON, President

STATE OF IDAHO
County of Twin Falls

On this 5th day of May, 2017, before me, the undersigned, Notary Public in and for said State, personally appeared STEVE EVERTON, known to me to be the President of the corporation that executed this instrument, or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written

[Signature]
Notary Public for Idaho
Residing at: Twin Falls
My Commission expires: 11/28/2020





Date: Tuesday, September 5, 2017
To: Honorable Mayor and City Council
From: Kelly Weeks, Planner I

Request:

Request to confirm the appointment of Daryl "Allen" Easterling and reappointments of Debbie Lattin and Lucy Wills to the Historic Preservation Commission.

Time Estimate:

The presentation will take approximately 5 minutes. Following the presentation, additional time may be necessary for questions.

Background:

Andrew Dunn was appointed to the Historic Preservation Commission in July 2016 to serve a full 3-year term to replace Wendy Rice. Due to conflicts in school and work schedules, Andrew had to resign.

City staff posted a vacancy notice for this position. Staff received one application with an interest in serving on the Historic Preservation Commission. Staff advertised the vacancy a second time and received one more application. An interview panel consisting of HPC Chair Nancy Taylor, Councilwoman Ruth Pierce, Planner 1 Kelly Weeks, and I interviewed the two individuals. The interview panel felt the two applicants were very qualified to serve on the HPC. They recommended Allen Easterling be appointed to the Commission. This appointment will be for a two year term. The appointee will be eligible for two full three year terms for a total of eight years on the commission.

Debbie Lattin recently completed her first full term on the Commission. Debbie was appointed in February 2013 to finish serving a three year term that ended in July 2014. Debbie was reappointed in 2014 to serve her first full three year term. Debbie is eligible for and has requested reappointment to the Commission. Debbie is a business owner in the Historic Residential District and her passion for historic preservation is a great asset to the Commission. Her attendance to the meetings and extra-curricular activities is excellent.

Lucy Wills recently completed her appointment of a partial term. Lucy was appointed in January 2016 to finish serving a three year term that ended in July 2017. Debbie is eligible for and has requested reappointment to the Commission. Lucy's reappointment, should the Council confirm it, will be for her first full three year term. She will be eligible for another three year term following completion of this one. Lucy has had excellent attendance to the meetings and extra-curricular activities.

Approval Process:

City Code 2-7-3 says that Historic Preservation Commissioners are appointed by the Mayor and confirmed by the City Council.

Budget Impact:

Regulatory Impact:

Approval of this request will maintain full membership of the Historic Preservation Commission.

History:

N/A

Analysis:

N/A

Conclusion:

I request that the Council confirm my appointments of Daryl "Allen" Easterling, Debbie Lattin and Lucy Wills to the Historic Preservation Commission.

Attachments:

1. Esterling Application

Board and Commission Application Form

Select the Board,
Commission, or
Committee applying for

Historic Preservation Committee

Personal Information

First Name	Daryl
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Last Name	Easterling
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Sex:	Male
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Address1	623 Taylor St
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Address2	<i>Field not completed.</i>
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City	Twin Falls
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State	Idaho
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Zip	83301
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Home Phone Number	208-961-1117
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Business Address	133 Shoshone St
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Business Phone Number	208-734-7920
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Occupation	Chief Sales Officer, Jensen Jewelers
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Email Address	allen@jensen-jewelers.com
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Residency Information

Length of Residency in City of Twin Falls	Total time 22 years
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Are you a registered voter	Yes
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Education and Hobbies

High School	Yes
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College	No
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Organization Membership Information

Are you currently serving on other Boards, Commissions, or Committees?

Yes

If yes, which

Member Board of Managers (Jensen Jewelers), Board member Southern Idaho Judo Institute

Have you served on a Board, Commission, or Committee before?

No

If yes, which

Field not completed.

Please list organization memberships and positions held

Past Deacon of First Baptist Church, Lifetime member of the United States Judo Federation, Communications director for the Daihaigen Black Belt Association

Please List Areas of Special Interest

Downtown and Old Towne

Please Enter Basic Resume Information Below

I would love to serve on the committee to help preserve downtown. I am a 6th generation Magic Valley resident. My grandparents Don and Jeanne Dean were founding members of Friends of Strickers and I remember spending many weekends of my childhood helping to clean up and restore Stricker Ranch. I walk downtown every weekday and have seen the new downtown come alive and reveal the facades that I never knew existed. It would be my hope that the committee would strive to maintain our connection to our proud past while moving the city forward with updates and needed repairs.

