



Twin Falls City Council Agenda

Monday, October 27, 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) Pledge of Allegiance
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve City Council 2025 October 13, Minutes.
By: Amy Luna, City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for October 09-22, 2025.
By: Amy Luna, City Clerk
 - c) **ACTION ITEM:** Request to approve 2025 August & September Wells Fargo Credit Card Summary.
By: Amy Luna, City Clerk
 - d) **ACTION ITEM:** Request to approve October 15, 2025, Travel Requests.
By: Amy Luna, City Clerk
 - e) **ACTION ITEM:** Request for approval of a Final Plat for Easternsun Subdivision No. 2 consisting of 58 lots on 23 (+/-) acres on property located at approximately the 700-1000 Block of Hankins Road. (PZ25-0131).
By: William Klaver, Senior Planner
 - f) **ACTION ITEM:** Request to approve an airport hangar ground lease assignment between Darrell & Cindy Schmidt and Jerry Jaques and authorize the mayor to sign.
By: Bill Carberry, Airport Manager
 - g) **ACTION ITEM:** Motion to declare city equipment #8214, # 8223, # 7238 and #5585 surplus and authorize sales by online auction.
By: Norm Hatke, Fleet Supervisor
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request to sign a contract with JUB Engineers for Pole Line Road widening improvements in the amount of \$245,000 with funds coming from the Street Departments new budget.
By: Trent Essex Staff Engineer
 - b) **PRESENTATION:** Presentation of the airport's upcoming FAA capital improvement projects.
By: Kent Atkin, JUB Engineers, Bill Carberry, Airport Manager
 - c) **ACTION ITEM:** Request to award the bid and contract in the amount of \$1,427,165.00 to Idaho Materials & Construction, Inc. for the FAA Northwest Aircraft Apron Pavement Project and authorize the mayor to sign the contract.
By: Bill Carberry, Airport Manager
 - d) **ACTION ITEM:** Request to approve the purchase of a 2026 Vactor Jet truck at the cost of \$327,000.00 using a Cooperative Purchasing agreement with Sourcewell and authorizing the public works director to execute the contract.
By: Doug Gonzales
 - e) **ACTION ITEM:** Request to approve the purchase of a 2026 John Deere 524P wheel loader at a cost of \$146,215.00 using a Cooperative Purchasing Agreement with Sourcewell and authorize the Public Works Director to execute the contract.
By: Mark Thomson Street Department Superintendent
 - f) **ACTION ITEM:** Request for City Council to authorize the use of 911 funds to purchase software that will further enhance dispatch capabilities in the amount of \$43,184.02.
By: Brent Wright
 - g) **DISCUSSION:** Request for Council input regarding proposed changes to City Code Title 8-3: Public Parks
By: Wendy Davis, Matthew Hicks

- h) **ACTION ITEM:** Request to adopt Ordinance #O-2025-020 for Rezoning and Zoning Development Agreement on property located at 807 Wendell St.
By: Jonathan Spendlove, Planning and Zoning Director
 - i) **ACTION ITEM:** Request to adopt Ordinance #O-2025-021 for Rezoning of property located the 900 block of Falls Ave W.
By: Jonathan Spendlove, Planning and Zoning Director
 - j) **ACTION ITEM:** Request to adopt Ordinance #O-2025-022 for Vacation on property located within Block 18 of the Perrine Point Subdivision.
By: Jonathan Spendlove, Planning and Zoning Director
 - k) **ACTION ITEM:** Request to adopt Ordinance #O-2025-023 for Vacation on property located within Block 4 and Magic Road right of way, located within the Perrine Point Subdivision.
By: Jonathan Spendlove, Planning and Zoning Director
- 5) General Public Input
 - 6) Advisory Board Report/Announcements
 - 7) Public Hearings
 - a) **ACTION ITEM:** Request for recommendation to City Council for a Vacation of alley on property located at 1600, 1608, 1638 2nd Ave E. c/o EHM Engineers, Inc on behalf of River Sound Investments, LLC (PZ25-0104).
By: Lisa Strickland, City Planner
 - 8) Adjournment

Any person(s) needing special accommodation to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si Desae Esta informacion 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 otherspeakers.
3. All presenters shall remain respectful.

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

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

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff should make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why is the request being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The 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 should 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, applicants 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, October 13, 2025, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

1) Call Meeting to Order/Confirmation of Quorum

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

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, City Clerk Amy Luna, Deputy City Clerk Rachael Long, Parks & Recreations Director Wendy Davis, Public Works Director Josh Baird, Street Superintendent Mark Thomson, Police Chief Matt Hicks, Fire Chief Mitchell Brooks

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

2) Pledge of Allegiance

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

3) Consent Calendar

MOTION: Council Member 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 October 06, Minutes.
- b) Approve Accounts Payable for October 2 to October 08, 2025.
- c) Request to approve October 08, 2025, Travel Requests.
- d) Consideration of a request to accept public right-of-way.
- e) Consideration of a request to accept public right-of-way.
- f) Consideration of a request to accept public right-of-way.
- g) Request to accept the Improvement Agreement for the purpose of developing **Calistoga Springs Subdivision No. 3** public infrastructure for a future subdivision.
- h) Request to approve a Trust Agreement for the **Calistoga Springs Subdivision No. 3**, placing all lots in trust.
- i) Motion to declare city equipment #8610 1993 Ford dump truck and #8183 2001 Ford 350 surplus and authorize the sale by online auction.
- j) Motion to declare two pieces of Airport equipment surplus and authorize its sale by online auction to include #9137, a 2006 International truck with a 20-ft straight edge snowplow, and #9148, a 2010 Wausau truck with a 20-ft front-mounted broom.

4) Items of Consideration

- a) Request to enter into negotiations with Travis Hoffland Golf, LLC for the operation and management of Twin Falls Golf Club.

P&R Director Davis requested to enter negotiations with Travis Hoffland Golf, LLC for Operation and Management of Twin Falls Golf Club.

Discussion ensued as follows:

Council Member Reid: Asked Travis what his vision is for the golf course.

Travis Hoffland: Gave some background and what he would like to see at the golf course going forward.

MOTION: Council Member Vollmer moved to approve the request to enter negotiations with Travis Hoffland Golf, LLC for Operation and Management of Twin Falls Golf Club. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

5) General Public Input

6) Advisory Board Report/Announcements

Council Member Hawkins reported that the Art Commission will have an opening soon, and we will be looking for some good people to apply.

Council Member Cutler reported on the Local Emergency Planning Commission and reported that the library will also have an opening, and they will be doing interviews in November.

Mayor Pierce reported that Travis Rothweiler was nominated and won the top 10 City Managers Aware which is nationwide.

City Manager Rothweiler spoke about his reward and announced that there will not be meetings on October 20, 2025, and November 10, 2025.

7) Work Session

- a) A discussion regarding the 2040 Strategic Plan update.

City Manager Rothweiler led a discussion regarding the 2040 Strategic Plan update.

Mr. Kushland presented an overview of the 2040 Strategic Plan.

City Manager Rothweiler presented the next steps and opened it up for discussion.

Discussion ensued as follows:

Council Member Reid: Thanked the Kushland's for their work on the plan and spoke in favor of what we are doing.

Council Member Stone: Asked how people prefer to be communicated with.

Mr. Kushland: Spoke about the communication aspect of the plan.

Mayor Pierce: Spoke about the City, not "Tooting Our Own Horns." We need to take some time to celebrate our achievements.

Council Member Hawkins: Spoke about doing presentations about city government in the local school.

Council Member Stone: Thanked Council Member Hawkins for attending everything and representing the city.

Council Member Reid: Extended thanks to all the employees of the city and not just the council.

- b) Review of the 2025 Snow & Ice Control Policies and Procedures Manual and discussion of a potential new Snow Removal (Right-of-Way) permit process.

Public Works Director Baird & Street Superintendent Thomson led a review of the 2025 Snow & Ice Control Policies and Procedures Manual and discussion of a potential new Snow Removal (Right-of-Way) permit process.

Discussion ensued as follows:

Council Member Stone: Asked if this manual is posted on the city's website.

Council Member Vollmer: Do we have a map of the different priority zones?

Council Member Cutler: Asked about using other equipment to help with the snow removal.

PW Director Baird presented some information about a potential new snow removal permit process.

Council Member Reid: Who is the applicant? Would it be the HOA, an individual, a business or a driver?

Council Member Stone: Spoke about helping his neighbors and asked who the enforcement agents would be?

Council Member Vollmer: Spoke in favor of this, but what are the legal concerns that we should be aware of?

City Attorney Castleton: Gave some explanation.

Council Member Vollmer: Asked about HOA issues and if one homeowner is upset about what is going on.

Vice Mayor Brown: If all boxes are satisfied, what are the internal processes if something happens? We would not want to take on those damage costs.

City Manager Rothweiler: Spoke about Tort Claims that the citizens could file.

Council Member Vollmer: Do we know what the "want" for this is?

Council Member Cutler: What about the ITD roads?

Council Member Reid: What does the process look like to identify an area to stack snow? Would the applicant know what the impact of this?

Citizen Dwane Kluchesky: Asked some clarification questions on his moving snow.

- c) A discussion regarding the merits of providing water and wastewater services to developments in the City's area of impact and inside the City's water-sewerservice boundary.

City Manager Rothweiler led a discussion regarding the merits of providing water and wastewater services to developments in the City's area of impact and inside the City's water- sewer service boundary.

Discussion ensued as follows:

Mayor Pierce: Would like to see this move forward. **Vice Mayor Brown:** Spoke in favor of moving forward. **City Manager Rothweiler:** Annexation Question posed.

Council Member Stone: Asked about roads that are not up to our code.

Vice Mayor Brown: Spoke in favor of the annexation of property.

8) Executive Session

- a) Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(c) To acquire an interest in real property not owned by a public agency; (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

MOTION: Council Member Reid moved to adjourn to Executive Session § 74-206(c) To acquire an interest in real property not owned by a public agency; and (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement; **Vice Mayor Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

9) Adjournment

Adjourned into executive session at 06:48 PM and the Regular Meeting adjourned at 7:10 PM.

Amy Luna, City Clerk

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



Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: William Klaver, Senior Planner

ACTION ITEM

Request:

Request for approval of a Final Plat for Easternsun Subdivision No. 2 consisting of 58 lots on 23 (+/-) acres on property located at approximately the 700-1000 Block of Hankins Road. (PZ25-0131).

Time Estimate:

Consent Agenda Item

Background:

Gary Wolverton, represented by Dave Thibault of EHM Engineers, Inc., has submitted an application for a Final Plat for "Easternsun Subdivision No. 2". This final plat consists of fifty-eight (58) lots on 23 acres (+/-).

Approval Process:

Per City Code 10-12-2-4

After the approval or conditional approval of the preliminary plat, the subdivide may cause the total parcel or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. Upon the determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the administrator shall place the final plat on the council agenda at the next regular meeting.

The council shall approve, approve conditionally, disapprove or table the final plat for additional information. A copy of the approved plat shall be filed with the administrator. Upon granting or denying the final plat the council shall specify: Approval Period: Final plat shall be filed with the county recorded within two years after written approval by the council, otherwise such approval shall become null and void unless prior to said expiration date an extension of time is applied for by the subdivider and granted by the council. Only one extension may be granted by the council for a term of two years.

Budget Impact:

N/A

Regulatory Impact:

After a final plat is approved by the Council and construction plans approved, the final plat may be recorded, and lots sold for development. All general criteria for approval must be met per State Statute 50-Chapter 13 and shall be compatible with the Comprehensive Plan.

History:

N/A

Analysis:

N/A

Conclusion:

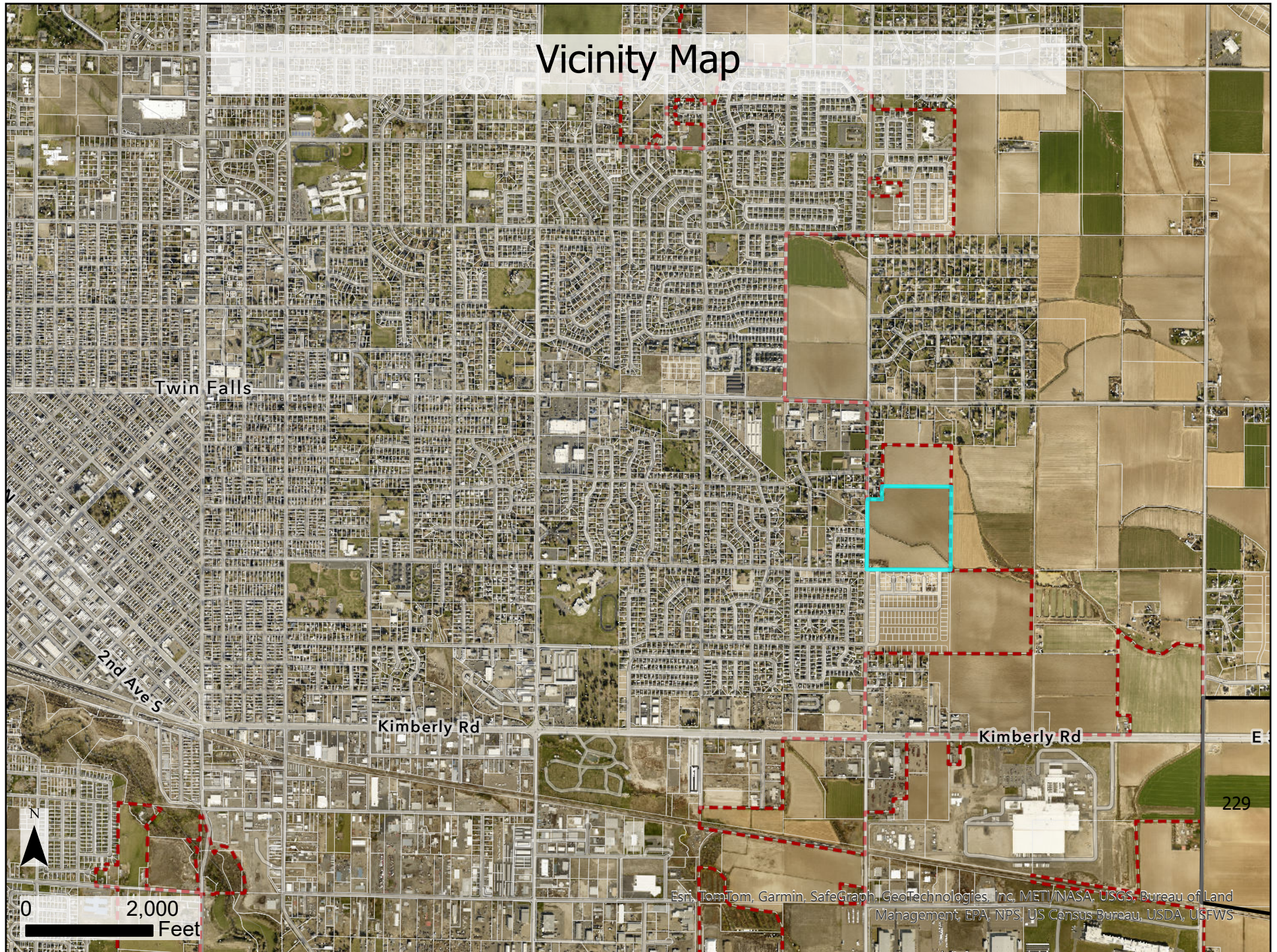
Staff recommends approval of this Plat with the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ25-0131 Vicinity Map
2. PZ25-0131 Aerial Map
3. PZ25-0131 Presentation Map
4. PZ25-0131 Easternsun Subdivision No 2 Final Plat - 7-31-23

