



Twin Falls City Council Agenda

Monday, November 25, 2024, 5:00 PM

Council Chambers
203 Main Avenue East Twin Falls, Idaho

Members: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Spencer Cutler, Christopher Reid, Grayson Stone, Cherie Vollmer

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) PROCLAMATIONS
National American Indian Heritage Month
 - a) **PRESENTATION:** National American Indian Heritage Month
- 4) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve City Council 2024 November 18, Minutes.
By: Amy Luna, deputy city clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for November 14 thru 19 2024 By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request to approve Finding of Facts and Conclusions of Law for the following: ZDC - 4th Ave (PZ24-0094) and ZDC - Pillar Falls (PZ24-0095)
By: Jonathan Spendlove, Planning and Zoning Director
 - d) **ACTION ITEM:** Request City Council to approve the Special Event Permit for the organizers of the Living Nativity event.
By: Lou Coronado, Sergeant, Twin Falls Police Department
 - e) **ACTION ITEM:** Declaration of Access Easement By:
Troy Vitek, City Engineer
- 5) ITEMS OF CONSIDERATION
 - a) **ACTION ITEM:** Request to approve Jose Loya to serve as Library Board of Trustee
By: Tara Bartley
 - b) **ACTION ITEM:** Award Eastland Drive, Gravity Irrigation Improvements to REG Contracting for \$425,708.00.
By: Jesse Schuerman, Staff Engineer
 - c) **ACTION ITEM:** Request to accept the FY2024 Impact Fee Report and approve the 1.31% Impact Fee rate increase (PZ24-0149).
By: William Klaver, Senior City Planner
 - d) **PRESENTATION:** A presentation on the finances of the City of Twin Falls for the fiscal year 2023-2024. This presentation will be an overview of the tax-supported funds and the three major enterprise funds: Water, Wastewater and Sanitation.
By: Breanna Howard, CFO
- 6) GENERAL PUBLIC INPUT
- 7) ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 8) ADJOURNMENT

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin falls shall:
 - a. Wait to be recognized by the Mayor or Chairman.
 - b. Approach the microphone/podium.
 - c. State their name, and whether they are a resident or property owner of the City of Twin Falls and proceed with their input.
2. All public input will be limited to two (2) minutes. Individuals are not permitted to give their time to otherspeakers.
3. All presenters shall remain respectful.

Public input will not be about any of the items that were on this agenda, personnel, or a personnel-related issue. All issues involving City personnel should be directly communicated with the mayor and/or the City Manager.

Anyone failing to follow these rules will be provided with one (1) warning. Should the speaker continue to disregard these rules after the warning, will have the microphone muted and they will be asked to return to their seats.

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 & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and 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. A City Staff Report shall summarize the application and history of the request.
4. 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.
5. 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.
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.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, 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, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & 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

*Offices The Mayor
The City of Twin Falls*

Proclamation

National American Indian Heritage Month

WHEREAS the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and

WHEREAS, the contributions of American Indians have enhanced the freedom, prosperity, and greatness of America today, and

WHEREAS their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and

WHEREAS Native American Awareness Week began in 1976, and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November, as National American Indian Heritage Month; and

WHEREAS, in honor of National American Indian Heritage Month, community celebrations as well as numerous cultural, artistic, educational, and historical activities have been planned.

NOW, THEREFORE, I Ruth Pierce, by virtue of the authority vested in me as Mayor of Twin Falls do hereby proclaim November as the National American Indian Heritage Month, in, and urge all our citizens to observe this month with appropriate programs, ceremonies and activities.

*In witness whereof we have hereunto set our
hand and caused this seal to be affixed this
25th day of November.*

*Ruth Pierce, Mayor
City of Twin Falls*

*Amy Luna
Date: November 25, 2024*



Twin Falls City Council Minutes

Monday, November 18, 2024, 5:00 PM

Council Chambers
203 Main Avenue East Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Christopher Reid, Spencer Cutler, Cherie Vollmer
Absent: Council Member Grayson Stone
Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, Deputy City Clerk Amy Luna, Administrative Assistant Rachael Long, Airport Manager Bill Carberry, Planning and Zoning Director Jonathan Spendlove, Police Chief Craig Kingsbury, Public Information Coordinator Josh Palmer, City Planner Kelli Ebersole, City Planner William Klaver

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

2) PLEDGE OF ALLEGIANCE

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

3) PROCLAMATIONS

a) Small Business Saturday, November 30, 2024.

Mayor Pierce read and presented Small Business Saturday, November 30, 2024.

4) CONSENT CALENDAR

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

- a) Request to approve City Council 2024 November 12, Minutes.
- b) Request to approve Accounts Payable for November 6 thru November 12, 2024
- c) Request to approve November 13, 2024, Travel Requests
- d) Request to accept the Improvement Agreement for the purpose of developing **Canyon Rim Townhomes Subdivision**.
- e) Request to accept the Improvement Agreement for the purpose of developing **Gemini Business Park**.
- f) Request to accept the Improvement Agreement for the purpose of developing **Perrine Point Subdivision (Phases 9, 10, & 11)**.

5) ITEMS OF CONSIDERATION

- a) Request to confirm the mayoral appointment of Sherry Olsen-Frank to the Airport Advisory Board.
Airport Manager Carberry requested to confirm the mayoral appointment of Sherry Olsen-Frank to the Airport Advisory Board.

Discussion ensued on the following:

Council Member Reid spoke in favor of the nomination

MOTION: Council Member Reid moved to approve the request to confirm the mayoral appointment of Sherry Olsen-Frank to the Airport Advisory Board. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- b) Request to adopt ordinance #2024-013 for Zoning Development Agreement on property located at 1607 Washington Street South.

P & Z Director Jonathan Spendlove request to adopt **Ordinance #O-2024-013** for Zoning Development Agreement on property located at 1607 Washington Street South.

MOTION: Council Member Reid made a motion to dispense with reading the rules and put Ordinance # on third and final reading by title only. **Council Member Brown** seconded the motion. The Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Mayor Pierce read **Ordinance #O-2024-013** by title only.

Discussion ensued on the following: None.

MOTION: Council Member Reid moved to approve the request to adopt **Ordinance #O-2024- 013** for Zoning Development Agreement on property located at 1607 Washington Street South. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Vice Mayor Brown talked about MPO developing the metropolitan plan, working down the path to get what they need

Council Member Vollmer spoke on moving forward with the rec center looking for land still

8) PUBLIC HEARINGS

- a) Request to approve a Zoning District Change from R-6 to C-1 on property located on the south side of the 1900 block of 4th Avenue East. c/o Ajia, LLC on behalf of Perrine Investments, LLC (PZ24-0094).

City Planner Ebersole request to approve a Zoning District Change from R-6 to C-1 on property located on the south side of the 1900 block of 4th Avenue East. c/o Ajia, LLC on behalf of Perrine Investments, LLC (PZ24-0094).

Discussion ensued on the following:

Council Member Brown asked about flood plain surveyor not just the canal company

Council Member Reid commented that it would be better for the neighborhood to be able to grow

Public Hearing Opened: 5:22PM

Public Hearing Closed: 5:23PM

MOTION: Council Member Brown moved to approve the request for a Zoning District Change from R-6 to C-1 on property located on the south side of the 1900 block of 4th Avenue East. c/o Ajia, LLC on behalf of Perrine Investments, LLC (PZ24-0094). **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- b) Request to approve a Zoning District Change from C-1 PUD to C-1 on property located on the north side of the 2000 block of Pole Line Road East (Entirety of Pillar Falls Plaza Subdivision). c/o Greg Elmore on behalf of Dirk Reitsma (PZ24-0095).

