



Twin Falls City Council Agenda

Tuesday, February 18, 2025, 4:30 PM

*****Special Meeting*****

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) Executive Session
 - a) **ACTION ITEM:** Request to Convene to Executive Session pursuant to Idaho Code § 74-206(1)(F) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.
- 3) Pledge of Allegiance
- 4) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council 2025 February 10 Minutes
By: Rachael Long, Administrative Assistant
 - b) **ACTION ITEM:** Request to approve Accounts Payable for February 6-12, 2025.
By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request City Council approves the Special Event Permit for the organizers of the Magic Valley Beer Festival.
By: Lou Coronado, Sergeant, Twin Falls Police Department
 - d) **ACTION ITEM:** Consideration of a request to approve the disposal of surplus equipment by online auction.
By: Troy Vitek, City Engineer
- 5) Items of Consideration
 - a) **PRESENTATION:** Formal ceremony promoting Officer Preston Stephenson to the position of Corporal.
By: Craig Kingsbury, Chief of Police, Twin Falls Police Department
 - b) **ACTION ITEM:** A request to approve the reallocation of \$62,178.69 of remaining SLFRF funds from the Fleet remodel project and \$5,546.59 from Street Sidewalk Construction to complete landscape and sidewalk improvement.
By: Gretchen Scott, Deputy City Manager
 - c) **ACTION ITEM:** A request to approve the ranking of Construction Manager/General Contractor candidates for the City Park Restroom project and authorize staff to negotiate a contract with the top-ranked firm, Suburban CM.
By: William Klaver, Senior Planner
- 6) General Public Input
- 7) Advisory Board Report/Announcements
- 8) Adjournment

Any person(s) needing special accommodation to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si Desae Esta information in Español, Por favor llama a Josh Palmer al telephone (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 other speakers.
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, they 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 should 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 is the request 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



Twin Falls City Council Minutes

Monday, February 10, 2025, 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 & Grayson Stone.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, Administrative Assistant Rachael Long, City Financial Officer Breanna Howard, Parks and Recreation Director Wendi Davis, Desktop Support Analyst Kim Hafer, Planning and Zoning Director Jonathan Spendlove, Police Chief Craig Kingsbury, City Engineer Troy Vitex, Fire Chief Les Kenworthy, Library Director Tara Bartley, Public Information Coordinator Joshua Palmer

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) Consent Calendar

MOTION: Council Member Hawkins moved to approve the Consent Calendar as presented. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- a) Request to approve City Council 2025 February 03, Minutes.
- b) Request to approve Accounts Payable for January 30-February 05, 2025.
- c) Request to approve February 05, 2025, Travel Requests.
- d) Request to approve Findings of Facts and Conclusions of Law for the following:
PZ24-0128 - Final Plat for Federation Point Subdivision No. 2
- e) Consideration of a request to name a private street located in the El Milagro development in the 1000 South Block of Washington Street South, just north of El Camino Avenue. This property is owned by the Community Council of Idaho.

4) Items of Consideration

- a) Request to adopt ordinance #O-2025-004 for a Zoning District Change for property located south of South Hills Rd and east of Harrison St S.
Planning and Zoning Director Jonathan Spendlove requested to adopt ordinance #O-2025- 004 for a Zoning District Change for property located south of South Hills Rd and east of Harrison St S.

Discussion ensued on the following: None

MOTION: Council Member Reid made a motion to dispense with reading the rules and put Ordinance #O-2025-004 on third and final reading by title only. **Council Member Vollmer** seconded the motion. The Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Mayor Pierce read Ordinance #2025-004 by title only.

MOTION: Council Member Reid moved to approve the request to adopt ordinance #O-2025- 004 for a Zoning District Change for property located south of South Hills Rd and east of Harrison St S. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- b) Request to adopt ordinance #O-2025-005 for a Zoning District Change for property located in Lots 1 through 6, Block 1 in Ash Street, PUD.
Planning and Zoning Director Jonathan Spendlove requested to adopt ordinance #O-2025- 005 for a Zoning District Change for property located in Lots 1 through 6, Block 1 in Ash Street, PUD.