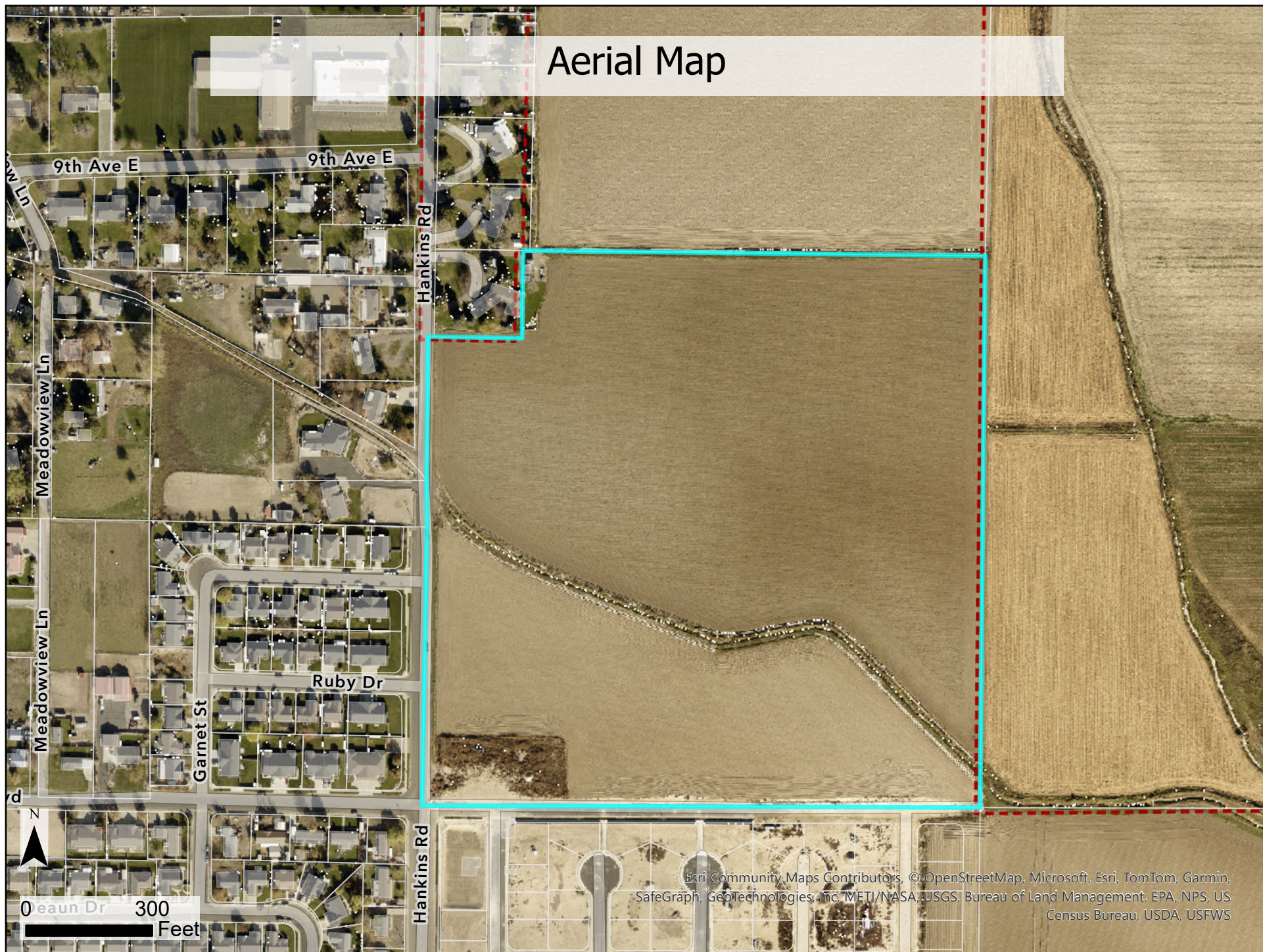
Vicinity Map



Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

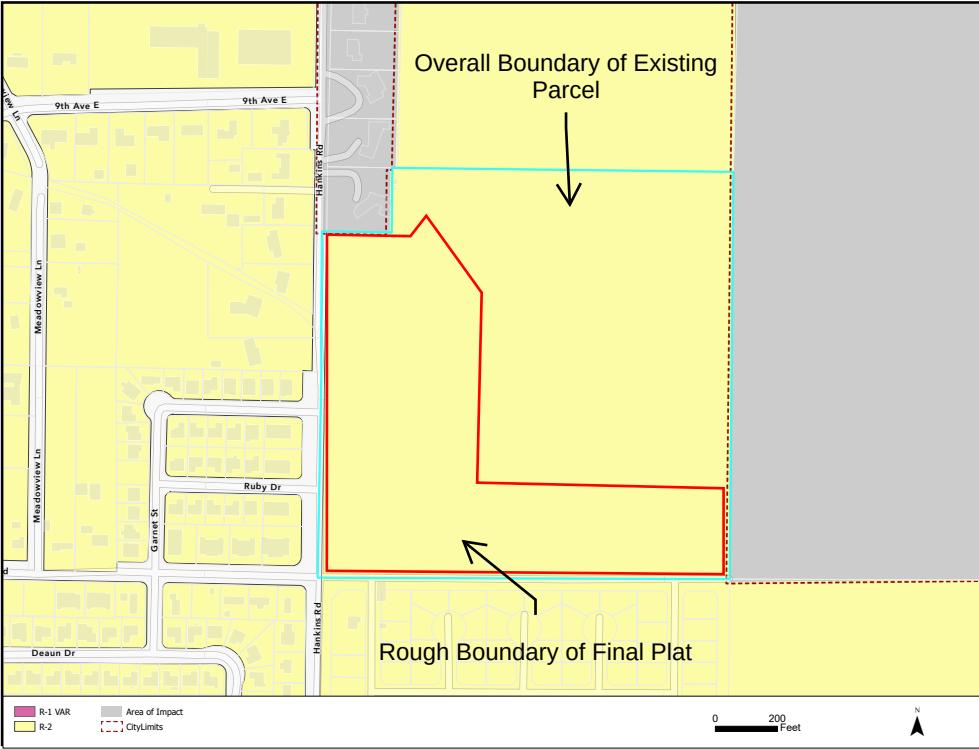
229

Aerial Map



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

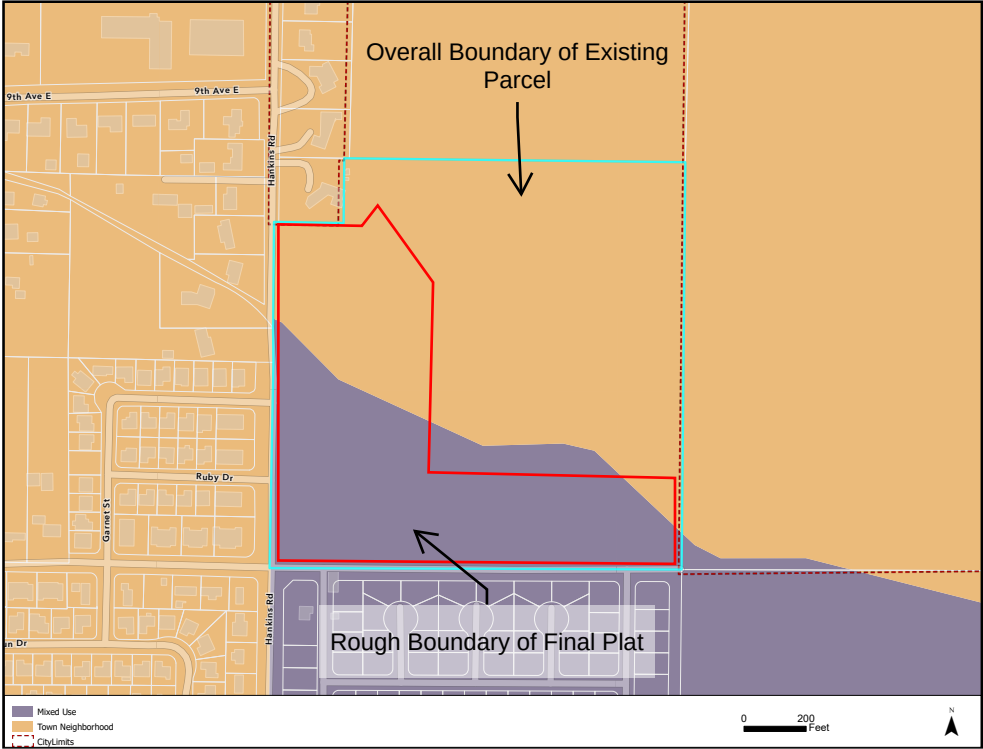
ZONING MAP



Zoning	
Current Zoning:	R-2
Current Land Use:	Undeveloped
Proposed Zoning:	R-2
Proposed Land Use:	Residential

Surrounding Area	
North:	R-2 / County Jurisdiction
South:	R-2
East:	R-2 / County Jurisdiction
West:	R-2

FUTURE LAND USE MAP



Regulations
Twin Falls Municipal Code Section(s) 10-2-4

Future Land Use Category
Town Neighborhood calls for a primarily residential area which is contiguous and clustered to maximize open space and community gathering areas with uses such as single family, duplexes, triplexes, townhomes, schools, civic facilities, etc.
Mixed Use calls for a context that serves local and regional commercial areas that are sited at intersections of major arterials which allows for high-intensity mixed use development in a compact, pedestrian oriented environment. Desired mix of land uses include townhomes, condominiums, apartments, hotels, restaurants, civic, retail, office, etc.

JUL 31 2023

CITY OF TWIN FALLS
ENGINEERING DEPT.

EASTERNSUN SUBDIVISION NO. 2

Health Certificate

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DISTRICT HEALTH DEPARTMENT, EHS

DATE: _____

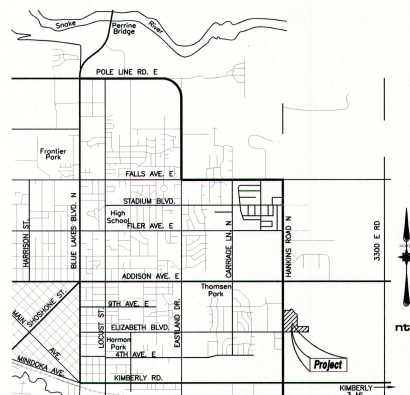
Located In
A Portion of
W² NW ⁴, Section 13
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2023

Surveyor's Narrative

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT A PORTION OF PARCEL 1 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 2015-021727 FOR A FINAL SUBDIVISION PLAT. MONUMENTS WERE FOUND AT THE SOUTHEAST CORNER, PER EASTERNSUN SUBDIVISION, SECTION AND QUARTER CORNERS. THESE MONUMENTS ARE OF RECORD PER PREVIOUS RECORD OF SURVEYS AND/OR CORNER PERPETUATION AND FILING RECORDS.

Monument Certification

IN ACCORDANCE WITH SECTION 50-1333, IDAHO CODE, THE INTERIOR MONUMENTS ON THIS PLAT SHOWN AS TO BE SET SHALL BE SET IN ACCORDANCE WITH SECTION 50-1303, IDAHO CODE, ON OR BEFORE 1 YEAR AFTER THE RECORDATION OF THE FINAL PLAT OR AS DETERMINED BY THE CITY OF TWIN FALLS.



Vicinity Map

n.t.s

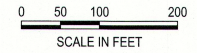


EHM Engineers, Inc.



EASTERNSUN SUBDIVISION NO. 2

Located In
A Portion of
W² NW ⁴, Section 13
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2023



Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	90°00'00"	20.00'	31.42'	28.28'	20.00'	N89°49'00"E
C2	90°00'00"	20.00'	31.42'	28.28'	20.00'	S0°11'00"E
C3	90°00'00"	20.00'	31.42'	28.28'	20.00'	N89°49'00"E

Line Table

LINE #	BEARING	DISTANCE
L1	N58°36'28"E	84.61'
L2	N44°49'00"E	50.00'
L3	S45°11'00"E	52.59'
L4	S45°11'00"E	78.00'
L5	S45°11'00"E	70.00'
L6	S45°11'00"E	50.00'
L7	S44°49'00"W	41.74'
L8	S56°46'13"E	121.48'
L9	S89°43'57"E	110.00'
L10	N80°35'07"E	50.72'
L11	N89°33'01"E	50.00'
L12	S89°43'57"E	149.00'

Survey References

#2022-005735
#2019-005837
#2018-016319
#2015-021727
#2015-011142
#2014-017194
#2008-022170
#2007-027285 TREASURE
MEADOWS SUBDIVISION
#2005-008079
#1994-014393
#0000-948493
#0000-826279
#0000-535797 - LITTLE ACRES
SUBDIVISION
#0000-436604

Deed References

#2020-024093

Easement Key

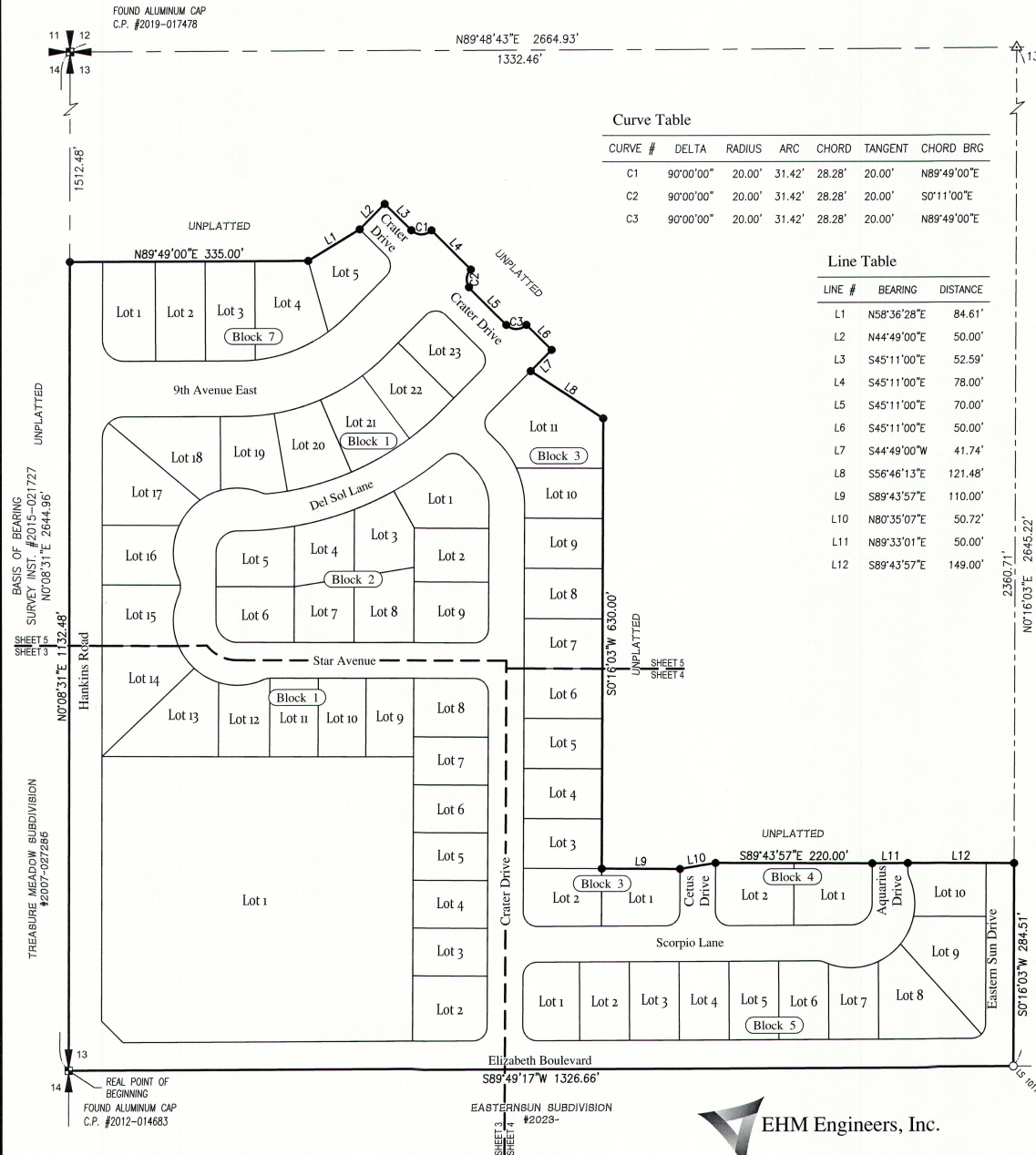
- (A) UTILITY EASEMENT
- (B) PEDESTRIAN PATH EASEMENT
- (C) SANITARY SEWER EASEMENT
- (D) IRRIGATION EASEMENT

Notes:

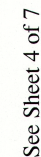
LOT 1, BLOCK 1 SHALL HAVE ACCESS FROM ELIZABETH BOULEVARD. ALL OTHER RESIDENTIAL LOTS ADJACENT TO HANKINS ROAD AND ELIZABETH BOULEVARD SHALL BE ACCESSED FROM INTERIOR RESIDENTIAL STREETS.