City Planner Klaver requested to approve a Zoning District Change from C-1 PUD to C-1 on property located on the north side of the 2000 block of Pole Line Road East (Entirety of Pillar Falls Plaza Subdivision). c/o Greg Elmore on behalf of Dirk Reitsma (PZ24-0095).

Discussion ensued on the following:

Council Member Spencer what was the original zone of this property?

Vice Mayor Brown wants clarification on what planning and zoning is recommending. Was the initial PUD for this area specific or was it a larger area? Does each PUD have its own requirement?

Public Hearing Opened: 5:46 PM

Citizen Nick Kirulner spoke against the change.

Citizen Tyler Elison spoke against the change.

Council Member Vollmer wanted to know the limitations between C1 and NCO, why did the commission not want all C1, and talked about understanding the meeting minutes.

Council Member Cutler wanted to know about the clarification about the height used in a C1 and questioned the North Canyon medical center removing the PUD, Mitch answered the PUD question.

Vice Mayor Brown wants clarification about gas stations? Is the height restriction because of the canyon rim overlay?

Council Member Hawkins is in favor of the change because he knows Planning and Zoning will do their job.

Public Hearing Closed: 6:05 PM

MOTION: Council Member Reid moved to approve the request for a Zoning District Change from C-1 PUD to C-1 on property located on the north side of the 2000 block of Pole Line Road East (Entirety of Pillar Falls Plaza Subdivision). c/o Greg Elmore on behalf of Dirk Reitsma (PZ24-0095). **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

9) EXECUTIVE SESSION

10) ADJOURNMENT

Rachael Long, Administrative Assistant

****If you wish to have a full accounting of this meeting, please listen to the recording that is located on our website. **** [Tfid.org](https://www.tfid.org)



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Zoning District Change & Zoning Map Amendment,</u>	)	FINDINGS OF FACT,
Application,	)	
	)	CONCLUSIONS OF LAW,
<u>Perrine Investments, LLC</u>	)	
<u>c/o Ajia, LLC</u>	)	AND DECISION

Applicant(s)

This matter having come before the City Council of the City of Twin Falls, Idaho on November 18, 2024, for public hearing pursuant to public notice as required by law for a Zoning District Change and Zoning Map Amendment from R-6 to C-1 for 6 acres (+/-) for property located on the south side of the 1900 block of 4th Avenue East and the City Council having heard testimony from interested parties, and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Zoning District Change and Zoning Map Amendment from R-6 to C-1 for 6 acres (+/-) for property located on the south side of the 1900 block of 4th Avenue East.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: September 19, 2024 & October 31, 2024.
3. The property in question is zoned R-6 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Tractor Dealer; to the east, Light Manufacturing; to the west, Residential.

Based on the foregoing Findings of Fact, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The application for a Zoning District Change and Zoning Map Amendment from R-6 to C-1 for 6 acres (+/-) for property located on the south side of the 1900 block of 4th Avenue East is consistent with the purpose of the C-1 Zone and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-4-2, 10-4-11, 10-8-1 through 6, 10-14-1 through 7 of the Twin Falls City Code.

3. The proposed use is proper use in the C-1 Zone, subject to the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

4. Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity. A rezone of this property is not a guarantee city utilities are available. A will-serve letter will be issued upon review and approval for a final plat and/or a phase of a final plat.

5. The application for a Zoning District Change and Zoning Map Amendment from R-6 to C-1 for 6 acres (+/-) for property located on the south side of the 1900 block of 4th Avenue East should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

1. The application for a for a Zoning District Change and Zoning Map Amendment from R-6 to C-1 for 6 acres (+/-) for property located on the south side of the 1900 block of 4th Avenue East is hereby granted.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.
- 2.

APPLICATION #: PZ24-0094



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Zoning District Change & Zoning Map Amendment,</u>	)	FINDINGS OF FACT,
<u>Application,</u>	)	
	)	CONCLUSIONS OF LAW,
<u>Dirk Reitsma</u>	)	
<u>Greg Elmore</u>	)	AND DECISION

Applicant(s)

This matter having come before the City Council of the City of Twin Falls, Idaho on November 18, 2024, for public hearing pursuant to public notice as required by law for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 for 21 acres (+/-) for property located on the north side of the 2000 block of Pole Line Road East and the City Council having heard testimony from interested parties, and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 for 21 acres (+/-) for property located on the north side of the 2000 block of Pole Line Road East.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: September 19, 2024 & October 31, 2024.
3. The property in question is zoned C-1 PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Mixed Use in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Open Space; to the south, C-1 PUD; to the east, Residential; to the west, Vacant.

Based on the foregoing Findings of Fact, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The application for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 for 21 acres (+/-) for property located on the north side of the 2000 block of Pole Line Road East is consistent with the purpose of the C-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-4-2, 10-4-8, 10-4-11, 10-6-1, 10-8-1 through 6, 10-14-1 through 6 of the Twin Falls City Code.

3. The proposed use is proper use in the C-1 Zone, subject to the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

4. Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity. A rezone of this property is not a guarantee city utilities are available. A will-serve letter will be issued upon review and approval for a final plat and/or a phase of a final plat.

5. The application for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 for 21 acres (+/-) for property located on the north side of the 2000 block of Pole Line Road East should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

1. The application for a for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 for 21 acres (+/-) for property located on the north side of the 2000 block of Pole Line Road East is hereby granted.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.
- 2.

APPLICATION #: PZ24-0095

DECLARATION OF ACCESS EASEMENT

This Declaration of Access Easement (this “Declaration”) is made as of this ____ day of _____, 2024, by the City of Twin Falls, Idaho, a municipal corporation of the State of Idaho (“Declarant”).

W I T N E S S E T H:

WHEREAS, Declarant is the fee simple owner of the land more particularly described in **Exhibit A** attached hereto, and incorporated herein by reference (the “Property”); and

WHEREAS, the Property was originally deeded to Declarant by Jack’s Tire and Oil, Inc., a Utah corporation (“Jack’s Tire & Oil”), in 2004 in anticipation of the Property being used as a right-of-way by Declarant (the “2004 Transfer”); and

WHEREAS, as part of the 2004 Transfer, Jack’s Tire & Oil retained that ownership of that certain tract of land (Parcel RP10S17E230045) located immediately adjacent to and West of the Property and more particularly described in **Exhibit B** attached hereto and incorporated herein by referenced (hereinafter, the “Adjacent Lot”); and

WHEREAS, it was contemplated that as part of the 2004 Transfer that Declarant would grant an easement to Jack’s Tire & Oil and its successors for access to the Adjacent Lot up until such time as the Property was converted to a right-of-way; and

WHEREAS, this easement was not created by Declarant at the time of the 2004 Transfer, and the Property has not yet been converted to a right-of-way; and

WHEREAS, Jack’s Tire Investment Company, Inc., the successor in interest to Jack’s Tire & Oil, conveyed the Adjacent Lot to PURCELL PROPERTIES III, LLC, a Missouri limited liability company (“Grantee”); and

WHEREAS, Grantee is the present fee owner of the Adjacent Lot; and

WHEREAS, Declarant desires create an access easement for purposes of allowing access to the Adjacent Lot until such time as the Property is converted to a right-of-way;

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to Declarant, the receipt and legal sufficiency of which are hereby acknowledged, Declarant declares the following easement, covenants, and obligations:

1. **ACCESS EASEMENT.** Declarant does hereby declare, establish and create, and grant, convey, and confirm unto Grantee, and its successors and assigns, and each successor owner of the Adjacent Lot or any portion thereof, and any tenants, subtenants, and guests of such parties (collectively, “Grantee Parties”), a perpetual appurtenant right and easement (“Access Easement”) in, under, upon, about, over, and through over the Property set forth in **Exhibit A** for private and commercial vehicular and pedestrian access, ingress, and egress to and from the Adjacent Lot, or any portion thereof, to and from the public roadway currently commonly known as Hankins Road South on, over, across, and through the drive lanes, exits, curb cuts, and drive aisles located from time to time on the Property (the “Access Easement Area”), for the benefit of the Adjacent Lot and the Grantee Parties.