Discussion ensued on the following: None

MOTION: Council Member Reid made a motion to dispense with reading the rules and put Ordinance #O-2025-005 on third and final reading by title only. **Council Member Vollmer** seconded the motion. The Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Mayor Pierce read Ordinance #2024-005 by title only.

MOTION: Council Member Reid moved to approve the request to adopt ordinance #O-2025- 005 for a Zoning District Change for property located in Lots 1 through 6, Block 1 in Ash Street, PUD. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- c) Request to adopt ordinance #O-2025-006 for a Zoning District Change for property located at Lot 12 and 13, Block 5, Huerta Vista Subdivision.

Planning and Zoning Director Jonathan Spendlove requested to adopt ordinance #O-2025- 006 for a Zoning District Change for property located at Lot 12 and 13, Block 5, Huerta Vista Subdivision.

Discussion ensued on the following: None

MOTION: Vice Mayor Brown made a motion to dispense with reading the rules and put Ordinance #O-2025-006 on third and final reading by title only. **Council Member Reid** seconded the motion. The Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Mayor Pierce read Ordinance #2025-006 by title only.

MOTION: Vice Mayor Brown moved to approve the request to adopt ordinance #O-2025-006 for a Zoning District Change for property located at Lot 12 and 13, Block 5, Huerta Vista Subdivision. **Council Member Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- d) A request approve a grant application for a \$52,500 Traffic Safety Grant and authorize the use of \$13,125 from FY2025 Contingency funds to use as the required 25% match for the grant.

Deputy City Manager Mitch Humble requested to approve a grant application for a \$52,500 Traffic Safety Grant and authorize the use of \$13,125 from FY2025 Contingency funds to use as the required 25% match for the grant.

Discussion ensued on the following:

Mayor Pierce fully supports this, and it is long overdue.

MOTION: Council Member Cutler moved to approve the request to approve a grant application for a \$52,500 Traffic Safety Grant and authorize the use of \$13,125 from FY2025 Contingency funds to use as the required 25% match for the grant. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- e) A request to authorize the use of \$25,000 from the Library Reserve Fund to hire an architect to design ADA-compliant restroom improvements to the Twin Falls Public Library.

Deputy City Manager Mitch Humble requests to authorize the use of \$25,000 from the Library Reserve Fund to hire an architect to design ADA-compliant restroom improvements to the Twin Falls Public Library.

Discussion ensued on the following: None

MOTION: Council Member Hawkins moved to approve the request to authorize the use of \$25,000 from the Library Reserve Fund to hire an architect to design ADA-compliant restroom improvements to the Twin Falls Public Library. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- f) Consider a request to approve an Access and Maintenance Agreement with Millcreek

Enterprises for the use of Evel Knievel drive and authorize the mayor to sign it.

Parks and Recreation Director Wendi Davis requested to approve an Access and Maintenance Agreement with Millcreek Enterprises for the use of Evel Knievel drive and authorize the mayor to sign it.

Discussion ensued on the following:

Council Member Hawkins asked if there were any plans to get to the Evil Knievel parking lot redone.

Council Member Reid wanted clarification if these gates are only for emergencies.

MOTION: Council Member Reid moved to approve the request to approve an Access and Maintenance Agreement with Millcreek Enterprises for the use of Evel Knievel drive and authorize the mayor to sign it. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- g) A presentation on the finances of the City of Twin Falls for the 1st quarter of the fiscal year 2024-2025. This presentation will be an overview of the tax-supported funds and the three major enterprise funds: Water, Wastewater and Sanitation.

City Financial Officer Breana Howard gave a presentation on the finances of the City of Twin Falls for the 1st quarter of fiscal year 2024-2025. This presentation will be an overview of the tax-supported funds and the three major enterprise funds: Water, Wastewater and Sanitation.

Discussion ensued on the following:

Council Member Reid asked how many rental/landlords have switched.

Mayor Pierce thanked her for her presentation.

5) General Public Input

6) Advisory Board Report/Announcements

Council Member Reid talked about the Airport meeting and that the Air Show tickets are for sale. **Council Member Hawkins** talked about the art commission to finish all the wrapped electric boxes and the murals in the commons are ready for warmer weather.

Travis Rothweiler reminded everyone that next week will be Tuesday due to Presidents Day being closed.

