Twin Falls City Council
Agenda

Monday, July 7, 2025, 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) Invocation

   a) **PRESENTATION:** By Rabbi Tony Prater

3) Pledge of Allegiance

4) Consent Calendar
   a) **ACTION ITEM:** Request to approve City Council 2025 June 23, Minutes.
   By: Amy Luna, Deputy City Clerk
   b) **ACTION ITEM:** Request to approve Accounts Payable for June 19th to July 2nd, 2025.
   By: Amy Luna, Deputy City Clerk
   c) **ACTION ITEM:** Request to approve 2025 May Wells Fargo Credit Card Summary.
   By: Amy Luna, Deputy City Clerk
   d) **ACTION ITEM:** Request to approve June 25, 2025, Travel Requests.
   By: Amy Luna, Deputy City Clerk
   e) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the Magic Valley Kid Market.
   By: Wendy Davis, Parks and Recreation Director
   f) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the Pop-up Pictures Movie Night.
   By: Wendy Davis, Parks and Recreation Director
   g) **ACTION ITEM:** Request City Council approve the Special Event Permit for the organizers of the Inner court.
   By: Wendy Davis, Parks and Recreation Director

5) Items of Consideration

   a) **ACTION ITEM:** Approve Resolution 2025-011, a Resolution of the City Council of The City of Twin Falls, Idaho, rejecting all bids for the 2025 Grandview Odor Control Project and directing staff to pursue obtaining bids through the open market.

      By: Nathan Erickson, Environmental Manager

   b) **ACTION ITEM:** A request to authorize the use of $1,234,820 of cash reserves from the respective funds as needed to fund the City of Twin Falls Health Plan Trust.

      By: Travis Rothweiler, City Manager

   c) **PRESENTATION:** A presentation of the City Manager's Recommended Budget for FY 2025- 2026 (FY 2026) followed by citizen input.

      By: Travis Rothweiler, City Manager

6) General Public Input

7) Advisory Board Report/Announcements

8) Public Hearings

   a) **ACTION ITEM:** Public Hearing and Consideration of Ordinance No. O-2025-010 adopting the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3.

      By: Shawn Barigar, URA Executive Director

9) 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 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 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, June 23, 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 Christopher Reid, Spencer Cutler, Cherie Vollmer & Grayson Stone.
Absent:	Council Member Craig Hawkins
Staff Present:	City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, City Attorney Bruce Castleton, Deputy City Clerk Amy Luna, Administrative Assistant Rachael Long, Building Official Matthew Long, City Engineer Lee Glaesemann, Parks and Recreation Director Wendy Davis, Public Information Coordinator Joshua Palmer, Police Chief Matt Hicks, Fire Chief Mitchell Brooks, Network Administrator Adam Day

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) Twin Falls Transit Day
Mayor Pierce read and presented the Twin Falls Transit Day Proclamation.

4) Consent Calendar

MOTION: Council Member Reid moved to approve the Consent Calendar as presented. **Vice Mayor Brown** 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 2025 June 16, Minutes.
b) Request to approve Accounts Payable for June12-18, 2025.
c) Request to approve an Alcohol License for 2025-2026
d) Request to approve June 18, 2025, Travel Requests
e) Request City Council to approve the Special Event Permit for the organizers of the Paul Walker Meet event.
f) Request City Council to approve the Special Event Permit for the organizers of the Hispanic Culture Event.
g) Request to approve Amended Findings of Facts and Conclusion of Law for the following:
  - PZ24-0087 - Annexation on Harrison St S (Elevate Academy)
  - PZ25-0002 - ZDC/ZDA Wendell ST

h) Consider a recommendation from the Parks and Recreation Commission to accept a donation from the Twin Falls Lion's Club of a bench to be placed near Evel Knievel jump site on the Canyon Rim Trail.
i) Consider a recommendation from the Parks and Recreation Commission to accept a future donation from Marsha White of a park bench to be placed at Northern Ridge Park.
j) Consider a recommendation from the Parks and Recreation Commission to accept a donation from Beverly and Randall Cullison of a bench to be placed near Sportsman's Warehouse on the Canyon Rim Trail.

5) Items of Consideration

a) Consider a recommendation from Mayor Pierce to reappoint Janeale Dean and Amy Westover to the Public Art Commission.

P&R Director Davis presented a recommendation from Mayor Pierce to re-appoint Janeale Dean and Amy Westover to the Public Art Commission.

Discussion ensued as follows: None.

MOTION: Council Member Vollmer moved to approve the request to re-appoint Janeale Dean and Amy Westover to the Public Art Commission. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

b) Request to re-appoint the Building Advisory committee members.
Building Official Long requested to re-appoint the Building Advisory committee members for 3-year terms.

Discussion ensued as follows: None.

MOTION: Vice Mayor Brown moved to approve the request to re-appoint the Building Advisory committee members. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

c) Request to appoint Kahler Nield with EHM to the Building Advisory committee for the Engineering position.
Building Official Long requested to appoint Kahler Nield with EHM to the Building Advisory committee for the Engineering position.

Discussion ensued as follows: None.

MOTION: Council Member Reid moved to approve the request to appoint Kahler Nield with EHM to the Building Advisory committee for the Engineering position and waive the city limit requirement. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

d) Swearing in ceremony for two new Twin Falls Police Department police officers. It is requested that Honorable Mayor Ruth Pierce administer the Oath of Office to Sebastian Kondracki and Austin Titus.
Police Chief Hicks conducted the swearing-in ceremony for two new Twin Falls Police Department police officers.

Mayor Pierce administered the Oath of Office to Sebastian Kondracki and Austin Titus.

e) Formal ceremony promoting Terry Thueson to the position of Captain, Steven Gassert to the position of Lieutenant, Justin Hendrickson to the position of Lieutenant, Elisha Batteiger to the position of Sergeant, Preston Stephenson to the position of Sergeant, Martin Becerra to the position of Corporal, and Josh Rivers to the position of Corporal before the City Council.
Police Chief Hicks conducted the formal ceremony promoting Terry Thueson to the position of Captain, Steve Gassert to the position of Lieutenant, Justin Hendrickson to the position of Lieutenant, Elish Batteiger to the position of Sergeant, Preston Stephenson to the position of Sergeant, Martin Becerra to the position of Corporal, and Josh Rivers to the position of Corporal before the City Council.

f) A request to approve a contract with Core Construction to serve as the City's construction manager/general contractor (CM/GC) for the construction and development of Vista Bonita Park expansion project.
P&R Director Davis made a request to approve a contract with Core Construction to serve as the City's construction manager/general contractor (CM/GC) for the construction and development of the Vista Bonita Park expansion project.

Discussion ensued as follows:
Council Member Cutler: Thanked the contractors for attending the meeting.

MOTION: Council Member Vollmer moved to approve the request to approve a contract with Core Construction to serve as the City's construction manager/general contractor (CM/GC) for the construction and development of Vista Bonita Park expansion project. **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

g) Request for a budget amendment to use $47,300.00 of Community Development Block Grant (CDBG) funds to pay for the 2026-2031 5-year Consolidated Plan.
Senior Planner Klaver requested a budget amendment to use $47,300.00 of Community Development Block Grant (CDBG) funds to pay for the 2026-2031 5-year Consolidated Plan.

Discussion ensued as follows: None.

MOTION: Vice Mayor Brown moved to approve the request for a budget amendment to use $47,300.00 of Community Development Block Grant (CDBG) funds to pay for the 2026-2031 5-year Consolidated Plan. **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
Citizen Ron Yates spoke against the proposed Library Plaza.
Citizen Maria Hernandez spoke about the Sarah Atame cause and her support for her.

7) Advisory Board Report/Announcements
City Manager Rothweiler announced that the City Council Meeting on June 30th will be canceled so that the council members can attend the public discussion about the third bridge crossing.
City Offices will be closed on July 4th, and the fireworks display will start at about 10 pm on July 4th.
On Monday, July 7th, 2025, we will start budget talks.

8) Public Hearings

a) Request to approve improvement alternatives 1 and 3 from the Magic Valley Regional Airport Water System Facilities Plan.
Assistant City Engineer Glaesemann requested to approve improvement alternatives 1 and 3 for the Magic Valley Regional Airport Water System Facilities Plan.

Discussion ensued as follows:
Mayor Pierce: Asked what the timeframe is for this.
Vice Mayor Brown: Asked for clarification.
Council Member Reid: Asked for clarification on the price.
City Manager Rothweiler: Gave some clarifying information.

Opened: 6:09 PM
Closed: 6:10 PM

MOTION: Vice Mayor Brown moved to approve the request to approve improvement of alternatives 1 and 3 for the Magic Valley Regional Airport Water System Facilities Plan. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

9) Adjournment
The meeting adjourned at 06:12 PM.

Amy Luna, Deputy City Clerk

**If you wish to have a full accounting of this meeting, please listen to the recording that is located on our website. ** Tfid.org

Council Agenda Information

Review

Streets

Streets Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Streets *

Engineering

Engineering Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Engineering *

Planning and Zoning

Planning and Zoning Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Planning and Zoning *

Electrical

Electrical Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Electrical *

Police

Police Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Police *

Fire

Fire Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Fire *

Parks

Parks Recommends *

○ Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Parks *

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	$25.00	1
2	Additional park fees will be assessed by the Parks Dept.	$0.00	0

Total Due *

$25.00

Special Event Departments *

Which departments should be asked to review this application?

☑ Streets ☑ Engineering ☑ Planning and Zoning

Reviewer Name*

Stacy McClintock

Initial Questions

Will you be using a Park Facility (City Pool and Ballfields included), City Trail, or Downtown Commons/Main Street?*

● Yes ○ No

Type of Event*

Please select all that apply

☐ Car Show
☐ Carnival/Fair
☐ Dance
☐ Concert/Performance
☐ Exhibits/Miscellaneous
☐ Festival
☐ Parade
☐ Picnic/Family Gathering
☐ Pool Reservation
☐ Run/Walk/Race
☐ Special Attraction
☐ Street Fair
☐ Tournament (Sport Field/Court)
☑ Other

Vendor Market

Estimated Number of Attendees*

1,500

50+ requires permission
250+ requires waste plan
500+ is a special event

Will there be amplified or unusual sound at your event?*

○ Yes ● No

Will your event impact or require any street closure?*

○ Yes ● No

Will alcohol be sold or served publicly at your event?*

○ Yes ● No

Will there be tents, canopies, or other temporary structures? (includes inflatables)*

● Yes ○ No

Provide a description of tents or structures.

No water features allowed. Tent stakes must be less than 12". Fire inspection may be required.

10X10 canopies will be used to provide shade to participants in areas that there aren't trees.

Will there be vendors selling goods or services at this event (including lessons or paid activities)?*

● Yes ○ No

Will you be driving vehicles into the park or parking on the grass or in the park?*

○ Yes ● No

Will your event require access to or use of the park after hours? (before 6am or after 11pm)*

○ Yes ● No

Will you be camping overnight in any park facility? *

○ Yes ● No

Will you be operating any type of motorized vehicle on any of the trail system? *

○ Yes ● No

Will you be riding bicycles on any area of the park other than a paved road or trail designated for that purpose? *

○ Yes ● No

Will bicycles or vehicles operate at a rate of speed exceeding fifteen (15) miles per hour? *

○ Yes ● No

Will you have horses or other animals at the event? (other than dogs) *

○ Yes ● No

Will there be hot air balloon(s)? *

○ Yes ● No

Do you plan to scuba dive in designated swim area at Dierkes Lake? *

○ Yes ● No

Will you need to park any vehicles or equipment 1 ½ ton capacity or more in any park parking lots? *

○ Yes ● No

Will you require power? (There may an additional fee for power) *

○ Yes ● No

Contact Information

Event Organizer

First Name *	**Last Name** *
Nikki	Nelson

Onsite Contact

First Name *	**Last Name** *
Kristen	Francom

Event Information

Event Name *

Magic Valley Kid Market

Event Location (Park or Facility Requested)

City Park

Is this event indoors or outdoors?*

○ Indoors

● Outdoors

Event Reoccurrence

○ One Time Event

○ Recurring over several weeks/months

Event Description*

This is a farmer's/vendor's market that is run by children ages 5-16. This will be our 6th year hosting this event at the City Park. This year we plan to have 90 vendor booths that will be selling anything from jewelry, cookies, breads, to wooden spoons, bird houses and other crafts.

Canyon Rim City Park Downtown Commons Sunway Soccer Park
Shoshone Falls Dierkes Harmon Park Thomsen Park Oregon Trail

Download this provided template and add your layout. Upload your completed layout below.

Event Map*

City Park Map.pdf	2.32MB

Set-up Time Start*

07/26/2025 06:00:00 AM

Set-up Time End*

07/26/2025 10:00:00 AM

Event Time Start*

07/26/2025 10:00:00 AM

Event Time End*

07/26/2025 01:00:00 PM

Take Down Time Start*

07/26/2025 01:00:00 PM

Take Down Time End*

07/26/2025 02:30:00 PM

Important, PLEASE READ: Full payment of all fees, map of event layout and liability insurance (if applicable) must accompany this completed application in order to request a reservation. Complete reservation requests are processed in the order in which they are received with annual events (3 years or more) given first consideration.

Parking Plan

Parking Plan*

In the past 3 years, we have gotten permission for our vendors to park at the First Federal building to free up the parking around the park. This year we plan to do the same. Because people are coming and going during the 3 hour time slot that our market is in session, parking flows with traffic and only the parking around the park is utilized.

Parking Plan Map

Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold?*

● Yes ○ No

Food Concession and Commercial Activity Permit will be required
Handwashing stations may be required by Health Department
Agreement and fees may be required

Will you have keg beer at your event?*

○ Yes ● No

Will your event utilize signs, banners, flags, etc.?*

○ Yes ● No

Definitions

*A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.

*A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" like shape or is constructed with a base and single upward sign face, forming an upside down "T" but not permanently attached to the ground.

- Sandwich board signs are allowed within multi-tenant developments. Only 1 allowed per business.
- Sandwich board signs shall be located not more than ten feet (10') from the door of the business.

*A Community Event Sign announces a campaign, drive activity or celebration of a civic, political, public, philanthropic, religious or educational organization for noncommercial purposes. Community Event signs are allowed off premise but permission from the owner of the property where the sign will be located is required prior to issuance of a permit. Please provide a list of the locations of where any off premise signs will be located.

*May not be larger than 64 sq. ft. in size with a maximum height not to exceed 10 ft.

*An "inflatable sign" is a temporary ground mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.

*The minimum setback from the road right of way shall be one and one-half (1-1/2) times the height of the sign.

Will your event generate any type of waste?*

○ Yes ● No

Is this an ongoing or seasonal request?*

○ Yes ● No

Will your event include pyrotechnics or fireworks?*

○ Yes ● No

Notification

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event
- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Notification Acknowledgement*

☑ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABLITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than $500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Insurance Documents

COI City of Twin Falls.pdf	230.11KB

Security

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Waste Plan

As an event organizer, you are responsible for the waste generated by your participants, spectators and vendors, as well as the costs associated with proper disposal.

Discarded Materials *

List what materials from your event will be discarded by vendors and attendees (i.e. cardboard, plastic bags, food waste, Styrofoam, plastic bottles, aluminum cans etc.):

Cardboard, paper, wrappers, paper plates. Every year since we have held this event, we have required all vendors to haul out their own trash and clean up their area immediately surrounding them. To this day, I do not know of any issues with that process.

Have you arranged for portable toilets? *

○ Yes ● No

Have you contracted for additional trash receptacles and/or dumpsters? *

○ Yes ● No

Contact person in charge of waste. *	**Phone number of contact**	**Number of staff assisting in removal.**
Nikki Nelson	4357705837	4

Any cleanup required by City Personnel following an event will be at the expense of the event organizers.

Restrictions and Signature

Please be aware of the following restrictions:

- Fires are allowed in fireplaces or grills only.
- Dogs must be on leash in parks, with the exception of Baxter Dog Park.
- Dogs are prohibited in the grassy park area of Dierkes Lake Park.
- Alcohol is prohibited at Dierkes Lake Park, Sunway Soccer Fields, First Federal Park & St Luke's Shelter, Oregon Trail Youth Complex, and Sawtooth Softball Fields Water slides, inflatable water features and dunk tanks are prohibited.
- Hours for amplified music are Mon—Fri 11am-9pm, Sat 8am-9:30pm, Sunday 12:15pm-8pm.

The following are prohibited in parks and on trails:

- Glass containers
- Soliciting
- Loitering and Boisterousness
- Discharging of fireworks and explosives
- Possessing intoxicating beverages where prohibited or be under the influence in any public space
- Throwing objects other than in designated areas
- Climbing trees
- Damaging, cutting, removing, or attaching anything to any trees or plants
- Digging or disturbing grass or natural landscape
- Walking or standing on monuments, fountains, railings, fences, or other features not designed for such use
- Disfiguring or removing any buildings or park amenities
- Endangering the safety of others
- Preventing any person from using any park or its facilities
- Violating park curfew of 11pm

- Hunting, trapping, or pursuing wildlife
- Polluting waters of any kind in parks
- Dumping or depositing trash other than in proper receptacles

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.

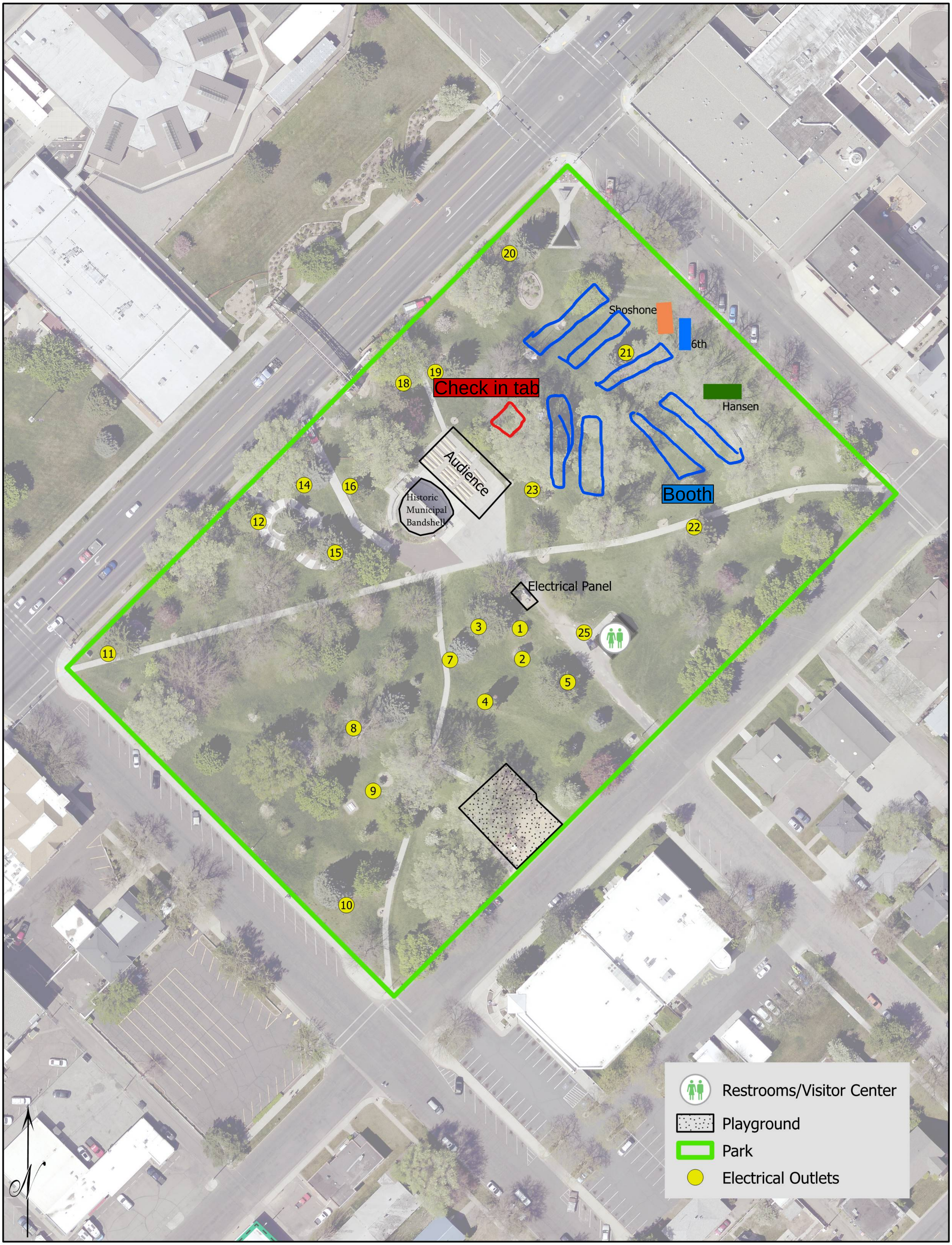
2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.