2. **USE OF THE ACCESS EASEMENT AREA.** Grantee shall use reasonable care and diligence in connection with this Access Easement and will not intentionally unreasonably materially interfere with the normal and reasonable use of the Property by Declarant. Notwithstanding the foregoing, Declarant agrees that it shall and will not in any way obstruct or interfere, nor permit the obstruction or interference, with Grantee Parties use and enjoyment of the Access Easement.

3. **LANDSCAPING.** Except as otherwise provided herein, Grantee shall be responsible for maintaining the landscaping on the Property substantially similar to the condition as such landscaping exists as of the date of this Declaration until such time as the Property is converted to a right-of-way.

4. **UTILITIES.** This Access Easement shall include the right of Grantee to construct, install, maintain, repair, replace, and upgrade underground utility lines, equipment and appurtenances on the Property that service the Adjacent Lot.

5. **BINDING ON SUCCESSORS.** This Declaration shall be recorded in the official records of Twin Falls County, Idaho, and shall be binding upon and inure to the benefit of the Declarant and Grantee, and their respective successors and assigns, and the Access Easement granted herein shall be a covenant running with the land.

6. **TERMINATION.** This Declaration and the Access Easement shall terminate without further action by the parties hereto at such time that the Property is dedicated as a public right-of-way, and may be terminated or amended upon the recording, in the official records of

Twin Falls County, Idaho, of a written instrument duly executed by the then owner(s) of the Property and the Adjacent Lot.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

**The easterly 58.00 feet of the following described property:
Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 23: A parcel of land located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ and described as follows:
BEGINNING at the Northeast corner of said Section 23;
THENCE South 0°24'48" East along the East line of said Section 23 a distance of 354.61 feet to the
TRUE POINT OF BEGINNING;
THENCE North 89°22'27" West a distance of 650.99 feet;
THENCE South 0°19'25" East a distance of 304.54 feet;
THENCE South 89°17'57" East a distance of 651.49 feet to a point on East line of said Section 23;
THENCE North 0°24'48" West along the East line of said Section 23 a distance of 305.37 feet to the
TRUE POINT OF BEGINNING.**

EXHIBIT B

LEGAL DESCRIPTION OF THE ADJACENT LOT

TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 23: A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 0°24'48" EAST ALONG THE EAST LINE OF SAID SECTION 23 A DISTANCE OF 354.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°22'27" WEST A DISTANCE OF 650.99 FEET; THENCE SOUTH 0°19'25" EAST (OF RECORD AS SOUTH 0°19'25" WEST) A DISTANCE OF 304.54 FEET; THENCE SOUTH 89°17'57" EAST A DISTANCE OF 651.49 FEET TO A POINT ON EAST LINE OF SAID SECTION 23; THENCE NORTH 0°24'48" WEST ALONG THE EAST LINE OF SAID SECTION 23 A DISTANCE OF 305.37 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING AND RESERVING THEREFROM THE EASTERLY 58.00 FEET OF THE ABOVE REFERENCED PROPERTY AS PREVIOUSLY CONVEYED TO CITY OF TWIN FALLS BY CORPORATION DEED DATED AUGUST 9, 2004 AND RECORDED SEPTEMBER 2, 2004 AS ENTRY NUMBER 2004-019199 IN THE RECORDS OF THE RECORDER OF TWIN FALLS COUNTY, STATE OF IDAHO.



Date: Monday, November 25, 2024
To: Honorable Mayor and City Council
From: Tara Bartley, Library Director

ACTION ITEM

Request:

Request to approve Jose Loya to serve as Library Board of Trustee

Time Estimate:

5 minutes

Background:

Idaho State Code 33-2604 mandates that the city manager and the council appoint members to the Library Board of Trustees. Susie Kaperleris, a current member of the Library Board, will be stepping down, creating the vacancy for this position. This five-year term, beginning in January 2025 and running through December 2029, is critical for the continued oversight and development of the library's services to the Twin Falls community.

The Twin Falls Public Library advertised an opening for a Library Board Trustee position. The Library Board received four applications for the position, though one applicant later rescinded their interest. The Library Board, in collaboration with City Manager Travis Rothweiler and City Council liaison Spencer Cutler, interviewed the remaining three candidates. All three candidates expressed a strong interest in serving, but after thorough consideration, the board concluded that Jose (Joey) Loya was the most suitable candidate for the role.

Approval Process:

Approve the appointment of Jose Loya to the Library Board of Trustees for the term beginning January 2025 through December 2029, as recommended by the Library Board.

Budget Impact:

There is no budget impact associated with this request.

Regulatory Impact:

This appointment ensures full membership on the Library Board of Trustees, as required by Idaho State Code 33-2604. The appointment will allow for continued governance and oversight of the Twin Falls Public Library, facilitating the board's ability to make decisions that impact library services and programs.

History:

N/A

Analysis:

N/A

Conclusion:

The Library Board of Trustees has recommended that Jose Loya be appointed to fill the board term from January 2025 through December 2029. This appointment is essential for maintaining a fully functioning board and ensuring continued effective oversight of the Twin Falls Public Library's services and programs in alignment with the board's policies and governance framework.

Attachments:

1. 20241120090829

THE OPEN TRUSTEE POSITION

Dear Tara Bartley:

Date:

September 7th, 2024

Letter to:

Tara Bartley

Open Trustee
Position

I am excited to express my interest in the open trustee position for the Twin Falls Public Library. I am passionate about community involvement and believe my background in volunteer work, community service, and professional experience would allow me to contribute meaningfully to the library's mission.

Having grown up in Heyburn, I've always felt a strong connection to the Magic Valley area. My educational journey led me to the College of Southern Idaho, where I earned an Associate in Education, followed by a Bachelor of Fine Arts from Boise State University and a Bachelor in Web Design & Computer Development from Stevens-Henager College. Alongside my academic achievements, I cultivated a deep commitment to serving my community.

Throughout my life, I've been drawn to causes that make a positive impact. I've raised funds for the Make-A-Wish Foundation through the Polar Bear Plunge, participated in St. Baldrick's by shaving my hair to support childhood cancer research, and led a team for the Susan G. Komen breast cancer walk. These experiences not only strengthened my ties to the community but also allowed me to inspire my nieces and nephew to get involved in meaningful causes. Their curiosity and eagerness to help have fueled my continued commitment to community service.

Since moving to Twin Falls in January 2023, I have sought new ways to give back to my community. One of my proudest accomplishments has been founding the Twin Falls Silent Book Club, which recently celebrated its first anniversary. What began as a small gathering has grown into a vibrant community of regulars who share a love of reading and literacy. I also serve on the board for Alzheimer's Awareness in Twin Falls, where I work to support those affected by this condition.

In addition to my charitable work, my background in real estate marketing equips me with skills that I believe would be valuable to the library board. I enjoy finding ways to enhance programs and initiatives while staying true to their core mission. My experience with marketing, combined with my technology skills, positions me to contribute to the library's continued success.