LOT 1, BLOCK 7 IS RESERVED FOR STORM WATER RETENTION AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LOTS 18-23, BLOCK 1 SHALL NOT HAVE ACCESS TO 9TH AVENUE EAST.



0 25 50 100
SCALE IN FEET



CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BE
C4	89°33'15"	20.00'	31.26'	28.17'	19.84'	N45°02'40" W
C21	90°07'32"	20.00'	31.46'	28.32'	20.04'	N44°47'43" W
C24	90°00'00"	55.00'	86.39'	77.78'	55.00'	S44°51'29" E
C25	24°37'12"	20.00'	8.59'	8.53'	4.36'	S77°49'25" W
C26	41°32'10"	90.00'	65.24'	63.83'	34.13'	N86°17'24" W
C27	25°27'09"	90.00'	39.98'	39.65'	20.33'	S60°12'57" W
C28	24°37'49"	90.00'	38.69'	38.39'	19.65'	S35°10'28" W

LINE #	BEARING	DISTANCE
L23	N45°01'06"W	42.54'
L24	S0°10'43"E	39.00'
L25	N89°51'29"W	46.00'

☐ (A) UTILITY EASEMENT
☐ (B) PEDESTRIAN PATH EASEMENT
☐ (D) IRRIGATION EASEMENT



PROFESSIONAL LAND SURVEYOR
REGISTERED
7810
STATE OF IDAHO
CHRISTOPHER S. HARMISON

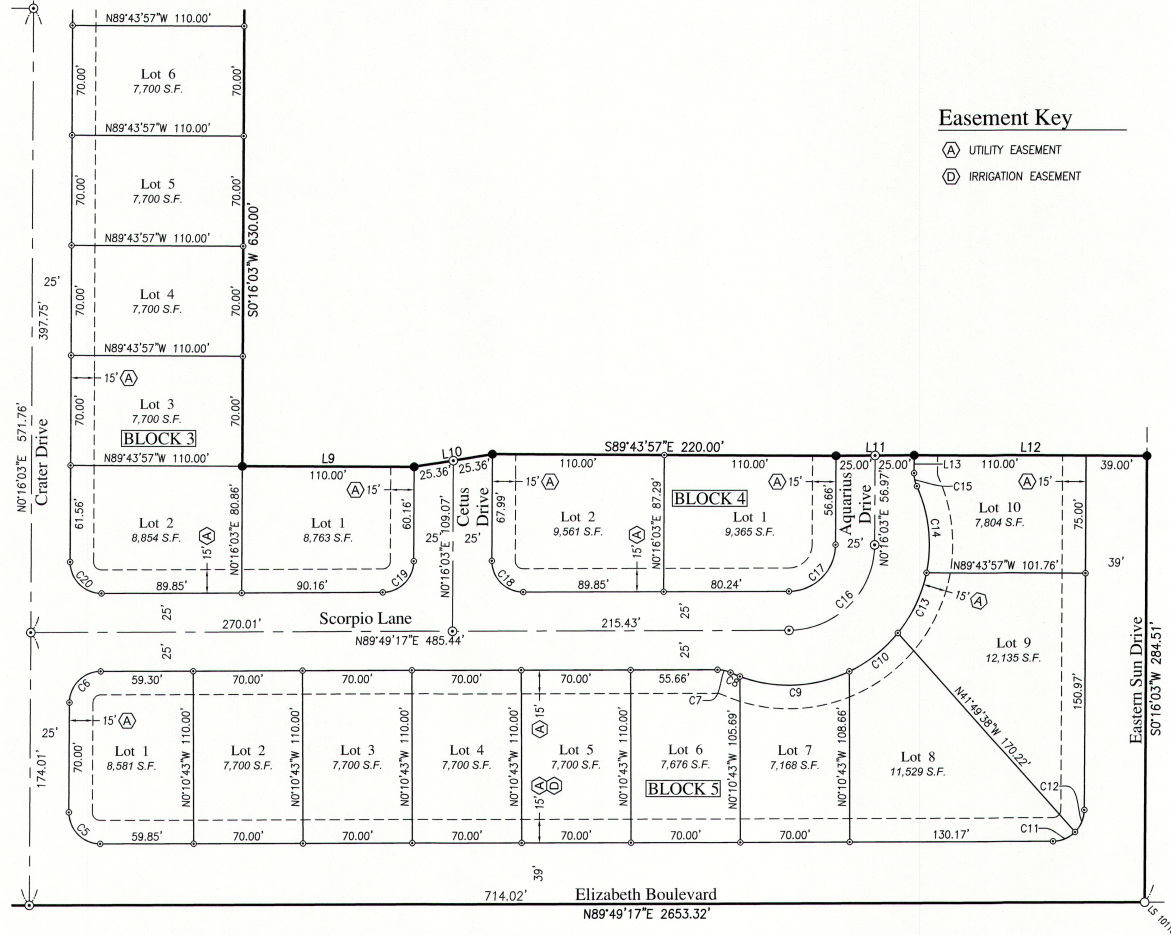


NORTH

 0 25 50 100
 SCALE IN FEET

See Sheet 5 of 7

See Sheet 3 of 7



Easement Key

- (A) UTILITY EASEMENT
 (D) IRRIGATION EASEMENT

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C5	90°26'45"	20.00'	31.57'	28.39'	20.16'	S44°57'20"E
C6	89°33'15"	20.00'	31.26'	28.17'	19.84'	S45°02'40"W
C7	24°37'12"	20.00'	8.59'	8.53'	4.36'	N77°52'07"W
C8	4°08'21"	90.00'	6.50'	6.50'	3.25'	S67°37'41"E
C9	45°48'51"	90.00'	71.96'	70.06'	38.03'	N87°23'43"E
C10	25°22'04"	90.00'	39.85'	39.52'	20.26'	N51°48'15"E
C11	44°46'37"	20.00'	15.63'	15.24'	8.24'	N67°25'59"E
C12	44°46'37"	20.00'	15.63'	15.24'	8.24'	N22°39'21"E
C13	27°30'10"	90.00'	43.20'	42.79'	22.03'	N25°22'08"E
C14	35°58'12"	90.00'	56.50'	55.58'	29.22'	N6°22'03"W
C15	24°37'12"	20.00'	8.59'	8.53'	4.36'	S12°02'33"E
C16	89°33'15"	55.00'	85.97'	77.48'	54.57'	N45°02'40"E
C17	89°33'15"	30.00'	46.89'	42.26'	29.77'	N45°02'40"E
C18	90°26'45"	20.00'	31.57'	28.39'	20.16'	S44°57'20"E
C19	89°33'15"	20.00'	31.26'	28.17'	19.84'	N45°02'40"E
C20	90°26'45"	20.00'	31.57'	28.39'	20.16'	S44°57'20"E

Line Table

LINE #	BEARING	DISTANCE
L9	S89°43'57"E	110.00'
L10	N80°35'07"E	50.72'
L11	N89°33'01"E	50.00'
L12	S89°43'57"E	149.00'
L13	N0°16'03"E	11.46'



EHM Engineers, Inc.

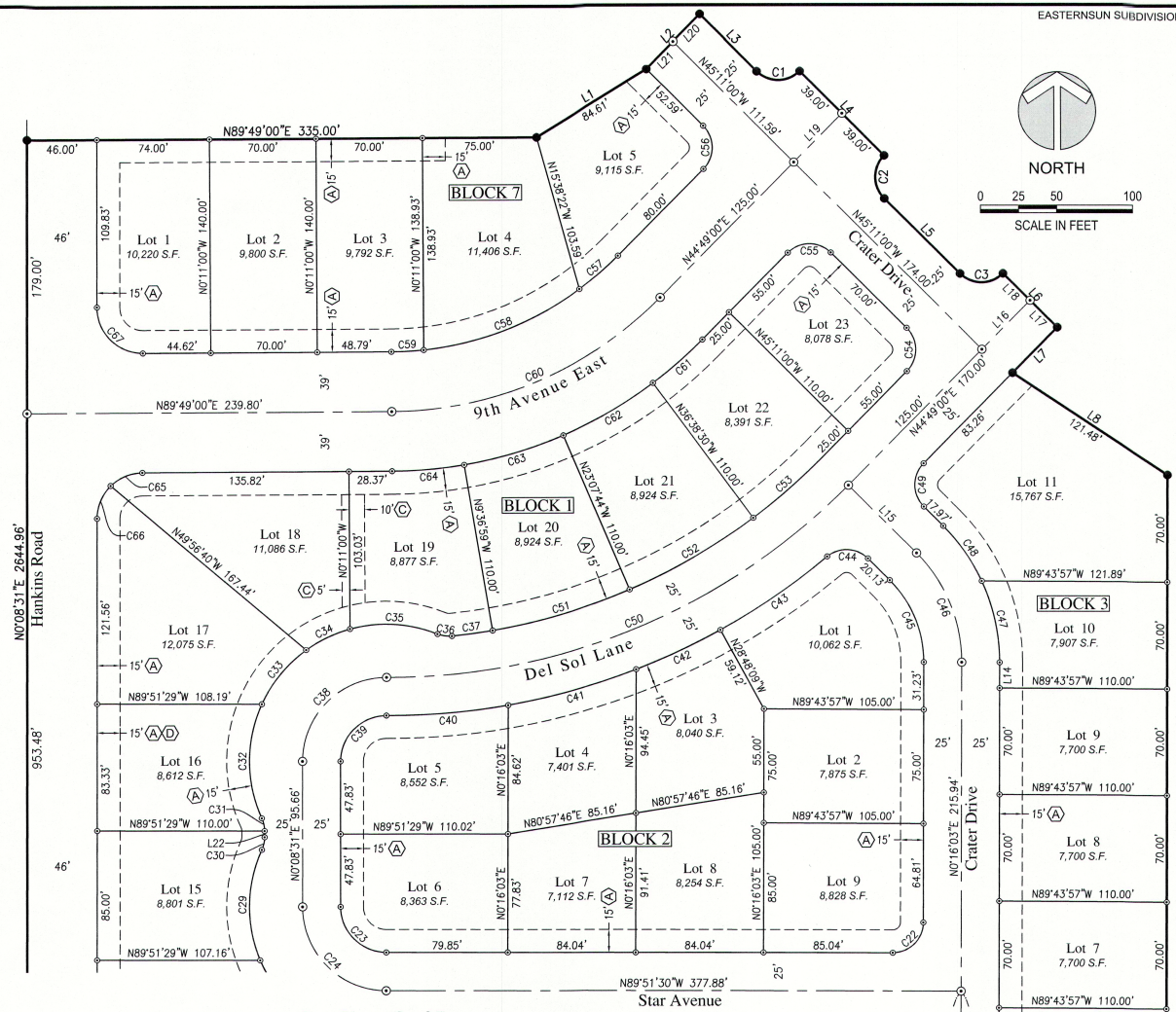


Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	90°00'00"	20.00'	31.42'	28.28'	20.00'	N89°49'00"E
C2	90°00'00"	20.00'	31.42'	28.28'	20.00'	S0°11'00"E
C3	90°00'00"	20.00'	31.42'	28.28'	20.00'	N89°49'00"E
C22	89°52'28"	20.00'	31.37'	28.25'	19.96'	N45°12'17"E
C23	90°00'00"	30.00'	47.12'	42.43'	30.00'	S44°51'29"E
C30	24°37'12"	20.00'	8.59'	8.53'	4.36'	N12°27'06"E
C31	24°37'12"	20.00'	8.59'	8.53'	4.36'	N12°10'05"W
C32	49°14'55"	90.00'	77.36'	75.00'	41.25'	S0°08'46"W
C33	29°36'47"	90.00'	46.52'	46.00'	23.79'	S39°34'37"W
C34	20°26'53"	90.00'	32.12'	31.95'	16.23'	S64°36'27"W
C35	37°18'45"	90.00'	58.61'	57.58'	30.39'	N86°30'44"W
C36	27°52'59"	20.00'	9.73'	9.64'	4.96'	S81°47'51"E
C37	3°52'39"	399.00'	27.00'	27.00'	13.51'	N82°19'21"E
C38	90°17'05"	55.00'	86.67'	77.97'	55.27'	S45°17'03"W
C39	90°17'05"	30.00'	47.27'	42.53'	30.15'	S45°17'03"W
C40	10°15'59"	449.00'	80.45'	80.35'	40.33'	N85°17'36"E
C41	11°09'26"	449.00'	87.43'	87.30'	43.86'	N74°34'53"E
C42	7°48'20"	449.00'	61.17'	61.12'	30.63'	N65°06'01"E
C43	10°52'29"	449.00'	85.22'	85.09'	42.74'	N55°45'36"E
C44	84°29'39"	20.00'	29.49'	26.89'	18.16'	S87°25'49"E
C45	45°27'03"	75.00'	59.49'	57.95'	31.41'	N22°27'28"W
C46	45°27'03"	100.00'	79.33'	77.26'	41.88'	N22°27'28"W
C47	25°11'42"	125.00'	54.97'	54.53'	27.94'	N12°19'48"W
C48	20°15'21"	125.00'	44.19'	43.96'	22.33'	N35°03'19"W
C49	90°00'00"	20.00'	31.42'	28.28'	20.00'	N0°11'00"W
C50	45°36'35"	424.00'	337.52'	328.68'	178.28'	N67°37'18"E
C51	13°30'46"	399.00'	94.10'	93.88'	47.27'	N73°37'38"E
C52	13°30'46"	399.00'	94.10'	93.88'	47.27'	N60°06'53"E
C53	8°32'30"	399.00'	59.48'	59.43'	29.80'	N49°05'15"E
C54	90°00'00"	20.00'	31.42'	28.28'	20.00'	N0°11'00"W
C55	90°00'00"	20.00'	31.42'	28.28'	20.00'	S89°49'00"W
C56	90°00'00"	20.00'	31.42'	28.28'	20.00'	N0°11'00"W
C57	9°04'02"	211.00'	33.39'	33.36'	16.73'	N49°21'01"E
C58	30°09'44"	211.00'	111.08'	109.80'	56.86'	N68°57'55"E
C59	5°46'13"	211.00'	21.25'	21.24'	10.63'	N86°55'54"E
C60	45°00'00"	250.00'	196.35'	191.34'	103.55'	N67°19'00"E
C61	8°32'30"	289.00'	43.08'	43.04'	21.58'	N49°05'15"E
C62	13°30'46"	289.00'	68.16'	68.00'	34.24'	N60°06'53"E
C63	13°30'46"	289.00'	68.16'	68.00'	34.24'	N73°37'38"E
C64	9°25'59"	289.00'	47.58'	47.53'	23.84'	N85°06'01"E
C65	44°09'44"	30.00'	23.12'	22.56'	12.17'	S67°44'08"W
C66	45°30'46"	30.00'	23.83'	23.21'	12.58'	S22°53'53"W
C67	90°19'30"	30.00'	47.29'	42.55'	30.17'	S45°01'15"E

Easement Key

- (A) UTILITY EASEMENT
 (C) SANITARY SEWER EASEMENT
 (D) IRRIGATION EASEMENT



See Sheet 3 of 7

Line Table

LINE #	BEARING	DISTANCE
L1	N58°36'28"E	84.61'
L2	N44°49'00"E	50.00'
L3	S45°11'00"E	52.59'
L4	S45°11'00"E	78.00'
L5	S45°11'00"E	70.00'

Line Table

LINE #	BEARING	DISTANCE
L6	S45°11'00"E	50.00'
L7	S44°49'00"W	41.74'
L8	S56°46'13"E	121.48'
L14	N0°16'03"E	16.79'
L15	S45°11'00"E	62.97'

Line Table

LINE #	BEARING	DISTANCE
L16	S44°49'00"W	45.00'
L17	S45°11'00"E	25.00'
L18	S45°11'00"E	25.00'
L19	N44°49'00"E	45.00'
L20	N44°49'00"E	25.00'

Line Table

LINE #	BEARING	DISTANCE
L21	N44°49'00"E	25.00'
L22	N0°08'31"E	4.01'

See Sheet 4 of 7



EHM Engineers, Inc.



CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, LOCATED IN A PORTION OF W2 NW4, SECTION 13, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO; SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 13 AND BEING THE REAL POINT OF BEGINNING;
THENCE, ALONG THE WEST BOUNDARY OF SAID W2 NW4 OF SECTION 13, NORTH 00°08'31" EAST 1132.48 FEET;
THENCE, LEAVING SAID WEST BOUNDARY, NORTH 89°49'00" EAST 335.00 FEET;
THENCE, NORTH 58°36'28" EAST 84.61 FEET;
THENCE, NORTH 44°49'00" EAST 50.00 FEET;
THENCE, SOUTH 45°11'00" EAST 52.59 FEET;
THENCE, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET AND A LONG CHORD THAT BEARS NORTH 89°49'00" EAST 28.28 FEET;
THENCE, SOUTH 45°11'00" EAST 78.00 FEET;
THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET AND A LONG CHORD THAT BEARS SOUTH 00°11'00" EAST 28.28 FEET;
THENCE, SOUTH 45°11'00" EAST 70.00 FEET;
THENCE, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET AND A LONG CHORD THAT BEARS NORTH 89°49'00" EAST 28.28 FEET;
THENCE, SOUTH 45°11'00" EAST 50.00 FEET;
THENCE, SOUTH 44°49'00" WEST 41.74 FEET;
THENCE, SOUTH 56°46'13" EAST 121.48 FEET;
THENCE, SOUTH 00°16'03" WEST 630.00 FEET;
THENCE, SOUTH 89°43'57" EAST 110.00 FEET;
THENCE, NORTH 80°35'07" EAST 50.72 FEET;
THENCE, SOUTH 89°43'57" EAST 220.00 FEET;
THENCE, NORTH 89°33'01" EAST 50.00 FEET;
THENCE, SOUTH 89°43'57" EAST 149.00 FEET TO A POINT ON THE EAST BOUNDARY OF SAID W2 NW4 OF SECTION 13;
THENCE, ALONG SAID EAST BOUNDARY, SOUTH 00°16'03" WEST 284.51 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE, ALONG THE SOUTH BOUNDARY OF SAID W2 NW4 OF SECTION 13, SOUTH 89°49'17" WEST 1326.66 FEET TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 22.85 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THAT THE UNDERSIGNED BY THESE PRESENTS DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE ROAD RIGHT OF WAY AS SHOWN ON THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT.

PURSUANT TO IDAHO CODE 50-1334, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE LOTS ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF TWIN FALLS MUNICIPAL WATER SYSTEM.

PURSUANT TO IDAHO CODE 31-3805, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT A SATISFACTORY IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED FOR AND HAS BEEN APPROVED BY THE TWIN FALLS CITY COUNCIL. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE IRRIGATION DISTRICT / CANAL COMPANY.

GRANDVIEW FARMS, L.L.C.

BY: GARY WOLVERTON JR, MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

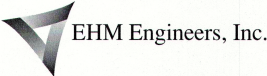
ON THIS _____ DAY OF _____, 2023, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARY WOLVERTON JR, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF GRANDVIEW FARMS, L.L.C., THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARMISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNER AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STAKED UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS _____ DAY OF _____, 2023.

MAYOR _____ CITY CLERK _____

APPROVAL OF CITY ENGINEER

I HAVE REVIEWED THE ACCOMPANYING PLAT AND HEREBY CERTIFY THAT IT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF TWIN FALLS, IDAHO.

CITY ENGINEER _____ ATTEST _____

COUNTY SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATED TO PLATS AND SURVEYS.

GEORGE A. YERION _____ PLS# _____ DATE _____
PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

ON THIS _____ DAY OF _____, 2023, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
RESIDING AT _____
COMMISSION EXPIRES _____

COUNTY TREASURER'S CERTIFICATE

I, _____, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

COUNTY TREASURER _____ DATE _____

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
STATE OF IDAHO _____)
COUNTY OF TWIN FALLS _____) ss

ON THIS _____ DAY OF _____, 2023, AT _____ M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY _____ EX-OFFICIO RECORDER _____



Date: Monday October 27, 2025
To: Honorable Mayor and City Council
From: Bill Carberry, Airport Manager

Consent Calendar

Assignment of an airport ground lease

Request: Request to approve an airport ground lease assignment between Darrell & Cindy Schmidt and Jerry Jaques and authorize the mayor to sign.

Background: The airport has been working with the parties to develop the attached assignment of ground lease agreement due to sale of the hangar to Mr. Jaques.

Approval Process: A majority vote of the Council is needed to approve the request.

Budget Impact: The approval will allow for the airport to transfer the parcel to a new lessee and receive the ground rent.

Regulatory Impact: The City Attorney has prepared the assignment agreement. The assignment transfers the rights and responsibilities of the ground lease to Mr. Jaques.

Conclusion: Staff recommends the City Council approve an airport ground lease assignment between Darrell & Cindy Schmidt and Jerry Jaques and authorize the mayor to sign.

Attachments: Airport Ground Lease Assignment Agreement



Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: Trenton Essex, Staff Engineer

ACTION ITEM

Request:

Request to sign a contract with JUB Engineers for Pole Line Road widening improvements in the amount of \$245,000 with funds coming from the Street Departments new budget.

Time Estimate:

Staff Estimates 5 minutes for presentation

Background:

On March 31st, council approved 6 million dollars in wastewater reserves for the design and construction of the City's portion of the improvements to the Pole Line Sewer trunk line from the corner of Eastland and Pole Line to Blue Lakes Blvd. Given the large impact this installation will have on Pole Line Road, staff would like to include the widening of Pole Line Road from Bridgeview to Burr Lane with this project. The intent would be to construct the sewer and road projects at the same time to minimize impact to the public and overall costs. Pole Line Road is identified as a major arterial in the City of Twin Falls Master Transportation Plan, which indicates a need for widening to 5-lanes. Including this roadway expansion would move the anticipated bid date to November 2026. The preliminary estimated cost for the roadway improvements is approximately \$4,500,000. At this time, staff is requesting authorization to use New Construction street funds for the additional roadway design costs of up to \$245,000. This includes a 5% contingency to account for any new discoveries during the roadway design process. The intent is to return before council and request street reserves once the project team has a more clear understanding of the estimated construction costs.

Approval Process:

A majority vote by council authorizing the City Engineer to sign a contract with JUB Engineers for design.

Budget Impact:

Street New Construction - \$245,000 GL 102-31-10-470-78

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

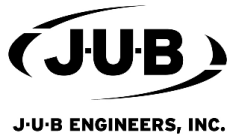
Staff Recommends Council approve the request to sign a contract with JUB Engineers in the amount of \$245,000 for design of the Pole Line Road widening as presented.

Attachments:

1. TF_Pole_Line_Sewer_Contract_Amendment2



J-U-B Contract Amendment (REV 5/22)



**J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES**

Attachment 1 – Scope of Services, Basis of Fee, and Schedule

PROJECT NAME: Pole Line Sewer Trunk Line

CLIENT: City of Twin Falls

J-U-B PROJECT NUMBER: 60-25-017

CLIENT PROJECT NUMBER: Click or tap here to enter text.

ATTACHMENT TO:

☐ **AGREEMENT DATED:** Click or tap to enter a date.; or

☒ **AUTHORIZATION FOR CONTRACT AMENDMENT #2; DATED:** Click or tap to enter a date.

The referenced Agreement for Professional Services executed between J-U-B ENGINEERS, Inc. (J-U-B) and the CLIENT is amended and supplemented to include the following provisions regarding the Scope of Services, Basis of Fee, and/or Schedule:

PART 1 - PROJECT UNDERSTANDING

J-U-B's understanding of this project's history and CLIENT's general intent and scope of the project are described as follows:

In coordination with the Pole Line Sewer Trunk Line improvement, the City of Twin Falls (CLIENT) has requested that Pole Line Road be widened and reconstructed between Bridgeview Blvd and Burr Lane. The reconstruction will widen approximately 1,700 feet of roadway from a three-lane asphalt section to a five-lane concrete section. The reconstruction will also include curb and gutter, sidewalk, drainage improvements, gravity irrigation modifications, and utility relocations. It is assumed that this additional work will extend the project 12 months. J-U-B's understanding is that the adjacent property owners may fund a portion of the project; however, if the adjacent property owners are unwilling to fund their portion, the CLIENT will fund the entirety of the project and its implementation.

This Scope of Services includes administration, topographic surveying, right-of way negotiations, legal descriptions and exhibits, final design, bidding, and construction engineering services for the additional work associated with the roadway widening and reconstruction.

PART 2 - SCOPE OF SERVICES BY J-U-B

J-U-B's Services under this Agreement are limited to the following tasks. Any other items necessary to plan and implement the project, including but not limited to those specifically listed in PART 3, are the responsibility of CLIENT.

A. Task 010: Project Management and Meetings

1. Subtask 001: Project Management

- a. Additional 12-months for staff to:
 - i. Communicate and coordinate J-U-B team activities.
 - ii. Regularly monitor project status, budget, and schedule.
 - iii. During periods of project activity, provide a regular report to CLIENT on project status, budget, and schedule.
 - iv. Provide a monthly invoice including budget status.

2. Subtask 002: Meetings

- a. Additional hours for roadway staff to attend the following meetings throughout the duration of the project:
 - i. 50% Design review meeting.

- ii. 90% Design review meeting.
- 3. **Subtask 003: QC Reviews**
 - a. Additional hours for roadway staff to conduct internal reviews at the following milestones for quality control and assurance:
 - i. 50% design submittal.
 - ii. 90% design submittal.

B. Task 020: Topographic Survey

- 1. **Subtask 001: Topographic Survey**
 - a. Conduct additional field survey for 30' outside the existing right-of-way on the north side of Pole Line Road and 50' outside the existing edge of pavement on the south side of Pole Line Road within the roadway reconstruction limits. Survey will include the known surface topography and visible utilities to the extent they are located by DigLine, the CLIENT, and other utility surveyors.
 - b. Survey the improvements within the existing right-of-way for the hotel construction at the NW corner of Pole Line Road and Bridgeview Blvd following construction of the roadway improvements.
 - c. Process the survey data and add to the topographic base map.
 - d. Conduct a QC review of the survey data.
 - e. Modify the contours of the overall topographic drawing for design.
- 2. Deliverables:
 - a. Updated topographic base map of the site.

C. Task 030: Geotechnical Investigation

- 1. No additional work.
- 2. Assumptions:
 - a. It is assumed that the property owners on the north side of Pole Line Road will accept a 6:1 graded slope behind the back of walk to be constructed with a temporary construction easement and that a retaining wall will not be necessary.

D. Task 040: Easements and Rights-of-Way

- 1. **Subtask 001: Easements**
 - a. No additional work.
- 2. **Subtask 002: Rights-of-Way**
 - a. Negotiate with the property owner on the south side of Pole Line Road for rights-of-way acquisition.
 - b. Prepare right-of-way acquisition agreements and legal descriptions for one additional property on the south side of Pole Line Road.
 - c. Assumptions:
 - i. CLIENT to be responsible for all costs and other items associated with acquisition of the rights-of-way.
 - ii. The schedule for obtaining rights-of-way, if any, is unknown and outside the control of J-U-B. The timeframe to secure rights-of-way may affect the overall project schedule.
 - d. Deliverables:
 - i. Draft Agreements and/or Legal Descriptions – one (1) electronic PDF to CLIENT and property owners.
 - ii. Final Agreements and/or Legal Descriptions – one (1) electronic PDF and one (1) hardcopy to CLIENT and property owners.

E. Task 050: Preliminary Engineering Report

1. Subtask 001: Preliminary Engineering Report

- a. No additional work.

E. Task 060: Final Design

1. Final design assumptions:

- a. Drawings will be prepared on 11"x17" sheets at an appropriate scale.
- b. Drawings and specifications will be prepared using the most current version of the City of Twin Falls Standard Specifications and Drawings, EJCDC Documents, and the Idaho Standards for Public Works Construction (ISPMC) may also be included.
- c. Preliminary traffic control plans will be prepared illustrating a conceptual layout. The contractor will be required to prepare and submit their own detailed traffic control plans to better suit their sequence and methods of construction with review and approval of the CLIENT and J-U-B.
- d. Preparation of a Stormwater Pollution Prevention Plan (SWPPP) is not included in the Scope. The SWPPP will be prepared by the Contractor and reviewed by J-U-B.
- e. Only one (1) prime bid package will be prepared for bidding.

2. Subtask 001: 50% Design Submittal

- a. No additional work for the sewer design.
- b. Design work will be accomplished to modify utilities necessary for the roadway expansion from Bridgeview Blvd to Burr Lane on Pole Line Road. Utility modifications may include, but are not limited to:
 - i. Stormwater
 - ii. Irrigation
 - iii. Water
- c. Conceptual configurations may be developed for the following utilities if relocation is required:
 - i. Telephone
 - ii. Fiber
 - iii. Underground Power
- d. Assumptions:
 - i. This Subtask includes design of utilities, while coordination will be accomplished as part of Subtask 004.
 - ii. Utility modifications will be incorporated into the sewer design drawings.
 - iii. Two (2) additional detail sheets will be included for utility design.
 - iv. Four (4) additional plan and profile sheets will be included for utility design.

3. Subtask 002: 90% Design Submittal

- a. No additional work for the sewer design.

4. Subtask 003: Bid-Set Design Submittal

- a. No additional work for the sewer design.

5. Subtask 004: 50% Design Submittal - Roadway

- a. Prepare 50% design drawings for the roadway expansion between Bridgeview Blvd and Burr Lane, including:
 - i. Typical section sheets.
 - ii. Roadway plan and profile sheets and cross-sections.
 - iii. Driveway profile and detail sheets.
 - iv. Signing and pavement marking sheets.
 - v. Conceptual detour plan sheet.

- b. Coordinate with the communications and fiber utilities (4 companies) for existing facilities and anticipated relocations.
 - c. Coordinate utility pole relocations with Idaho Power.
 - d. Coordinate irrigation modifications with Twin Falls Canal Company.
 - e. Perform a quality control review, see Task 010.
 - f. Assumptions:
 - i. It is assumed that the property owners on the north side of Pole Line Road will accept a 6:1 graded slope behind the back of walk to be constructed with a temporary construction easement and that a retaining wall will not be necessary.
 - ii. The widening from Bridgeview Blvd to Burr Lane will be a concrete pavement section provided by the CLIENT, as based on the Eastland project.
 - g. Deliverables:
 - i. 50% Design Drawings – one (1) electronic PDF copy to be included in the overall package submittal to CLIENT.
- 6. Subtask 005: 90% Design Submittal - Roadway**
- a. Upon receiving comments from the CLIENT on the 50% design, prepare 90% design drawings, technical specifications, and opinion of probable costs, including:
 - i. Typical section sheets.
 - ii. Roadway plan and profile sheets and cross-sections.
 - iii. Driveway profile and detail sheets.
 - iv. Irrigation and stormwater crossing plan and profile sheets.
 - v. Signing and pavement marking sheets.
 - vi. Conceptual detour plan sheet.
 - b. Prepare technical specifications.
 - c. Prepare an opinion of probable construction costs.
 - d. Coordinate with the communications and fiber utilities (4 companies) for existing facilities and anticipated relocations.
 - e. Coordinate utility pole relocations with Idaho Power.
 - f. Coordinate irrigation modifications with Twin Falls Canal Company.
 - g. Perform a quality control review, see Task 010.
 - h. Deliverables:
 - i. Draft 90% Design Drawings, Specifications, and Opinion of Probable Costs – one (1) electronic PDF copy and three (3) hardcopies to be included in the overall package submittal to the CLIENT.
 - ii. Final 90% Design Drawings, Contract Documents, and Specifications – one (1) electronic PDF copy and three (3) hardcopies to be included in the overall package submittal to the CLIENT.
- 7. Subtask 006: Bid-Set Design Submittal - Roadway**
- a. Upon receiving comments from the CLIENT on the 90% design, prepare bid-set design drawings and technical specifications.
 - b. Deliverables:
 - i. Bid-Ready Design Drawings and Specifications – one (1) electronic PDF and three (3) hardcopies to be included in the overall package submittal to CLIENT.

G. Task 070: Bidding Support

1. Subtask 001: Bidding Support

- a. After acceptance by CLIENT of the final design documents and most recent opinion of probable construction cost and upon written authorization by CLIENT to proceed, J-U-B roadway staff will:
 - i. Receive and answer questions from bidders arising during the bidding period.
 - ii. If the Bidding Documents require, evaluate and determine the acceptability of "or equals" and substitute materials and equipment proposed by bidders.
 - iii. Attend the pre-bid conference, including a visit to the project site. Questions arising from the pre-bid conference will be addressed through an addendum, as necessary.
- b. Deliverables:
 - i. None.