3. Effect Of A Permit: A Twin Falls park permittee shall be bound by all park rules and regulations and all applicable ordinances as fully as though the same were inserted in said permit. The person or persons to whom a permit is issued shall be liable for any loss, damage or injuries sustained by any person or property by reason of the negligence of the person or persons to whom such permit shall have been issued. The director, or a duly authorized representative, shall have the authority to revoke a permit upon finding of violation of any rule or ordinance, or upon good cause. (Ord. 2735, 9-16-2002)

**Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature*	Name*	Date*
Nikki Nelson	Nikki Nelson	02/06/2025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Restrooms/Visitor Center
Playground
Park
Electrical Outlets
N

KIDENTR-01 PHAYES

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Asset Protection Group
209 Washington Street North
Twin Falls, ID 83301

CONTACT NAME:

PHONE (A/C, No, Ext): (208) 732-6000

FAX (A/C, No): (208) 944-2572

E-MAIL ADDRESS: info@apgidaho.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Auto-Owners Insurance	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Kid Entrepreneur Day, Inc dba Magic Valley Kid Market
3881 N 2600 E
Twin Falls, ID 83301

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR	X		57991552	6/29/2024	6/29/2025	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
	☐						MED EXP (Any one person)	$ 5,000
	☐						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	☐ OTHER: General Aggregate							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	☐ ☐							$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N ☐	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Twin Falls
136 Maxwell Ave
Twin Falls, ID 83301

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Pamela Hayes

Council Agenda Information

Review

Approval Process:

Consent of the City Council. This event does meet the requirements for a Special Event Permit as outlined in City Code 3-6-2

- (A) Is expected to draw five hundred (500) or more persons at any session as participants or spectators and is proposed to be held at a park;
- (B) Impacts city streets, sidewalks, parks and common areas, or city resources;
- (C) Unless otherwise permitted to do so, propose to sell or serve alcohol publicly; or
- (D) Intends to broadcast amplified sound or generate unusual noise.

Streets

Streets Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Streets *

Engineering

Engineering Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Engineering *

Planning and Zoning

Planning and Zoning Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Planning and Zoning *

Electrical

Electrical Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Electrical *

Police

Police Recommends *

○ Permit this application as is.

● Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Police *

The event appears to be live music only, with no street closures and no alcohol service. Based on the description, the police are not required to do anything else.

Fire

Fire Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Fire *

Parks

Parks Recommends *

● Permit this application as is.

○ Permit this application with the following conditions/comments.

○ Reject this application for the following reasons.

Comments, requests and requirements from Parks *

Event Coordinator

Charges/Fees

Row	Description	Cost	Quantity
1	Application Fee	$25.00	1

Total Due *

$25.00

Special Event Departments *

Which departments should be asked to review this application?

☑ Streets
☑ Engineering
☑ Planning and Zoning
☑ Electrical
☑ Police
☑ Fire
☑ Parks

Reviewer Name *

Mable Shurtleff

Initial Questions

Will you be using a Park Facility (City Pool and Ballfields included), City Trail, or Downtown Commons/Main Street? *

● Yes ○ No

Type of Event *

Please select all that apply

☐ Car Show
☐ Carnival/Fair
☐ Dance
☑ Concert/Performance
☐ Exhibits/Miscellaneous
☐ Festival
☐ Parade
☐ Picnic/Family Gathering
☐ Pool Reservation
☐ Run/Walk/Race
☐ Special Attraction
☐ Street Fair
☐ Tournament (Sport Field/Court)
☐ Other

Estimated Number of Attendees *

150

50+ requires permission
250+ requires waste plan
500+ is a special event

Will there be amplified or unusual sound at your event? *

● Yes ○ No

Will your event impact or require any street closure? *

○ Yes ● No

Will alcohol be sold or served publicly at your event? *

○ Yes ● No

Will there be tents, canopies, or other temporary structures? (includes inflatables) *

● Yes ○ No

Provide a description of tents or structures.

No water features allowed. Tent stakes must be less than 12". Fire inspection may be required.

Possible 10x10 canopy

Will there be vendors selling goods or services at this event (including lessons or paid activities)? *

○ Yes ● No

Will you be driving vehicles into the park or parking on the grass or in the park? *

○ Yes ● No

Will your event require access to or use of the park after hours? (before 6am or after 11pm) *

○ Yes ● No

Will you be camping overnight in any park facility? *

○ Yes ● No

Will you be operating any type of motorized vehicle on any of the trail system? *

○ Yes ● No

Will you be riding bicycles on any area of the park other than a paved road or trail designated for that purpose? *

○ Yes ● No

Will bicycles or vehicles operate at a rate of speed exceeding fifteen (15) miles per hour? *

○ Yes ● No

Will you have horses or other animals at the event? (other than dogs) *

○ Yes ● No

Will there be hot air balloon(s)? *

○ Yes ● No

Do you plan to scuba dive in designated swim area at Dierkes Lake? *

○ Yes ● No

Will you need to park any vehicles or equipment 1 ½ ton capacity or more in any park parking lots? *

○ Yes ● No

Will you require power? (There may an additional fee for power) *

● Yes ○ No

Contact Information

Event Organizer

First Name * **Last Name** *

Zandra	McArthur

Onsite Contact

First Name*	**Last Name***
Zandra	McArthur

Event Information

Event Name*

Innercourt

Event Location (Park or Facility Requested)

Main st commons/splash pad

Is this event indoors or outdoors?*

○ Indoors

● Outdoors

Event Reoccurrence

● One Time Event

○ Recurring over several weeks/months

Event Description*

Live music

Canyon Rim City Park Downtown Commons Sunway Soccer Park Shoshone Falls Dierkes Harmon Park Thomsen Park Oregon Trail

Download this provided template and add your layout. Upload your completed layout below.

Event Map*

DowntownCommons plan.pdf	1.1MB

Set-up Time Start*	**Set-up Time End***
07/11/2025 03:00:00 PM	07/11/2025 06:00:00 PM
Event Time Start*	**Event Time End***
07/11/2025 07:00:00 PM	07/11/2025 09:00:00 PM
Take Down Time Start*	**Take Down Time End***
07/11/2025 09:00:00 PM	07/11/2025 10:00:00 PM

Important, PLEASE READ: Full payment of all fees, map of event layout and liability insurance (if applicable) must accompany this completed application in order to request a reservation. Complete reservation requests are processed in the order in which they are received with annual events (3 years or more) given first consideration.

Permits, Licenses and Agreements

Will goods, services, food, or beverages be sold? *

○ Yes ● No

Will you have keg beer at your event? *

○ Yes ● No

Will your event utilize signs, banners, flags, etc.? *

○ Yes ● No

Definitions

*A "banner sign" is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such nonrigid material being for background.

*A "sandwich board sign" is a temporary sign that is generally constructed in such a manner as to form an "A" like shape or is constructed with a base and single upward sign face, forming an upside down "T" but not permanently attached to the ground.

- Sandwich board signs are allowed within multi-tenant developments. Only 1 allowed per business.
- Sandwich board signs shall be located not more than ten feet (10') from the door of the business.

*A Community Event Sign announces a campaign, drive activity or celebration of a civic, political, public, philanthropic, religious or educational organization for noncommercial purposes. Community Event signs are allowed off premise but permission from the owner of the property where the sign will be located is required prior to issuance of a permit. Please provide a list of the locations of where any off premise signs will be located.

*May not be larger than 64 sq. ft. in size with a maximum height not to exceed 10 ft.

*An "inflatable sign" is a temporary ground mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.

*The minimum setback from the road right of way shall be one and one-half (1-1/2) times the height of the sign.

Will your event generate any type of waste? *

○ Yes ● No

Is this an ongoing or seasonal request? *

○ Yes ● No

Will your event include pyrotechnics or fireworks? *

○ Yes ● No

Notification

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event
- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Notification Acknowledgement*

☑ I have read and understand this requirement

Insurance

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABLITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than $500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Insurance Documents

Safe Harbor TF.pdf	1.18MB

Security

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Restrictions and Signature

Please be aware of the following restrictions:

- Fires are allowed in fireplaces or grills only.
- Dogs must be on leash in parks, with the exception of Baxter Dog Park.
- Dogs are prohibited in the grassy park area of Dierkes Lake Park.

- Alcohol is prohibited at Dierkes Lake Park, Sunway Soccer Fields, First Federal Park & St Luke's Shelter, Oregon Trail Youth Complex, and Sawtooth Softball Fields Water slides, inflatable water features and dunk tanks are prohibited.
- Hours for amplified music are Mon—Fri 11am-9pm, Sat 8am-9:30pm, Sunday 12:15pm-8pm.

The following are prohibited in parks and on trails:

- Glass containers
- Soliciting
- Loitering and Boisterousness
- Discharging of fireworks and explosives
- Possessing intoxicating beverages where prohibited or be under the influence in any public space
- Throwing objects other than in designated areas
- Climbing trees
- Damaging, cutting, removing, or attaching anything to any trees or plants
- Digging or disturbing grass or natural landscape
- Walking or standing on monuments, fountains, railings, fences, or other features not designed for such use
- Disfiguring or removing any buildings or park amenities
- Endangering the safety of others
- Preventing any person from using any park or its facilities
- Violating park curfew of 11pm
- Hunting, trapping, or pursuing wildlife
- Polluting waters of any kind in parks
- Dumping or depositing trash other than in proper receptacles

1. The prior named Applicant/Organization, in consideration of its use of Twin Falls Parks and Recreation facilities, agrees to release, indemnify and defend the City of Twin Falls, and its agents, employees and representative, from any and all claims, demands or lawsuits arising out of the Applicant's/Organization's use of said facilities.

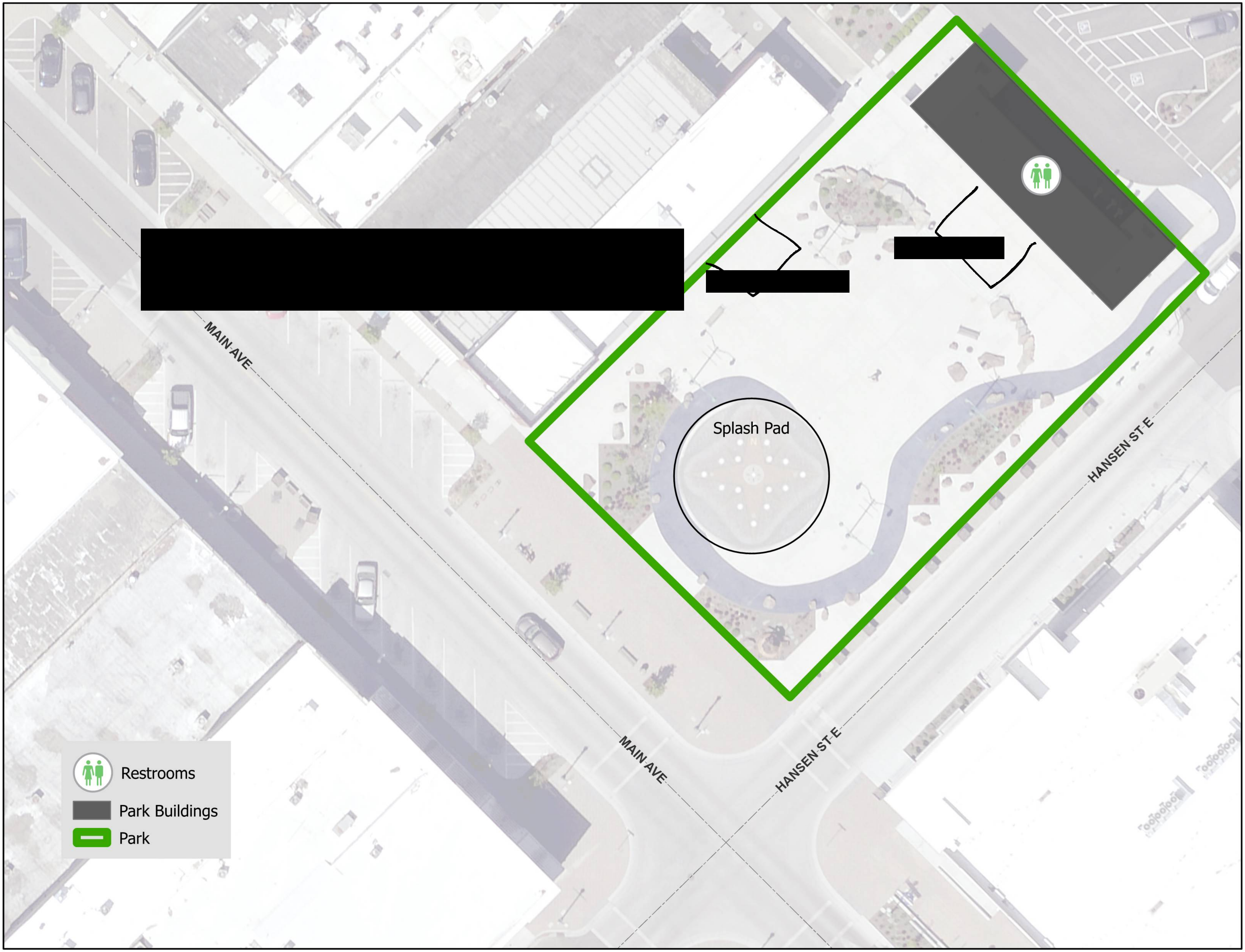
2. Groups, individuals and applicants further agree that they have received the City's policies, rules and regulations governing use of said facility and agree to be bound by the same.

3. Effect Of A Permit: A Twin Falls park permittee shall be bound by all park rules and regulations and all applicable ordinances as fully as though the same were inserted in said permit. The person or persons to whom a permit is issued shall be liable for any loss, damage or injuries sustained by any person or property by reason of the negligence of the person or persons to whom such permit shall have been issued. The director, or a duly authorized representative, shall have the authority to revoke a permit upon finding of violation of any rule or ordinance, or upon good cause. (Ord. 2735, 9-16-2002)

**Based on the details of your event, a parks use permit might be issued. By signing below, I agree that this permit may be revoked for reasons outlined above. I further agree that this permit will be revoked if it conflicts with any lawful order issued by a Federal, State, or local government agency, including orders issued in response to the COVID-19 pandemic.

By signing this application, I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Signature *	Name *	Date *
Zandra McArthur	Zandra McArthur	06/13/2025


[redacted]
[redacted]
[redacted]
MAIN AVE
Splash Pad
HANSEN ST E
MAIN AVE
HANSEN ST E
Restrooms
Park Buildings
Park

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Perry Shank
706 N College Rd Suite B
Twin Falls, ID 83301
ID

CONTACT NAME: Perry Shank
PHONE (A/C, No, Ext): 208-825-2800 **FAX (A/C, No):** 208-324-4393
E-MAIL ADDRESS: pshank@idfbins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Western Community Insurance Company	39519
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Safe Harbor Foundation Incorporated
213 5th Ave W
Twin Falls, ID 83301

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ **COMMERCIAL GENERAL LIABILITY**	N	N	08-143145-05	05/19/2025	05/09/2026	EACH OCCURRENCE	$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	☐						MED EXP (Any one person)	$ 5,000
	☐						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	☐ OTHER:							$
A	**AUTOMOBILE LIABILITY**						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	☐ ☐							$
A	☐ **UMBRELLA LIAB** ☐ OCCUR						EACH OCCURRENCE	$
	☐ **EXCESS LIAB** ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Twin Falls
203 Main Ave E
Twin Falls, ID 83301

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE Perry Shank

Date: Monday, July 7, 2025

To: Honorable Mayor and City Council

From: Nathan Erickson, Environmental Manager

ACTION ITEM

Request:

Approve Resolution 2025-011, a Resolution of the City Council of The City of Twin Falls, Idaho, rejecting all bids for the 2025 Grandview Odor Control Project and directing staff to pursue obtaining bids through the open market.

Time Estimate:

Five minutes with additional time for council questions.

Background:

In the current FY2025 budget, $650,000 has been allocated for the installation of a permanent odor scrubber at the corner of Grandview Drive North and Federation Road. To date, nearly $130,000 has been spent on the design and bidding phases of the project. The project was bid in May, with the bid opening occurring on June 10, 2025. At the bid opening, only one bid was received from GSE Construction Company, Inc., totaling $1,002,900. This bid was reviewed by Consor Engineering, the city's contracted engineer for the project, and they recommended rejecting the bid due to it being "substantially higher than expected for the project."

Approval Process:

Approval of the bid rejection requires a simple majority of the members in attendance at this meeting.

Budget Impact:

Rejection of the bid will not impact the budget at this time. If additional funds are later deemed necessary, a request will be made to the city council.

Regulatory Impact:

Idaho Code § 67-2805 Procurement of Public Works Construction: (2.a.viii) *In its discretion, the governing board may reject all bids presented and re-bid, or the governing board may, after finding it to be a fact, pass a resolution declaring that the project sought to be accomplished by the expenditure can be performed more economically by purchasing goods and services on the open market. If identical bids are received, the governing board may choose the bidder it prefers. If no bids are received, the governing board may procure the goods or services without further competitive bidding procedures.*

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that Council approve the resolution rejecting bids for the 2025 Grandview Odor Control Project.

Attachments:

1. 2025-06-18 Rejection of Bid Grandview Odor Control Station
2. 2025-07-07 Resolution No. 2025-011

consor

6100 Waterford District Drive, Suite 300
Miami, FL 33126
888.451.6822

June 18, 2025

Mr. Nathan Erickson
Environmental Engineer
Twin Falls Public Works Division
119 South Park Avenue West
Twin Falls, ID 83301

RE: Rejection of Bids: Grandview Odor Control Station

Dear Nathan,

On June 10, 2025, the City received a bid from one bidder on the above referenced project. The bid was for $1,002,900 which is substantially higher than expected for the project.

We have reviewed, in detail, the bid from the apparent low bidder and found no errors or irregularities of concern. However, due to the high cost, we do not recommend award of the contract to GSE Construction Company, Inc. and we recommend rejection of the bid.

If you have any questions or comments, please do not hesitate to call.

Sincerely,
Consor Engineers, LLC

Mark L. Cummings

Mark Cummings, PE, *Principal Engineer*
208-947-9033 | mark.cummings@consoreng.com

RESOLUTION NO. 2025-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, REJECTING ALL BIDS FOR THE 2025 GRANDVIEW ODOR CONTROL PROJECT.

WHEREAS on May 20, 2025 and May 27, 2025 the City advertised in the Times News and on the City's website for bids related to the 2025 Grandview Odor Control Project; and

WHEREAS the bid opening occurred on June 10, 2025, and only one bid was received from GSE Construction Company, Inc. for $1,002,900; and

WHEREAS the City received correspondence on June 18, 2025, from Consor Engineering, the contracted engineering firm overseeing the project; and

WHEREAS Consor Engineering, having conducted a thorough review of the bid submitted by GSE, recommends the rejection of said bid on the grounds that the proposed cost is deemed excessively high; and

WHEREAS Idaho Code §67-2805 (2.a.viii) permits the governing board to reject all bids after finding it a fact that the project can be performed more economically through the open market;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

The City formally rejects the bid submitted by GSE Construction Company, Inc. for the 2025 Grandview Odor Control Project due to its excessively high cost. City staff are hereby directed to proceed with pursuing more economical alternatives for completing the 2025 Grandview Odor Control Project through the open market as authorized by Idaho Code §67-2805 (2.a.viii).