As a regular attendee of the library's classes and activities, particularly the yarn club, I have seen firsthand the library's positive impact on our community. As a trustee, my goals would be to better understand the library's operations, contribute to impactful decisions, and support initiatives that benefit our community.

Thank you for considering my application. I would be honored to further discuss how I can contribute to the Twin Falls Public Library Board of Trustees.

Sincerely,



Jose Loya (Joey)

Potential Trustee

202409070909

joeylwoa@gmail.com

27 Van Buren St
Twin Falls, ID 83301



Date: Monday, November 25, 2024
To: Honorable Mayor and City Council
From: Jesse Schuerman, Staff Engineer

ACTION ITEM

Request:

Award Eastland Drive, Gravity Irrigation Improvements to REG Contracting for \$425,708.00.

Time Estimate:

5 minutes

Background:

Earlier this year, Engineering came to Council about an \$8.3 million grant we received to reconstruct Eastland Drive road. We recently opened bids for phase I of this work, which includes the necessary irrigation modifications before the sidewalk and road reconstruction. We coordinated with the Twin Falls Canal Company to determine which improvements were needed for the road construction before the irrigation season begins in March.

We received 5 bids from qualified contractors. The low bid was 102% of our Engineers Estimate, with REG contracting for \$425,708.00. Attached is the Bid Tab which has detailed bid quantities and unit prices.

Engineering requests permissions to award the project, allow for the City Engineer to sign the construction contract, and get budget authority for a 20% contingency to deal with unknowns encountered during construction. The total potential budget impact would be \$511,000 including the contingencies.

Engineering also would like to include \$43,000 for construction engineering and inspection to be included with this portion of the project.

Approval Process:

Majority vote from the Council to authorize the City Engineer to sign the contract.

Budget Impact:

Up to \$554,000 of the Street Construction projects GL Code 102-31-10-470-78 would be expended of the 8.3 million dollar grant awarded to the City for this project.

Regulatory Impact:

None

History:

Analysis:

Conclusion:

Engineering Staff requests permission to issue and sign a Notice of Award to REG Contracting; Authorize the City Engineer to sign the Contract; Allow for Engineering Staff to expend up to \$554,000 of the grant funding to pay for the Eastland Drive, Gravity Irrigation Improvements.

Attachments:

1. 23016_Eastland Dr Gravity Irrigation Improvements Bid Results_20241119

CITY OF TWIN FALLS
EASTLAND DRIVE, GRAVITY IRRIGATION IMPROVEMENTS
PROJECT NO. 23016
BID RESULTS

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
0201.4.1.C.1	REMOVAL OF OBSTRUCTIONS	1	LS	\$30,000.00	\$30,000.00
0202.4.1.D.1	EXCAVATION	1	LS	\$15,000.00	\$15,000.00
0302.4.1.B.1	ROCK EXCAVATION	200	LF	\$125.00	\$25,000.00
0504.4.1.A.1	SEWER SERVICE LINE - SIZE 4"	121	LF	\$50.00	\$6,050.00
0601.4.1.A.05.06	6" GRAVITY IRRIGATION PIPE, CLASS C900	92	LF	\$55.00	\$5,060.00
0601.4.1.A.05.24	24" GRAVITY IRRIGATION PIPE, CLASS C900	355	LF	\$110.00	\$39,050.00
0601.4.1.A.05.36	36" GRAVITY IRRIGATION PIPE, CLASS C900	124	LF	\$200.00	\$24,800.00
0602.4.1.M.1.A	CAST-IN-PLACE CONCRETE IRRIGATION BOX - SIZE 5'X5'	3	EA	\$8,000.00	\$24,000.00
0602.4.1.M.1.B	CAST-IN-PLACE CONCRETE IRRIGATION DIVERSION BOX	1	EA	\$20,000.00	\$20,000.00
0602.4.1.N.1.A	18" STANDARD IRRIGATION STANDPIPE	1	EA	\$6,000.00	\$6,000.00
0706.4.1.A.5	STANDARD 6" VERTICAL CURB AND GUTTER	33	LF	\$24.00	\$792.00
0706.4.1.E.1	CONCRETE SIDEWALKS, 4" THICKNESS	19	SY	\$43.00	\$817.00
1103.4.1.B.1	TRAFFIC CONTROL SIGNS	200	SF	\$13.00	\$2,600.00
1103.4.1.C.1.B	TRAFFIC CONTROL BARRICADES, TYPE II	5	EA	\$200.00	\$1,000.00
1103.4.1.C.1.C	TRAFFIC CONTROL BARRICADES, TYPE III	4	EA	\$300.00	\$1,200.00
1103.4.1.D.1	TRAFFIC CONTROL DRUMS	50	EA	\$25.00	\$1,250.00
1103.4.1.H.1	PORTABLE TUBULAR MARKERS	200	EA	\$20.00	\$4,000.00
1103.4.1.I.1	TRAFFIC CONTROL FLAGGERS	250	MH	\$50.00	\$12,500.00
1103.4.1.J.1	TRAFFIC CONTROL MAINTENANCE	500	MH	\$55.00	\$27,500.00
2010.4.1.A.1	MOBILIZATION	1	LS	\$54,298.05	\$54,298.05
2020.4.1.F.1	REFERENCE AND RESET MONUMENTS	3	EA	\$2,500.00	\$7,500.00
2030.4.1.C.1	VALVE BOX, WATER, ADJUST TO GRADE	1	EA	\$750.00	\$750.00
SP 02020	GRAVEL REPAIR	18	SY	\$50.00	\$900.00
SP 09000	CONSTRUCTION SURVEY	1	LS	\$20,000.00	\$20,000.00
SP 11551	PEDESTRIAN TEMPORARY TRAFFIC CONTROL PLAN	1	CA	\$10,000.00	\$10,000.00
SP 32000	MISCELLANEOUS SITE WORK	1	CA	\$30,000.00	\$30,000.00
SSP 08120	ASPHALT REPAIR - ARTERIAL & COLLECTOR	296	SY	\$60.00	\$17,760.00
SSP 11008	PORTABLE FLOOD LIGHTS	40	HR	\$20.00	\$800.00
SSP 20003	TEMPORARY CONSTRUCTION FENCING	200	LF	\$3.00	\$600.00
SSP 25050	4" TOPSPOIL	402	SY	\$15.00	\$6,030.00
SSP 29064	SOD REPAIR	402	SY	\$9.00	\$3,618.00
SSP 29067A	REPAIR LANDSCAPING	1	LS	\$7,500.00	\$7,500.00
SSP 29093	REMOVE TREE (6"+)	1	EA	\$1,000.00	\$1,000.00
SSP 29101	REMOVE AND RESET SPRINKLER SYSTEM	810	LF	\$11.00	\$8,910.00