H. Task 080: Construction Engineering and RPR Services

1. Subtask 001: Construction Engineering

- a. Provide construction phase engineering services per Exhibit A.
- b. Roadway staff will attend bi-weekly construction meetings with the Contractor, CLIENT, J-U-B, and others.
- c. Assumptions:
 - i. This subtask includes additional hours for engineering staff to oversee the construction of the irrigation modifications and roadway reconstruction and widening.
 - ii. The anticipated construction duration is revised to approximately 36 weeks to Substantial Completion and 40 weeks to Final Completion.
- d. Deliverables:
 - i. Construction diaries (PDF) and photographs.

2. Subtask 002: Resident Project Representative (RPR)

- a. For this task, J-U-B will provide RPR services, including:
 - i. Provide construction RPR services per Exhibit A.
- b. Assumptions:
 - i. Additional RPR services are based on 30 hours per week for an additional 10 weeks to reflect the construction period increasing from 30 weeks to 40-weeks.

3. Subtask 003: Construction Staking

- a. Survey preparation and planning by a licensed surveyor, survey crew, and Engineer.
- b. Provide construction surveys and staking for the roadway expansion portion of the project, including staking of irrigation/drainage offsets and right-of-way.
- c. Assumptions:
 - i. This provides additional hours for survey staff to provide construction survey and staking for the roadway reconstruction and widening.
 - ii. One set of survey stakes shall be provided.

4. Subtask 004: Record Drawings

- a. Additional hours to include drainage and irrigation due to the roadway widening and reconstruction to the record drawings.
 - i. Provide a field survey of the as-built infrastructure for the record drawings.
 - ii. The record drawings will be prepared based on information gathered during field observations as well as information provided by others. The accuracy or completeness of information provided by others will not be verified by J-U-B.

b. Deliverables:

- (a) Draft Record Drawings – one (1) electronic PDF copy to be included in the overall record drawings submittal to CLIENT.
- (b) Final Record Drawings – one (1) electronic PDF copy and two (2) hardcopies to be included in the overall record drawings submittal to CLIENT and IDEQ.

PART 3 - CLIENT-PROVIDED WORK AND ADDITIONAL SERVICES

A. CLIENT-Provided Work - CLIENT is responsible for completing, or authorizing others to complete, all tasks not specifically included above in PART 2 that may be required for the project including, but not limited to:

1. Provide J-U-B with all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints; space, capacity, and performance requirements; flexibility and expansion requirements; budgetary limitations; CLIENT permitting requirements and design and construction standards.
2. Review of J-U-B's work and timely considerations of policy issues within a time acceptable to the CLIENT and J-U-B. Make all final decisions related to the direction and implementation of the work.
3. Provide other items, information, or records the CLIENT has, or aid in obtaining, to complete the Scope of Services.
4. Provide entitlement work and pay for permits/licenses from all governmental authorities having jurisdiction to approve all phases of the Project designed or specified by J-U-B and such reviews, approvals, and consents from others as may be necessary for completion of each phase of the Project.
5. Pay for permanent and/or temporary easements, as needed.
6. Pay for required permit/license agreement costs.

B. Additional Services - CLIENT reserves the right to add future tasks for subsequent phases or related work to the scope of services upon mutual agreement of scope, additional fees, and schedule.

PART 4 - BASIS OF FEE AND SCHEDULE OF SERVICES

A. CLIENT shall pay J-U-B for the identified Services in PART 2 as follows:

1. For Lump Sum fees:
 - a. The portion of the Lump Sum amount billed for J-U-B's services will be based upon J-U-B's estimate of the percentage of the total services actually completed during the billing period.
2. For Time and Materials fees:
 - a. For all services performed on the project, Client shall pay J-U-B an amount equal to the cumulative hours charged to the Project by each class of J-U-B's personnel times J-U-B's standard billing rates.
 - b. Client shall pay J-U-B for J-U-B's Consultants' charges times a multiplier of 1.1.
3. J-U-B may alter the distribution of compensation between individual tasks to be consistent with services actually rendered while not exceeding the total project amount.

B. Period of Services

1. If the planned period of service for the Tasks identified above extend more than one year, J-U-B's billing rates and/or fees for remaining Tasks may be increased to account for direct labor cost, rate table adjustments, or other inflationary increases. If that occurs, an adjustment to the billing rates and/or Fee will be computed based on remaining scope amount times the specific rate increase.

C. CLIENT acknowledges that J-U-B's schedule commitments outlined in Part 4 are subject to the standard of care and J-U-B will not be responsible for delays beyond our direct control.

D. The following table summarizes the fees and anticipated schedule for the services identified in PART 2.

Task Number	Task Name	Fee Type	Original Contract Amount	Amount Added Under Amendment #2	Revised Contract Amount	Anticipated Schedule
010	Project Management and Meetings	Lump Sum	\$45,380	\$25,150	\$70,530	Concurrent with work progress
020	Topographic Survey	Lump Sum	\$43,530	\$8,160	\$51,390	See attached schedule
030	Geotechnical Investigation	Lump Sum	\$48,730	\$0	\$48,730	See attached schedule
040	Easements and Rights-of-Way	Time and Materials (Estimated Amount Shown)	\$28,670	\$4,090	\$32,760	See attached schedule
050	Preliminary Engineering Report	Lump Sum	\$62,000	\$0	\$62,000	See attached schedule
060	Final Design	Lump Sum	\$164,980	\$122,020	\$287,000	See attached schedule
070	Bidding Support	Time and Materials (Estimated Amount Shown)	\$21,190	\$3,640	\$24,830	See attached schedule
080	Construction Engineering and RPR Services	Time and Materials (Estimated Amount Shown)	\$353,560	\$69,620	\$423,180	See attached schedule
090	Management Reserve Fund	To Be Determined (Estimated Amount Shown)	\$50,000	\$0	\$50,000	See attached schedule
Total:			\$818,040	\$232,680	\$1,050,720	

Certification Concerning Boycott's: Pursuant to Idaho Code section 67-2346, J-U-B certifies that it is not currently engaged in, and will not for the duration of the Agreement engage in, a boycott of goods or services from Israel or territories under its control. Furthermore, J-U-B certifies that it will not, for the duration of this Agreement, engage in a boycott of goods and services from companies that engage in or support the following industries: fossil-fuel based energy, timber, minerals, hydroelectric power, nuclear energy, agriculture, or firearms.

Certification Concerning Abortion Providers: Pursuant to Idaho Code 18-87, J-U-B certifies that it is not currently an abortion provider and will not become one during the term of this Agreement.

Certification Concerning Government Ownership or Operation. Pursuant to Idaho Code section 67-2359, J-U-B certifies that is not owned or operated by the government of China and will not for the duration of this contract.

- E. Electronic deliverables provided to the CLIENT as part of the work described within this Attachment are subject to the provisions of J-U-B's "electronic document/data limited license" found at edocs.jub.com.

Exhibit(s):

- Exhibit 1-A: Project Schedule

For internal J-U-B use only:

PROJECT LOCATION (STATE): Idaho

TYPE OF WORK: City

R&D: Yes

GROUP: Transportation

PROJECT DESCRIPTION(S):

1. Traffic/Transportation (T03)
2. Irrigation/Drainage (I06)



Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: Bill Carberry, Airport Manager

Request:

Presentation of the airport's upcoming FAA capital improvement projects.

Time Estimate:

The Airport & JUB presentation will take approximately 10 minutes with additional time needed for questions.

Background:

In conjunction with the airport's FAA approved master plan, the airport annually updates its capital plan with the FAA to tune project priorities, schedules, and budgeting.

The presentation will briefly review projects and outline the anticipated schedule for the next 3-5 years. The airport has kicked off the 30% design and environmental work for the near-term runway rehabilitation and relocation of the secondary crosswind runway. This will be a high-level review of the associated runway projects. Other projects relating to the terminal environment, snow equipment, and security upgrades will also be discussed.

Approval Process: N/A

Budget Impact:

The FAA Airport Improvement Program (AIP) grants for capital projects are funded at 95.0% federal share with the remaining 5.0% a required local match. The airport budget typically provides local match with Passenger Facility Charges (PFC's) collected by the airline and paid to the airport. Recently, the airport received 2 grants from ITD Aeronautics totaling \$1,450,000 which will also assist in providing the local match toward the upcoming runway projects.

Regulatory Impact:

There are no regulatory impacts from this presentation.

Conclusion:

Staff requests the City Council review the airport's capital improvement plan (CIP) and ask questions they may have.



Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: Bill Carberry, Airport Manager

Request: Request to award the bid and contract in the amount of \$1,427,165.00 to Idaho Materials & Construction, Inc. for the FAA Northwest Aircraft Apron Pavement Project and authorize the mayor to sign the contract.

Time Estimate: The staff presentation will take approximately 5 minutes with additional time needed for any questions.

Background: The Airport's strategic planning goals call for improving and maintain the airport with the FAA's capital improvement program. This project will consist of rehabilitating the airport's NW aircraft parking apron pavement.

The project advertised for sealed bids with a bid opening on September 9, 2025, with 4 bids received.

	Location	Total Bid	% Within Estimate
Engineer's Estimate		\$1,525,920.00	
Western Construction, Inc.	Boise, ID	\$1,494,940.00	-2.03%
Summit Construction. LLC	Shoshone, ID	\$1,529,823.00	0.26%
Knife River Corp.	Boise, ID	\$1,546,334.00	1.34%
Idaho Materials & Construction, Inc.	Twin Falls, ID	\$1,427,165.00	-6.47%

JUB Engineers, our Airport Engineering firm, has recommended that the City award the bid to Idaho Materials & Construction, Inc. (see the attached letter)

Approval Process: A majority vote of the Council is need to approve the award of bid.

Budget Impact: The FAA grant for the project will be 95% federally funded by the FAA and will require a 5% local match from the City. The airport has the local match within the airport budget.

Regulatory Impact: The pending contract with Idaho Materials & Construction, Inc. will be subject to all FAA provisions in the grant agreement.

Conclusion: Staff recommends that the Council approve the request to award the bid and contract to Idaho Materials & Construction, Inc. in the amount of \$1,427,165.00 and authorize the mayor to sign the contract.

Attachments: JUB Recommendation of Award; Project Location Exhibit.



September 15, 2025

Mr. Bill Carberry
Airport Manager
Joslin Field – Magic Valley Regional Airport
492 Airport Loop
P.O. Box 1907
Twin Falls, Idaho 83303

RE: Recommendation of Award – FAA AIP 3-16-0036-056-2025
FY 2025 Airport Improvements to Joslin Field – Magic Valley Regional Airport
Rebid Northwest Apron Pavement Rehabilitation

Dear Bill,

Sealed bids for the Northwest Apron Pavement Rehabilitation project to the Magic Valley Regional Airport were received and opened at 3:00 PM on September 9, 2025. The project consists of one bid schedule. In accordance with paragraph 30.02 *Award of Contract, General Provision*, the total of base bid Schedule A, was used to determine the lowest bidder. In conformance of FAA AIP Handbook-Order 5100.38D, below is a “Price Analysis” for the total bids received.

Price Analysis:

Four sealed bids were received and are summarized in the following table:

Contractor	Location	Base Bid Schedule A	% Within Estimate
Engineer’s Estimate		\$1,525,920.00	-
Western Construction, Inc.	Boise, ID	\$1,494,940.00	-2.03%
Summit Construction LLC	Shoshone, ID	\$1,529,823.00	0.26%
Knife River Corp.	Boise, ID	\$1,546,334.00	1.34%
Idaho Materials & Construction, Inc.	Twin Falls, ID	\$1,427,165.00	-6.47%

The low bidder, Idaho Materials and Construction, Inc., submitted a bid that was -6.47% lower than the Engineer’s Estimate. The average of the four bids was \$1,499,565.50, which is -1.73% less than the Engineer’s Estimate. The unit prices for each bid item varied between bids as seen in the attached Bid Summary spreadsheet.

The high bid and the low bid were within eight percent of each other and is attributed to the competitive bidding environment in the region.

Enclosed is a copy of the bid package for your files. Based on the current market climate and the additional considerations listed above, J-U-B finds the apparent low bid submitted by Idaho Materials and Construction, Inc. to be competitive, fair and reasonable in accordance with FAA AIP Handbook-Order 5100.38D.

The bid submitted by Idaho Materials and Construction, Inc. was reviewed for bid submittal requirements. Idaho Materials and Construction, Inc. is a licensed public works contractor in the State of Idaho and has a history of performing similar projects. Based on the bidding criteria, Idaho Materials and Construction, Inc.'s bid is considered responsive.

Idaho Materials and Construction, Inc. has committed to meeting the DBE race-neutral goal of 2.15%. Also enclosed are copies of the bid packages for your files.

If you have any questions regarding the bid, bid results and subsequent award process, please call me at 208-733-2414.

Sincerely,

J-U-B Engineers, Inc.

A handwritten signature in black ink, appearing to read "Thomas Leija", followed by a stylized flourish.

Thomas Leija, P.E.
Project Engineer

Enclosures:
Rebid Bidding Summary
Idaho Materials and Construction, Inc. Bid Package



Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: Larry McFarling , Senior Operator

ACTION ITEM

Request:

Request to approve the purchase of a 2026 Vactor Jet truck at a cost of \$327,000.00 using a Cooperative Purchasing agreement with Sourcewell and authorize the Public works director to execute the contract.

Time Estimate:

5 minutes

Background:

This equipment is essential to our success as a Wastewater team in maintaining our sewer collection and stormwater systems. It will replace a 2012 sewer and equipment jet truck which has exceeded its useful life. Downtime for this vehicle disrupts maintenance schedules, leading to delayed service and potential system failures. Rotating this aging equipment enhances reliability, improves efficiency, increases safety, and keeps us in compliance with environmental standards. Replacing aging equipment will decrease maintenance costs, improve workforce productivity and help prevent costly sewer backups and potential liabilities. Continuing to produce a high level of service for our customers.

Approval Process:

A simple majority will approve this request.

Budget Impact:

\$338,000.00 was budgeted for the replacement of a 2012 sewer and equipment jet truck. The quote is under budget.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Request to approve the purchase of a 2026 Vactor Jet truck at a cost of \$327,000.00 using a Cooperative Purchasing agreement with Sourcewell and authorizing the Public Works director to execute the contract.

Attachments:

1. Quote
2. Cooperative Agrmnt Resolution



QUOTE

MetroQuip, Inc.

1953 E. Commercial

Meridian, ID 83642

ph:(208)344-3318 fax:(208)345-5931

QUOTATION NO. Vactor Ramjet on KW

DATE 10/14/25

CUSTOMER ID City of Twin Falls W.W.

EXPIRATION DATE 90 Days

TO

Doug Gonzalez (208)308-7253

City of Twin Falls Waste Water

119 South Park Ave. W.

Twin Falls, Id. 83303

dgonzales@tffd.org

SALESPERSON	FOB	PAYMENT TERMS	DUE DATE
Gus Caffyn (208)921-0393	TWIN FALLS, ID	Standard Terms and Conditions	

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	2026 Vactor RamJet, 1,500 Gallon, Reer Real See Attached for Specific Details	\$214,007.00	\$214,007.00
1.00	2026 Kenworth T480 Series Conventional See Attached for Specific Details	\$112,740.00	\$112,740.00
1.00	Freight, Delivery, PDI and Training	\$6,500.00	\$6,500.00
1.00	Sourcewell Contract 101221-VTR	-\$6,420.21	-\$6,420.21

This is a quotation for the goods named, subject to the conditions noted below. This quotation is valid for 30 days from date above unless otherwise noted. The prices do not include freight charges, sales tax, F.E.T., or other applicable taxes unless noted. All sales are subject to availability and/or prior sale.

To Accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

SUBTOTAL	\$ 326,826.79
SALES TAX	-
TOTAL	\$ 326,826.79



Subsidiary of Federal Signal Corporation

Vactor Manufacturing INC.
1621 South Illinois St.
Streator, IL 61364
Phone: (815) 672-3171
Fax: (815) 672-2779
www.Vactor.com

ORDER DATE:	
PAGE #:	1 of 8
SALES ORDER #:	
WORK ORDER #:	
PRICE LIST DATE:	08-19-2025
SERIAL #:	
BMI QUOTE #:	2024-78688

SALES ACKNOWLEDGEMENT

SOLD TO: 100335
METROQUIP INC
1953 E COMMERCIAL ST

MERIDIAN, ID83642-5965
US

SHIP TO: 100335
METROQUIP INC
1953 E COMMERCIAL ST

MERIDIAN, ID 83642-5965
US

END CUSTOMER:

PURCHASE ORDER		SALES ORDER NO.	PAYMENT TERMS	QUOTE NO.	Incoterms 2020
				2024-78688	
ORDER DATE		SHIP DATE		SALES REGION	
				154 - Neil Gerrity	
QTY	PART NUMBER	DESCRIPTION			LIST PRICE
1	VRR1500	RamJet Rear Reel 1500 Gallons			\$173,239.00
1	VR005STD	2-1/2" x 25' Fill Hose w/ Connections Street Side and Curb Side			\$0.00
1	VR015STD	304 Stainless Steel Tank w/Baffle w/10 Yr Warranty			\$0.00
1	VR019STD	Intuitouch Electronic Package			\$0.00
1	VR032ASTD	(3) Nozzles w/ Carbide Inserts			\$0.00
1	VR060STD	Hydrant Wrench			\$0.00
1	VR065STD	Handgun Assembly			\$0.00
1	VR090STD	Un-Shrouded			\$0.00
1	VR115STD	Color Coded Sealed Electrical System			\$0.00
1	VR120STD	Aluminum Rear Fenders w/ Mud Flaps and Anti-Sail Brackets			\$0.00
1	VR150STD	Hydraulic Oil Sight Gauge			\$0.00
1	VR151STD	Electric Back-Up Alarm			\$0.00
1	VR183STD	Multi-Flow Water System			\$0.00
1	VR184STD	Hydraulic Manifold Hose Reel Controls			\$0.00
1	VR2001STD	Low Water Alarm with Water Pump Flow Indicator			\$0.00

1	VR2011STD	3" Y-Strainer Filter in Water Tank Fill w/ Cleanable Filter Accessable at Ground Level	\$0.00
1	VR2013STD	Flexible Hose Guide	\$0.00
1	VR2077STD	3" Y-Strainer Filter in Jet Rodder Pump Suction w/ Cleanable Filter Accessable at Ground Level	\$0.00
1	VR3019STD	Digital Water Pressure Gauge	\$0.00
1	VR5002ASTD	80 GPM/2500 PSI Jet Rodder pump	\$0.00
1	VR5010STD	Rodder System Accumulator - Jack Hammer on/off Control w/ manual valve	\$0.00
1	VR5014STD	1" Water Relief Valve	\$0.00
1	VR5022STD	Side Mounted Jet Rodder Pump W/ Two Yr. Warranty	\$0.00
1	VR560STD	Road Side Hazard Kit	\$0.00
1	VR590STD	Fire Extinguisher 5 Lbs.	\$0.00
1	VR6005DSTD	Digital Hose Footage Counter	\$0.00
1	VR6017STD	Hydraulic Tank Suction Shutoff Valves	\$0.00
1	VR6019STD	Rodder Pump Drain Valves	\$0.00
1	VR7001STD	Tachometer / Chassis Engine w/ Hour Meter / Oil Presure / Coolant Temperature / Hour Meter	\$0.00
1	VR7005STD	Hydraulic Oil Temp Alarm w/Indicator and Shutdown	\$0.00
1	VR8000STD	Circuit Breakers	\$0.00
1	VR8025STD	LED Lights Clearance Backup Stop Tail & Turn	\$0.00
1	VR9002ASTD	Tow Hooks Rear	\$0.00
1	VR9002STD	Tow Hooks Front	\$0.00
1	VR9021STD	Rear View Camera	\$0.00
1	512459A-30	Vactor Standard Manuals w/ Cloud Parts	\$0.00
1	CM-CUSTOM-2026-02	Chassis Modifications - 2026 CUSTOM Chassis	\$800.00
1	LOGO-APPL.	Vactor/Guzzler Logos - Applied	\$0.00
1	VR2005	Air Actuated Main Hose Reel Ball Valve	\$632.00
1	VR2006	Air Purge	\$1,751.00
1	VR3020	Digital Water Level Indicator	\$913.00
1	VR4011B	Bellypack Wireless Controls including hose reel controls	\$4,207.00
1	VR5008B	Cold Weather Recirculator PTO Driven 25 GPM	\$2,323.00
1	VR6004D	Rodder Hose Pinch Roller	\$1,882.00
1	VR6008	Hose Reel Manual Rewind Tool	\$695.00
1	VR6010Z	900' x 1" Piranha Sewer Hose 2500 PSI in lieu of STD	\$1,585.00
1	VR6011	High Pressure Hose Reel	\$1,975.00
1	VR6015B	Rotating Hose Reel 1" x 900' Capacity	\$3,040.00
1	VR6025C	Hose Wind Guide (Dual Roller) Auto Hydraulically Indexing	\$6,370.00
1	VR8001M	Rear Directional Control LED Arrowstick	\$2,380.00
1	VR8004D	Rear Mounted LED Beacon Light	\$1,332.00

1	VR8004E	Front Mounted LED Beacon Light	\$1,332.00
1	VR8016	Worklights (2) Rear LED	\$1,068.00
1	VR8024	Amber Lights for Flashing Light Package	\$0.00
1	VR8026A	10 Light Package 10 Federal Signal Strobe Lights LED	\$3,305.00
1	VR8029	Side Worklights LED	\$1,396.00
1	VR8030	Hose Reel Wrapped for Delivery	\$266.00
1	VR9018EA	Over Fender Tool Tray - Driver Side Max Storage	\$916.00
1	VR9019A	Over Fender ToolBox- Passenger Side Max Storage	\$2,132.00
1	VR9071A	Long Handle Tool Storage	\$468.00
1	CUSTOMER-KW	2026 Customer Supplied Kenworth T480, SBA, PX-9 270HP, 4x2, Auto, 37,600 GVWR	\$0.00

Chassis Source - Customer

Module Paint Match Cab - true

Module Paint Color - White

Module Paint Color Code -

Cab Color - White

Cab Color Code -

Chassis Make - Kenworth

Chassis Model - Custom

Chassis VIN -

Chassis Notes:
Paint Notes:
Spare Parts Notes:
Special Delivery Requirements:
Other Notes:
Revision Log:



CIT TRUCKS - PERU (C251)
2650 MAY ROAD
PERU, Illinois 61354

VACTOR MANUFACTURING
1621 S ILLINOIS ST
STREATOR, Illinois 61364
United States of America

Grant Magerkurth
Cell Phone:
Office Phone: 815 224-4410
Email: gmagerkurth@cittrucks.com

Jared Dippel

Vehicle Summary

Unit		Chassis	
Model:	T480 Series Conventional	Fr Axle Load (lbs):	14600
Type:	FULL TRUCK	Rr Axle Load (lbs):	23000
Description 1:	JOKS270A2026	G.C.W. (lbs):	37600
Description 2:	JETTER		
Application		Road Conditions:	
Intended Serv.:	Construction: Vehicles used in the cons	Class A (Highway)	85
Commodity:	Excavated Earth	Class B (Hwy/Mtn)	10
		Class C (Off-Hwy)	5
		Class D (Off-Road)	0
Body		Maximum Grade:	6
Type:	Vacuum Tank	Wheelbase (in):	184
Length (ft):	16	Overhang (in):	63
Height (ft):	13	Fr Axle to BOC (in):	69.5
Max Laden Weight (lbs):	4000		
Trailer		Cab to Axle (in):	114.5
No. of Trailer Axles:	0	Cab to EOF (in):	177.5
Type:		Overall Comb. Length (in):	287
Length (ft):	0		
Height (ft):	0	Special Req.	
Kingpin Inset (in):	0	U.S. Domestic Registry, 50-state.	
Corner Radius (in):	0		
Restrictions			
Length (ft):	75		
Width (in):	102		
Height (ft):	13.5		

Approved by: _____

Date: _____

Note: All sales are F.O.B. designated plant of manufacture.



Sales Code	Std/Opt	Description	\$ List	Weight
Model				
0000480	S	T480 Series Conventional	123,353	10,386
0071000	O	T480 Aero Hood	0	0
0072001	O	Chassis Operation Will Include Stationary application used in lower 48 states [US only]. Stationary operation is defined as running the engine under load while stationary at a substantial fraction of engine gross horsepower (60% or greater) for an extended period of time (longer than 5 - 10 minutes).	0	0
0080101	O	CARB Low NOX Omnibus Registration Guidelines Dealer/Customer acknowledges that this vehicle is NOT intended for registration or domicile/primary use in the State of California.	0	0
0080314	O	EPA Clean Idle Label - PACCAR PX Engines	36	0
0090161	O	T480 Single Rear	0	0
0098413	O	State of Registry: Illinois	0	0
Engine & Equipment				
0130217	O	PACCAR PX-9 270 270@1650 860@1200, 2024 With Turbo Exhaust Brake (VGT Brake) N09420 C333 0.....Reserve Speed Limit Offset (N09380 C334 0.....Maximum Cycle Distance (C334 N09360 C400 252...Reserve Speed Function Reset N09200 C399 100...Standard Maximum Speed Limit N09400 C401 10....Maximum Active Distance (C40 N09220 C402 0.....Expiration Distance (C402) N09540 C395 0.....Expiration Distance (C395) N09260 C121 65....Max Vehicle Speed in Top Gea N09440 C234 NO....Engine Protection Shtdwn N09460 C231 NO....Gear Down Protection N09580 C133 5.....Idle Shtdwn Time N09680 C233 NO....Idle Shtdwn Override N09480 C132 1400..Max PTO Speed N09300 C128 65....Max Cruise Control Speed N09500 C239 NO....Cruise Control Auto Resume N09520 C238 NO....Auto Engine Brake in Cruise N09780 C190 80....High Ambient Temperature Thr N09740 C188 40....Low Ambient Temperature Thre N09760 C189 60....Intermediate Ambient Tempera N09720 C382 YES...Enable Hot Ambient Automatic N09600 C396 YES...Enable Impending Shutdown Wa N09620 C397 60....Timer For Impending Shutdown N09640 C206 35....Engine Load Threshold N09560 C225 YES...Enable Idle Shutdown Park Br	283	0
1000046	O	EPA Emissions Warranty Engine	0	0

Price Level: January 1, 2024

Deal: JOKS270A2026

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100% Complete

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Quote Number: QUO-1123675-G0P4B4



Sales Code	Std/Opt	Description	\$ List	Weight
1000151	S	PremierSpec	0	0
1000170	O	Enable Engine Regeneration in PTO Mode Cummins	0	0
1000244	O	Gearing Analysis: Balance power/economy blend results.	0	0
1000254	O	Customer's Typical Operating Spd: 65 MPH	0	0
1000344	O	EWI Tracking - A2 Engine Module Chassis	0	0
1000525		RegistrationYear Year of Registration: 2025	0	0
1000684		Effective VSL Setting NA	0	0
1000858	O	Engine Idle Shutdown Timer Disabled	0	0
1000859	O	Enable EIST Ambient Temp Override	0	0
1000891		Eff EIST NA Expiration Miles Use only with MX and Cummins engines	0	0
1002060	S	Air Compressor: Cummins 18.7 CFM For Cummins And PACCAR PX engines.	0	0
1041399	S	Air Cleaner: MD Composite Engine Mounted	0	0
1098003	S	Air Restriction Indicator: Mechanical Mounted on Air Cleaner.	0	0
1105299	U	ACTL S/C:1105232:VARIABLE FAN	614	0
1121231	S	Cooling Module: 2.1M MD - Aero Hood 1000 Square Inches	0	0
1247263	O	EXH: Single Can 2024 RH Under with RH Side-of-Cab Vertical Tailpipe	1,104	0
1290124	O	Tailpipe: 5 in. single 24 in. 45 degree curved.	154	6
1321102	S	Fuel Filter: PACCAR 2.1M MD for PX-7 or PX-9 Fuel/water separator for 2021 and later engines.	0	0
1321200	S	Run Aid:None *For Fuel Filter	0	0
1321300	S	Start Aid:None *For Fuel Filter	0	0
1500029	O	Kenworth Fuel Cooler Required for Cummins engines with a single fuel tank. Required for PACCAR MX-13 engine with a single fuel tank and stationary use: High RPM, low vehicle speed, sustained for longer than 1 hour. Optional for all other applications.	170	0
1504006	O	Block Heater: PACCAR 750 watt 120V for PX-7 and B6.7N. 1000 watt for PX-9 and ISL9 Engines.	26	2
1509029	U	Shutoff Valves for Trailer Heat with Hoses Routed Narr REQUIRED FOR BODY INSTALL	190	0

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Sales Code	Std/Opt	Description	\$ List	Weight
1816260	S	Alternator: PACCAR 160 amp, Brush Type	0	0
1821271	O	Batteries: 2 AGM GP31 threaded post 1850 CCA For 2.1m with In Cab Battery Box (ICBB) only	241	0
1836106	S	Mitsubishi 105P55 12V Starter with Cummins and PX PACCAR 12 volt electrical system. W/ centralized power distribution incorporating plug-in style relays. Circuit protection for serviceability, 12-volt light system w/circuit protection circuits number & color coded. Only for Cummins or PX engines.	0	0
1900996	O	Jump Start Terminals Under Hood.	71	0
1901017	O	Remote PTO/Throttle, 12-Pin, Engine Bay Remote Control Provision	34	0
1901078	U	J1939 Harness Extension Under Hood at Firewall	130	0
Transmission & Clutch				
2011613	O	Transmission: Allison 3000RDS 6-speed, With PTO drive gear. 6th Generation controls. Includes heat exchanger & oil level sensor. Rugged Duty Series for vocational applications. Requires a push button shift control code. Oil temperature gauge is standard on class 8 models. Transynd transmission fluid is standard on all Allison 1000, 2000, 3000 & 4000 series transmissions.	7,511	399
2406452	O	Driveline: 2 Dana SPL170XL 1 Centerbearing	478	16
2409941	S	One Heavy-Duty One-Piece Aluminum Crossmember This option upgrades an existing crossmember. The cost does not include the centerbearing and bracket. Crossmember location will be in accordance with Kenworth engineering standards, using the major components specified on the DTPO.	0	0
2410018	O	Torque Converter Included W/ Allison Transmission.	0	0
2410099	U	ACTL S/C:2410072:NO AUTO NEUTRL	0	0
2410153	O	Push Button Shifter Controls, Center Console Mounted for Allison Transmission. 2.1m Medium Duty only.	0	0
2410199	U	ACTL S/C:2410114:LH PTO ACCESS Narr ACTL S/C:2410114:LH PTO ACCESS	42	0
2410204	O	Allison Fuel Sense: Delete	0	0
2410311	U	Decline Allison Neutral at Stop	0	0
2410433	U	ALLISON 5TH GEN RDS PKG 172 Narr ALLISON 5TH GEN RDS PKG 172	0	0
2429358	O	Rear Transmission Support Springs for transmission PTO applications are required to ensure that engine flywheel housings are not overloaded when transmission PTO's are installed.	93	0
2429379	O	Customer Installed Transmission PTO in the RH Mounted position (4 o'clock) for Allison 3000 transmissions.	0	0