PASSED BY THE CITY COUNCIL: July ___, 2025.
SIGNED BY THE MAYOR: July ___, 2025.

____
MAYOR

ATTEST:

____
DEPUTY CITY CLERK

____
Published Date

Date: Monday, July 7, 2025

To: Honorable Mayor and City Council

From: Travis Rothweiler, City Manager

Request:

<u>ACTION ITEM</u>: A request to authorize the use of $1,234,820 of cash reserves from the respective funds as needed to fund the City of Twin Falls Health Plan Trust.

Time Estimate:

5-10 minutes with additional time for Council questions.

Background:

The City of Twin Falls seeks the City Council's approval to allocate $1,234,820 from its cash reserves to establish a self-funded health insurance trust. This fund aims to fulfill the requirements set by the State of Idaho for registering the City's self-funded health care plan. The need for this allocation arises from the State's requirement under Idaho Code § 41-4004(1)(f), which mandates that before the self-funded plan's registration, the Department of Insurance verifies that an amount equal to fifty percent of the qualified actuary's estimated minimum surplus requirements, after twelve months of operation, is deposited into the trust fund. This condition ensures the financial stability of the plan and requires immediate initial funding in addition to monthly contributions from beneficiaries.

The City of Twin Falls Health Plan Trust plans to operate with an effective date of October 1, 2025, necessitating this initial funding to meet accordance with State regulations. The structuring of this self-funded plan is a strategic move to manage healthcare costs more effectively while maintaining robust coverage for city employees.

This action is necessary in maintaining compliance with state insurance requirements to ensure the health trust's successful implementation by the planned operational date. The City will deploy tax-supported and non-tax-supported funds to cover the total expected cost, adjusting allocations from respective unrestricted fund balances in various funds as needed.

Approval Process:

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

Budget Impact:

Cash reserves of $1,234,820 from respective funds as needed that have not been budgeted are being requested to fund the City of Twin Falls Health Plan Trust. There are sufficient reserve funds available to fund this request.

Regulatory Impact:

There is no regulatory impact.

Conclusion:

Staff recommends the Council approve the request to authorize the use of $1,234,820 from cash reserves from respective funds as needed to fund the City of Twin Falls Health Insurance Trust.

Attachments

1. Letter to Idaho Department of Insurance RE Application for Reg of Self-Funding Health Care Plan.

CITY OF
TWIN FALLS
PEOPLE SERVING PEOPLE

Date: Monday, July 7, 2025

To: Honorable Mayor and City Council

From: Travis Rothweiler, City Manager

PRESENTATION

Request:

A presentation of the City Manager's Recommended Budget for FY 2025-2026 (FY 2026) followed by citizen input.

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

1. 07-07-2025 FY 2025-2026 Budget CM Presentation - Recommended Budget Overiew

Date: Monday, July 7, 2025

To: Mayor and City Council

From: Travis Rothweiler, City Manager

Request
A presentation of the City Manager's Recommended Budget for FY 2025-2026 (FY 2026) followed by citizen input.

Time Estimate
The estimated amount of time this item will take is one hour plus time to answer questions.

Background
Idaho Code Section 50-811 states the City Manager shall "...keep the council fully advised of the financial condition of the city and its future needs..." and "…prepare and submit to the council a tentative budget for the next fiscal year. On behalf of the many hands that helped in its development and creation, we are pleased to present to you for your review, debate and consideration, the City Manager's Recommended Budget Fiscal for Year 2025-2026 (FY 2026). Like the ones offered in the past, this budget has been constructed in the spirit of "One City" and is the product of many hours and many minds.

Twin Falls is growing and thriving. Our city now proudly serves about 56,849 residents, an increase of more than 8% since the 2020 census, with growth continuing at over 2% per year. Backed by a dedicated team of 351.5 full-time employees and a taxable value exceeding $6.429 billion. The City's taxable value does not include $628 million of value contained in Urban Renewal Agency areas. Since 2014, the City of Twin Falls's overall value has more than tripled.

Our fiscal year spans from October 1 to September 30. The budget, crafted using Government Finance Officers' Association (GFOA) best practices and adhering to Idaho Code requirements for local government budgeting and financial protocols, is balanced, agile, sustainable, and strategically focused. It serves as our financial blueprint, guiding us in addressing the community's needs in public safety, public health, and community life. This budget is both financially sound and fiscally responsible.

While we can't fund every request, this budget reflects the top priorities identified by city staff, departments, elected officials, and our community. It also celebrates the dedication of our city team, whose daily efforts fuel economic growth and build public trust.

Guided by our organizational goals, this budget aims to:

- Creating a stable, flexible budget ready for a changing world
- Addressing local economic realities head-on
- Aligning with the City's 2030 Strategic Plan
- Strengthening Twin Falls as a nationally recognized "Employer and Organization of Choice"
- Carefully balance revenue needs with the pressures faced by residents and businesses

The FY 2026 budget totals $101,056,415 in expenditures and transfers, which represents a decrease of $8,636,478 (7.87%) from the current fiscal year. Government Fund expenditures (including property tax-funded programs) have decreased by $12,132,199 (16.71%), mainly due to completion of several large, one-time capital projects funded by grants and reserves. Enterprise and Non-Tax Supported Funds rose by $3,495,721 (9.42%), driven primarily by using cash reserves in both the Impact Fee Fund and the Wastewater Fund to complete a key roadway project and wastewater collection and treatment plant projects.

Our focus, as it has been historically, is the “net budget,” which excludes transfers between the various funds. Our focus on the net budget provides the clearest picture of actual spending and resource use. For FY 2026, the net budget is $95,476,337, down $7,172,701 (-6.99%) from last fiscal year’s appropriated amount of $102,649,038 million.

Budget as a Strategic Tool

For over a decade, our budget has been a roadmap, aligning financial choices with our vision for a safe, healthy, and vibrant Twin Falls. It supports daily services and long-term projects while ensuring fiscal responsibility and transparency. Every dollar is connected to our mission and future goals. Through careful planning and oversight, we maintain a strong financial footing that adapts to changing needs and opportunities.

Serving Our Community

This budget reaffirms our promise to provide efficient, quality services. From maintaining roads and utilities to investing in public safety, parks, and libraries, every department works toward our Strategic Plan and community priorities. We’re also committed to economic development, job creation, and programs that enhance life in Twin Falls.

Commitment to Transparency

Furthering our commitment to transparency and effective community involvement, we welcome and encourage all interested citizens to attend any or all the conversations about the FY 2026 budget prior to its adoption. Presentations of the proposed budget began on July 7, 2025. Again this year, citizens will have the opportunity to review the City Manager’s proposed budget and participate, either online or by attending the meetings in person. The statutorily required public hearing for the FY 2026 will be held on August 25, 2024. The City Council is scheduled to vote on the budget later that same evening.

A Strategic Framework

Our 2030 Strategic Plan, adopted in 2013 and updated in 2018, continues to guide our vision and budgeting. Built on community input and data, it outlines our aspiration to be an inclusive, connected, prosperous, educated, healthy, and environmentally responsible city. In 2024, we began updating the plan to better reflect today’s realities. Key stakeholders have shared ideas on Twin Falls’ future opportunities and challenges. The City has hosted roundtables with community and organizational leaders, with more conversations planned for summer 2025. These discussions will shape the next Strategic Plan and future budgets, expected to be finalized by fall 2025.

What’s Shaping the FY 2026 Budget?

Twin Falls is growing and remains the economic hub of the Magic Valley. Growth brings both opportunities and challenges. This year’s budget is influenced by the same issues that have impacted past City budgets and its operational and service delivery strategies. Those issues include rising costs, workforce shortages, housing affordability, providing services valued by residents, and stability.

As a vital regional center, Twin Falls faces rapid growth, rising costs, labor shortages, and increasing service demands. Balancing infrastructure, public safety, and affordability requires careful planning amid limited resources. Rooted in our agricultural heritage, we follow the wisdom that “more farms struggle in good times than bad," meaning we build budgets that can weather economic ups and downs and seize growth opportunities.

Rising Costs

The Municipal Cost Index (MCI) tracks inflation's impact on municipal services. By March 2025, the cost to provide services rose nearly 1.91% from the previous year. While a welcome slowdown after steep cumulative increases of 25.9% since 2020 and 35.3% since 2014, City revenues continue to lag. In an effort to manage costs and provide services at levels demands and/or required by our residents, all departments continue to seek new revenue sources and cost-saving strategies, including raising fees, pursuing grants and partnerships, and exploring sponsorship opportunities.

Labor and Talent Shortages

Like much of the nation, Idaho faces a labor shortage, with only 63.6 available workers per 100 open jobs. The Twin Falls area unemployment rate is low—around 3.4%—indicating a "full employment" market. Pandemic-era early retirements, reduced immigration, and smaller workforces have all contributed to the labor shortage and talent gap.

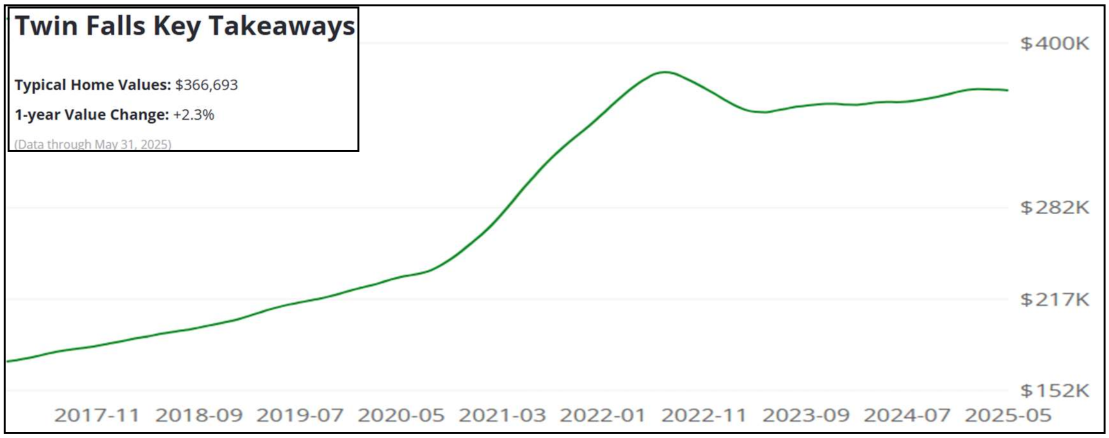
Though workforce entrants are increasing, participation hasn't returned to pre-pandemic levels. If it had, the labor pool would be 2.3 million larger nationwide—more than Idaho's entire population. Meeting rising demand for goods and services requires talent. Twin Falls must be an employer of choice by adapting beyond pay and benefits—fostering a supportive, growth-oriented culture that promotes creativity and problem-solving. Retaining staff preserves relationships, knowledge, and prevents burnout. To meet these challenges and retain its talented employees, the City is investing in strategies such as:

- Continuing our High-Performance Organization journey
- Continuing to develop the next generation of future organizational leaders
- Participating in career fairs and job expos
- Enhancing retention through better benefits, competitive pay, professional development, and wellness initiatives
- Exploring AI tools to augment staffing

Housing Costs and Affordability

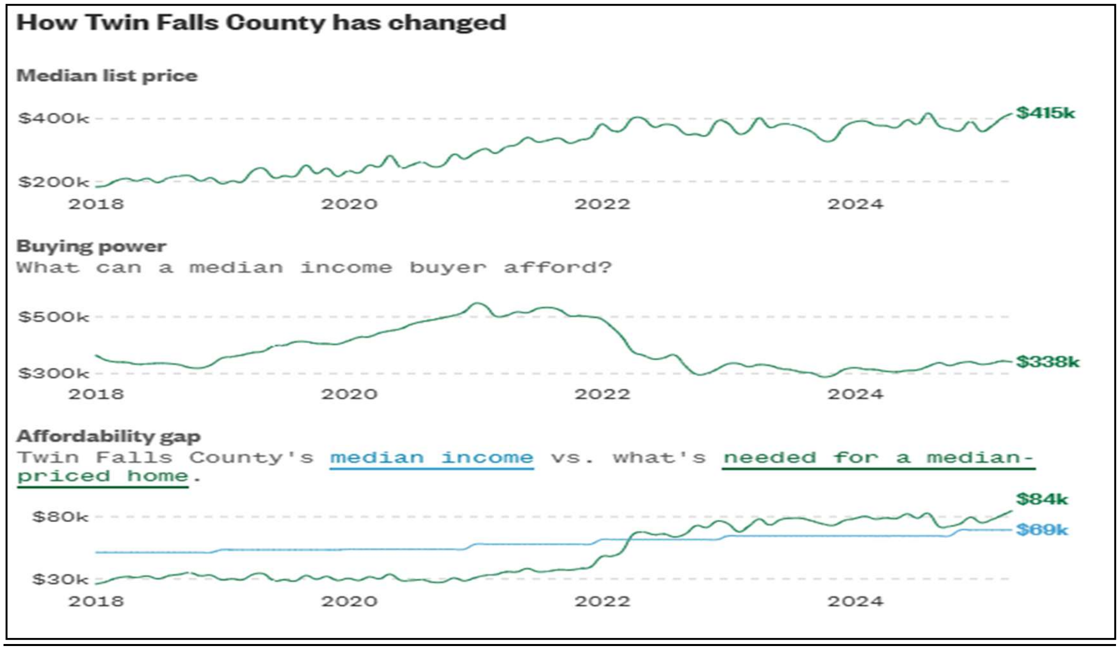
Twin Falls has been one of the fastest-growing housing markets in Idaho over the past decade. In January 2020, the median home value was $225,965. It peaked at $379,656 in July 2022, then dipped to $351,116 in April 2023 as interest rates rose. By May 2025, it climbed back to $367,696, with another 2.3% increase expected in the next twelve months. Since 2020, median home values have surged nearly 61.5%.

Rising prices only tells part of the story. Housing costs have outpaced middle-class incomes, 30-year mortgage rates hover around 7% (6.87%) causing a majority (57.3%) of all home sales in the last 12 months to be below initial asking prices.



To better understand market conditions, NBC News created a Home Buyer Index measuring how hard it is to buy a home on a scale from 0 to 100. Nationwide affordability has dropped sharply—from 27 a decade ago to 82.4 today.

In Twin Falls County, high prices, fierce competition, and soaring interest rates place us among the nation's toughest housing markets—117th worst out of 1,310 counties in the United States, and the third worst among Idaho's 25 counties on the index, and the most difficult in the Magic Valley. Larger cities may have pricier homes but often offer higher wages, which factor into affordability.



While the City can't fix the housing market alone, we're committed to improving it. This means updating land use and zoning, investing in technology to streamline permits, improving infrastructure like roads and utilities, and raising awareness about diverse housing options.

Investing in Infrastructure with Strategic Use of Cash Reserves

The City Manager's Recommended Budgets requests the use of $8,093,398 from cash reserves to address debt service requirements, infrastructure improvements and facility deficiencies.

Some of the larger projects include:

- $4,000,000 – Wastewater Fund – Canyon Rim Drop Line
- $647,350 – Capital Improvement Fund – Fire Station 2 COP payment
- $1,630,000 – Impact Fee Fund – Filer Roundabout
- $1,368,421 – Airport Construction Fund – Projects

Growing City, Growing Demands

Between 2010 and 2020, Twin Falls' population rose by 17%—from 44,125 to 51,807—and reached 56,849 by 2025. With an approximate annual growth rate of 2% and in its role as Twin Falls County's seat, the city is thriving. However, it's not just residents' driving demand of City services. As the Magic Valley's hub, Twin Falls' daytime population more than doubles to an estimated 116,000 to 120,000, putting pressure on infrastructure and services without corresponding revenue increases. Regional growth amplifies this challenge, stretching city services to accommodate residents and visitors alike.

Making Smarter Budget Decisions with Priority Based Budgeting

To keep pace with growing needs and limited resources, Twin Falls is doubling down on Priority Based Budgeting. This approach helps to align spending with community priorities, improve transparency, and identify where small shifts can yield big results. Departments now understand the true costs of programs and are evaluating each based on their impact and demand. The goal isn't to cut indiscriminately but to deliver the right services on the right scale. As data collection improves, departments will integrate performance metrics into their budgets, giving the City a clearer picture of how to better serve residents.

Health Insurance, Compensation, and Training – Investing in Our People

Employee benefits are a cornerstone of the City's ability to attract and retain top talent. Our ability to provide quality health insurance remains a budgeting challenge. Though the City is committed to offering competitive packages, costs have surged. In fact, premiums for family coverage have doubled since 2014. Over the years, City leadership has made substantive changes to its health insurance plan. The first significant plan change occurred between FYs 2020 and 2022 as the City transitioned from offering a traditional health insurance plan and a high-deductible plan to offering only a high-deductible plan to its employees. In FY 2025, the City started the process of becoming self-insured.

Self-funding, or self-insurance is a risk management strategy where the employer assumes the financial risk of providing health care benefits to its employees, rather than purchasing a fully insured plan from a traditional insurance carrier. There are a few reasons why self-funding may be preferred:

- Cost Control: Self-insurance allows for more control over healthcare costs, it allows for the design of benefit plans by choosing providers and implementing cost-containment measures to manage expenses more effectively.
- Customization: Self-insured plans allow for greater flexibility in designing benefit packages that meet the specific needs of the workforce. Employers can tailor plans to the demographics and health needs of their employees.
- Cash Flow: Instead of paying fixed premiums to an insurance carrier, self-insured plans only pay for actual claims incurred.

- Risk Management: Self-insured plans can manage and mitigate risks more directly. It provides a clearer understanding of employees' health patterns, which in turn allows for the implementation of wellness programs and other initiatives to prevent or manage health issues.
- Potential Cost Savings: In some cases, self-insured plans may realize cost savings by avoiding the profit margins charged by insurance carriers. However, this also means assuming the financial risk for high-cost claims. Recent actuarial studies suggest the City could realize a reduction in health insurance costs by more than $1.1 million to $1.3 million in FY 2027.

Supporting Our Workforce with Compensation and Growth Opportunities

At our core, we are a service organization and our people power everything we do. To remain an "employer of choice," the FY 2026 budget includes:

- a 4.0% performance-based adjustment,
- 3% salary table increase,
- continued retention pay,
- VEBA contributions to support future health care needs.

Recent pay adjustments have strengthened our position in the job market, but we know more work is needed, especially in key roles and professional development. Department heads requested 17.5 new roles this year, totaling more than $1.517 million.