CONSTRUCTION COST \$416,285.05
20% CONTINGENCY \$ 83,257.01

TOTAL	\$499,542.06
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REG Contracting	
UNIT PRICE	ITEM TOTAL
\$ 8,000.00	\$ 8,000.00
\$ 30,000.00	\$ 30,000.00
\$ 50.00	\$ 10,000.00
\$ 52.00	\$ 6,292.00
\$ 67.00	\$ 6,164.00
\$ 182.00	\$ 64,610.00
\$ 520.00	\$ 64,480.00
\$ 8,280.00	\$ 24,840.00
\$ 15,000.00	\$ 15,000.00
\$ 3,800.00	\$ 3,800.00
\$ 34.00	\$ 1,122.00
\$ 70.00	\$ 1,330.00
\$ 21.00	\$ 4,200.00
\$ 30.00	\$ 150.00
\$ 200.00	\$ 800.00
\$ 25.00	\$ 1,250.00
\$ 18.00	\$ 3,600.00
\$ 54.00	\$ 13,500.00
\$ 54.00	\$ 27,000.00
\$ 42,000.00	\$ 42,000.00
\$ 1,100.00	\$ 3,300.00
\$ 900.00	\$ 900.00
\$ 110.00	\$ 1,980.00
\$ 6,000.00	\$ 6,000.00
\$ 10,000.00	\$ 10,000.00
\$ 30,000.00	\$ 30,000.00
\$ 60.00	\$ 17,760.00
\$ 100.00	\$ 4,000.00
\$ 10.00	\$ 2,000.00
\$ 20.00	\$ 8,040.00
\$ 20.00	\$ 8,040.00
\$ 1,000.00	\$ 1,000.00
\$ 500.00	\$ 500.00
\$ 5.00	\$ 4,050.00
TOTAL	\$ 425,708.00
DIFFERENCE \$	9,422.95
% DIFFERENCE	102%

A&B Excavating	
UNIT PRICE	ITEM TOTAL
\$ 22,716.35	\$ 22,716.35
\$ 71,385.60	\$ 71,385.60
\$ 166.22	\$ 33,244.00
\$ 15.88	\$ 1,921.48
\$ 27.36	\$ 2,517.12
\$ 119.14	\$ 42,294.70
\$ 260.85	\$ 32,345.40
\$ 10,609.50	\$ 31,828.50
\$ 16,938.63	\$ 16,938.63
\$ 3,419.63	\$ 3,419.63
\$ 121.18	\$ 3,998.94
\$ 256.59	\$ 4,875.21
\$ 21.83	\$ 4,366.00
\$ 25.36	\$ 126.80
\$ 135.08	\$ 540.32
\$ 25.36	\$ 1,268.00
\$ 17.11	\$ 3,422.00
\$ 57.41	\$ 14,352.50
\$ 57.41	\$ 28,705.00
\$ 26,572.26	\$ 26,572.26
\$ 1,650.00	\$ 4,950.00
\$ 514.94	\$ 514.94
\$ 77.49	\$ 1,394.82
\$ 11,000.00	\$ 11,000.00
\$ 10,000.00	\$ 10,000.00
\$ 30,000.00	\$ 30,000.00
\$ 110.07	\$ 32,580.72
\$ 22.00	\$ 880.00
\$ 9.12	\$ 1,824.00
\$ 23.58	\$ 9,479.16
\$ 28.71	\$ 11,541.42
\$ 1,823.80	\$ 1,823.80
\$ 946.96	\$ 946.96
\$ 5.66	\$ 4,584.60
TOTAL	\$ 468,358.86
DIFFERENCE \$	52,073.81
% DIFFERENCE	113%

Burks	
UNIT PRICE	ITEM TOTAL
\$ 21,500.00	\$ 21,500.00
\$ 16,900.00	\$ 16,900.00
\$ 19.00	\$ 3,800.00
\$ 88.00	\$ 10,648.00
\$ 68.00	\$ 6,256.00
\$ 160.00	\$ 56,800.00
\$ 360.00	\$ 44,640.00
\$ 22,300.00	\$ 66,900.00
\$ 66,400.00	\$ 66,400.00
\$ 11,700.00	\$ 11,700.00
\$ 70.00	\$ 2,310.00
\$ 375.00	\$ 7,125.00
\$ 20.00	\$ 4,000.00
\$ 24.00	\$ 120.00
\$ 125.00	\$ 500.00
\$ 24.00	\$ 1,200.00
\$ 16.00	\$ 3,200.00
\$ 54.00	\$ 13,500.00
\$ 54.00	\$ 27,000.00
\$ 43,450.00	\$ 43,450.00
\$ 1,320.00	\$ 3,960.00
\$ 1,110.00	\$ 1,110.00
\$ 100.00	\$ 1,800.00
\$ 8,370.00	\$ 8,370.00
\$ 10,000.00	\$ 10,000.00
\$ 30,000.00	\$ 30,000.00
\$ 79.00	\$ 23,384.00
\$ 42.00	\$ 1,680.00
\$ 8.00	\$ 1,600.00
\$ 13.00	\$ 5,226.00
\$ 19.00	\$ 7,638.00
\$ 2,480.00	\$ 2,480.00
\$ 2,340.00	\$ 2,340.00
\$ 14.00	\$ 11,340.00
TOTAL	\$ 518,877.00
DIFFERENCE \$	102,591.95
% DIFFERENCE	125%

Extreme Excavation	
UNIT PRICE	ITEM TOTAL
\$ 16,500.00	\$ 16,500.00
\$ 30,000.00	\$ 30,000.00
\$ 200.00	\$ 40,000.00
\$ 72.00	\$ 8,712.00
\$ 110.00	\$ 10,120.00
\$ 173.00	\$ 61,415.00
\$ 435.00	\$ 53,940.00
\$ 15,000.00	\$ 45,000.00
\$ 28,000.00	\$ 28,000.00
\$ 3,500.00	\$ 3,500.00
\$ 65.00	\$ 2,145.00
\$ 150.00	\$ 2,850.00
\$ 24.00	\$ 4,800.00
\$ 26.00	\$ 130.00
\$ 150.00	\$ 600.00
\$ 26.00	\$ 1,300.00
\$ 18.00	\$ 3,600.00
\$ 55.00	\$ 13,750.00
\$ 55.00	\$ 27,500.00
\$ 25,000.00	\$ 25,000.00
\$ 1,000.00	\$ 3,000.00
\$ 1,800.00	\$ 1,800.00
\$ 60.00	\$ 1,080.00
\$ 5,400.00	\$ 5,400.00
\$ 10,000.00	\$ 10,000.00
\$ 30,000.00	\$ 30,000.00
\$ 200.00	\$ 59,200.00
\$ 50.00	\$ 2,000.00
\$ 6.00	\$ 1,200.00
\$ 14.00	\$ 5,628.00
\$ 20.00	\$ 8,040.00
\$ 6,500.00	\$ 6,500.00
\$ 1,500.00	\$ 1,500.00
\$ 15.00	\$ 12,150.00
TOTAL	\$ 526,360.00
DIFFERENCE \$	110,074.95
% DIFFERENCE	126%

IMC	
UNIT PRICE	ITEM TOTAL
\$ 27,000.00	\$ 27,000.00
\$ 38,500.00	\$ 38,500.00
\$ 245.00	\$ 49,000.00
\$ 240.00	\$ 29,040.00
\$ 115.00	\$ 10,580.00
\$ 215.00	\$ 76,325.00
\$ 600.00	\$ 74,400.00
\$ 13,500.00	\$ 40,500.00
\$ 21,500.00	\$ 21,500.00
\$ 2,800.00	\$ 2,800.00
\$ 170.00	\$ 5,610.00
\$ 255.00	\$ 4,845.00
\$ 50.00	\$ 10,000.00
\$ 215.00	\$ 1,075.00
\$ 365.00	\$ 1,460.00
\$ 135.00	\$ 6,750.00
\$ 95.00	\$ 19,000.00
\$ 55.00	\$ 13,750.00
\$ 55.00	\$ 27,500.00
\$ 125,000.00	\$ 125,000.00
\$ 1,600.00	\$ 4,800.00
\$ 3,200.00	\$ 3,200.00
\$ 145.00	\$ 2,610.00
\$ 15,000.00	\$ 15,000.00
\$ 10,000.00	\$ 10,000.00
\$ 30,000.00	\$ 30,000.00
\$ 185.00	\$ 54,760.00
\$ 185.00	\$ 7,400.00
\$ 12.00	\$ 2,400.00
\$ 15.00	\$ 6,030.00
\$ 21.00	\$ 8,442.00
\$ 2,750.00	\$ 2,750.00
\$ 2,450.00	\$ 2,450.00
\$ 20.50	\$ 16,605.00
TOTAL	\$ 751,082.00
DIFFERENCE \$	334,796.95
% DIFFERENCE	180%