7) Adjournment

The meeting adjourned at 06:02 PM

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)



Date: Tuesday, February 18, 2025
To: Honorable Mayor and City Council
From: Gretchen Scott, Deputy City Manager

ACTION ITEM

Request:

A request to approve the reallocation of \$62,178.69 of remaining SLFRF funds from the Fleet remodel project and \$5,546.59 from Street Sidewalk Construction to complete a landscape and sidewalk improvement.

Time Estimate:

15 minutes

Background:

On March 13, 2023 the City Council allocated \$1.5 million of the SLFRF funds to remodel the Fleet maintenance building. The project was completed successfully and as fiscal year 2024 closed the Finance team was able to identify a balance of the original amount of SLFRF funds that have not been spent. I would like to request approval from the Council to reallocate those funds to a landscape project at the same site.

Based on the March 2023 meeting and decisions, the assumption after the SLFRF voting process was that any remaining funds would be allocated to the Stadium Blvd project. The request before you today is to ask 1) if our assumption is correct? and 2) if not, would the Council consider an alternative allocation? Budget Coordinator, Mathew Farnes, has confirmed a total of \$62,178.69 remaining of the \$1.5 million allocated. These funds accumulated from unspent FF&E as well as \$60,825.06 returned from the CM/GC contractor Peterson Brothers' Construction of unused contingency.

The request is to reallocate \$62,178.69 in SLFRF funds to a landscape project in front of the Street department and at the rear of the maintenance buildings located at 152 6th Ave W. A picture of the location and a landscape plan is included in the agenda packet. When the building remodel project was proposed, the landscape was not included in the discussion. The plan that Parks Superintendent Chance Munns developed came after the SLFRF allocations were made. The proposed project involves transforming grass areas at 152 6th Ave W, in front of the Street department and the maintenance building, with low-maintenance ground cover, shrubbery, and trees. The quotes for the project are between \$41,195 - \$43,520. The Street department has committed to doing the ground prep work which further reduces the costs by approximately \$9,000.

Currently, our building property that borders 6th Ave W is the only section on that block that does not have a sidewalk. We have two quotes to construct ADA-compliant sidewalks; \$35,050 and \$44,751.28 respectively. Staff would like to construct this sidewalk as part of the project. To do so, staff is requesting an additional \$5,546.59 from the sidewalk construction budget be allocated to the project.

To complete this project, several departments have committed resources to ensure its success. Implementation involves the Street department removing old sod and preparing the site, the Water department relocating the water line and meter, and the Parks department handling backflow and irrigation control installations. Landscape and concrete contractors will be used for the materials and

construction. Engineering, Planning and Zoning have reviewed the design. The building remodel did not trigger any requirement for the work to be completed. This is an initiative to improve the site, reduce the Park department maintenance load, improve walkability, and enhance the general esthetics of the area.

Approval Process:

A simple majority (50% +1) of the council present.

Budget Impact:

\$1,500,000 - the approved SLFRF budget for the shop remodel project.

\$1,010,049.93 - Funds allocated for the approved CM/CG contract amount

\$369,000 - Funds re-allocated for the Splashpad and Sunway Soccer Complex repair

\$56,172.47 - Funds spent for fixtures, furniture, and equipment in the new offices

\$2,598.91 - Miscellaneous costs allocated to the project

\$62,178.69 remaining

Regulatory Impact:

None

History:

N/A

Analysis:

N/A

Conclusion:

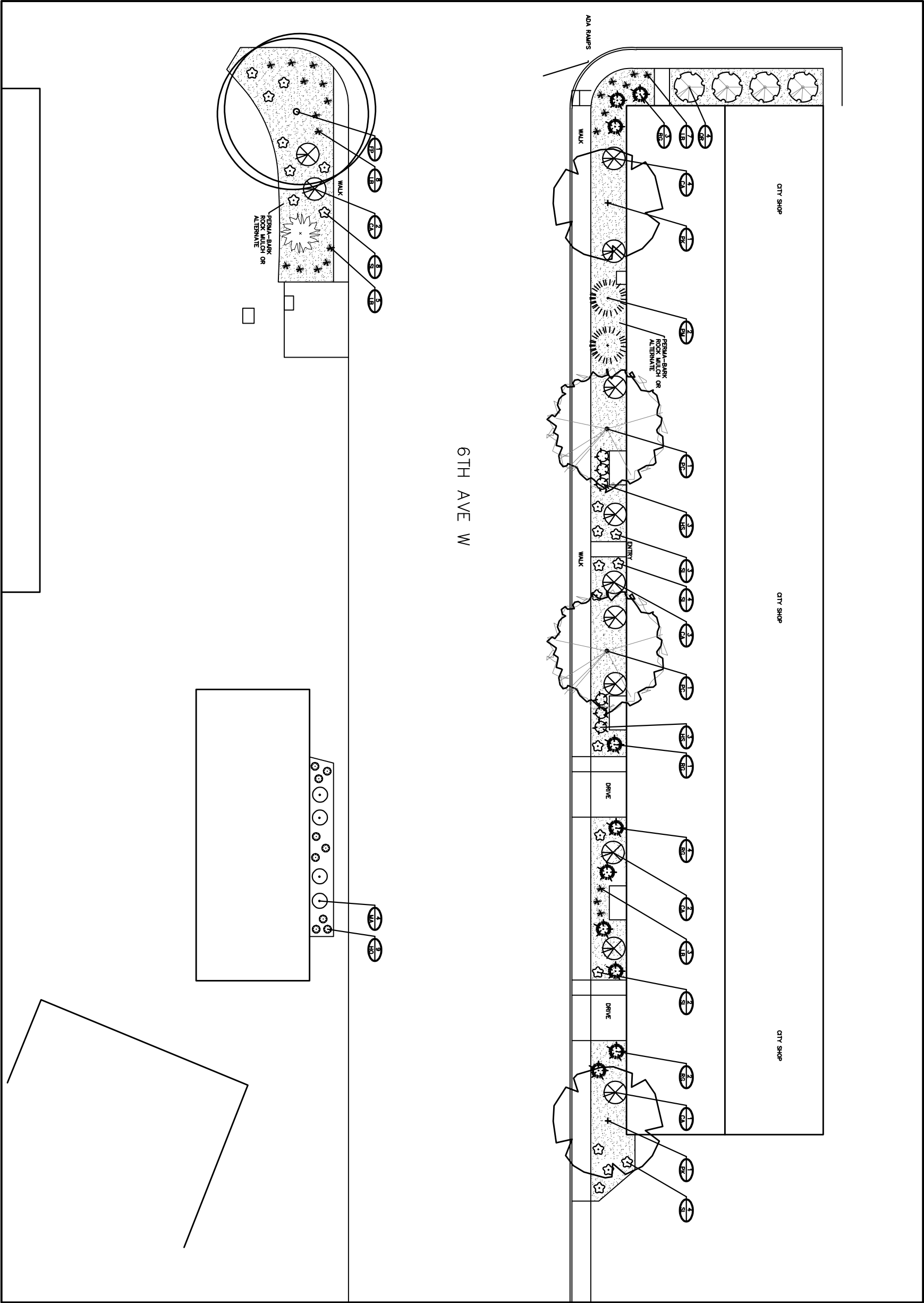
This project enhances city aesthetics, aligns with strategic goals for a walkable community, and supports sustainable maintenance practices. Its approval will complete infrastructure improvements in line with maintaining functional public spaces. I would recommend approval to reallocate \$62,178.69 of SLFRF funds and \$5,546.59 from sidewalk construction to this project.

Attachments:

1. Shop landscape
2. City Shop Landscape NOV 2024
3. Twin Falls City Building- Webb
4. Windsor estimate_1125
5. Twin Falls Fleet Maintenance Building proposal 11142024
6. Shop Sidewalk Estimate
7. Side walk quote 2



City Shop Plant List		
Symbol	Plant Name	
QR	Upright English Oak	4
PK	Kwanzan Cherry	2
PC	Prairiefire Crabapple	2
FP	European Beech	1
PM	Mugo Pine	2
CA	Red Twig Dogwood	12
RG	Ravenna Grass/Pampas	10
LB	Little Bluestem	23
HS	Blue Oat Grass	6
SL	Midnight Salvia	21
MA	Oregon Grape	4