After careful review, the City Manager and members of the City's executive leadership team are recommending funding the following positions in the amount of $729,537, of which $508,761 is in the tax-supported funds:

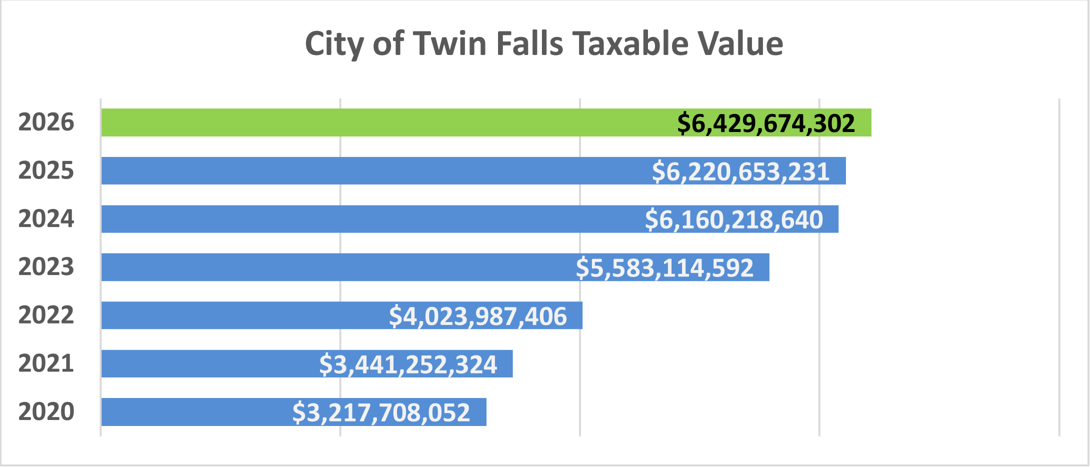
- 3 FTE Firefighters – $247,519
- 1 FTE Chief Prosecuting Attorney – $165,231
- 1 FTE Victim Witness Coordinator – $92,566 (*to paid with opioid settlement funds*)
- 1 FTE Staff Engineer – $120,776
- Funding to complete the Water Department organization plan – $100,000
- Upgrade: Deputy City Clerk to City Clerk – $3,445

The City's Human Resource team has also requested $65,000 to complete a comprehensive compensation study to ensure that City's compensation plan remains market competitive.

Property Taxes

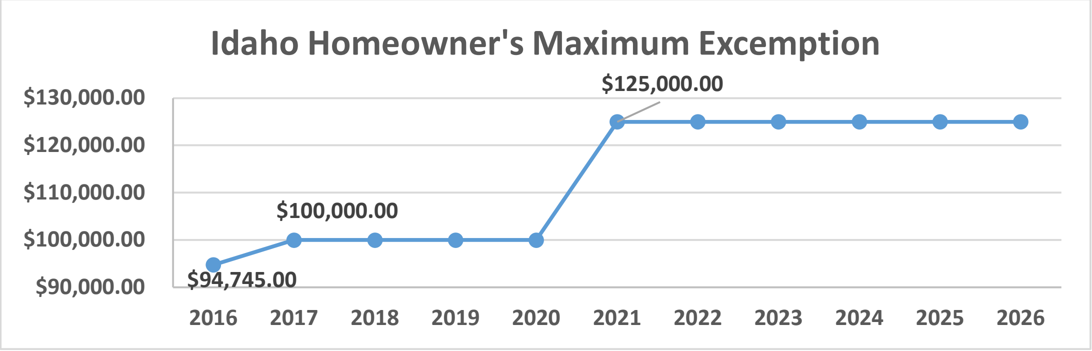
For FY 2026, the City of Twin Falls' total taxable valuation increased by approximately $209,021,071, or 3.36%, from $6,220,653,231 to $6,429,674,302. The increase includes $83,867,304 from the net new construction roll (90% of the total valuation of approximately $93 million). Without the new construction roll, the City's total taxable value would have increased by $125,153,767. The new construction activity will result in approximately $417,483 of additional property tax revenue. Since 2022, the City's total taxable valuation has increased by $2,405,686,896 (59.78%).

As illustrated below, the taxable value used to calculate the FY 2026 tax rate for the City of Twin Falls is the largest in its history.



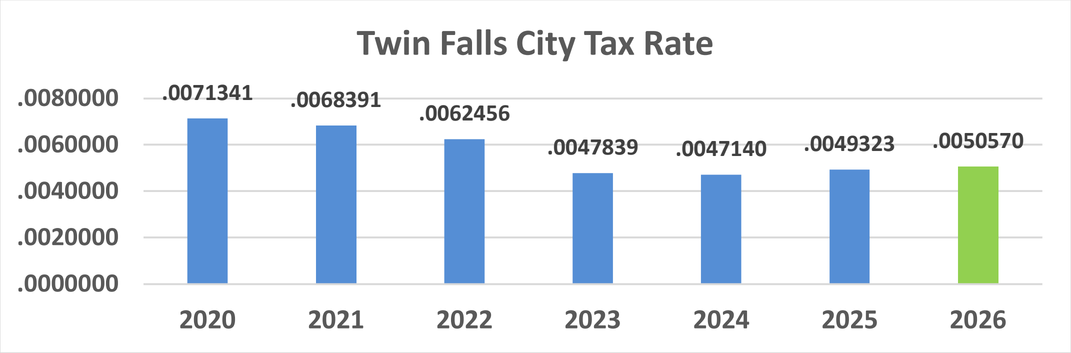
It is important to note the City's taxable value excludes the taxable value of the properties located in the Twin Falls Urban Renewal Agency revenue allocation areas. The entirety of the URA properties are in the City and have a value of $628,032,894. Collectively, the taxable values for both the City of Twin Falls and Twin Falls Urban Renewal Agency total $7,057,707,196. There are many factors that influence the City's total taxable value. Some of the larger factors include increases in the base value from reappraisals performed by the Twin Falls County Assessor's Office, growth from new construction, and property incorporated into the City through annexation.

From 2006 to 2016 (FY 2007 to FY 2017), the maximum homeowner's exemption in Idaho was adjusted annually to align with statewide real property market trends. In 2016, however, the Idaho Legislature set this exemption at a fixed amount of $100,000 for 2017 (FY 2018). This fixed rate remained unchanged until 2021, when the legislature increased it to $125,000. While this increase offers some property tax relief to homeowners, it falls short of addressing the rapidly rising home values across the state. True and effective relief will only be achieved when the legislature reinstates the practice of indexing the exemption to market trends.



Cities in Idaho have control over their annual expenditures in all funds, as well as the rates they assess in the enterprise funds. Statutorily under Idaho Code, cities and counties are permitted to collect 3% more property tax revenue than the previous fiscal year.

Cities in Idaho do not have control of and cannot determine their community taxable value. That responsibility is assigned to the County Assessor's Office. Based on the taxable value presented above, the City's tax rate for FY 2026 is expected to increase slightly to $5.06/$1,000 of taxable value from the FY 2025 rate of $4.93/$1,000. As illustrated in the graph below, the FY 2026 tax rate is one of the lowest issued by the City.

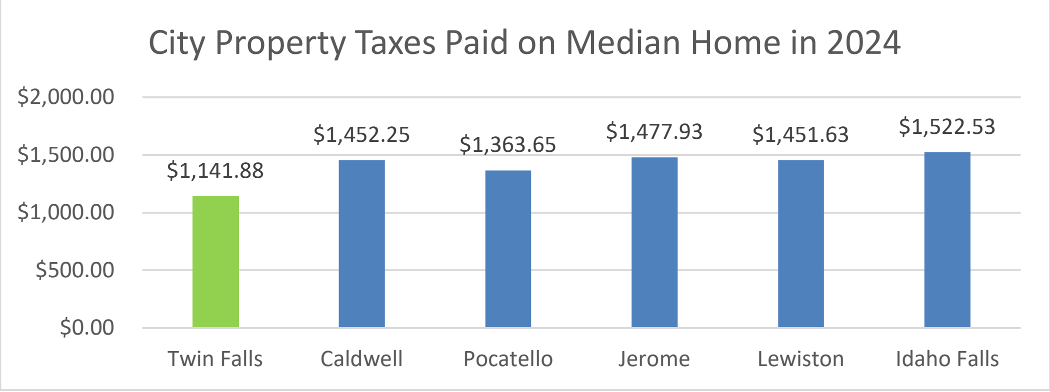


How does our Tax Rate compare to the other, large full-service Idaho cities?

We are often asked the question, "how does our tax rate compare?" The table and graph provided below are intended to provide an approximate answer to that question. Although only intended to be a rough illustration, the table and graph represent the amount of property tax paid on a median-valued, owner occupied home in each of the larger, full-service cities in Idaho. The information used in the table was collected from the Associated Taxpayers of Idaho's 2024 Levy Book (tax rate) and Zillow.

	Total City Taxes Paid	Median Home Value January 2024	Tax Rate FY 2025
Twin Falls	**$1,141.88**	**$356,510**	**0.00493230**
Caldwell	**$1,452.25**	**$393,935**	**0.00540000**
Pocatello	**$1,363.65**	**$330,452**	**0.00663733**
Jerome	**$1,477.93**	**$374,516**	**0.00592318**
Lewiston	**$1,451.63**	**$361,969**	**0.00612582**
Idaho Falls	**$1,522.53**	**$383,758**	**0.00588398**
Coeur d'Alene	**$1,142.93**	**$587,671**	**0.00247029**

***Note: Idaho's median value of an owner-occupied home for this same period was $473,403*.**

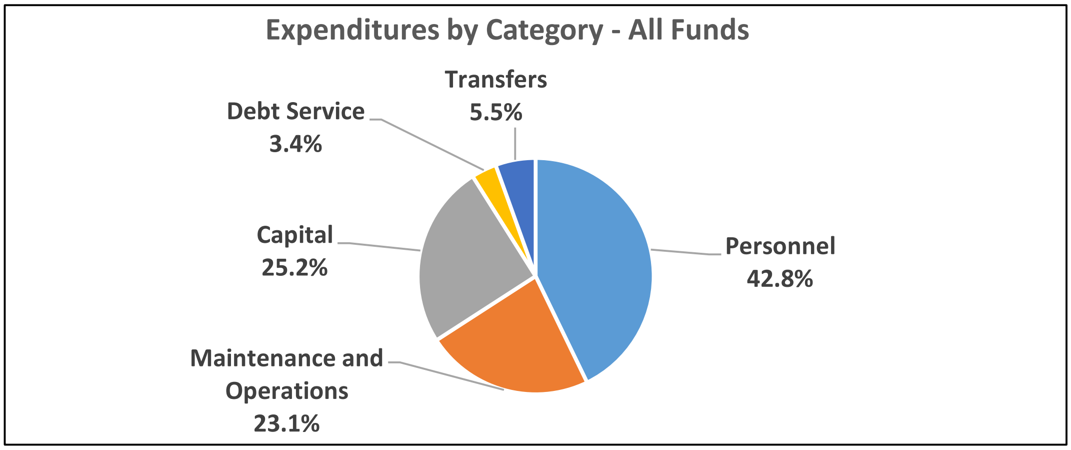


The cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada

County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. For FY 2026, the Street Fund budget for the City of Twin Falls is $7,282,728, or 12.05% of the total for tax-supported funds. Nampa has also been excluded because they contract fire and rescue services with the Nampa Rural Fire Department. The City allocates $9,506,936 for fire and rescue services, or 15.73% of the total.

Expenditures in All Funds

Expenditures in this budget are classified under one of five major categories: Personnel, Maintenance and Operations, Capital, Debt Service, and Transfers. The graph below shows the relative percentage of FY 2026 budget expenditures for the five major categories in all funds combined.



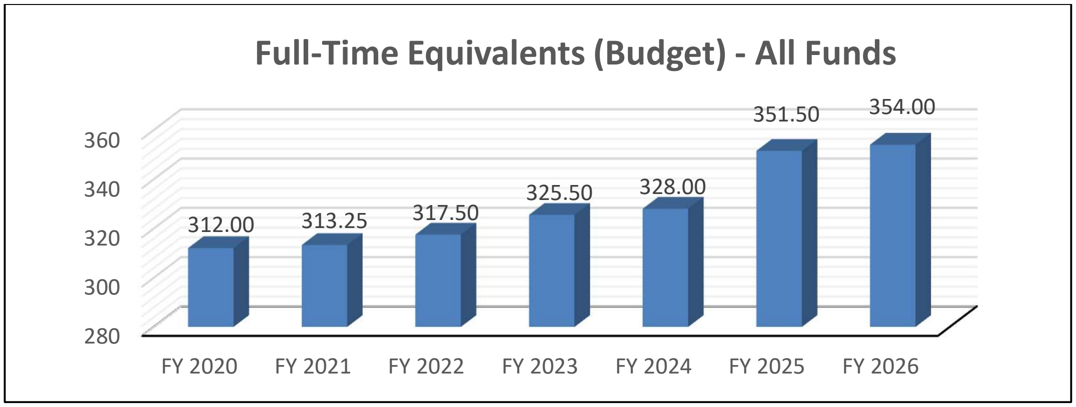
In most government agencies, personnel costs (salaries, wages and benefits) normally represent the largest of the expenditure categories. While municipal governments also devote a large amount of their resources to personnel, the significant investment in infrastructure drives the percentage of the budget devoted to operating and capital costs higher than most other government agencies.

Personnel Expenditures in All Funds

Focus area 8 of the City's 2030 Strategic Plan states, *"The City of Twin Falls strives to carry out its mission with unquestioned integrity, and the highest ethical standards…In support of the desired effectiveness, the elected leadership works in close partnership with appointed professionals carrying out clear policy directives. A high level of competency is provided from a lean, properly compensated and respected core staff."*

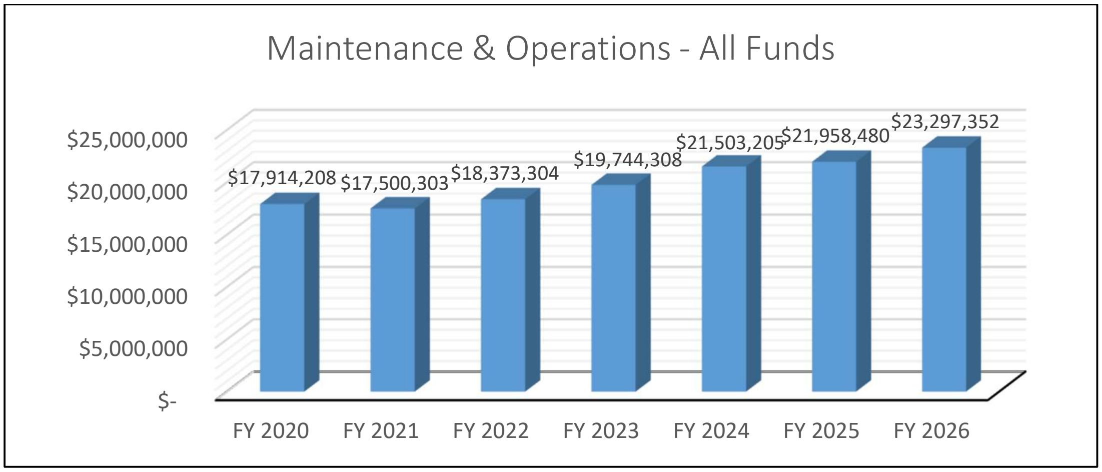
As we work to realize this vision statement, the City of Twin Falls strives to provide existing employees with the equipment, technology, infrastructure, and financial incentives necessary for them to complete their tasks and responsibilities in an efficient and effective manner. In addition, we recognize the importance of providing our employees with a competitive total compensation package and our responsibility to do so. In an effort to meet an ever-increasing workload, citizen expectations, and legislated requirements, several requests were made by department leaders to add employees to our workforce. Several more requests for new employees were made than we were able to include in the proposed budget.

The City has a philosophy of adding full-time employees only when "need" and "sustainability" can be demonstrated. The City has an estimated population of 56,849. Based on that estimate, it has 6.2 employees per 1,000 of population. However, as the regional and urban center for a geographic area having a population of nearly 275,000, the City's daily census population grows to more than an estimated 115,000. This daily increase causes the number of City employees per 1,000 of population to drop to 3.2.



Maintenance and Operations in All Funds

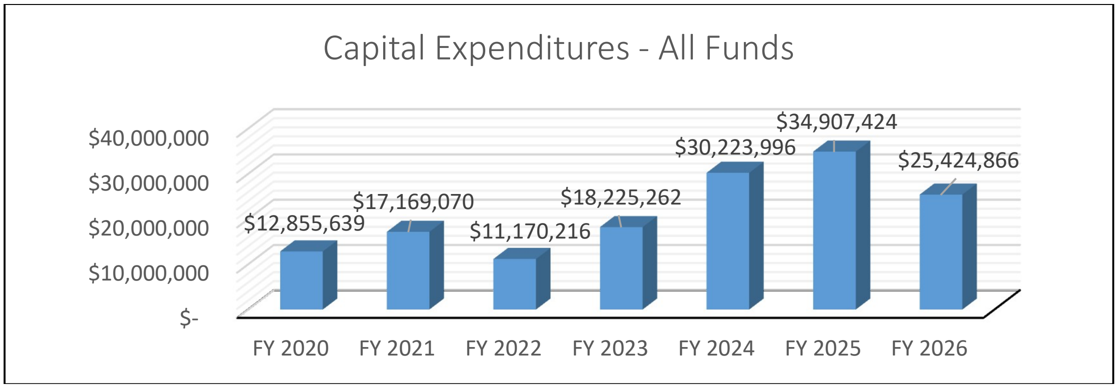
This category includes funding for a wide range of typical activities, including office supplies, fuel, utilities, travel, training, uniforms, building/equipment repair and maintenance, and expenditures for durable goods. The City makes allocations in these areas based on actual expenditures from previous fiscal years, economic trends, and the municipal cost index. The FY 2026 budget allocates $23,297,352 to cover expenses associated with maintenance and operations. In comparison, the allocation for FY 2025 was $21,958,480. This is an increase of $1,338,871 (6.1%) across all funds.



Capital Expenditures in All Funds

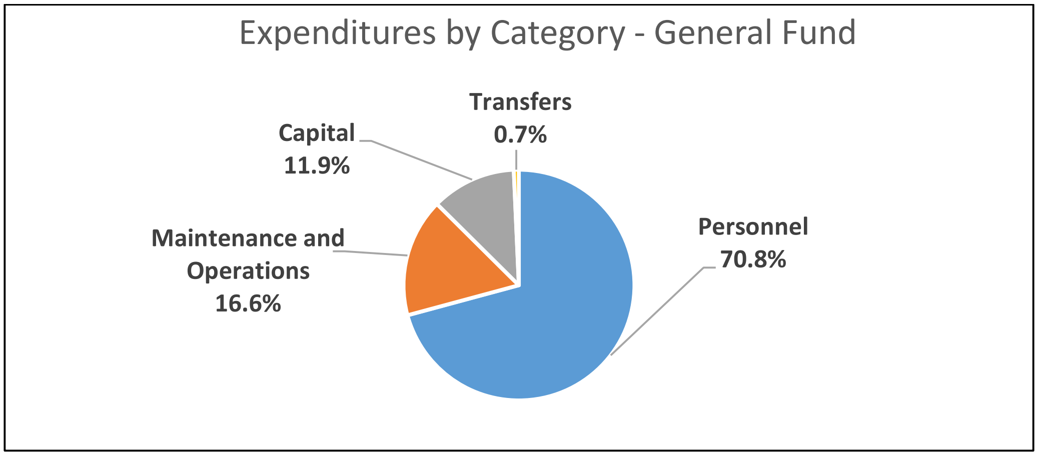
Capital improvements are investments made in our infrastructure. Six of the eight primary focus areas in the City of Twin Falls 2030 Strategic Plan are considered “capital dependent.” Capital financing is necessary for the ongoing development, expansion, maintenance, and repair of these capital assets, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City.

As demonstrated by the partial list above, the ongoing development, expansion, maintenance, and repair of these capital assets is necessary, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City. For accounting purposes and based on the best practice recommendation of the Government Finance Officers Association (GFOA), the City of Twin Falls capitalizes acquisitions and improvements that are durable and more than $5,000. In total, the FY 2026 budget allocates $25,424,866 to fund needed, critical, and desired capital improvements, one-time equipment purchases and projects, and community amenities. Compared to the FY 2025 budget of $34,907,424, this is a decrease of $9,482,558 (27.16%).



Expenditures in the General Fund

Using the same classification of expenditure types (less Debt Service), the percentages of budgeted expenditures for the General Fund are shown below. When analyzing General Fund expenditures by category in comparison to All Funds, Personnel costs are a much higher percentage, and Capital a much lower percentage, as the General Fund spends relatively less for capital improvements, infrastructure, and equipment.