ENGINEERS ESTIMATE	
UNIT PRICE	ITEM TOTAL
\$ 30,000.00	\$ 30,000.00
\$ 15,000.00	\$ 15,000.00
\$ 125.00	\$ 25,000.00
\$ 50.00	\$ 6,050.00
\$ 55.00	\$ 5,060.00
\$ 110.00	\$ 39,050.00
\$ 200.00	\$ 24,800.00
\$ 8,000.00	\$ 24,000.00
\$ 20,000.00	\$ 20,000.00
\$ 6,000.00	\$ 6,000.00
\$ 24.00	\$ 792.00
\$ 43.00	\$ 817.00
\$ 13.00	\$ 2,600.00
\$ 200.00	\$ 1,000.00
\$ 300.00	\$ 1,200.00
\$ 25.00	\$ 1,250.00
\$ 20.00	\$ 4,000.00
\$ 50.00	\$ 12,500.00
\$ 55.00	\$ 27,500.00
\$ 54,298.05	\$ 54,298.05
\$ 2,500.00	\$ 7,500.00
\$ 750.00	\$ 750.00
\$ 50.00	\$ 900.00
\$ 20,000.00	\$ 20,000.00
\$ 10,000.00	\$ 10,000.00
\$ 30,000.00	\$ 30,000.00
\$ 60.00	\$ 17,760.00
\$ 20.00	\$ 800.00
\$ 3.00	\$ 600.00
\$ 15.00	\$ 6,030.00
\$ 9.00	\$ 3,618.00
\$ 7,500.00	\$ 7,500.00
\$ 1,000.00	\$ 1,000.00
\$ 11.00	\$ 8,910.00
TOTAL	\$ 416,285.05
DIFFERENCE \$	-
% DIFFERENCE	100%



Date: Monday, November 25, 2024
To: Honorable Mayor and City Council
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request to accept the FY2024 Impact Fee Report, and approve the 1.31% Impact Fee rate increase (PZ24-0149).

Time Estimate:

Approximately 10 minutes for presentation, discussion and questions.

Background:

The current fee schedule was adjusted in January 2024 to the amounts you see today. Impact Fee collections are based on the costs for the City to construct the associated projects listed on the Capital Improvement Plan. It is prudent to adjust collection amounts to line up with inflation costs, otherwise the program will not be able to fulfill its mission of constructing the projects on the list.

The current Capital Improvements Plan was adopted in 2021, and new fees implemented, by the City Council in 2024.

Approval Process:

Per Idaho Statute, Impact Fee Programs shall conduct an annual Financial Report detailing expenditures and revenues for the fiscal Year.

In addition to the Finance Report, the Annual Impact Fee Report to the City Council shall include other recommendations from the Committee:

1. Periodic reports, at least annually, with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan, or imposing the development impact fees; and
2. Advise the governmental entity of the need to update or revise the land use Assumptions, Capital Improvement Plan and Development Impact Fees

On October 24, 2024, the Impact Fee and Improvement Reimbursement Committee forwarded a recommendation to accept the FY2024 Impact Fee report and approve the 1.31% Impact Fee rate increase. This was supported by a vote of 5-0.

Budget Impact:

An increase in the fees would maintain the viability of the program to pay for the needed projects identified within the Capital Improvement Plan. If fees are not increased based on the inflation of materials, the City could see a decrease in the level of service for existing residents as the new projects would take longer to be constructed due to the increase timeframe for collecting fees.

Regulatory Impact:

Approval of increasing the impact fees would correlate to a rough increase of **\$62.75** to the overall impact fee amounts for a single family home.

History:

N/A

Analysis:

The FY2024 Financial Report Summary is attached for your review.

The expenditures from this past year include \$16,595 in Streets (Accounting finalization of Filer Ave E and Hankins Dr N project along City owned parcel and right-of-way negotiations for Eastland Drive expansion); \$57,845 in Parks (Canyon Trail Junction and Chobani Wellness Park); and \$650,100 in Fire for a payment towards the New Fire Station #2 (Cheney Drive location).

Staff has not received any formal inquiries or complaints about the current list of Projects, or the imposition of the development impact fees as of this date. Furthermore, Staff is always available for any questions applicants may have regarding fees, projects, and expenditures made from the Impact Fee program.

The MCI has a year over year increase of 1.31% from August 2023 to August 2024.

Conclusion:

The City Council is tasked with making a decision on accepting the report and the impact fee increase. The Council may approve increasing fees correlating to the full MCI increased amount, a partial increase, or no increase.

A sample motion could be as follows:

1. "I motion to accept the FY 2024 Impact Fee Report and approve the 1.31% Impact Fee rate increase."

Attachments:

1. Oct 2024 Impact Fee Report Summary
2. Impact Fee Rates Effective Jan 1, 2024
3. Impact of 1.31% Increase to Fees
4. Impact Fee Committee Minutes - 10.24.24

City of Twin Falls
Summary of Impact Fee Activity

	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	Totals
Revenue Subtotal-Police	\$ 75,572	\$ 156,949	\$ 128,695	\$ 87,009	\$ 204,746	\$ 146,330	\$ 239,111	\$ 284,558	\$ 142,880	\$ 71,057	\$ 145,899	\$ 1,915,441
PD Station - Expenditures	-	-	-	(26,981)	(1,401,474)	-	-	(8,000)	1,900	-	-	(1,434,555)
Net Revenue-Police	75,572	156,949	128,695	60,028	(1,196,728)	146,330	239,111	276,558	144,780	71,057	145,899	480,886
Revenue Subtotal-Fire	191,866	362,113	292,423	194,420	454,866	331,440	530,734	631,682	386,941	278,067	587,972	4,893,674
Future Fire Station Review - Expenditur	-	-	-	-	(272,780)	(30,685)	-	(330,332)	1,900	-	-	(631,896)
COP	-	-	-	-	-	-	-	-	-	(647,875)	(650,100)	(1,297,975)
Net Revenue-Fire	191,866	362,113	292,423	194,420	182,086	300,755	530,734	301,351	388,841	(369,808)	(62,128)	2,963,802
Revenue Subtotal-Streets	200,837	573,620	293,682	284,501	628,564	433,576	571,570	655,868	799,692	407,731	1,021,274	6,457,224
Street - Expenditures	(373,482)	-	-	-	(31,072)	(759,151)	(62,936)	(527,332)	(430,682)	(415,701)	(16,595)	(2,654,212)
Net Revenue-Streets	(172,645)	573,620	293,682	284,501	597,492	(325,575)	508,634	128,536	369,010	(7,971)	1,004,679	3,803,012
Revenue Subtotal-Parks	140,432	159,464	406,902	402,522	(325,569)	321,184	421,820	480,330	292,302	225,978	853,973	3,711,693
Parks - Equipment storage bldg	-	(50,874)	(117,492)	-	-	-	-	-	-	(167,734)	-	(336,100)
Parks - Land	-	-	-	-	-	-	-	-	-	(713,933)	-	(713,933)
Parks - Trails	-	-	-	(724,032)	(181,411)	(72,346)	(19,609)	(81,718)	(46,147)	-	(57,845)	(1,183,108)
Net Revenue-Parks	140,432	108,590	289,410	(321,510)	(506,980)	248,837	402,211	398,612	246,155	(655,689)	796,129	1,478,551
Interest Income	32,327	50,029	67,391	43,997	37,988	169,242	174,107	(8,088)	(594,744)	98,239	254,282	333,120
TOTALS	\$ 267,553	\$ 1,251,301	\$ 1,071,601	\$ 261,436	\$ (886,142)	\$ 539,589	\$ 1,854,797	\$ 1,096,968	\$ 554,042	\$ (864,172)	\$ 2,138,861	\$ 9,059,371