Webb Landscape, Inc.
2285 Addison Ave E
Twin Falls, ID 83301



Office: 208-726-4927
Fax: 208-726-4767
www.webbland.com

ESTIMATE

To: Twin Falls City- City Shop
Address: 152 6th Ave. West, Twin Falls
Billing Info:

Date: November 18, 2024
Phone: 208-308-5725
Email: gscott@tfid.org
[Gretchen Scott](#)

Re: City Shop roadside renovation
Plan Set Date:

111	SITE PREPARATION: Removal of sod	subtotal	8,400.00
314	GRAVEL INSTALLED: Mountain Quartz Install	subtotal	16,250.00
500's	IRRIGATION INSTALLED: Adding new drip lines*	subtotal	5,950.00
602	PLANT MATERIAL INSTALLED: Planting trees and shrubs	subtotal	8,925.00
113	SANITARY FACILITIES	subtotal	150.00
114	DETAIL FINISH WORK & CLEAN UP	subtotal	1,520.00

*THE ESTIMATE FOR THE IRRIGATION IS UNDER THE
ASSUMPTION THAT ALL EXISTING VALVES WILL BE
USED AND IN GOOD, WORKING ORDER.

Thank You,
Cameron Lloyd
Project Manager

JOB TOTAL, ESTIMATED: \$ 41,195.00

Date: November 18, 2024

To: Twin Falls City- City Shop
Re: City Shop roadside renovation
Plan Set Date:

0
JOB TOTAL, ESTIMATED: \$ 41,195.00

OUR COMMITMENT:

- ▶ Webb maintains the integrity of our brand through accountability for our projects with an emphasis on quality, efficiency, industry best practices and a mindful stewardship of environmental conservation.
- ▶ Webb is committed to our client relationships. We will not be party to dishonesty, distortion, or the misrepresentation of our brand.
- ▶ Webb strives to maintain a positive working relationship with every client by providing the highest level of comprehensive, year round service while sustaining the long term value for your property.

WEBB LANDSCAPE CONTRACT:

WARRANTIES & INCLUSIONS:

- ▶ 3 year Limited Warranty on all hardscape projects
- ▶ First Season Limited Warranty on all plant material
- ▶ First year irrigation system adjustments and repairs
- ▶ One tree & shrub fertilization for all new plantings at time of installation

GENERAL TERMS & POLICIES:

- ▶ Prices reflect the 2024 work season.
- ▶ Estimates are subject to change or cancellation after the end of the current growing season.
- ▶ Winter weather conditions may increase costs.
- ▶ This is a cost estimate based on information and/or plans provided to Webb.
- ▶ Any engineering, permitting, HOA approvals or subcontracted work not listed on this estimate is considered the responsibility of the contracting party.
- ▶ Final costs may vary according to on site changes, actual quantities installed and unknowns such as unforeseen underground conditions/situations.
- ▶ Final billing shall be imposed upon actual quantities used and labor to install.
- ▶ **Due to market conditions, material costs are likely to vary and are subject to change without notice**
- ▶ **Product warranties do not apply to items sourced or supplied by homeowners or agents other than Webb Landscape, Inc.**
- ▶ **No warranty on Douglas Fir, Subalpine Fir, Vanderwolf Pine, all annuals and all perennials.**
- ▶ **First season limited warranty is defined as starting April 1st, ending November 1st.**
- ▶ **The plant warranty only covers the replacement plant material and does not cover labor, equipment, trash or other incidentals**
- ▶ **A deposit of one-third of the estimate total is due prior to the start of the project.**
- ▶ **Invoicing will be submitted on a monthly basis as work progresses.**
- ▶ **A 1.5% monthly finance charge shall be imposed on any portion of account not paid within 30 days of each billing.**

“Limited hardscape warranty” is defined as: Original size and type of material. This warranty is not subject to “acts of God” or conditions outside of Webb’s control. Including but not limited to floods, fires, vandalism, lightning, earthquakes.