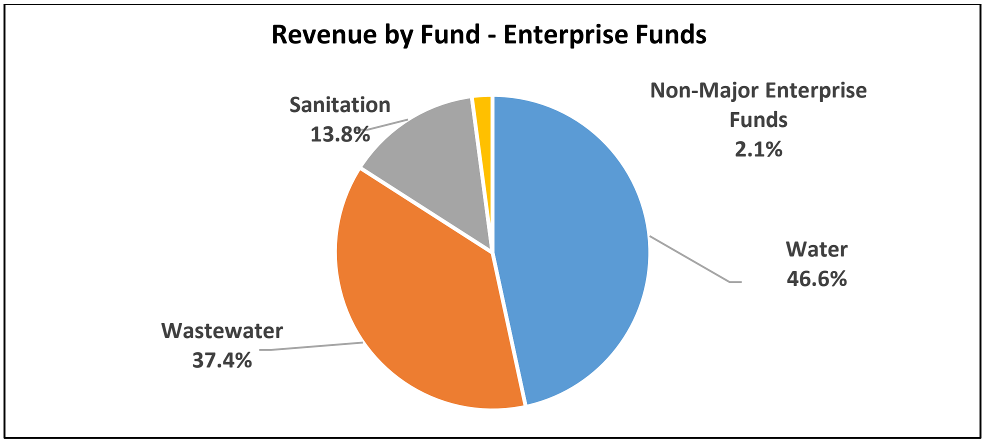


Enterprise Fund Expenditures and Revenue Overview

Enterprise Funds manage services funded by user fees, aiming to cover operational costs and capital asset maintenance. At the fiscal year's end, any net income or loss adjusts the fund's net assets, which must remain within the fund unless the City Council decides otherwise.

The City operates five distinct Enterprise Funds: Water (including supply, distribution, irrigation, and utility services), Wastewater (collection and treatment), Sanitation, Dierkes Lake/Shoshone Falls, and Common Area Maintenance. This budget message primarily addresses the three largest: Water, Wastewater, and Sanitation. The smaller funds are detailed in the budget document.

Enterprise Funds account for $30.86 million (33.14%) of the $93.12 million total revenues in the FY 2026 budget. Enterprise Fund cash reserves budgeted for use equal $5.13 million of the $8.18 million total for all funds. Combining revenues and reserves brings total funding for Enterprise Funds to $35.99 million (35.52%) of the $101.30 million total. The majority of funding, or 80.93%, is from User Fees. The other sources of funding include fines, investment earnings, miscellaneous income, and interfund transfers.



Water Fund

The Water Fund supports the following water-related activities: water supply, water distribution, pressurized irrigation, and utility billing. In FY 2022, the City Manager recommended a series of changes to the City's water rate structure in relation to the payoff of the 2010B Water Bond Issuance. The FY 2026 budget does not have funding for debt service payments, as the last bond was paid off at the conclusion of the 2024 fiscal year. Budgeted revenues in the Water Fund total $14,388,256. This is an increase of $166,510 (1.17%) compared to the FY 2025 total of $14,221,745.

The City has several large capital and maintenance projects that need to be completed in this budget period and in future fiscal years and recommend maintaining the existing water rate.

Wastewater Fund

The Wastewater Fund is used to support all wastewater services provided by the City of Twin Falls, namely wastewater collection and wastewater treatment. The FY 2026 wastewater user rates were increased by 5% to continue to upgrade our wastewater lines and related infrastructure, and to maintain compliance with stated bond covenants. Budgeted revenues and reserves in the Wastewater Fund total $16,387,739, an increase of $3,732,418 (29.49%) compared to FY 2025's total of $12,655,320.

Sanitation Fund

The City's Sanitation Fund supports the City's sanitation and recycling programs. The FY 2026 sanitation user rates are recommended to increase by 2.5%. Budgeted revenues and reserves in the Sanitation Fund total $4,554,231, which compared to the FY 2025 total of $4,405,410 is an increase of $148,821 (3.38%).

In December 2026, the City's contract with its current solid waste and sanitation provider will conclude. In preparation, the City of Twin Falls will request proposals from qualified solid waste and recycling companies in November/December 2025. The City Manager and the City's Chief Financial Officer will be recommending changes to the types of services provided by the private firm to its residence. Bidding this service early will allow the winning firm to capitalize and "get up to speed", should there be a chance in vendors.

The average amount paid by the City's residential customers increases by $.49 monthly and $5.89 annually. Budgeted revenue in the Sanitation Fund totals $4,263,450, which combined with reserves of

$290,781 equals $4,554,231 in total funding. Compared to FY 2025 total of $4,405,410, this is an increase of $148,821 (3.38%).

Cash Reserves/Fund Balances

A key indicator of a city's financial health is its fund balance. The City of Twin Falls adheres to a policy of maintaining three months of operational reserves for tax-supported funds and two months for enterprise-type funds. This policy surpasses the Government Finance Officers Association (GFOA) recommendation, which advises general-purpose governments to maintain an unrestricted fund balance in their general fund equivalent to no less than two months of regular operating revenues or expenditures. Our conservative fiscal approach, with a three-month reserve requirement, ensures that the City can consistently provide public goods and services.

At the end of FY 2024, the City of Twin Falls had an audited Fund Balance/Net Position of $107,233,554. The total was $64,954,412 in Governmental-type Funds, $41,696,726 for Enterprise-type Funds, and $582,416 for Internal Service Funds. For purposes of the budget, we will focus on the larger operating funds of the City, which are illustrated in the table below.

	Fund Balance	Restricted for Budget	Available Balance
General Fund	$12,453,602	$10,094,958	$2,358,644
Street Fund	$15,180,678	$1,895,383	$13,285,295
Airport Fund	$3,537,665	$785,041	$2,752,624
Capital Improvement Fund	$21,808,823	$9,899,197	$11,909,626
Water Fund	$16,756,557	$5,679,239	$11,077,318
Wastewater Fund	$21,658,363	$2,939,629	$18,718,734
Sanitation Fund	$847,720	$847,720	$0

Impacts of the Budget to our Residents

Over the last ten fiscal years, the City's tax rate has fluctuated significantly, ranging from a high of $8.04/$1,000 (FY 2017) of taxable value to a low of $4.71/$1,000 (FY 2024) of taxable value. The average tax rate assessed over the course of the last seven fiscal years (2019-2025) is $6.02/$1,000 of taxable value. *It is important to recognize the tax rate does not necessarily indicate an individual's tax burdens.* The tax rate is simply a multiplier used to determine a property owner's proportionate share of property tax liability. It is a fraction of a local government's total property tax collections divided by the total taxable value of that local government unit.

	FY 24-25 Adopted Budget	**FY 25-26 Recommended Budget**	**Variance**
Property Tax	Tax Rate: $4.93/$1,000 of taxable value	Tax Rate: $5.06/$1,000 of taxable value	Tax Rate: $0.13/$1,000 of taxable value
Median Value of Owner-Occupied Home: FY 2026 - $366,000 (January 2025) FY 2025 - $355,495 (January 2024)	**$1,136.34** *(annual)* **$94.70** *(monthly)*	**$1,219.46** *(annual)* **$101.62** *(monthly)*	**$83.12** *(annual)* **$6.93** *(monthly)*
Utility Bills			
Average Residential Customer Comsumption of:			
Water - 18,000 gallons	$54.49	$54.49	$0.00
Sewer - 12,000 gallons	$32.42	$34.05	$1.63
Sanitation & Recycling	$19.62	$20.11	$0.49
Total Utility Bills	$106.53	$108.65	$2.12
Monthly Total of Property Tax and Utility Bills	**$201.23**	**$210.27**	**$9.05**

Approval

There is no approval process at this point in the process. The City Council will be holding a series of public hearings prior to adopting the Appropriations Ordinance for the 2025-2026 Fiscal Year. The public hearings are scheduled for August 4, 2025 (rate and fees) and August 25, 2025 (preservation for forgone balance and appropriations ordinance). Final adoption of Appropriations Ordinance is also scheduled for the evening of August 25, 2025.

Budget Impact:

There are no current budgetary or financial impacts from the conversation. From this process, we will establish the Fiscal Year 2025-2026 City Manager's Recommended Budget.

Regulatory Impact:

- Idaho Code Section 50-811 states the City Manager shall "...keep the council fully advised of the financial condition of the city and its future needs..." and "…prepare and submit to the council a tentative budget for the next fiscal year."
- Idaho Code §50-235 empowers each city council of each city to levy taxes for general revenue purposes
- Idaho Code §50-1002 requires the city council of each city in the State of Idaho to pass a budget, referred to as an annual appropriation ordinance
- Idaho Code §63-802 sets limitations on all taxing district budget requests on the amount of property tax revenues that can be used to fund programs and services. This section also states that taxing entities can only increase property tax collections by a maximum of three percent (3%) annually, plus value of new construction and annexation added during the previous calendar year, and forgone taxes that have been accumulated and reserved in prior fiscal years

Attachments

Recommended Budget for FY 2025-2026 can be found online.

Date: Monday, July 7, 2025

To: Honorable Mayor and City Council

From: Shawn Barigar, URA Executive Director

ACTION ITEM

Request:

Public Hearing and Consideration of Ordinance No. O-2025-010 adopting the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3.

Time Estimate:

N/A

Background:

In May of this year, the Urban Renewal Agency of the City of Twin Falls Chobani commenced certain discussions concerning deannexing one (1) parcel of approximately 28.23 acres from the existing Revenue Allocation Area #4-3 as defined in the First Amendment ("First Amendment") to the Urban Renewal Plan for Revenue Allocation Area #4-3 ("Plan"). In this case, "deannexation" refers to removing this parcel from the Revenue Allocation Area. The identified parcel is not currently in the City limits and will remain in the unincorporated area of Twin Falls County.

Phil Kushlan, Kushlan | Associates, was retained to analyze the fiscal impact of the deannexation of the parcel from Revenue Allocation Area 4-3, which was created by City Ordinance No. 3022, dated December 12, 2011. His findings were that the relatively small percentage of revenue allocation proceeds that would be lost through deannexation of the parcel, coupled with the contractual obligation of Agro-Farma (Chobani) to support the required revenue stream, suggests the fiscal impact would be minimal and does not impact the economic feasibility of the overall project.

For the purposes of this First Amendment only, Zions Public Finance, Inc., by letter to the Agency, dated May 6, 2025, specifically waived the requirement of Section 17K of the Agency Bond Resolution No. 2013-1, dated January 14, 2013 (the "Bond Resolution"), concerning the filing of a Consultant's Report, as defined in the Bond Resolution, with the Trustee and the Registered Owner(s) on the effect of the proposed First Amendment.

In discussions with Chobani, they have expressed interest to continue to work with the Agency and the City of Twin Falls to support their $500,000,000 expansion project and explore additional financing opportunities for infrastructure improvements. One of those options may be the use of Tax Increment Financing to finance additional wastewater and power infrastructure needs consistent with a new law adopted by the Idaho Legislature this past session. Today's action deals only with the first step toward this exploration, by removing the only non-Chobani-owned parcel from this revenue allocation area. Through this step, a future discussion of potential extension of the financing provision would be available. That future amendment would require additional work on economic feasibility, impacts to the existing debt, and other financing provisions.

This First Amendment to the Plan does not extend the Plan's duration. The Plan terminates on December 15, 2031; however, revenue allocation proceeds will be received in 2032 pursuant to Idaho Code § 50-2905(7).

On May 19, 2025, the Urban Renewal Agency adopted a resolution approving the First Amendment to the Urban Renewal Plan for RAA #4-3, de-annexing this parcel. Notice was made to the overlapping taxing districts regarding this proposed change. The City's Planning and Zoning Commission adopted a Resolution affirming conformity of this change with the City's Comprehensive Plan on June 4, 2025.

Before you is an Ordinance to formally adopt this amendment to the Urban Renewal Plan for RAA #4-3.

Approval Process:

The Council must first hold a public hearing to accept public input on the proposed Ordinance. Idaho Code requires that an ordinance be read on three separate days prior to its passage. Two of the readings can be satisfied by reading the title only. Further, Idaho Code allows the reading rules to be dispensed if "one half (1/2) plus one (1) of the members of the full council" authorize the action. Should the council wish to approve the ordinance this evening, a motion to dispense with the rules would have to be approved by five or more council members prior to a vote on the passage of the ordinance.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the Council hold the public hearing and then adopt Ordinance No. O-2025-010.

Suggested motion language if dispensing the rules: **"I move that we dispense with the reading rules and place Ordinance 2025-010 on third and final reading by title only."**

If five or more council members approve dispensing with the rules, then the title must be read, followed by a motion of approval for Ordinance 2025-010: **"I move that we approve Ordinance 2025-009 as presented."**

Attachments:

1. RAA 4-3_Deannexation - City Ordinance O-2025-010

ORDINANCE NO. O-2025-010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3, WHICH FIRST AMENDMENT SEEKS TO DEANNEX CERTAIN AREA FROM THE EXISTING RAA #4-3; WHICH FIRST AMENDMENT AMENDS A PLAN THAT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") of the City of Twin Falls, Idaho (the "City") created the Urban Renewal Agency of the City of Twin Falls, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Twin Falls, Idaho, hereinafter referred to as the "Agency."

WHEREAS, by Resolution No. 909, dated July 19, 1965, the Board of Commissioners of the City created the Agency pursuant to the Law;

WHEREAS, on June 30, 1997, the City Council, by Resolution No. 1603, determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project to be known as Urban Renewal Area #4 (the "Area #4 Plan");

WHEREAS, on October 7, 2002, the City Council by Resolution No. 1692 approved expanding the Area #4 Plan to include additional area;

WHEREAS, the City Council, on December 12, 2011, after notice duly published conducted a public hearing on the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3022 on December 12, 2011, approving the Plan, making certain findings, and establishing the RAA #4-3 revenue allocation area (the "RAA #4-3");

WHEREAS, the Agency has analyzed the feasibility of deannexing certain area from RAA #4-3;

WHEREAS, the Agency seeks to amend RAA #4-3 to deannex one (1) parcel of approximately 28.23 acres, as described in the First Amendment (defined below). The deannexation area is generally located in the southeast corner of the existing RAA #4-3 and is generally bounded by the railroad right-of-way to the south and 3300 East to the east;

WHEREAS, the Agency, through its consultant, Kushlan | Associates, has reviewed the financial impact of the deannexation from RAA #4-3 on its allocation of revenue and has concluded the remaining allocation of revenue is sufficient to pay its operations and obligations, and to continue to implement the terms of the existing Plan;

WHEREAS, the Agency has prepared the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "First Amendment"), as set forth in **Exhibit 1** attached hereto, identifying the area to be deannexed from the RAA #4-3;

WHEREAS, the First Amendment amends the Plan, which contains provisions of revenue allocation financing as allowed by the Act;

WHEREAS, on May 19, 2025, the Agency Board passed Resolution No. 2025-03 proposing and recommending the approval of the First Amendment;

WHEREAS, the Agency submitted the First Amendment to the Mayor and City Clerk;

WHEREAS, the Mayor and City Clerk have taken the necessary action in good faith to process the First Amendment consistent with the requirements set forth in Idaho Code Sections 50-2906 and 50-2008;

WHEREAS, as of June 6, 2025, the First Amendment was submitted to the affected taxing entities, available to the public, and under consideration by the City Council;

WHEREAS, notice of the public hearing of the First Amendment was caused to be published by the City Clerk in the *Times-News* on June 5 and 19, 2025, a copy of said notice is attached hereto as **Exhibit 2**;

WHEREAS, pursuant to the Law, at a meeting held on June 4, 2025, the Twin Falls Planning and Zoning Commission considered the First Amendment and found by Resolution No. 2025-009 that the First Amendment is in all respects in conformity with the City's Comprehensive Plan and forwarded its findings to the City Council, a copy of which is attached hereto as **Exhibit 3**;

WHEREAS, as required by Idaho Code Section 50-2906, the First Amendment was made available to the general public and all taxing districts at least thirty (30) days prior to the July 7, 2025, regular meeting of the City Council;

WHEREAS, appropriate notice of the First Amendment and the impact on the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Sections 50-2008 and 50-2906;

WHEREAS, the City Council, at its regular meeting held on July 7, 2025, held a public hearing and considered the First Amendment as proposed, and made certain comprehensive findings;

WHEREAS, it is in the best interests of the citizens of the City to adopt the First Amendment;

WHEREAS, the First Amendment amends a pre-July 1, 2016, urban renewal plan containing a revenue allocation financing provision; and therefore, pursuant to Idaho Code Section 50-2903(4), there is no reset of the base assessment roll to the current values for the remaining RAA #4-3;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in RAA #4-3, as amended, is likely to increase, and continue to increase, as a result of initiation and continuation of urban renewal projects in accordance with the Plan as amended by the First Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS:

SECTION 1: The First Amendment attached hereto as **Exhibit 1** and made a part hereof, is hereby approved. As directed by the City Council, the City Clerk may make certain technical corrections or revisions in keeping with the information and testimony presented at the July 7, 2025, hearing, and incorporate changes or modifications, if any.

SECTION 2: No direct or collateral action challenging the First Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the First Amendment.

SECTION 3: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Twin Falls County Auditor and Assessor, and to the appropriate officials of Twin Falls County Board of County Commissioners, City of Twin Falls, Twin Falls Ambulance, College of Southern Idaho, Twin Falls School District No. 411, Twin Falls Highway District, Twin Falls County Pest Abatement District, Twin Falls Rural Fire and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundary of the deannexed areas, and a map indicating the boundaries of the area to be deannexed from RAA #4-3.

SECTION 4: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication, and shall be retroactive to January 1, 2025, to the extent permitted by the Law and the Act, with the remaining RAA #4-3 maintaining its base assessment roll as of January 1, 2011.

SECTION 5: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 6: No increment will be calculated for the deannexed area for Tax Year 2025; the change is effective for Tax Year 2025.

SECTION 7: The Summary of this Ordinance, a copy of which is attached hereto as **Exhibit 4**, is hereby approved.

SECTION 8: All ordinances, resolutions, orders, or parts thereof, in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 9: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 10: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED by the City Council of the City of Twin Falls, Idaho, on this ____ day of July 2025.

APPROVED by the Mayor of the City of Twin Falls, Idaho, on this _____ day of July 2025.

APPROVED: **ATTEST:**

______________________________ ______________________________

Ruth Pierce, Mayor City Clerk

Exhibit 1

FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3

FIRST AMENDMENT TO THE
URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3

THE URBAN RENEWAL AGENCY FOR THE CITY OF TWIN FALLS, IDAHO

CITY OF TWIN FALLS, IDAHO

Ordinance No. 3022
Adopted December 12, 2011
Effective December 15, 2011, publication

First Amendment to the Plan
Ordinance No. _______
Adopted ________, 2025
Effective _______________, 2025, publication

BACKGROUND

This First Amendment ("First Amendment") to the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "Plan") amends the Plan to deannex one (1) parcel of approximately 28.23 acres in the southeast corner of the existing plan area/revenue allocation area generally bounded by the railroad right-of-way to the south and 3300 East to the east. This deannexation is from the plan area/revenue allocation area created by the Plan commonly referred to as "RAA #4-3," adopted by Twin Falls City Council Ordinance No. 3022, on December 12, 2011. The scope of this First Amendment is limited to addressing the deannexation of the single parcel from RAA #4-3. It is important to note this First Amendment to the Plan does not extend the Plan's duration. The Plan terminates on December 15, 2031; however, revenue allocation proceeds will be received in 2032 pursuant to Idaho Code § 50-2905(7).