Email not displaying correctly? [View it in your browser.](#)



Date: Tuesday, September 5, 2017
To: Honorable Mayor and City Council
From: Travis Rothweiler, City Manager

Request:

Request to approve the purchase of a historic reproduction of Shoshone Falls on the Snake River.

Time Estimate:

Approximately ten minutes.

Background:

In 2007, a project was developed in the Teton Valley in Eastern Idaho to establish a robust visitor center, geotourism center, and exhibition space for several pieces of artwork celebrating the exploration and settlement of the American West. Due to a variety of challenges with the project, the larger facility was never built. A smaller Geotourism Center addressed the visitor center and interpretive information. However, no space was allocated for the exhibition of artwork.

More than 20 authorized reproductions of historic art pieces had been developed for the center under the supervision of various organizations such as the Smithsonian Institution, the National Park Service, the White House Historical Society, and private collectors and museums. The owners of these art reproductions are now seeking locations for permanent placement of the pieces.

One of the historic reproductions is *Shoshone Falls on the Snake River*. The piece was produced using the *giclée* process for fine art reproduction of the original Thomas Moran painting (painted in 1900) at approximately 50% of actual size. The reproduction was made under the direction of the Gilcrease Museum in Tulsa, Oklahoma, which houses the original piece. The authentic frame production is by Montgomery Frames in Tempe, Arizona.

With the upcoming opening of the new City Hall, Twin Falls has an opportunity to showcase this piece to share with the community. The owners are asking \$7,900 for purchase of the piece to recoup their costs from the original production. The intent would be to also include a brief historical write up about the piece to exhibit with it in the new facility..

Approval Process:

Requires a simple majority (50%+1) of the members in attendance at this meeting.

Budget Impact:

The City has a total of \$15,987.00 that has been set aside for the creation and/or acquisition of public art. (I will get the number from Lorie).

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Approve the purchase of a historic reproduction of *Shoshone Falls on the Snake River* for \$7,900.

Attachments:

None



Date: Tuesday, September 5, 2017
To: Honorable Mayor and City Council
From: Mitch Humble, Deputy City Manager

Request:

Request to approve a guaranteed maximum price for construction of the Hansen Street roadway and sidewalk adjacent to the new City Hall location.

Time Estimate:

The presentation will take approximately ten minutes. Following the presentation, time will be needed to discuss and answer questions.

Background:

The Urban Renewal Agency (URA) is well under way on their "Main Avenue Area Redesign Project." That project includes the development of the Downtown Commons Plaza and the reconstruction of Hansen St between Main Ave and 2nd Ave East, the portion of Hansen St that is adjacent to the new City Hall. Since this part of the project directly impacts and is impacted by the City Hall construction, the City and the URA entered into an agreement that the City would administer the construction of the plaza and Hansen St as part of our City Hall project and the URA would pay for it as part of their Main Ave project.

The City selected Starr Corporation as our City Hall Construction Manager/General Contractor (CM/GC). As the CM/GC, Starr has decided to split the bidding of the work into at least three separate parts. The first part is the curb, gutter, and sidewalk on the City Hall side of Hansen St. The second is Hansen St and the curb and gutter on the plaza side of the street. The third part will be the sidewalk and the plaza, including the restroom building and fountain. Tonight's discussion and award will be for the first two parts of the project only.

Starr has requested bids consistent with the public bidding process for CM/GC projects. The low bidder will be selected. Starr will add their CM/GC fee to the bids and will then present a guaranteed maximum price (GMP) for the work being bid. The Council is being asked to accept the GMP and authorize Starr to proceed with the construction, awarding the work to the subcontractors who were the low bidders.

Bids will be opened on Friday, September 1st, after the publication of this agenda packet. Therefore we do not have the names of the bidders or the low bid amounts to include in this report. Starr will present the bidders and bid amounts at the meeting for the Council's consideration. We normally like to include this information in the packet, but the timing is a little tight on this work. The construction plans for this work were delayed. In order for the sidewalk and road to be complete in time for the City Hall to be occupied, Starr needs to start the subcontractors working on Wednesday, September 6th. Starr will be working to prepare the GMP over the weekend so it will be ready for Council consideration at the meeting on September 5th.

Approval Process:

A simple majority vote of the Council needed to approve the GMP.

Budget Impact:

The GMP cost and low bidders will be presented to the Council at the meeting on September 5th. The cost of the construction will be paid by the Urban Renewal Agency as part of the "Main Avenue Area Redesign Project."

Regulatory Impact:

Approval of this request will authorize Starr Corporation to begin work on the Hansen Street roadway and sidewalk construction.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the guaranteed maximum price and authorize Starr Corporation to begin work on the Hansen St roadway and sidewalk construction as requested.

Attachments:

None