“Limited plant warranty” is defined as: Original size and type of material. The warranty only covers a one time replacement per plant. This warranty is not subject to “acts of God” or conditions outside of Webb’s control. Including but not limited to floods, fires, vandalism, lightning, deer/elk/rodent damage, diseases or insects that have no controls or cures. It is not intended to cover healthy plants that are perceived as unacceptable due to conditions that may have affected their foliar appearance on a temporary or seasonal basis (e.g. insect damage, leaf spot fungus, hail damage, wind damage, snow loads, graze damage, etc.). Webb will set up proper watering for grow-in of new installs at the time of completion. Changes to that schedule can and will void all warranties should the plant material not survive the grow-in period due to a lack of water. Properties and projects not maintained by Webb during the initial grow-in season may void limited plant warranty.

ACCEPTANCE:

The pricing, specifications and conditions are satisfactory and accepted.
 Webb Landscape, Inc. is hereby authorized to perform the work as specified.
 Payments shall be made as outlined above.

Responsible Party

Date

Windsor's Nursery

#PWC-C-17529-B-4 / #RCE12767

3796 N. 3386 E.

Kimberly, Idaho 83341

208-734-2481

info@windsorsnursery.com | windsorsnursery.com



RECIPIENT:

City of Twin Falls, TF Park and Recreation

P.O. Box 1907

Twin Falls, ID 83303

SERVICE ADDRESS:

136 Maxwell Ave

Twin Falls, Idaho 83301

Estimate #1125

Sent on

11/27/2024

Description

City Shop Landscape

Total

\$41,875.28

Product/Service	Description	Qty.	Unit Price	Total
Plant Material	plant materials as drawn. exact size TBD but most trees 2" and shrubs 2-5 gallon size.	1	\$4,485.00	\$4,485.00
Planting Fee	Planting of trees/shrubs. Fish compost, root stimulator and granule seasonal fertilizers applied to each plant to give it the best start in its new home. A one year guarantee on plant material as long as there is adequate watering and care provided by you the owner. NO GUARANTEE for fungus, insects or frost/winter damage.	1	\$3,860.00	\$3,860.00*
Rock Forever Bark 1"	Rock to be placed over weed barrier in landscape beds	68	\$128.46	\$8,735.28
Spreading of Rock	Delivery and spreading of rock in landscape beds	1	\$3,650.00	\$3,650.00*
Weed Barrier Installed (sq.ft.)	Pro 5 weed barrier installed over soil to provide separation of the rock mulch and the soils	1	\$3,860.00	\$3,860.00*
Irrigation Material	Drip materials and filters to make driplines run throughout the entire beds. It is assumed that all the existing lawn is watered by spray heads. That could be converted to driplines with filters on the valves. New pipe feeders would most likely need to be run to feed the points of connection to the drip lines and all drip would be a pre-emitter type drip line	1	\$3,585.00	\$3,585.00
Irrigation Labor	Installing 1.25 and 1.0" drip line feeders in after drip filters attached to valves and manifold that exist for the current lawn sprinklers Installing all-new drip lines around the plants and trees	1	\$4,500.00	\$4,500.00*
Site Work	Excavators and dump trucks remove all existing sod and overburden to get the finished grade to 2-3 inches below the existing concrete. this will allow for 2-3 inches of rock mulch to be placed over the weed barrier and not be spilling onto the concrete	1	\$9,200.00	\$9,200.00*

Windsor's Nursery

#PWC-C-17529-B-4 / #RCE12767

3796 N. 3386 E.

Kimberly, Idaho 83341

208-734-2481

info@windsorsnursery.com | windsorsnursery.com



Total

\$41,875.28

Due to the volatility in the market place, our prices are subject to change prior to approval of project. If this happens we will inform you of the changes prior to starting the project. Quotes are only good for 30 days.

* Non-taxable

Signature: _____ **Date:** _____

PROPOSAL AND SALES CONTRACT FOR LANDSCAPE CONSTRUCTION SERVICES

Submitted To

Gretchen Scott
City of Twin Falls
203 Main Ave East, PO Box 1097
Twin Falls, ID 83303

Project

Fleet Maintenance Building
152 6th Ave West
Twin Falls, ID 83301
Proposal Date: November 14, 2024
Landscape Remodel

Scope

We propose to furnish the following scope of work to complete Fleet Maintenance Building.