CITY OF TWIN FALLS
Planning & Zoning Department
 203 Main Avenue East
 P.O. Box 1907
 Twin Falls, ID 83303-1907

Phone: 208-735-7267
 Fax: 208-736-2256
www.tfid.org

Per the decision of City Council on December 18, 2023, the following Impact Fees are to be in effect on January 1, 2024.

Impact Fees (Jan 2024)			
Police Fees			
	Residential (per dwelling unit)	\$	265.80
	Nonresidential (per sf)	\$	0.13
Fire Fees			
	Residential (per dwelling unit)	\$	1,062.04
	Nonresidential (per sf)	\$	0.53
Parks Fees			
	Residential (per dwelling unit)	\$	1,843.70
	Nonresidential (per sf)	\$	-
Streets Fees			
	Single-Family (per dwelling unit)	\$	1,618.22
	Multi-Family (per dwelling unit)	\$	866.32
	Retail (per sf)	\$	3.59
	Office (per sf)	\$	2.14
	Industrial (per sf)	\$	0.66
	Institutional (per sf)	\$	0.41
TOTAL IMPACT FEE			
	Single-Family (per dwelling unit)	\$	4,789.75
	Multi-Family (per dwelling unit)	\$	4,037.85
	Commercial (per sf)	\$	4.25
	Office (per sf)	\$	2.80
	Industrial (per sf)	\$	1.32
	Institutional (per sf)	\$	0.97

Current Fees (Jan 2024)

Police Fees

Residential (per dwelling unit)	\$	266
Nonresidential (per sf)	\$	0.13

Fire Fees

Residential (per dwelling unit)	\$	1,062
Nonresidential (per sf)	\$	0.53

Parks Fees

Residential (per dwelling unit)	\$	1,844
Nonresidential (per sf)	\$	-

Streets Fees

Single-Family (per dwelling unit)	\$	1,618.22
Multi-Family (per dwelling unit)	\$	866.32
Retail (per sf)	\$	3.59
Office (per sf)	\$	2.14
Industrial (per sf)	\$	0.66
Institutional (per sf)	\$	0.41

TOTAL IMPACT FEE

Single-Family (per dwelling unit)	\$	4,789.75
Multi-Family (per dwelling unit)	\$	4,037.85
Commercial (per sf)	\$	4.25
Office (per sf)	\$	2.80
Industrial (per sf)	\$	1.32
Institutional (per sf)	\$	0.98

% Change

1.31%

\$ Change

\$	3.48
\$	0.00

\$	13.91
\$	0.01

\$ -

\$ -

\$ 24.15

\$ -

\$ -

\$ -

\$ 21.20

\$ 11.35

\$ 0.05

\$ 0.03

\$ 0.01

\$ 0.01

\$ 62.75

\$ 52.90

\$ 0.06

\$ 0.04

\$ 0.02

\$ 0.01

Impact Fees (Jan 2025)

Police Fees

Residential (per dwelling unit)	\$	269.28
Nonresidential (per sf)	\$	0.13

Fire Fees

Residential (per dwelling unit)	\$	1,075.95
Nonresidential (per sf)	\$	0.54

Parks Fees

Residential (per dwelling unit)	\$	1,867.85
Nonresidential (per sf)	\$	-

Streets Fees

Single-Family (per dwelling unit)	\$	1,639.42
Multi-Family (per dwelling unit)	\$	877.67
Retail (per sf)	\$	3.64
Office (per sf)	\$	2.17
Industrial (per sf)	\$	0.67
Institutional (per sf)	\$	0.41

TOTAL IMPACT FEE

Single-Family (per dwelling unit)	\$	4,852.50
Multi-Family (per dwelling unit)	\$	4,090.75
Commercial (per sf)	\$	4.30
Office (per sf)	\$	2.83
Industrial (per sf)	\$	1.34
Institutional (per sf)	\$	0.99



Twin Falls Development Impact Fee Advisory Committee & Improvement Reimbursement Commission Minutes

Thursday, October 24, 2024, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Tom Frank - Chairman, Kevin Grey, Kyndell Madsen, Gerardo Munoz, Seth Watte, Randall Johnson, David Thibault, Ben Ramirez

Council Liaison: Jason Brown

1) Confirmation of Quorum/Call Meeting to Order

Chairman Frank called the meeting to order at 12:34 PM
A quorum was present.

2) Consent Calendar

- a) Approval of minutes from the following meeting: April 25, 2024
Commissioner Grey made a motion to approve the April 25, 2024, meeting minutes, as presented. Commissioner Munoz seconded the motion.

3) Impact Fee Items

- a) Review, Discussion and Action on the Annual financial report, and Impact Fee Program for FY 2024.

Staff Presentation:

Review, Discussion and Action on the Annual financial report, and Impact Fee Program for FY 2024.

A motion, and simple majority vote will satisfy the requirement for recommendations to City Council.

N/A

N/A

The committee is tasked with discussing and making a recommendation to the City Council on this years Annual Impact Fee Report.

A sample motion could read as follows: "I Motion to approve the Annual Impact Fee Financial Report, including the finding of the program being fair and equitable in terms of implementation of the Capital Improvement Plan; and imposition of the Development Impact Fees."

IFC/Questions & Comments:

- Commissioner Grey asked how tenants are paying if they're not on the chart.
- Senior Planner Klaver explained they are looking at the fee to charge because they don't want to overcharge. If they meet the trip per hour, they are paying

accordingly.

- Chairman Frank asked what ITE means.
- Senior Planner Klaver replied that it's International Transportation of Engineers.
- Commissioner Munoz asked if there have been any complaints from the previous rate increase.
- Senior Planner Klaver stated there was a shock value with the bigger shop establishments.
- Chairman Frank asked if there is a way to gauge how competitive we are.
- Senior Planner Klaver explained the original plan had cost analysis.
- Commissioner Grey feels it hasn't impacted roads.

MOTION: Commissioner Munoz moved to approve the Annual Impact Fee Financial Report, including the finding of the program being fair and equitable in terms of implementation of the Capital Improvement Plan; and imposition of the Development Impact Fees. Commissioner Ramirez seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

b) Recommendation to City Council on inflationary adjustment to Impact Fees.

Staff Presentation:

Recommendation to City Council on inflationary adjustment to Impact Fees.

A simple majority vote on this item will forward a recommendation to the City Council.

N/A

The MCI has a year over year increase of 1.31% from August 2023 to August 2024.

This amount would correlate to a rough increase of **\$62.75** to the overall impact fee amounts for a single family home (see Attachment #1 for approximate amounts for all categories).