As a result of the deannexation, in 2026 through the remaining years of the Plan, the Urban Renewal Agency of the City of Twin Falls, Idaho (the "Agency") will cease receiving an allocation of revenues from the deannexed parcel. The increment value of the deannexed parcel from RAA #4-3 shall be included in the net taxable value of the taxing district when calculating the subsequent property tax levies pursuant to section 63-803, Idaho Code. The increment value shall also be included in subsequent notification of taxable value for each taxing district pursuant to section 63-1312, Idaho Code, and subsequent certification of actual and adjusted market values for each school district pursuant to section 63-315, Idaho Code. The Twin Falls County Assessor's Office maintains the value information, including the increment value, if any, included on the new construction roll for new construction associated with the deannexed parcel. The amount added to the new construction roll will equal 80% of the increment value from the deannexed parcel as of December 31, 2024.

House Bill 606, effective July 1, 2016, amended the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act") firmly establishing "[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred." Idaho Code § 50-2903(4). Though the provisions of Idaho Code § 50-2903A do not apply to the Plan, a plan amendment or modification to accommodate a de-annexation in the revenue allocation boundary is a specifically identified exception to a base reset. Idaho Code § 50-2903A(1)(a)(iii). This highlights the legislative support for these types of amendments.

For purposes of this First Amendment only, Zions Public Finance, Inc., by letter to the Agency, dated May 6, 2025, specifically waived the requirement of Section 17K of the Agency Bond Resolution No. 2013-1, dated January 14, 2013 (the "Bond Resolution"), concerning the filing of a Consultant's Report, as defined in the Bond Resolution, with the Trustee and the Registered Owner(s) on the effect of the proposed First Amendment.

AMENDMENTS TO THE PLAN

1. Definitions. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Plan.

2. Amendment to the "Introduction" Section of the Plan.

(a) The Section entitled "INTRODUCTION" is amended by adding a new paragraph following the end of the first paragraph as follows:

> This First Amendment to the Plan (the "First Amendment") deannexes a single parcel of approximately 28.23 acres from the existing RAA #4-3, resulting in an "Amended Project Area" as further described and shown in Attachments 1 and 2. In accordance with the Law, this First Amendment was submitted to the Planning & Zoning Commission of the City of Twin Falls. After consideration of the First Amendment, the Commission filed a Resolution dated ________________, 2025, with the City Council stating that the First Amendment is in conformity with the Twin Falls 2016 Comprehensive Plan, *Grow with Us*, adopted by the Twin Falls City Council on November 7, 2016, as may be amended. Pursuant to the Law, the City Council, having published due notice thereof, held a public hearing on the First Amendment. Notice of the hearing was duly published in a newspaper having general circulation. The City Council adopted the First Amendment on ____________, 2025, pursuant to Ordinance No. _____.

3. Amendment to the "Location and Project Area" Section of the Plan.

(a) The Section entitled "LOCATION AND PROJECT AREA" is amended by deleting the Section heading and the first paragraph and replacing it as follows:

> **LOCATION AND AMENDED PROJECT AREA**
>
> Revenue Allocation Area #4-3, as amended, consists of approximately one hundred ninety-three (193) acres and is generally located south of Kimberly Road (3800 North or Highway 30), west of 3300 East, and north of the railroad right-of-way, as shown on the map attached to the original Plan, less the deannexed area depicted in Attachment 1 attached hereto and incorporated herein by reference, and as more particularly described in the original Plan, less the deannexed area depicted in Attachment 2 attached hereto and incorporated herein by reference.
>
> For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way, unless prohibited by law.

4. Amendment to the "Assessed Valuations" Section of the Plan.

(a) The Section entitled "Assessed Valuations" is amended by adding a new sentence at the end of the paragraph as follows: The deannexation of the single parcel from the existing RAA #4-3 pursuant to the First Amendment will not substantively change this analysis but will result in a minimal reduction in the base assessment roll.

5. Amendment to the "Economic Feasibility" Section of the Plan.

(a) The Section entitled "Economic Feasibility Study" is amended by adding a new paragraph immediately following Table 6 as follows: Revenue allocation financing authority for the deannexed parcel pursuant to the First Amendment will be terminated effective January 1, 2025. No modifications to the analysis set forth in the Section entitled "Economic Feasibility Study" have been made as a result of the First Amendment. The estimated financial impact to the Agency as a result of the deannexation of a single undeveloped and/or underdeveloped parcel from the existing RAA #4-3 pursuant to the First Amendment is set forth in Attachment 3, prepared by Kushlan | Associates. The deannexation of the parcel from RAA #4-3 pursuant to the First Amendment may minimally reduce the amount of revenue generated by revenue allocation as set forth in Attachment 3, which includes the estimated financial impact to the Agency as a result of the deannexation. Based on the findings set forth in Attachment 3, the conclusion is the deannexation of the parcel from RAA #4-3 does not materially reduce revenue allocation and the Project continues to be feasible.

6. Amendment to the "Termination Date" Section of the Plan.

(a) The Section entitled "Termination Date" is amended by adding a new sentence at the end of the first paragraph as follows: The deannexation of the single parcel from RAA #4-3 pursuant to the First Amendment has no impact on the duration of this Plan.

7. Amendment to Plan to add new Attachment 1. The Plan is amended to add new Attachment 1 entitled "Boundary Map of the Deannexed Area," attached hereto.

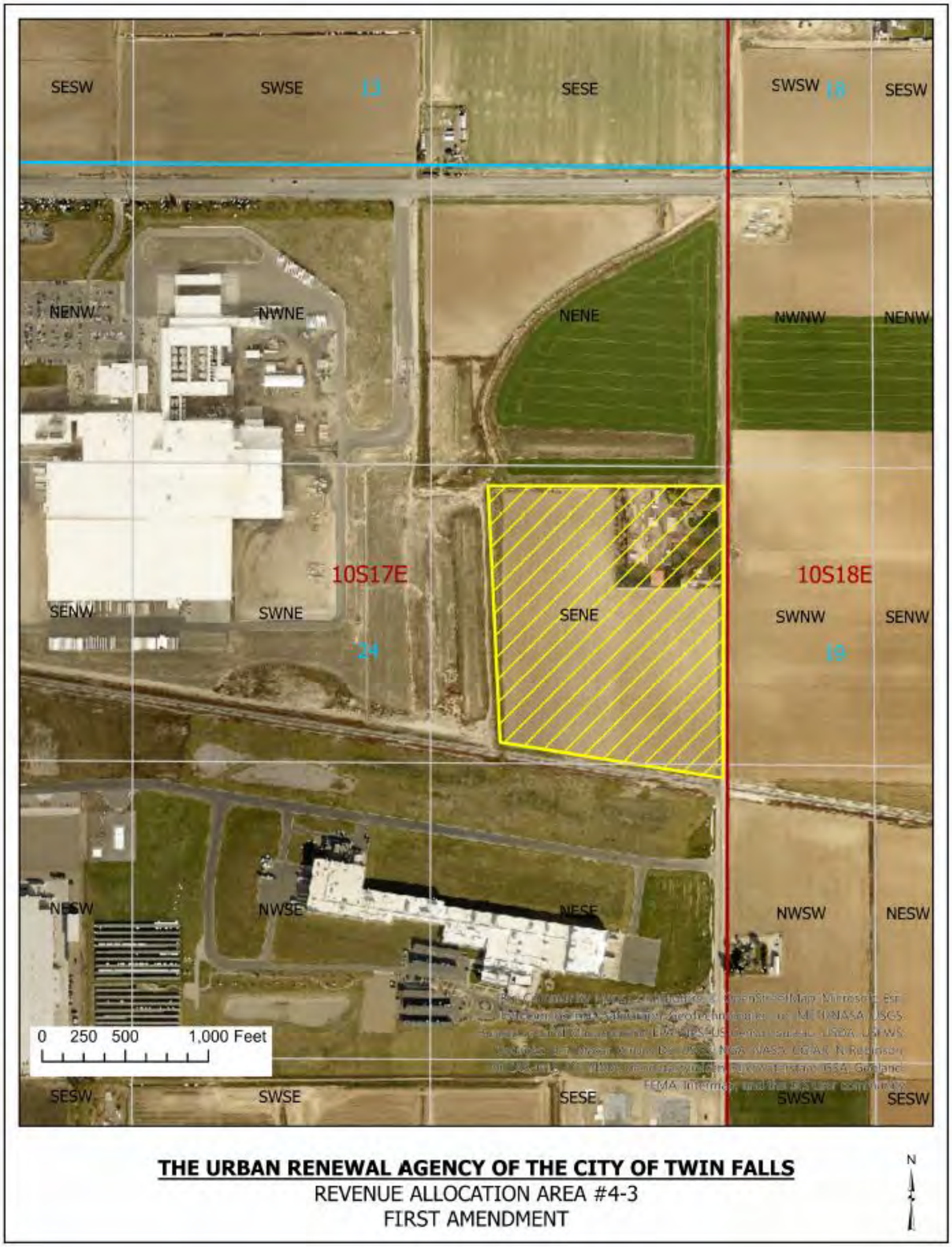
8. Amendment to Plan to add new Attachment 2. The Plan is amended to add new Attachment 2 entitled "Legal Description of the Boundary of the Deannexed Area," attached hereto.

9. Amendment to Plan to add new Attachment 3. The Plan is amended to add new Attachment 3 entitled "Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2025 Deannexation," attached hereto.

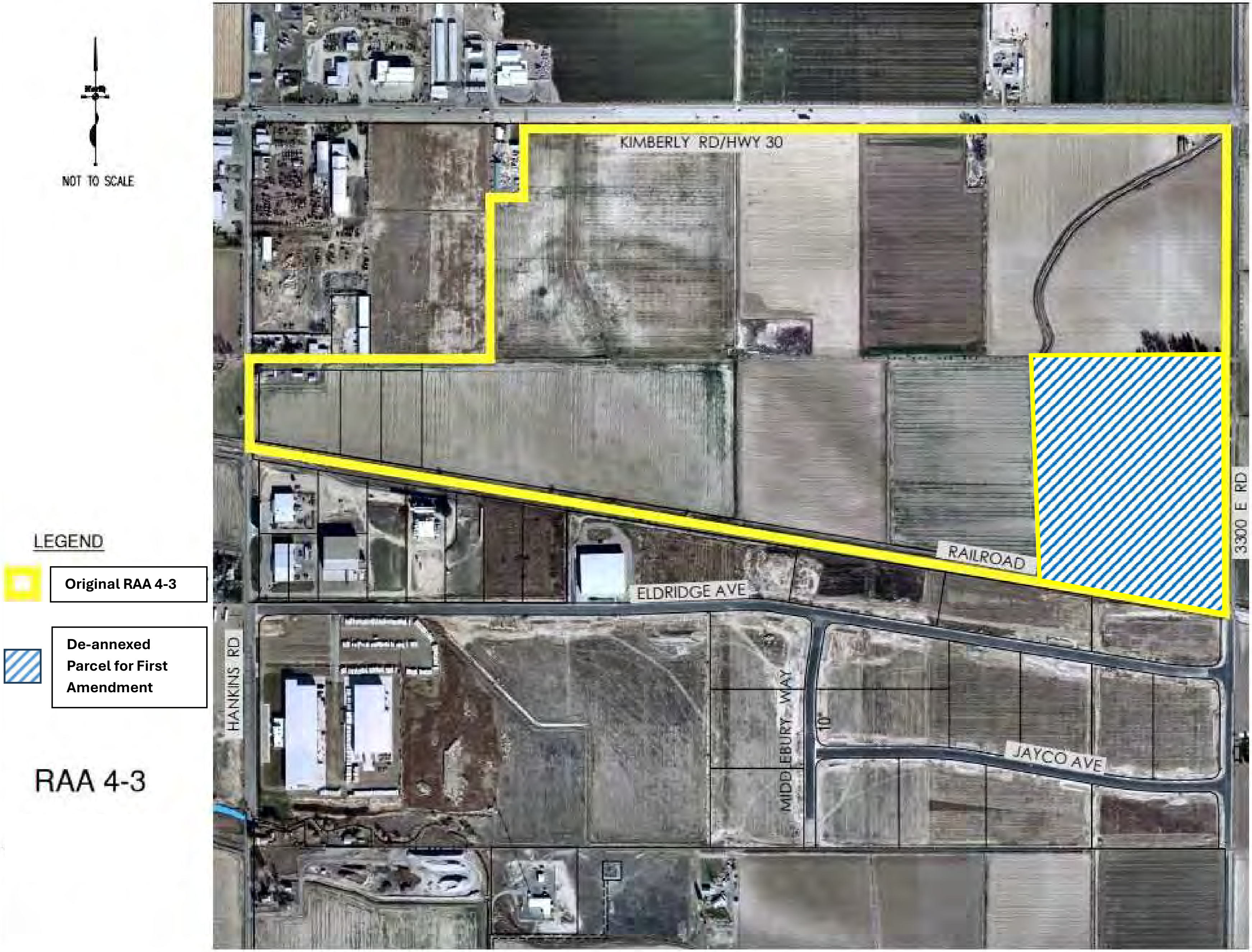
10. Urban Renewal Plan For Revenue Allocation Area #4-3. Except as expressly modified in this First Amendment, the Plan and the Attachments thereto remain in full force and effect.

Attachment 1

Boundary Map of the Deannexed Area



THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS
REVENUE ALLOCATION AREA #4-3
FIRST AMENDMENT


North
NOT TO SCALE
KIMBERLY RD/HWY 30
RAILROAD
ELDRIDGE AVE
3300 E RD
HANKINS RD
MIDDLEBURY WAY
10'
JAYCO AVE
LEGEND
Original RAA 4-3
De-annexed Parcel for First Amendment

RAA 4-3

Attachment 2

Legal Description of the Boundary of the Deannexed Area

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 24: The S1/2NE1/4 lying North of the Railroad
EXCEPT:
Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 24: A parcel of land located in the S1/2NE1/4 being more particularly described as follows:
COMMENCING at the Northeast corner of Section 24; said point lies North 00°27'29" East 2635.15 feet from the East quarter corner of said Section 24;
THENCE South 00°27'29" West 1317.58 feet along the East boundary of Section 24 to the Northeast corner of the S1/2NE1/4;
THENCE North 89°49'59" West 1047.92 feet along the North boundary of the S1/2NE1/4 to the REAL POINT OF BEGINNING.
THENCE South 02°39'05" East 1134.38 feet along the centerline of a Twin Falls Canal Company lateral to a point on the Northerly right of way boundary of a railroad mainline;
THENCE North 80°47'45" West 1710.09 feet along said Northerly right of way to a point on the West boundary of the S1/2NE1/4 of Section 24;
THENCE North 00°08'34" West 864.41 feet along the West boundary of the S1/2NE1/4 of Section 24 to the Northwest corner thereof;
THENCE South 89°49'59" East 1637.75 feet along the North boundary of the S1/2NE1/4 of Section 24 to the REAL POINT OF BEGINNING.

Attachment 3

Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2025 Deannexation

Kushlan | Associates
planning and management services
post office box 8463 Boise, ID 83707
208.433.9352
www.kushlanassociates.com

Shawn Barigar, Executive Director

Twin Falls Urban Renewal Agency

203 Main Avenue

Twin Falls, Idaho 83301

May 12, 2025

You have requested that I analyze and report on the fiscal impact of a potential de-annexation of the one of the four (4) parcels that constitute Revenue Allocation Area 4-3. This Revenue Allocation Area (RAA) was created by City Council Ordinance No. 3022, dated December 12, 2011, adopting the Urban Renewal Plan for Revenue Allocation Area #4-3, to offset the infrastructure costs associated with the location of the Chobani yogurt facility in Twin Falls, Idaho. The area consists of approximately 221 acres (including rights-of-way) generally located south of Kimberly Road and west of 3300 East and north of the Railroad.

The RAA consists of 4 tax parcels:

Tax Parcel	Site Address	Owner of Record	Area in Acres	2024 Land Value	2024 Improvement Value	2024 Total Value	% of Total Value
RP10S17E241805A	3767 N 3300 E	Pgr Partners	28.23	$160,280	$718,775	$879,055	0.53%
RPT00107240000A	3450 Kimberly Road	Agro-Farma Idaho Inc	143.88	$69,120	$163,914,489	$163,983,609	90.67%
RPT00107241200A	3450 Kimberly Road	Agro-Farma Idaho Inc	38.04	$0	$1,441,183	$1,441,183	0.86%
RPT3243001001AA	3450 Kimberly Road	Agro-Farma Idaho Inc	9.25	$0	$350,465	$350,465	0.21%
			219.4	$229,400	$166,424,312	$166,654,312	100%

Note: The table above reflects the full taxable value of the parcels located within the RAA in 2024. The base value of the area was $722,145 when established in 2011. The incremental value represents 99.5% of the total value.

The Agency issued Revenue Allocation Bonds, Series 2013A, dated February 21, 2013, and maturing April 1, 2032. The proceeds of the bonds provided funding for certain urban renewal projects associated with the operation of the plant. The bonds are term bonds that require annual sinking fund deposits on April 1 each year. The bonds bear interest at 7.738%. Repayment of the bonds is guaranteed by Chobani Global Holding, Inc.

The outstanding obligation for these bonds was $17,253,000 as of September 30, 2024.

Additionally, the Agency entered into a Projects Improvements Reimbursement Agreement with Chobani Idaho, LLC on May 9, 2016, as may be amended from time to time, to reimburse certain eligible costs incurred by Chobani to construct certain Project Improvements authorized by the Development Agreement, including site remediation, a water storage tank and a wastewater equalization tank.

On September 30, 2024, the amount of the outstanding balance for reimbursement of eligible costs was $14,234,032. The agreement states that any existing obligation with Chobani by the Agency at the end of the revenue allocation area's life ends without recourse. The reimbursement under this agreement is subordinate to the payment of the bonds.

Further, the Development Agreement between the Agency and Agro-Farma, under Section 18, states "…In the event that the assessed value of the A-F Plant shall in any year fail to result in distributions to URA of the Required Revenue Allocation for the URA financing, Agro-Farma (or the then owner of the A-F Plant) shall pay URA an amount equal to the difference between Required Revenue Allocation for such year and the amount of revenue allocation actually distributed to URA for such year."

In fact, contributions required under Section 18 were made in Fiscal Years 2023 and 2024 in the amounts of $283,498 and $119,154 respectively.

When considering the potential de-annexation of property from a Revenue Allocation Area, one must evaluate the fiscal impact of reducing the increment value available to support on-going obligations.

As noted above, the vast majority of the assessed value within RAA 4-3 is represented by those tax parcels under the ownership of Agro-Farma. Only slightly more than one-half of one percent (0.53%) is represented in tax parcel RP10S17E241805A, the parcel subject to potential de-annexation. The revenue allocation proceeds from the parcel seeking deannexation in 2024 was $4,937.23 (99.5% of the total tax obligation of $4,958.72).

Findings: The relatively small percentage of revenue allocation proceeds that would be lost through de-annexation of this parcel, coupled with the contractual obligation of Agro-Farma to support the required revenue stream suggests the fiscal impact would be minimal and does not impact the economic feasibility of the project.