Price Level: January 1, 2024

Deal: JOKS270A2026

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Date: August 22, 2025

Quote Number: QUO-1123675-G0P4B4



Sales Code	Std/ Opt	Description	\$ List	Weight
Front Axle & Equipment				
2503463	O	Dana Spicer E-1462I Front Axle rated 14.6K 3-1/2in. drop.	557	30
2621310	S	Front Brakes: 14.6K Bendix ES S-Cam 16.5x5 in.	0	0
2659047	O	Front Dustshield: for Drum Brakes: All Front Axles.	58	6
2690002	S	Front Brake Drums: 14.6K 16.5x5 in. cast.	0	0
2707050	O	Front Hub: 14,600 lbs. Aluminum Hub Pilot 10-bolt, 11.25 in. bolt circle.	68	-48
2741970	S	ConMet PreSet Plus Hub Package; Front Axle.	0	0
2750001	S	Hubcap: Front Vented.	0	0
2765001	S	Front Auto Slack Adjuster for Drum Brakes.	0	0
2864072	O	Front Springs: Taperleaf 14.6K W/ Shock Absorbers w/ maintenance-free elastomer spring pin bushings.	0	0
2895091	O	Single Power Steering Gear: 14.6K.	408	20
2900055	O	5 mm Front Suspension Spacer Block	0	0
Rear Axle & Equipment				
3041180	O	Single Dana Spicer S23-172 Single Reduction Axle, single rear axle rated at 23K.	196	0
3200525	O	Rear Axle Ratio - 5.25.	0	0
3330004	S	Single Rear Brakes 16-1/2x7 in. Bendix ES- extended service S-cam.	0	0
3392007	S	Single Rear Brake Drums: Cast S-Cam Single For use with 15x8.625", 16.5X7" or 16.5X8.625" brake.	0	0
3401010	O	Single Rear Hubs: Aluminum Hub Pilot 23K; 11.25" bolt circle. Requires "R" series outer ends.	134	-26
3441971	S	ConMet PreSet Plus Hub Package; Single Rear Axle.	0	0
3465001	S	Single Rear Axle Automatic Slack Adjusters. For use with drum brakes.	0	0
3485007	S	Spring Brake: 3030 Long Stroke Single 3 in. travel. For drum brakes. Helps keep brakes in adjustment longer.	0	0
3490047	O	Dustshields for Drum Brakes: All Rear Axles.	112	11
3495226	S	Bendix 4S/4M Anti-Lock Brake System.	0	0
3636422	S	Rear suspension: single Reyco 79KB taperleaf 23K with helper spring. Medium-duty. Unladen Height: 9 in. Laden Height: 7.3 in. Not rear air disc brake compatible.	0	0

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Quote Number: QUO-1123675-G0P4B4



Sales Code	Std/Opt	Description	\$ List	Weight
3836315	S	Bolted Rear Suspension Crossmembers for Reyco 79KB. Replaces medium duty standard.	0	0
Tires & Wheels				
4080220	O	Front tires: Continental HSR3 12R22.5 16PR	569	66
4280057	O	Rear tires: Continental HDR2+ 11R22.5 14PR	244	88
4900004	O	Rear Tire Quantity: 4	0	0
5045306	O	Front Wheel: Alcoa 88067 22.5x8.25 MagnaForce aluminum alloy, hub-pilot mount. 7400 lb maximum rating. Air disc brake compatible. High polish.	635	0
5245306	O	Rear Wheel: Alcoa 88067 22.5x8.25 MagnaForce aluminum alloy, hub-pilot mount. 7400 lb maximum rating. Air disc brake compatible. High polish.	1,270	0
5900004	O	Rear Wheel/Rim Quantity: 4	0	0
Frame & Equipment				
6054250	S	Frame Rails: 10-5/8 x 3-1/2 x 5/16 in. Steel to 308 in. Truck frame weight is 2.91 lb.-in. per pair of rails. Section modulus is 14.80 cu.in., RBM is 1,776,000 in.-lbs per rail. 120,000 PSI yield. Heat treated. Frame rail availability may be restricted based upon application, axle/suspension capacity, fifth wheel setting, or component/dimensional specifications. The results of the engineering review may result in a change to the requested frame rail. If a change is required, Kenworth Application Engineering will advise the dealer of the appropriate material specification for a substitute rail.	0	19
6308715	O	Bumper: Aerodynamic Chrome Steel. Requires a bumper setting code.	1,094	68
6319040	S	40 in. Bumper Setting. Requires a Bumper Code.	0	0
6321010	S	Front Tow Loops: Two	0	0
6391201	O	Custom Frame Layout: One Chassis CFL A/D: SAME AS 173416 CFL A/T: INSIDE FRAME RAILS, SAME AS 173416 CFL C/M: LAYOUT CHASSIS SAME AS 173416	1,380	0
6405000	O	In-Cab Steel Battery Box: under Rider Seat or in stand alone box. Requires appropriate AGM battery code, which varies by model, and appropriate rider seat code be selected prior to entering the workscreen. Includes 1 battery disconnect switch.	1,334	0
6409906	O	In-Cab Battery Box Location: Under Rider Seat.	0	0
6451125	S	DPF/SCR Box Natural End Plates and Natural cover.	0	0
6490139	S	Heavy-Duty One-PC Aluminum Intermediate/ Fill-In crossmember.	0	0
6490434	O	Heavy-Duty 5-Piece Rear Cab Support, Bolted assembly. Huck fastened to frame.	0	0

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Quote Number: QUO-1123675-G0P4B4

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Sales Code	Std/ Opt	Description	\$ List	Weight
6679860	O	Final End-of-Frame Cut-Off Dimension Will be modified to 61 in. to 65 in.	0	0
6721102	S	Rear Mudflap Arms: Betts B-25 Standard-Duty, straight. Includes B1732 mounting brackets as standard.	0	0
6722000	S	Rear Mudflap Shields: White Plastic Antisail W/ Kenworth logo.	0	0
6742009	S	Square End-of-Frame W/O Crossmember; Non-Towing.	0	0
Fuel Tanks & Equip				
7140050	O	50 US Gallon D-Shape Rectangular Aluminum Under fuel tank, replace. With non-slip step.	75	22
7722170	S	Small DEF Tank, 5.5 Gallons.	0	0
7889203	O	DEF to Fuel Fill Ratio 2:1 or Greater.	0	0
7889245	O	Anti-Siphon Device in Fuel Tank Filler Neck. For any number of fuel tanks.	46	1
7889606	O	DEF Tank Location is LH Under Cab.	0	0
7920050	O	Location: 50 gal fuel tank LH under cab.	0	0
Cab & Equipment				
8024311	S	Cab: Stamped Aluminum with Curved Windshield LED markers. Requires separate roof code.	0	0
8090155	O	Hood: Med Aero w/ Chrome Crown	95	0
8108011	S	Cab HVAC - Day Cab and 40 in. Sleeper System With Defrost, A/C, and 48,000 BTU/hr Heater. Includes automatic temperature control with one touch defrost operation and dash mounted cab temperature and solar intensity sensors. Pleated fresh air filter and cabin recirculation air filter standard. The Kenworth HVAC system is designed to provide optimal heating and cooling in all operating environments without need for additional insulation. Cab HVAC without sleeper heater AC is available with 40in sleeper.	0	0
8201013	S	Steering Wheel: 18 in. 4-Spoke.	0	0
8201200	S	Adjustable Telescoping Tilt Steering Column.	0	0
8205135	O	Information for Customer-Installed PTO Muncie 10-bolt.	0	0
8205202	U	PTO Wiring W/O Dash SW	34	0
8209999	O	Spare Power Wiring For Customer Installed Devices Behind Dash Cluster. Includes 2 batt, 2 ign, 1 acc, 1 LVD at 20A each.	89	2
8282024	S	Main Instrument Package: 7" Digital Display Cluster. Includes Physical (Analog): Speedometer, Tachometer, Oil Pressure, and Coolant Temp; and Digital: Fuel Level #1, DEF Level, DPF Filter Status, Fuel Economy, Volts Telltale, OAT and Primary Air	0	0

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Sales Code	Std/Opt	Description	\$ List	Weight
		Pressure, Secondary Air Pressure, and Air Application for air brake trucks.		
8282109	O	Large Flat Panel on Dash For C/I Controls. Replaces Storage Bucket.	11	0
8330591	S	Interior Trim Package: 2.1M MD Gray Foam Backing/Cloth Headliner W/Gray Sunvisor & Seat Color Three Underdash Center Console Cupholders (Two If Allison Transmission Is Selected).	0	0
8410127	O	Driver Seat: KW Air Seat HB Tough Cloth w/ Dual Armrests/Susp Cover	220	0
8450127	O	Rider Seat: KW Battery Box Seat HB Tough Cloth w/ Dual Armrests/Occupancy Sensor	29	0
8490161	O	Seat Color: Black Replacing Standard Gray	0	0
8601432	O	Kenworth Radio DEA710 AM/FM/WB/USB, Bluetooth	394	0
8698965	O	Speaker Package For Cab: (2) Speakers B-Pillar	51	0
8700196	S	Turn Signal: Self-Cancelling	0	0
8700283	S	LH and RH Trip Ledge Rain Deflectors	0	0
8700601	S	Global Telematics Unit	0	0
8700628	O	Single 1.5" Ram Ball Dash Mounted RH Side of Radio Opening	34	0
8800260	O	Long Grabhandle RH Side Mounted to Side-of-Cab exhaust.	31	2
8800372	O	Grabhandle: LH, Exterior, Side of Cab - Ergonomic Grab Handle Mounted To The Left Hand Exterior Of The Cab For Entry and Exit.	119	3
8800402	S	Dual Cab Interior Grabhandles: A Pillar Mounted Dash Wrap and B Pillar Mounted Grabhandles	0	0
8832113	S	Kenworth Daylite Door With Standard LH/RH electric door locks and LH/RH electric window controls.	0	0
8841411	S	Single Air Horn Under Cab.	0	0
8850139	S	Look-Down, Pass. Door, Black 11x6	0	0
8850841	O	Mirror Shell: Dual Aero Chrome	148	0
8860852	O	Mirror: Dual KW Aero Rear View Motor, heated with Integral CX	66	0
8871446	S	Rear Cab Stationary Window 19in x 36in	0	0
8890101	S	One-Piece Bonded-In Windshield With Curved Glass. Standard.	0	0
8890874	O	Kenworth Cab Air Suspension.	133	0

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Sales Code	Std/Opt	Description	\$ List	Weight
8891011	O	Roof: Raised Profile, Stamped Aluminum w/ Additional Head Room & Interior Overhead Storage	160	0
Lights & Instruments				
9010803	S	Headlamps: Single Halogen Complex Reflector w/ Turn Indicator, Reflector and DRL. Fender Mtd.	0	0
9022137	S	Marker Lights: Five Rectangular LED.	0	0
9030052	S	LED Stop,Turn,Tail: With Two LED Backup Lights and With An LED License Plate.	0	0
9090049	O	Omit Brake Light with Engine Brake. Can only be selected when chassis also has engine brake. Cannot be used with options to delete engine brake.	0	0
9090180	O	Backup Alarm: Tail Light Bracket Mounted Variable self-adjusting 82-102 DBA.	135	0
9090301	O	Junction Box: Under Cab	140	1
9090849	O	Polyswitches Replacing Fuses. Switch Will automatically reset after removal of excess load.	43	0
Air Equipment				
9101218	S	Air Dryer: Bendix AD-HF Puraguard Heated	0	0
9108001	S	Moisture Ejection Valve W/ Pull Cable Drain.	0	0
9140020	S	Nylon Air Tubing in Frame & Cab, Excluding Hoses subject to excessive heat or flexing.	0	0
9140252	O	Locate Air Dryer Inside LH Rail BOC. This code requires the use of a custom frame layout code.	0	0
Extended Warranty				
9200008	S	Base Warranty - PACCAR PX-9 Engine 24 months / 250,000 miles / 402,336 km / 6250 hours.	0	0
9200022	O	Base Warranty - Standard Service Medium Duty 12 months / Unlimited miles & km	0	0
9212661	O	TruckTech+ RD - 5YR Sub PACCAR PX Engines	799	0
9220001	O	Base Warranty: Emissions 5YR/100K MI - EPA Engine	0	0
Miscellaneous				
9409852	O	GHG Secondary Manufacturer: Does Not Apply	0	0
9491652	S	EMUX Architecture	0	0
Promotions				

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Sales Code	Std/ Opt	Description	\$ List	Weight
9511124	O	Model Year 2025 Engine	0	0
Paint				
9700000	O	Paint Color Number(s).	0	0
		N9702 A - L0006 WHITE N9720 FRAME N0001 BLACK		
9943004	S	Bumper Unpainted	0	0
9943048	O	Day Cab Bulk Paint	0	0
9943050	S	Day Cab Standard Paint	0	0
9944820	S	1 - Color Paint - Day Cab Color will be White if no other color is specified.	0	0
9965510	S	Base Coat/ Clear Coat. The Kenworth Color Selector contains additional instructions, as well as information on Kenworth paint guidelines and surface finish applications. Kenworth is standard with Dupont Imron Elite paint.	0	0

Special Requirements

Special Requirement 1 0098025
Special Requirement 2
Special Requirement 3
Special Requirement 4

Order Comments

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Total Weight (lbs)

11,074

Any price increase as the result of force majeure, rising costs of components (including but not limited to material shortages) or government tariffs are not included in the quoted price and will be the financial responsibility of the customer.

Prices and Specifications Subject to Change Without Notice.

Unpublished options may require review/approval.

Dimensional and performance data for unpublished options may vary from that displayed in CRM.

PRICING DISCLAIMER

While we make every effort to maintain the web site to preserve pricing accuracy, prices are subject to change without notice. Although the information in this price list is presented in good faith and believed to be correct at the time of printing, we make no representations or warranties as to the completeness or accuracy of this information. We reserve the right to change, delete or otherwise modify the pricing information which is represented herein without any prior notice. We carefully check pricing specifications, but occasionally errors can occur, therefore we reserve the right to change such prices without notice. We disclaim all liability for any errors or omissions in the materials. In no event will we be responsible for any damages of any nature whatsoever from the reliance upon information from these materials. Please check your order prebills to confirm your pricing information

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Shipping Destinations

Intermediate Destination:

Final Destinations	Quantity
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RESOLUTION NO. 2019-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO AUTHORIZING THE CITY OF TWIN FALLS TO PARTICIPATE IN COOPERATIVE PURCHASING AGREEMENTS AND PROGRAMS; AND AUTHORIZING CERTAIN CITY OFFICIALS TO ENTER INTO, JOIN, AND APPROVE EXPENDITURES PERTAINING TO COOPERATIVE PURCHASING AGREEMENTS AND PROGRAMS.

WHEREAS, Idaho Code §§ 67-2807 authorizes Idaho cities to participate in cooperative purchasing agreements with the state of Idaho, other Idaho political subdivisions, and other government entities; and,

WHEREAS, Idaho Code §§ 67-2807 authorizes Idaho cities to participate in cooperative purchasing programs established by any association that offers its goods or services as a result of competitive solicitation process; and,

WHEREAS, participation in cooperative purchasing agreements or programs requires approval by the City Council; and,

WHEREAS, the State of Idaho determines the value, in terms of dollars, at which an informal bidding process will be followed; and,

WHEREAS, certain city officials are authorized to approve informal bids on behalf of the City of Twin Falls; and,

WHEREAS, the City Manager has requested authorization to allow these same city officials to enter into cooperative purchasing agreements and programs, and to approve expenditures not to exceed the maximum value, in terms of dollars, set by the State of Idaho for the informal bidding process.

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

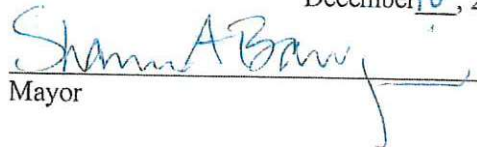
Section 1: That those individuals who are authorized to approve informal bids on behalf of the City of Twin Falls are authorized to enter into cooperative purchasing agreements and join cooperative purchasing programs that offer goods or services as a result of competitive solicitation.

Section 2: That those individuals who are authorized to approve informal bids on behalf of the City of Twin Falls are authorized to approve expenditures as part of a cooperative purchasing agreement or cooperative purchasing program up to, but not to exceed, the maximum amount set by the State of Idaho for the informal bidding process.

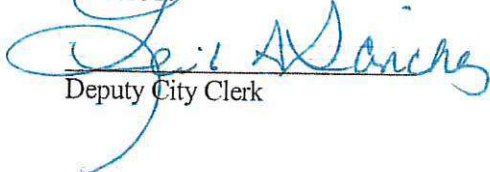
PASSED BY THE CITY COUNCIL
SIGNED BY THE MAYOR

December 9, 2019.

December 10, 2019.


Mayor

ATTEST:


Deputy City Clerk



Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: Mark Thomson Street Department Superintendent

ACTION ITEM

Request:

Request to approve the purchase of a 2026 John Deere 524P wheel loader at a cost of \$146,215.00 using a Cooperative Purchasing Agreement with Sourcewell and authorize the Public Works Director to execute the contract.

Time Estimate:

The presentation will take approximately 10 minutes.

Background:

Idaho Code 67-2807 went into effect on July 1, 2019, it states, "With the approval of its governing board, a political subdivision may participate in cooperative purchasing agreements with the state of Idaho, other Idaho political subdivisions, other government entities, or associations thereof. Political subdivisions may also participate in cooperative purchasing programs established by any association that offers its goods or services as a result of competitive solicitation processes. Goods or services procured by participation in such cooperative agreements or programs shall be deemed to have been acquired in accordance with the requirements of this chapter".