Landscape & Irrigation Remodel

1. Mobilize equipment and materials to jobsite.
2. Placement of a portable toilet per location agreed upon with owner.
3. Daily and final cleanup of jobsite.
4. Remove and disposal of all site debris caused by the construction process.
5. Complete traffic control. (Does not include permits if required).
6. Remove the existing sod and dispose of off site.
7. Cut the existing grade to 3" below top of concrete.
8. Modify the existing irrigation system downstream of the existing valves.
 - a. Install drip control zone kits downstream of existing valves.
 - b. Remove existing sprinkler heads and cap swing joints as needed.
 - c. Use existing lateral lines and install stub ups for the drip irrigation system.
 - d. Install Rainbird drip line rings around each shrub and tree.
9. Install trees, shrubs, and perennials as per design concept.
10. Plants to be planted using premium soil building compost, mycorrhizal treatment, and root stimulating fertilizer.
11. Exact varieties and locations may vary from the design concepts due to size and availability restrictions.
12. Install Silver & Gold rock mulch approx. 3" deep over landscape fabric.

<u>Description</u>	<u>Unit</u>	<u>Quantity</u>
Sod Cut/Removal	sq. ft.	12,740.00
Irrigation Install - Drip Zone (No Valve - Retrofit existing)	each	3.00
Quercus robur 'Crimson Spire'	#25	4.00
Prunus serrulata 'Kwanzan'	#25	2.00
Malus 'Prairiefire'	#25	2.00
Fagus sylvatica	#25	1.00
Pinus mugo 'Pumilio'	#2	2.00
Cornus sericea 'Flaviramea'	#5	12.00
Saccharum ravennae	#1	10.00
Schizachyrium scoparium 'Little Bluestem'	#1	23.00
Helictotrichon sempervirens	#1	6.00
Salvia 'Midnight'	#1	21.00
Mahonia aquifolium 'Compacta'	#2	4.00
Silver & Gold Stone	sq. ft.	12,740.00
Traffic Control	LS	1.00

Landscape & Irrigation Remodel

1. Mobilize equipment and materials to jobsite.
2. Placement of a portable toilet per location agreed upon with owner.
3. Daily and final cleanup of jobsite.
4. Remove and disposal of all site debris caused by the construction process.
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11. Exact varieties and locations may vary from the design concepts due to size and availability restrictions.
12. Install Silver & Gold rock mulch approx. 3" deep over landscape fabric.

Description**Unit****Quantity****Subtotal Landscape & Irrigation Remodel****\$43,520.95****Total Project****\$43,520.95**

By: _____ Accepted: _____
 Micheal Metcalf, Landscape Architect _____
 Kimberly Nurseries LLC _____
 Date _____ Date _____

REG CONTRACTING

341 FILER AVE W
TWIN FALLS, ID 83301 USA
+12082128505
regcontracting@gmail.com

Estimate**ADDRESS**

City of Twin Falls
203 Main St East
PO Box 1907
Twin Falls, ID 83303-1907 USA

SHIP TO

City of Twin Falls
203 Main St East
PO Box 1907
Twin Falls, ID 83303-1907 USA

ESTIMATE #

1038

DATE

01/22/2025

P.O. NUMBER

TF Waste Water Building

SALES REP

RG

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	614-015A	Sidewalk / Gravel (SY)	255	85.69	21,850.95
	0470	ADA Sidewalk Ramps / Gravel (EA)	2	4,800.00	9,600.00
	614-020A	Driveway / Gravel (SY)	44.50	125.85	5,600.33
	201.4.1.E.2	Removal of Curb & Gutter / Driveways (LS)	1	5,000.00	5,000.00
	615-257A	Curb and Gutter / Gravel (LF)	100	27.00	2,700.00

* No Excavation -

* Gravel / Compaction / Testing included

TOTAL**\$44,751.28**

Accepted By

Accepted Date



STANLEY ASSOCIATES

GENERAL CONTRACTOR

P.O. BOX 1719, TWIN FALLS, IDAHO 83303

Ph. 208-734-0455

Fax 208-734-7841

E-mail Quotation

TO: Bud Stradley, Mark Thomson DATE: 1/31/2025
CO: 152 6th Ave West
EMAIL: bstradley@tfid.org, mthomson@tfid.org
FROM: Jim Reeves

RE: City Sidewalk upgrade

COMMENTS:

Stanley Associates proposes the following to demo existing approaches.
Prep, pour and Finish 5" of 4000 psi concrete over 2503sqft area.
Work includes 443lf of side walk, 1 pedestrian ramp and 3 approaches.
Remove and replace 2 overhead door slabs and one door stoop
10 curb cut backs to make approaches ada compliant.