Respectfully,

Phil Kushlan, Principal
Kushlan | Associates

Exhibit 2

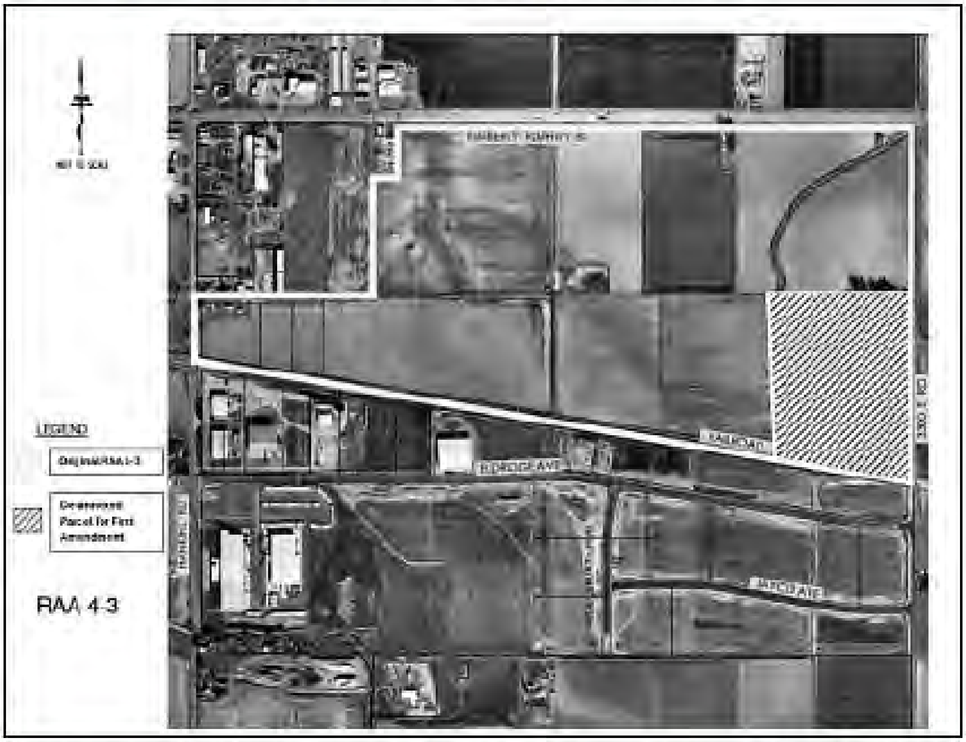
NOTICE PUBLISHED IN THE
Times-News on June 5 and 19, 2025

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Monday, July 7, 2025, at 5:00 p.m.**, in the City Council Chambers, Twin Falls City Hall, 203 Main Avenue East Twin Falls, Idaho, 83301, the City Council (the "City Council") of the City of Twin Falls (the "City") will hold during its regular meeting, a public hearing in to consider for adoption the proposed First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 ("First Amendment"), concerning the existing Urban Renewal Plan for Revenue Allocation Area #4-3 (the "Plan") of the Urban Renewal Agency of the City of Twin Falls, Idaho ("Agency"). The general scope and objective of the First Amendment is the deannexation of one parcel of approximately 28.23 acres from the boundaries of the existing Revenue Allocation Area #4-3 Project Area. The proposed reduction in the boundary of the existing Revenue Allocation Area #4-3 Project Area is hereinafter described. The boundary includes both urban renewal and revenue allocation areas. The First Amendment being considered for adoption contains a previously adopted revenue allocation financing provision pursuant to the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, that will continue to cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll for the original Revenue Allocation Area #4-3 Project Area as of January 1, 2011, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the First Amendment. The City Council will also consider the first reading of an ordinance to adopt the Plan at the meeting on July 7, 2025. Additional readings and/or consideration of the ordinance for adoption will follow consistent with the City's ordinance approval process.

The First Amendment to the Plan shall deannex the following areas from the existing Revenue Allocation Area #4-3 Project Area:

An area consisting of approximately 28.23 acres in the southeast corner of the existing plan area/revenue allocation area generally bounded by the railroad right-of-way to the south and 3300 East to the east, and as more particularly described in the First Amendment and depicted in the map of the deannexation area below:



Copies of the proposed First Amendment are on file for public inspection and copying per the City of Twin Falls Public Records Policy at the office of the City Clerk, 203 Main Avenue East, Twin Falls, Idaho, 83301, between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, exclusive of holidays. The First Amendment and the Plan can also be accessed online at (https://www.tfid.org/126/Urban-Renewal-Agency). For additional assistance in obtaining a copy of the First Amendment in the event of business office interruptions, contact the office of the Deputy City Clerk at 208-735-7287.

At the hearing date, time, and place noted above, all interested persons are invited to attend the hearing to express their views regarding this proposal. Oral testimony may be offered at the meeting and may be restricted to no more than 3 minutes per person. Written testimony of more than two pages must be submitted at least five working days prior to the hearing by using this link: https://forms.tfid.org/Forms/CouncilPublicComment. Additional information may be obtained by calling 208-735-7271 or by email at trothweiler@tfid.org.

Twin Falls City Hall is accessible to persons with disabilities. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments, individuals with other disabilities may receive assistance by contacting the City twenty-four (24) hours prior to the hearing.

Dated: May 29, 2025
Amy Luna, Deputy City Clerk
Published: June 5 & 19, 2025-157259

Exhibit 3

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF TWIN FALLS, IDAHO, VALIDATING CONFORMITY OF THE FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3 WITH THE CITY OF TWIN FALL'S COMPREHENSIVE PLAN

RESOLUTION NO. 2025-009

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF TWIN FALLS, IDAHO, VALIDATING CONFORMITY OF THE FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3 WITH THE CITY OF TWIN FALL'S COMPREHENSIVE PLAN

WHEREAS, the Urban Renewal Agency of the City of Twin Falls, Idaho (hereinafter "Agency"), the duly constituted and authorized urban renewal agency of the City of Twin Falls, Idaho (the "City"), has submitted the proposed First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "First Amendment") to the City; and

WHEREAS, the City Manager and Twin Falls City Council referred the First Amendment to the City Planning and Zoning Commission for review and recommendations concerning the conformity of said First Amendment with the City's Comprehensive Plan, *Grow With Us*, as amended ("Comprehensive Plan"); and

WHEREAS, the staff of the City Planning and Zoning Commission has reviewed said First Amendment and has determined that it is in all respects in conformity with the Comprehensive Plan; and

WHEREAS, on June 4, 2025, the City Planning and Zoning Commission met to consider whether the First Amendment conforms with the Comprehensive Plan for the City as required by Idaho Code Section 50-2008(b); and

WHEREAS, the City Planning and Zoning Commission has reviewed said First Amendment in view of the Comprehensive Plan; and

WHEREAS, the City Planning and Zoning Commission has determined that the First Amendment is in all respects in conformity with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF TWIN FALLS, IDAHO:

Section 1. That the First Amendment, submitted by the Agency and referred to this Commission by the City Manager and City Council for review, is in all respects in conformity with the City's Comprehensive Plan.

Section 2. That **Exhibit A**, outlining the findings supporting the determination that the First Amendment is in conformity with the City's Comprehensive Plan, is hereby adopted and incorporated as part of this Resolution.

<u>Section 3</u>. That the Director of the City's Planning and Zoning Department is hereby authorized and directed to provide the City Manager and Twin Falls City Council with a certified copy of this Resolution relating to said First Amendment.

<u>Section 4</u>. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the Planning and Zoning Commission of the City of Twin Falls, Idaho, this 4th day of June 2025.

APPROVED:

Cortney C

Cortney Campbell

Chair, Planning and Zoning Commission

ATTEST:

Jonathan Spendlove

Director, Planning & Zoning Department

EXHIBIT A

4917-7274-8611, v. 1

FIRST AMENDMENT TO THE
URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3

THE URBAN RENEWAL AGENCY FOR THE CITY OF TWIN FALLS, IDAHO

CITY OF TWIN FALLS, IDAHO

Ordinance No. 3022
Adopted December 12, 2011
Effective December 15, 2011, publication

First Amendment to the Plan
Ordinance No. _______
Adopted ________, 2025
Effective ________________, 2025, publication

BACKGROUND

This First Amendment ("First Amendment") to the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "Plan") amends the Plan to deannex one (1) parcel of approximately 28.23 acres in the southeast corner of the existing plan area/revenue allocation area generally bounded by the railroad right-of-way to the south and 3300 East to the east. This deannexation is from the plan area/revenue allocation area created by the Plan commonly referred to as "RAA #4-3," adopted by Twin Falls City Council Ordinance No. 3022, on December 12, 2011. The scope of this First Amendment is limited to addressing the deannexation of the single parcel from RAA #4-3. It is important to note this First Amendment to the Plan does not extend the Plan's duration. The Plan terminates on December 15, 2031; however, revenue allocation proceeds will be received in 2032 pursuant to Idaho Code § 50-2905(7).

As a result of the deannexation, in 2026 through the remaining years of the Plan, the Urban Renewal Agency of the City of Twin Falls, Idaho (the "Agency") will cease receiving an allocation of revenues from the deannexed parcel. The increment value of the deannexed parcel from RAA #4-3 shall be included in the net taxable value of the taxing district when calculating the subsequent property tax levies pursuant to section 63-803, Idaho Code. The increment value shall also be included in subsequent notification of taxable value for each taxing district pursuant to section 63-1312, Idaho Code, and subsequent certification of actual and adjusted market values for each school district pursuant to section 63-315, Idaho Code. The Twin Falls County Assessor's Office maintains the value information, including the increment value, if any, included on the new construction roll for new construction associated with the deannexed parcel. The amount added to the new construction roll will equal 80% of the increment value from the deannexed parcel as of December 31, 2024.

House Bill 606, effective July 1, 2016, amended the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act") firmly establishing "[f]or plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred." Idaho Code § 50-2903(4). Though the provisions of Idaho Code § 50-2903A do not apply to the Plan, a plan amendment or modification to accommodate a de-annexation in the revenue allocation boundary is a specifically identified exception to a base reset. Idaho Code § 50-2903A(1)(a)(iii). This highlights the legislative support for these types of amendments.

For purposes of this First Amendment only, Zions Public Finance, Inc., by letter to the Agency, dated May 6, 2025, specifically waived the requirement of Section 17K of the Agency Bond Resolution No. 2013-1, dated January 14, 2013 (the "Bond Resolution"), concerning the filing of a Consultant's Report, as defined in the Bond Resolution, with the Trustee and the Registered Owner(s) on the effect of the proposed First Amendment.

AMENDMENTS TO THE PLAN

1. <u>Definitions</u>. Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Plan.

2. Amendment to the "Introduction" Section of the Plan.

(a) The Section entitled "INTRODUCTION" is amended by adding a new paragraph following the end of the first paragraph as follows:

> This First Amendment to the Plan (the "First Amendment") deannexes a single parcel of approximately 28.23 acres from the existing RAA #4-3, resulting in an "Amended Project Area" as further described and shown in Attachments 1 and 2. In accordance with the Law, this First Amendment was submitted to the Planning & Zoning Commission of the City of Twin Falls. After consideration of the First Amendment, the Commission filed a Resolution dated ________________, 2025, with the City Council stating that the First Amendment is in conformity with the Twin Falls 2016 Comprehensive Plan, *Grow with Us*, adopted by the Twin Falls City Council on November 7, 2016, as may be amended. Pursuant to the Law, the City Council, having published due notice thereof, held a public hearing on the First Amendment. Notice of the hearing was duly published in a newspaper having general circulation. The City Council adopted the First Amendment on ____________, 2025, pursuant to Ordinance No. _____.

3. Amendment to the "Location and Project Area" Section of the Plan.

(a) The Section entitled "LOCATION AND PROJECT AREA" is amended by deleting the Section heading and the first paragraph and replacing it as follows:

> **LOCATION AND AMENDED PROJECT AREA**
>
> Revenue Allocation Area #4-3, as amended, consists of approximately one hundred ninety-three (193) acres and is generally located south of Kimberly Road (3800 North or Highway 30), west of 3300 East, and north of the railroad right-of-way, as shown on the map attached to the original Plan, less the deannexed area depicted in Attachment 1 attached hereto and incorporated herein by reference, and as more particularly described in the original Plan, less the deannexed area depicted in Attachment 2 attached hereto and incorporated herein by reference.
>
> For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way, unless prohibited by law.

4. Amendment to the "Assessed Valuations" Section of the Plan.

(a) The Section entitled "Assessed Valuations" is amended by adding a new sentence at the end of the paragraph as follows: The deannexation of the single parcel from the existing RAA #4-3 pursuant to the First Amendment will not substantively change this analysis but will result in a minimal reduction in the base assessment roll.

5. Amendment to the "Economic Feasibility" Section of the Plan.

(a) The Section entitled "Economic Feasibility Study" is amended by adding a new paragraph immediately following Table 6 as follows: Revenue allocation financing authority for the deannexed parcel pursuant to the First Amendment will be terminated effective January 1, 2025. No modifications to the analysis set forth in the Section entitled "Economic Feasibility Study" have been made as a result of the First Amendment. The estimated financial impact to the Agency as a result of the deannexation of a single undeveloped and/or underdeveloped parcel from the existing RAA #4-3 pursuant to the First Amendment is set forth in Attachment 3, prepared by Kushlan | Associates. The deannexation of the parcel from RAA #4-3 pursuant to the First Amendment may minimally reduce the amount of revenue generated by revenue allocation as set forth in Attachment 3, which includes the estimated financial impact to the Agency as a result of the deannexation. Based on the findings set forth in Attachment 3, the conclusion is the deannexation of the parcel from RAA #4-3 does not materially reduce revenue allocation and the Project continues to be feasible.

6. Amendment to the "Termination Date" Section of the Plan.

(a) The Section entitled "Termination Date" is amended by adding a new sentence at the end of the first paragraph as follows: The deannexation of the single parcel from RAA #4-3 pursuant to the First Amendment has no impact on the duration of this Plan.

7. Amendment to Plan to add new Attachment 1. The Plan is amended to add new Attachment 1 entitled "Boundary Map of the Deannexed Area," attached hereto.

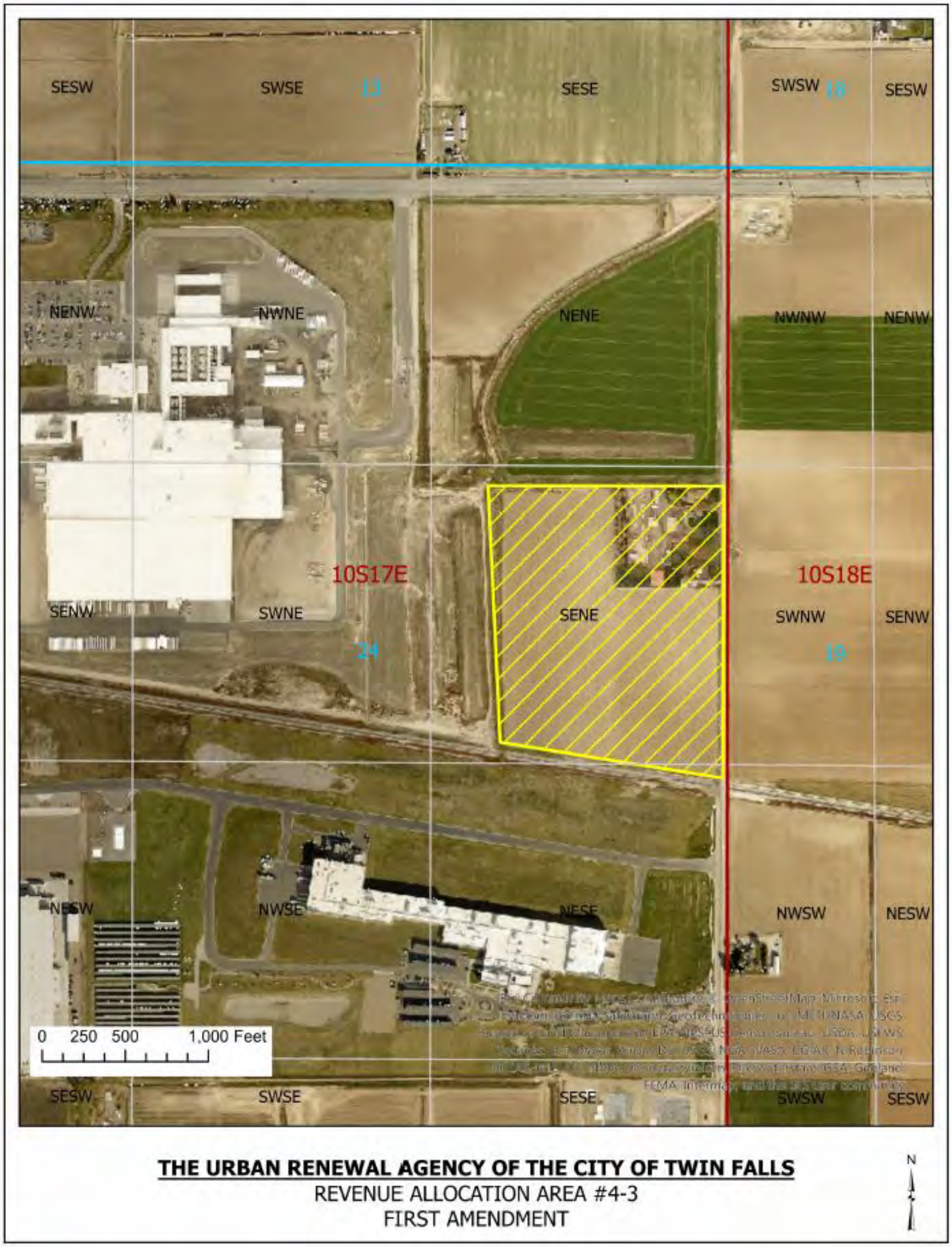
8. Amendment to Plan to add new Attachment 2. The Plan is amended to add new Attachment 2 entitled "Legal Description of the Boundary of the Deannexed Area," attached hereto.

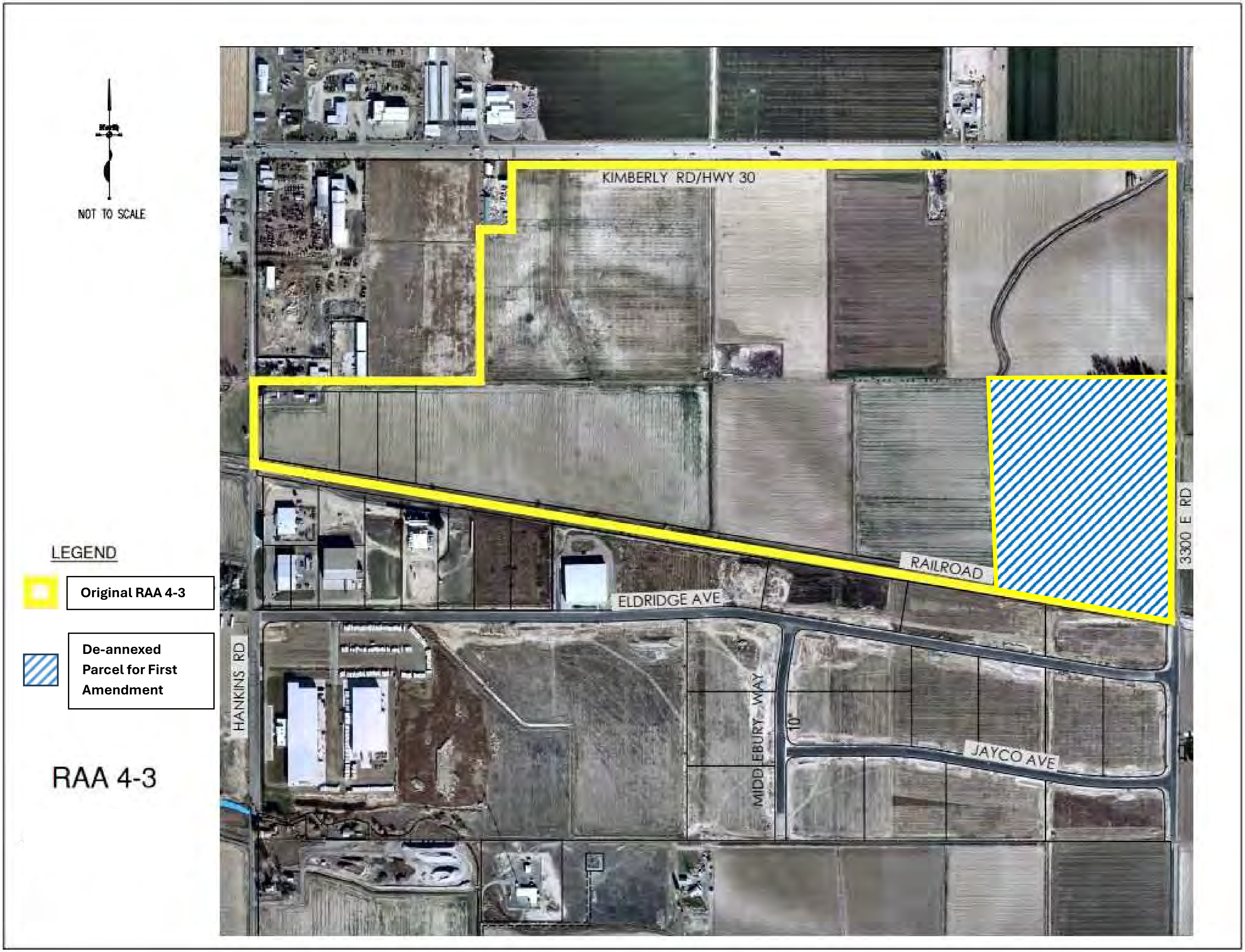
9. Amendment to Plan to add new Attachment 3. The Plan is amended to add new Attachment 3 entitled "Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2025 Deannexation," attached hereto.