The Committee is tasked with forwarding a recommendation to City Council on whether to increase fees or not. The Committee may recommend increasing fees correlating to the full MCI increased amount, a partial increase, or no increase.

Sample motions could be as follows:

1. "I motion to recommend the fees increase the full MCI year over year amount."
2. "I motion to recommend the fees increase up to a maximum of ____%."

IFC/Questions & Comments:

- Commissioner Grey asked about the movement and does staff feel this is appropriate.
- Senior Planner Klaver staff feels if they follow the trend it will average out to satisfy the needs.
- Commissioner Munoz stated it might go below but feels the 1.31 is safe.

MOTION: Commissioner Madsen moved to recommend the fees increase up to a maximum of 1.31% . Commissioner Grey seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Improvement Reimbursement Items

5) General Input/Announcements - Public/Staff

6) Upcoming Meeting(s)

- a) April 2025
April 24, 2025, will be the date for the next meeting.

7) Adjournment

The meeting adjourned at 12:56 PM

Jody Green, Planning Technician



Date: Monday, November 25, 2024
To: Honorable Mayor and City Council
From: Breanna Howard, CFO

PRESENTATION

Request:

A presentation on the finances of the City of Twin Falls for the fiscal year 2023-2024. This presentation will be an overview of the tax-supported funds and the three major enterprise funds: Water, Wastewater and Sanitation.

Time Estimate:

The estimated amount of time for this presentation is 30-40 minutes, with additional time for Council questions.

Background:

The information presented includes a comparison of budget to actual information for revenues and expenditures in the tax supported funds and the three major enterprise funds. There will be an analysis on historical information and current events.

Approval Process:

N/A

Budget Impact:

There is no budget impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

There is no action required by the City Council.

Attachments:

1. 4th Qtr Tax Supported Funds
2. 4th Qtr Water Fund
3. 4th Qtr Wastewater Fund
4. 4th Qtr Sanitation Fund

City of Twin Falls
Summary of Tax-Supported Funds
September 30, 2024

12 of 12 months	100.0%
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	Budgeted Rev	Actual Rev	% Received to Date
Property Taxes	\$ 29,515,692	\$ 29,750,450	100.8%
Franchise Taxes	2,190,000	2,511,926	114.7%
Permits	1,204,000	1,700,009	141.2%
Revenue Sharing-County, State, Liquor	5,699,999	5,702,705	100.0%
State Liquor Apportionment	925,000	906,301	98.0%
Street Fund-Highway Monies	4,295,000	7,052,938	164.2%
Court Revenues	185,000	254,453	137.5%
Contributions	1,000	23,995	2399.5%
Certificates of Participation	691,041	695,140	100.6%
Grants	2,986,962	1,981,883	66.4%
Misc	885,949	1,670,711	188.6%
E-911	482,000	533,969	110.8%
Recreation Fees	649,000	744,934	114.8%
Airport Revenues	1,165,902	1,332,992	114.3%
Investment Interest	715,448	1,934,348	270.4%
Fire District	614,302	614,302	100.0%
Transfers	4,360,471	5,309,835	121.8%
Surplus Reserves	11,374,501	-	0.0%
Revenue Totals	\$ 67,941,267	\$ 62,720,891	92.3%

	Budgeted Exp	Actual Exp	
Personnel	\$ 33,417,792	\$ 32,840,628	98.3%
M & O	10,072,197	8,870,750	88.1%
Capital	19,203,542	16,375,251	85.3%
Transfers	5,247,736	3,755,829	71.6%
Expenditure Totals	\$ 67,941,267	\$ 61,842,458	91.0%

Excess/<Deficit>	\$ -	\$ 878,433	
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City of Twin Falls
Water Fund
September 30, 2024

12 of 12 months	100.0%
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	<u>Budgeted Rev</u>	<u>Actual Rev</u>	<u>% Received to Date</u>
User Revenue	\$ 11,050,792	\$11,018,257	99.7%
Federal Grants	-	-	0.0%
Turn-On, Tap, and Permit Fees	210,000	324,411	154.5%
Penalties and Violations	150,000	413,443	275.6%
Irrigation Revenue	1,230,534	1,213,994	98.7%
Collected Bad Debts	25,000	20,696	82.8%
Investment Income	215,720	733,174	339.9%
Water Shares Lease Revenue	100,000	100,010	100.0%
Miscellaneous	46,400	150,523	324.4%
Transfers	528,421	528,421	100.0%
Surplus Reserves	3,750,000	-	0.0%
Revenue Totals	<u>\$ 17,306,867</u>	<u>\$ 14,502,929</u>	<u>83.8%</u>

	<u>Budgeted Exp</u>	<u>Actual Exp</u>	
Personnel	\$ 3,091,676	\$ 3,045,544	98.5%
M & O	3,540,590	3,065,787	86.6%
Capital	7,119,773	6,674,253	93.7%
Debt Service	845,250	845,250	100.0%
Transfers	1,554,194	1,554,193	100.0%
Expenditure Totals	<u>\$ 16,151,483</u>	<u>\$ 15,185,027</u>	<u>94.0%</u>

Excess/<Deficit>	\$ 1,155,384	\$ (682,098)
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**City of Twin Falls
Wastewater Fund
September 30, 2024**

12 of 12 months	100.0%
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	<u>Budgeted Rev</u>	<u>Actual Rev</u>	<u>% Received to Date</u>
User Revenue			
Residential Users	\$ 7,934,510	\$ 7,931,863	100.0%
Industrial Users	2,500,000	2,074,628	83.0%
Municipal Users	164,000	160,973	98.2%
Turn-On, Tap, and Permit Fees	10,000	3,074	30.7%
Sewer Capacity Fees	-	301,866	0.0%
Penalties and Violations	100,000	89,073	89.1%
Grants	-	91,015	0.0%
Investment Income	298,525	763,118	255.6%
Miscellaneous	3,000	118,568	3952.3%
Surplus Reserves	2,466,141	-	0.0%
Revenue Totals	<u>\$ 13,476,176</u>	<u>\$ 11,534,178</u>	<u>85.6%</u>

	<u>Budgeted Exp</u>	<u>Actual Exp</u>	
Personnel	\$ 1,121,853	\$ 1,122,274	100.0%
M & O	4,400,568	4,365,370	99.2%
Capital	3,429,282	2,779,073	81.0%
Debt Service	3,484,275	3,485,175	100.0%
Transfers	1,040,198	1,115,198	107.2%
Expenditure Totals	<u>\$ 13,476,176</u>	<u>\$ 12,867,090</u>	<u>95.5%</u>

Excess/<Deficit>	\$ -	\$ (1,332,912)
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**City of Twin Falls
Sanitation Fund
September 30, 2024**

12 of 12 months	100.0%
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	<u>Budgeted Rev</u>	<u>Actual Rev</u>	<u>% Received to Date</u>
Admin Fee	\$ -	\$ 242	0.0%
User Fees	4,075,640	4,063,573	99.7%
Landfill Fees	-	3	0.0%
Investment Income	13,447	28,566	212.4%
Miscellaneous	-	2,454	0.0%
Surplus Reserves	195,940	-	0.0%
Revenue Totals	<u>\$ 4,285,027</u>	<u>\$ 4,094,838</u>	95.6%

	<u>Budgeted Exp</u>	<u>Actual Exp</u>	
M & O	3,798,830	3,756,939	98.9%
Transfers	486,197	486,197	100.0%
Expenditure Totals	<u>\$ 4,285,027</u>	<u>\$ 4,243,136</u>	99.0%

Excess/<Deficit>	\$ -	\$ (148,298)
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