Materials/Labor	\$	35,050.00
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Total	\$	35,050.00
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Work excludes All permits, excavation of existing sod and sub material in landscape area

Please be advised that our bid is valid for 30 days from the date of this quotation due to recent increases in material costs.
We appreciate your understanding and look forward to your prompt response.

Accepted By: _____ Date: _____

Idaho Contractor's License #RCE1267 • Idaho Public Works License #14120-AAA-3 • Oregon License #134710 •
Washington License #STANLAI981B4 • California License #773562 • Nevada License #0052239 •
Arizona License #ROC329310 • Utah License #11847327-5501



Date: Tuesday, February 18, 2025
To: Honorable Mayor and City Council
From: William Klaver, Senior Planner

ACTION ITEM

Request:

A request to approve the ranking of Construction Manager/General Contractor candidates for the City Park Restroom project and authorize staff to negotiate a contract with the top ranked firm, SuburbanCM.

Time Estimate:

The presentation should take about 5 minutes. Some additional time may be needed for discussion.

Background:

The FY 2025 budget includes \$1 million to complete the demolition and reconstruction of the City Park bathroom. The cost estimate from Laughlin Ricks Architecture LLC is \$850,000.00; leaving \$150,000.00 for contingency available. These funds are available through the Community Development Block Grant (CDBG) program which was granted to the City by the Department of Housing and Urban Development (HUD). The remodel will modernize the bathrooms, provide increased storage update the electrical services for City Park. As the neighborhood park for the downtown area, this upgrade will address some pressing needs of our growing community.

The architect for the project, Laughlin Ricks Architecture LLC, has recommended that the City pursue a Construction Manager/General Contractor (CM/GC) to better control overall costs. We have successfully utilized the CM/GC method several times over the past several years with the City Shop remodel, Public Works, and Fire Training Centers being the most recent.

We followed the proscribed method for CM/GC applicants to submit their qualifications for consideration and had two companies show interest. An employee panel of both Engineering and Zoning Staff scored the submittals. The panel collectively ranked the two construction companies in the following order: 1) SuburbanCM; 2) Core Construction.

The scoring was consistent, and while the panel felt both companies could accomplish the job, SuburbanCM stood out as the number one choice.

Approval Process:

Idaho Code 67-2320 identifies the CM/GC construction method as an acceptable construction delivery method for cities. Per the statute, the City must rank the firms in order of qualification and then negotiate a scope of services and a price for the service with the top ranked applicant. Should the City and applicant fail to agree to terms, then the City can stop negotiating and move on to the second ranked company, and so on until a contract can be agreed upon. In our experience, we have never needed to move to the second ranked applicant. We are confident that we can agree on terms with SuburbanCM.

A simple majority vote of the Council is needed to approve this request.

Budget Impact:

There is no budget impact associated with this request. However, upon a successful negotiation with Suburban CM, Staff will bring a contract back to the Council for approval. That contract will obligate the City to pay Suburban CM the agreed upon price to be the City's CM/GC for the City Park bathroom project. Suburban CM's fee will be paid out of the project funding that is included in the FY2025 Budget.

Regulatory Impact:

Approval of this request will enable Staff to start negotiations with SuburbanCM to construct a new bathroom at City Park.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the ranking of the CM/GC candidates as described above and authorize staff to begin negotiating with Suburban CM for the City Park Bathroom project.

Attachments:

1. Park Concept Plan
2. Proposed Bathroom Render

City Park/Library Plaza Concept

City of Twin Falls, ID

Oct. 2022



Scale: 1"=20'



② RENDER 11.11
12" = 1'-0"