10. Urban Renewal Plan For Revenue Allocation Area #4-3. Except as expressly modified in this First Amendment, the Plan and the Attachments thereto remain in full force and effect.

Attachment 1

Boundary Map of the Deannexed Area




North
NOT TO SCALE
LEGEND
Original RAA 4-3
De-annexed Parcel for First Amendment
RAA 4-3
KIMBERLY RD/HWY 30
RAILROAD
ELDRIDGE AVE
3300 E RD
HANKINS RD
MIDDLEBURY WAY
10'
JAYCO AVE

Attachment 2

Legal Description of the Boundary of the Deannexed Area

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 24: The S1/2NE1/4 lying North of the Railroad
EXCEPT:
Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho
Section 24: A parcel of land located in the S1/2NE1/4 being more particularly described as follows:
COMMENCING at the Northeast corner of Section 24; said point lies North 00°27'29" East 2635.15 feet from the East quarter corner of said Section 24;
THENCE South 00°27'29" West 1317.58 feet along the East boundary of Section 24 to the Northeast corner of the S1/2NE1/4;
THENCE North 89°49'59" West 1047.92 feet along the North boundary of the S1/2NE1/4 to the REAL POINT OF BEGINNING.
THENCE South 02°39'05" East 1134.38 feet along the centerline of a Twin Falls Canal Company lateral to a point on the Northerly right of way boundary of a railroad mainline;
THENCE North 80°47'45" West 1710.09 feet along said Northerly right of way to a point on the West boundary of the S1/2NE1/4 of Section 24;
THENCE North 00°08'34" West 864.41 feet along the West boundary of the S1/2NE1/4 of Section 24 to the Northwest corner thereof;
THENCE South 89°49'59" East 1637.75 feet along the North boundary of the S1/2NE1/4 of Section 24 to the REAL POINT OF BEGINNING.

Attachment 3

Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2025 Deannexation

Kushlan | Associates
planning and management services
post office box 8463 Boise, ID 83707
208.433.9352
www.kushlanassociates.com

Shawn Barigar, Executive Director

Twin Falls Urban Renewal Agency

203 Main Avenue

Twin Falls, Idaho 83301

May 12, 2025

You have requested that I analyze and report on the fiscal impact of a potential de-annexation of the one of the four (4) parcels that constitute Revenue Allocation Area 4-3. This Revenue Allocation Area (RAA) was created by City Council Ordinance No. 3022, dated December 12, 2011, adopting the Urban Renewal Plan for Revenue Allocation Area #4-3, to offset the infrastructure costs associated with the location of the Chobani yogurt facility in Twin Falls, Idaho. The area consists of approximately 221 acres (including rights-of-way) generally located south of Kimberly Road and west of 3300 East and north of the Railroad.

The RAA consists of 4 tax parcels:

Tax Parcel	Site Address	Owner of Record	Area in Acres	2024 Land Value	2024 Improvement Value	2024 Total Value	% of Total Value
RP10S17E241805A	3767 N 3300 E	Pgr Partners	28.23	$160,280	$718,775	$879,055	0.53%
RPT00107240000A	3450 Kimberly Road	Agro-Farma Idaho Inc	143.88	$69,120	$163,914,489	$163,983,609	90.67%
RPT00107241200A	3450 Kimberly Road	Agro-Farma Idaho Inc	38.04	$0	$1,441,183	$1,441,183	0.86%
RPT3243001001AA	3450 Kimberly Road	Agro-Farma Idaho Inc	9.25	$0	$350,465	$350,465	0.21%
			219.4	$229,400	$166,424,312	$166,654,312	100%

Note: The table above reflects the full taxable value of the parcels located within the RAA in 2024. The base value of the area was $722,145 when established in 2011. The incremental value represents 99.5% of the total value.

The Agency issued Revenue Allocation Bonds, Series 2013A, dated February 21, 2013, and maturing April 1, 2032. The proceeds of the bonds provided funding for certain urban renewal projects associated with the operation of the plant. The bonds are term bonds that require annual sinking fund deposits on April 1 each year. The bonds bear interest at 7.738%. Repayment of the bonds is guaranteed by Chobani Global Holding, Inc.

The outstanding obligation for these bonds was $17,253,000 as of September 30, 2024.

Additionally, the Agency entered into a Projects Improvements Reimbursement Agreement with Chobani Idaho, LLC on May 9, 2016, as may be amended from time to time, to reimburse certain eligible costs incurred by Chobani to construct certain Project Improvements authorized by the Development Agreement, including site remediation, a water storage tank and a wastewater equalization tank.

On September 30, 2024, the amount of the outstanding balance for reimbursement of eligible costs was $14,234,032. The agreement states that any existing obligation with Chobani by the Agency at the end of the revenue allocation area's life ends without recourse. The reimbursement under this agreement is subordinate to the payment of the bonds.

Further, the Development Agreement between the Agency and Agro-Farma, under Section 18, states "...In the event that the assessed value of the A-F Plant shall in any year fail to result in distributions to URA of the Required Revenue Allocation for the URA financing, Agro-Farma (or the then owner of the A-F Plant) shall pay URA an amount equal to the difference between Required Revenue Allocation for such year and the amount of revenue allocation actually distributed to URA for such year."

In fact, contributions required under Section 18 were made in Fiscal Years 2023 and 2024 in the amounts of $283,498 and $119,154 respectively.

When considering the potential de-annexation of property from a Revenue Allocation Area, one must evaluate the fiscal impact of reducing the increment value available to support on-going obligations.

As noted above, the vast majority of the assessed value within RAA 4-3 is represented by those tax parcels under the ownership of Agro-Farma. Only slightly more than one-half of one percent (0.53%) is represented in tax parcel RP10S17E241805A, the parcel subject to potential de-annexation. The revenue allocation proceeds from the parcel seeking deannexation in 2024 was $4,937.23 (99.5% of the total tax obligation of $4,958.72).

Findings: The relatively small percentage of revenue allocation proceeds that would be lost through de-annexation of this parcel, coupled with the contractual obligation of Agro-Farma to support the required revenue stream suggests the fiscal impact would be minimal and does not impact the economic feasibility of the project.

Respectfully,

Phil Kushlan, Principal
Kushlan | Associates

BEFORE THE CITY COUNCIL
OF THE CITY OF TWIN FALLS

In Re:

Urban Renewal Agency of the City of Twin Falls
Urban Renewal Plan for Revenue Allocation Area "#4-3"

Applicant(s)

FINDINGS OF FACT,

CONCLUSIONS OF LAW,

AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on Wednesday, June 4, 2025, for its recommendations as to conformity of the Urban Renewal Plan for Revenue Allocation Area "#4-3" and the Planning and Zoning Commission being fully advised in the matter, now makes the following:

FINDINGS OF FACT

1. The Urban Renewal Plan for Revenue Allocation Area "#4-3" provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the development, redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project Area.
2. The entire area is designated as "Industrial/Flex" by the Comprehensive Plan, and is currently zoned M-2.
3. The property is well served by a high-capacity roadway Kimberly Rd and Champlin Way.
4. The plan provides for the upgrades to necessary public infrastructure for the development, redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project Area, including improvement of water lines, wastewater pretreatment, wastewater collection, wastewater treatment, electrical power and natural gas lines.

Based on the foregoing Findings of Fact and the regulations and standards set forth within City Code, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The Urban Renewal Plan for Revenue Allocation Area "#4-3" is in conformance with the Comprehensive Plan, the objective of the zoning ordinance, and is in conformity with the general plan for the development of the municipality in an orderly manner.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following:

DECISION

The City of Twin Falls Planning and Zoning Commission recommends that the City Council of the City of Twin Falls approve the Urban Renewal Plat for Revenue Allocation Area "#4-3".

CHAIRPERSON-TWIN FALLS CITY PLANNING & ZONING COMMISSION

6/4/25

DATE

Exhibit 4

SUMMARY OF ORDINANCE NO. O-2025-010

NOTICE AND PUBLISHED SUMMARY
OF ORDINANCE PURSUANT TO I.C. §50-901(A)

CITY OF TWIN FALLS ORDINANCE NO. O-2025-010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, APPROVING THE FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3, WHICH FIRST AMENDMENT SEEKS TO DEANNEX CERTAIN AREA FROM THE EXISTING RAA #4-3; WHICH FIRST AMENDMENT AMENDS A PLAN THAT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO THE COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY; APPROVING THE SUMMARY OF THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS:

SECTION 1: The First Amendment attached hereto as **Exhibit 1** and made a part hereof, is hereby approved. As directed by the City Council, the City Clerk may make certain technical corrections or revisions in keeping with the information and testimony presented at the July 7, 2025, hearing, and incorporate changes or modifications, if any.

SECTION 2: No direct or collateral action challenging the First Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the First Amendment.

SECTION 3: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Twin Falls County Auditor and Assessor, and to the appropriate officials of Twin Falls County Board of County Commissioners, City of Twin Falls, Twin Falls Ambulance, College of Southern Idaho, Twin Falls School District No. 411, Twin Falls Highway District, Twin Falls County Pest Abatement District, Twin Falls Rural Fire and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundary of the deannexed areas, and a map indicating the boundaries of the area to be deannexed from RAA #4-3.

SECTION 4: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication, and shall be retroactive to January 1, 2025, to the extent permitted by the Law and the Act, with the remaining RAA #4-3 maintaining its base assessment roll as of January 1, 2011.

SECTION 5: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 6: No increment will be calculated for the deannexed area for Tax Year 2025; the change is effective for Tax Year 2025.

SECTION 7: The Summary of this Ordinance, a copy of which is attached hereto as **Exhibit 4**, is hereby approved.

SECTION 8: All ordinances, resolutions, orders, or parts thereof, in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 9: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 10: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED by the City Council of the City of Twin Falls, Idaho, on this ____ day of July 2025.

APPROVED by the Mayor of the City of Twin Falls, Idaho, on this _____ day of July 2025.

EXHIBITS TO THE ORDINANCE

Exhibit 1	First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3
Exhibit 2	Notice Published in the *Times-News* on June 5 and 19, 2025
Exhibit 3	A Resolution of the Planning and Zoning Commission for the City of Twin Falls, Idaho, Validating Conformity of the First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 with the City of Twin Fall's Comprehensive Plan
Exhibit 4	Ordinance Summary

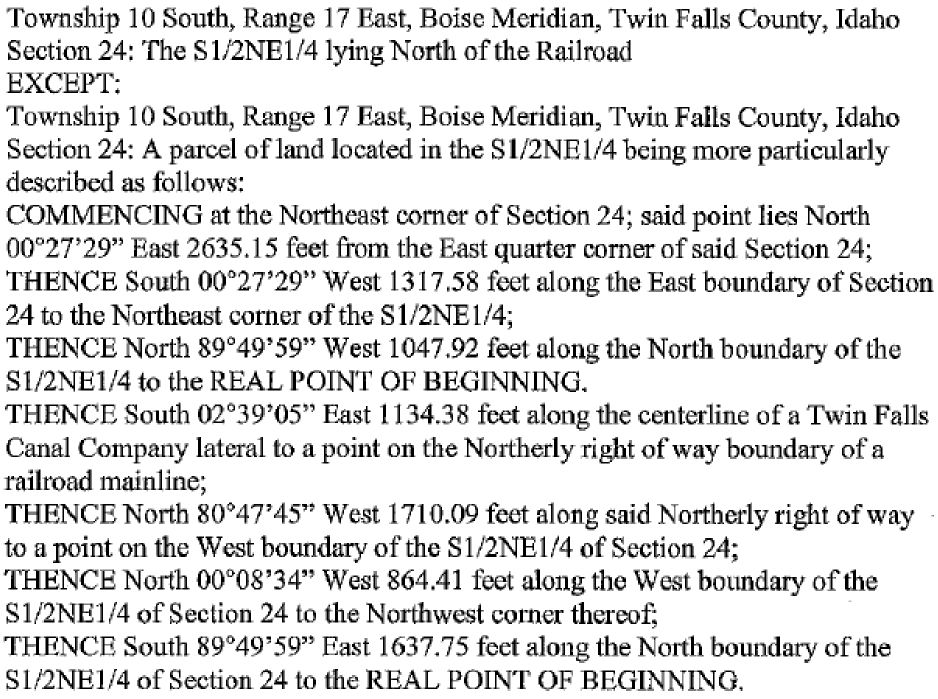
SUMMARY OF FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-3

The First Amendment to the Urban Renewal Plan for Revenue Allocation Area #4-3 ("First Amendment") was prepared by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), and all applicable laws and ordinances and was approved by the Urban Renewal Agency of the City of Twin Falls, Idaho (the "Agency"). The First Amendment seeks to deannex certain area from the Urban Renewal Plan for Revenue Allocation Area #4-3 (the "Plan") project area (the "Existing Project Area"). The First Amendment being considered for adoption contains a previously adopted revenue allocation financing provision pursuant to the Act that will continue to cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation on the parcels remaining in the Existing Project Area as shown on the original base assessment roll as of January 1, 2011, that will continue to be allocated to the Agency for urban renewal purposes.

The general scope and objective of the First Amendment is the deannexation of certain area from the boundaries of the Existing Project Area.

> The First Amendment shall deannex the following area from the Existing Project Area consisting of approximately one (1) parcel of approximately 28.23 acres in the southeast corner of the existing plan area/revenue allocation area generally bounded by the railroad right-of-way to the south and 3300 East to the east, and as more particularly described below.

The legal description of the area to be deannexed is as follows:



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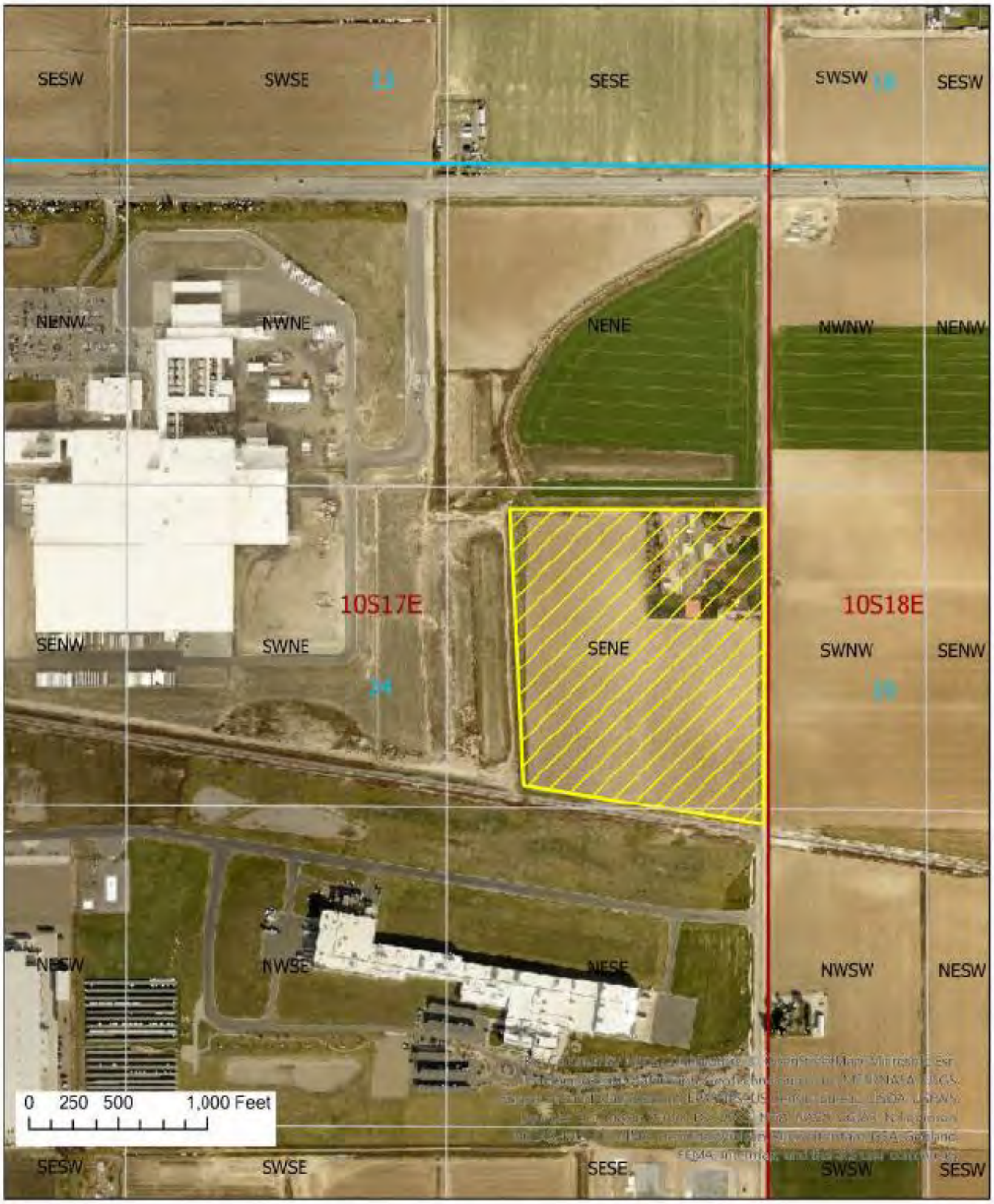
THENCE North 80°47’45” West 1710.09 feet along said Northerly right of way to a point on the West boundary of the S1/2NE1/4 of Section 24;
THENCE North 00°08’34” West 864.41 feet along the West boundary of the S1/2NE1/4 of Section 24 to the Northwest corner thereof;
THENCE South 89°49’59” East 1637.75 feet along the North boundary of the S1/2NE1/4 of Section 24 to the REAL POINT OF BEGINNING.

The deannexation of certain area from the Existing Project Area is also depicted in the map below:



THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

REVENUE ALLOCATION AREA #4-3

FIRST AMENDMENT

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ATTACHMENTS TO THE FIRST AMENDMENT

Attachment 1	Boundary Map of the Deannexed Area
Attachment 2	Legal Description of the Boundary of the Deannexed Area
Attachment 3	Supplement to the Economic Feasibility Study: Financial Analysis Related to the 2025 Deannexation

The full text of Ordinance No. O-2025-010 is available for inspection at City Hall, City of Twin Falls, 203 Main Avenue East, Twin Falls, Idaho.

____
City of Twin Falls
Mayor and City Council
By: City Clerk
Public Hearing: 7/7/2025; Consolidated Readings [enter].

STATEMENT OF TWIN FALLS CITY ATTORNEY AS TO ADEQUACY OF SUMMARY OF ORDINANCE NO. O-2025-010

I, Bruce Castleton, Acting City Attorney for the City of Twin Falls, Idaho, hereby declare and certify that in my capacity as Acting City Attorney of the City of Twin Falls, pursuant to Idaho Code Section 50 901A(3) of the Idaho Code as amended, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and said Summary of Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No. O-2025-010.

DATED this ______ day of July 2025.

____
Bruce Castleton, Acting City Attorney

4897-7983-4962, v. 1