On December 9, 2019, the City Council adopted resolution 2019-014 authorizing staff to use cooperative purchasing agreements and joint cooperative purchasing programs. City staff can approve purchases up to but not exceed the informal bid limits. If the purchase is greater than the informal bid limit the city council must approve the purchase.

The City Fleet Committee has developed a fleet replacement schedule. This purchase was approved by the fleet committee. It was later presented and approved by the LTP committee and adopted by the council as part of the FY 25-26 budget.

Approval Process:

A simple majority will approve this request.

Budget Impact:

\$200,000.00 was budgeted for the replacement of the loader. The quote is under budget.

Regulatory Impact:

History:

Analysis:

Conclusion:

Request to approve the purchase of a 2026 John Deere 524P loader at a cost of \$146,215.00 using a Cooperative Purchasing Agreement with Sourcewell and authorize the Public Works Director to execute the contract

Attachments:

1. City of Twin Falls 524P Oct. quote

Quote Id: 33472457

Prepared For:
CITY OF TWIN FALLS

Prepared By: **TERRY DROWN**

Coastline Equipment Company
26 E 300 S
Jerome, ID 83338

Tel: 208-324-2900
Mobile Phone: 208-539-2336
Fax: 208-324-3212
Email: terry.drown@coastlineequipment.com

Date: 24 September 2025

Offer Expires: 30 September 2025

Confidential

Quoteld: 33472457

24 September 2025

CITY OF TWIN FALLS
PO BOX 1907
TWIN FALLS, ID 83303

We would like to take this opportunity to thank you for your recent interest in John Deere machinery. This is a Soucewell Quote contract Number 011723-JDC

It has been a pleasure serving you, and it is our hope that we may continue to assist you with your equipment needs now and in the future. Please be sure to call on us whenever we can be of further service. We will always do everything possible to merit the confidence you have shown in our company and the products we represent.

Sincerely,

TERRY DROWN
208-324-2900
Coastline Equipment Company

Quote Summary

Prepared For

CITY OF TWIN FALLS
 PO BOX 1907
 TWIN FALLS, ID 83303
 Business: 208-733-0860
 Email: CMUNNS@TFID.ORG

Prepared By

TERRY DROWN
 Coastline Equipment Company
 26 E 300 S
 Jerome, ID 83338
 Phone: 208-324-2900
 Mobile: 208-539-2336
 terry.drown@coastlineequipment.com

Quote Id: 33472457
Created On: 24 September 2025
Expiration Date: 30 September 2025

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 524 P-Tier Wheel Loader	\$ 221,215.00 X 1 =		\$ 221,215.00
John Deere Extended Warranty-5 year 3000 hour PTH	\$ 0.00 X 1 =		\$ 0.00
Equipment Total			\$ 221,215.00

Trade In Summary	Qty	Each	Extended
2014 JOHN DEERE 524K II LOADER - 658086	1	\$ 75,000.00	\$ 75,000.00
PayOff			\$ 0.00
Total Trade Allowance			\$ 75,000.00
Trade In Total			\$ 75,000.00

Quote Summary

Equipment Total	\$ 221,215.00
Trade In	\$ (75,000.00)
SubTotal	\$ 146,215.00
Est. Service Agreement Tax	
Total	\$ 146,215.00
Balance Due	\$ 146,215.00

Salesperson : X _____

Accepted By : X _____

Confidential

Selling Equipment

Quote Id: 33472457

Customer: CITY OF TWIN FALLS

JOHN DEERE 524 P-Tier Wheel Loader

Hours:
Stock Number:

Code	Description	Qty
6022DW	524 P-Tier Wheel Loader	1
Standard Options - Per Unit		
183N	JDLINK™	1
0202	United States	1
0259	English	1
0351	Translated Text Labels	1
0400	Standard Loader	1
0451	Standard Z-BAR	1
0612	Level 2 Trim	1
0655	Level 2 Performance	1
0951	Rear Camera (Primary Display)	1
1100	Less Detection System	1
1210	Premium Package Radio	1
1301	Left Side Steps	1
1862	Level 2 Fleet Health	1
2201	Less Payload Scale w/ Cycle Counter	1
2261	8 IN (203mm) Touchscreen Display	1
2300	Less Secondary Display	1
4065	John Deere 4.5L - FT4/SV	1
5121	No Brand Preference - 20.5R25 L3 1-Star Radial Tires w/ 3 PC Rims	1
5553	Full Coverage Front Fenders	1
6522	Standard Hitch w/ Pin & Rear Counterweight	1
7026	Joystick Controls	1
7053	Two Function Hydraulics	1
7403	Hydraulic Coupler - JRB 416 Pattern	1
7458	Bolt-On Cutting Edge	1
7500	Less Fork Frame	1
7700	Less Tines	1
7813	2.50 YD (1.90 CM) Enhanced Performance	1
8042	Axle Oil Cooling and Filtration	1

Selling Equipment

Quote Id: 33472457**Customer:** CITY OF TWIN FALLS

8065	Cold Weather Starting	1
8501	Debris Package	1
8502	Maintenance and Service Package	1
8505	Guards - Transmission & Bottom	1
8508	Auxiliary Equipment Package	1
9709	20.5R25 L3 1-Star Radial Tires w/ 3 PC Rims - No Brand Preference	1
Service Agreements		
John Deere Extended Warranty - 5 year 3000 hour PTH		
Other Charges		
Freight		1



Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: Brent Wright

ACTION ITEM

Request:

Request for City Council to authorize the use of 911 funds to purchase software that will further enhance dispatch capabilities in the amount of \$43,184.02.

Time Estimate:

Approximately ten (10) minutes for presentation and questions.

Background:

In August 2025, the Twin Falls School District approached staff with a proposal to purchase software that would enhance our response to calls at schools by providing indoor mapping of the school buildings. The cost for this software was \$55,236.00. In collaboration with our IT department, we identified the ability to purchase the same software and do the work in-house, rather than through a 3rd party vendor, with our GIS staff for significantly less money. This will also enable us to integrate other city-owned buildings with the same capabilities. By utilizing existing hardware and software and adding the indoor mapping feature, we can see the exact indoor location of 911 callers and provide detailed 3-dimensional maps of the interior. In addition to the indoor mapping feature, there is additional software (Prepared 911) that further enhances response capabilities. In addition to the software purchase, the request includes a required hardware upgrade and a one-time training class.

Prepared 911 – Assistive Call Taking:

Prepared's Assistive Call-Taking uses AI-powered transcription, translation, and data capture to streamline and support call-takers in real time. Assistive Call-Taking automatically transcribes calls, translates non-English languages in real time, and flags critical keywords from a call while providing actionable call summarization. \$9,700 (First year, \$7,500 Annual Subscription)

RapidSOS UNITE:

RapidSOS UNITE combines human expertise with the most advanced technology – bringing everything together in one seamless view. Facilitates easier communication through text, video, and voice, featuring Emergency SOS Live Video, RCS Messaging, language translation, and 911 call transcription. Consolidate all calls and local GIS context in a streamlined call-handling map with redundant connections to plot mobile calls amid outages. \$14,760.00 (First year, \$10,260 Annual Subscription)

ESRI – ArcGIS Indoors Maps:

This software facilitates precise indoor navigation, enabling officers to quickly locate and respond to incidents within complex structures such as schools, malls, and large public buildings. Integrating real-time GIS data and building plans, the software enables enhanced emergency planning and response coordination. \$11,800 (Annual Subscription)

Vesta Solution:

This is a Span port implementation provided by Lumen. This hardware is required to allow Prepared 911 and Rapid SOS to integrate into our systems. \$4,924.02 (One-time fee).

Approval Process:

Consent of the City Council.

Budget Impact:

No effect on current or future operating budgets, as this would come from 911 funds.

Vesta Solutions: \$4924.02 (One-time fee)

Rapid SOS Unite: \$14,760.00 (First year, \$10,260.00 annually)

Prepared 911: \$9,700.00 (First year, \$7,500 Annually)

ESRI Indoor mapping: \$11,800.00 (Annual subscription)

One-time training class for Kennedy Esume from GIS to attend: \$2,000.

Total Costs: \$43,184.02

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the City Council approve the request to authorize the use of 911 funds to purchase Prepared Assistive Call-Taking software, Rapid SOS 911 integration, ESRI indoor mapping solution, and Vesta hardware solution.

Attachments:

1. Fwd_ GeoComm - Brady Dickinson - Outlook
2. Lumen City of Twin Falls Span Port Config MAC 072325
3. Order Form with Twin Falls City Communications - UNITE Overview (68d445716e)
4. Order Form with Twin Falls City Communications (68d445716e)
5. prepared 911 quote
6. Twin Falls Indoors Maps
7. Twin Falls School District, ID School Safety Maps Proposal (1)

Fwd: GeoComm

From Travis Rothweiler <trothweiler@tfid.org>

Date Fri 8/29/2025 11:18 AM

To Kathy Markus <kmarkus@tfid.org>; Brent Wright <Bwright@tfid.org>; Matthew Hicks <Mhicks@tfid.org>; DeAnn Taylor <dtaylor@tfid.org>; Gretchen Scott <Gscott@tfid.org>

 1 attachment (1 MB)

Twin Falls School District, ID School Safety Maps Proposal (1).pdf;

FYI

Travis Rothweiler
Sent from my iPhone

Begin forwarded message:

From: "Dickinson, Brady" <dickinsonbr@tfdsd.org>

Date: August 29, 2025 at 11:06:41 AM MDT

To: Travis Rothweiler <trothweiler@tfid.org>

Subject: GeoComm

[EXTERNAL SENDER]

Hi Travis,

Here is the quote for GeoComm in year 1. After year one the cost drops about \$10,000. I know we have a meeting coming up. You are welcome to share this information with your team. There are two options. The second option provides additional features to school personnel in terms of notification.

Sincerely,

Dr. Brady D. Dickinson, Ph.D
Superintendent of Schools
Twin Falls School District #411
(W) 208-733-6900

Customer Quote



Customer Information		Account Information	
Name:	CITY OF TWIN FALLS - E911	BPID:	
Primary Contact:	Kathy Markus	Billing Account:	
Primary Contact Phone:	kmarkus@tfid.org	Billing Address:	356 3rd Avenue East, Twin Falls, ID 83301
Primary Contact Email:	208-735-7222		
Billing Contact:	Kathy Markus	Contract ID#:	
Billing Contact Phone:	kmarkus@tfid.org	Quote Expiration Date:	11/8/2025
Billing Contact Email:	208-735-7222	QDT Quote ID & Version	1150 v.1

Quote Details

Service Address	Part Num	Part Description	Unit MRC	Unit NRC	Qty	Total MRC	Total NRC	Term
Location: Twin Falls PD								
Twin Falls PD	Implementation							
Twin Falls PD	VESTA® Services							
Twin Falls PD	809800-17006	FIELD ENG-EXPRESS	-	\$ 112.31	16	-	\$ 1,796.92	
Twin Falls PD	809800-51013	PROJECT MGMT - SUPPORT	-	\$ 2,044.02	1	-	\$ 2,044.02	
Twin Falls PD	Labor - Motorola							
Twin Falls PD	QINTR-VESTA SOLUTIONS INC.	911 Tech	-	\$ 135.38	8	-	\$ 1,083.08	
Location Twin Falls PD Sub-Total						-	\$ 4,924.02	
TOTAL Price to Customer						-	\$ 4,924.02	

Customer: CITY OF TWIN FALLS - E911	LUMEN
Authorized Signature	Authorized Signature
Name Typed or Printed	Name Typed or Printed
Title	Title
Date	Date

Terms and Conditions Governing This Order

1. This confidential Order may not be disclosed to third parties and is non-binding until accepted by Lumen, as set forth in section 2. "Lumen" is defined for purposes of this Order as CenturyLink Communications, LLC d/b/a Lumen Technologies Group and its affiliated entities providing Services under this Order. Customer places this Order by signing (including electronically or digitally) or otherwise acknowledging (in a manner acceptable to Lumen) this document and returning it to Lumen. Pricing is valid for 90 calendar days from the date indicated unless otherwise specified.

2. The Service identified in this Order is subject to the Lumen or CenturyLink Master Service Agreement(s) or Master Service Agreement(s), Public Safety Version, and applicable Service Schedule(s) between CenturyLink Communications, LLC d/b/a Lumen Technologies Group and Customer (or its affiliate if expressly provided for under such affiliate Master Service Agreement). If Customer has not executed a Lumen or CenturyLink Master Service Agreement or Master Service Agreement, Public Safety Version, with CenturyLink Communications, LLC d/b/a Lumen Technologies Group but has executed a services agreement for applicable services with an affiliate of Lumen ("Affiliate Agreement"), then the terms of the most recent Affiliate Agreement will apply to the Service (to the extent not inconsistent with this Order); in such cases, the current standard Service Schedule applicable to the Services will apply. If Lumen and Customer have not executed a Lumen or CenturyLink Master Service Agreement or Master Service Agreement, Public Safety Version, and/or applicable Service Schedule(s) governing the Service and have not executed an Affiliate Agreement, Lumen's current standard Master Service Agreement/Service Schedule(s) will govern, a copy of which are available upon request. The Lumen entity providing Services is identified on the invoice. Notwithstanding anything in any Affiliate Agreement to the contrary, Lumen will notify Customer of acceptance of requested Service in this Order by delivering (in writing or electronically) the date by which Lumen will install Service (the "Customer Commit Date"), by delivering the Service, or by the manner described in a Service Schedule. Lumen will deliver a written or electronic notice that the Service is installed (a "Connection Notice"), at which time billing will commence. At the expiration of the Service Term, Service will continue month-to-month, and rates are subject to change upon 30 days' notice from Lumen. If the Affiliate Agreement governs and does not include early termination charges and if Customer cancels or terminates Service for any reason other than Lumen's uncured default or if Lumen terminates due to Customer's uncured default, then Customer will pay Lumen's standard early termination liability charges as identified in the Ancillary Fee Schedule at: www.lumen.com/ancillary-fees. "Affiliate Agreement" for CenturyLink Communications, LLC d/b/a Lumen Technologies Group or any companies that were affiliates of CenturyLink Communications, LLC before the merger with Level 3 Communications ("Merger") means only an applicable Interexchange Carrier (IXC) network agreement, e.g. CenturyLink Total Advantage Agreement, CenturyLink Total Advantage Express Agreement, or CenturyLink Wholesale Services Agreement (each, an Affiliate Agreement). Affiliate Agreement also includes an Agreement between Customer and any entity that was an affiliate of Level 3 Communications before the Merger.

3. Neither party will be liable for any damages for lost profits, lost revenues, loss of goodwill, loss of anticipated savings, loss of data or cost of purchasing replacement service, or any indirect, incidental, special, consequential, exemplary or punitive damages arising out of the performance or failure to perform under this Order. Customer's sole remedies for any nonperformance, outages, failures to deliver or defects in Service are contained in the service levels applicable to the affected Service.

4. All transport services ordered from Lumen will be treated as interstate for regulatory purposes. Customer may certify transport service as being intrastate (for regulatory purposes only) in a format as required by Lumen, but only where the transport services are sold on a stand-alone basis, the end points for the service are located in the same state and neither end point is a Lumen provided IP port ("Intrastate Services"). Where Customer requests that services be designated as Intrastate Services, Customer certifies to Lumen that not more than 10% of Customer's traffic utilizing the Intrastate Services will be originated or terminated outside of the state in which the Intrastate Services are provided. Such election will apply prospectively only and will apply to all Intrastate Services stated in this Order.

5. Charges for certain Services are subject to (a) a monthly property tax surcharge and (b) a monthly cost recovery fee per month to reimburse Lumen for various governmental taxes and surcharges. Such charges are subject to change by Lumen and will be applied regardless of whether Customer has delivered a valid tax exemption certificate. For additional details on taxes and surcharges that are assessed, visit www.lumen.com/taxes.

6. Customer will pay Lumen's standard: (a) expedite charges (added to the NRC) if Customer requests a delivery date inside Lumen's standard interval duration (available upon request or in Control Center at <https://www.centurylink.com/business/login/>) and (b) ancillary charges for additional activities, features or options as set forth in the Ancillary Fee Schedule, available at www.lumen.com/ancillary-fees. If Lumen cannot complete installation due to Customer delay or inaction, Lumen may begin charging Customer and Customer will pay such charges.

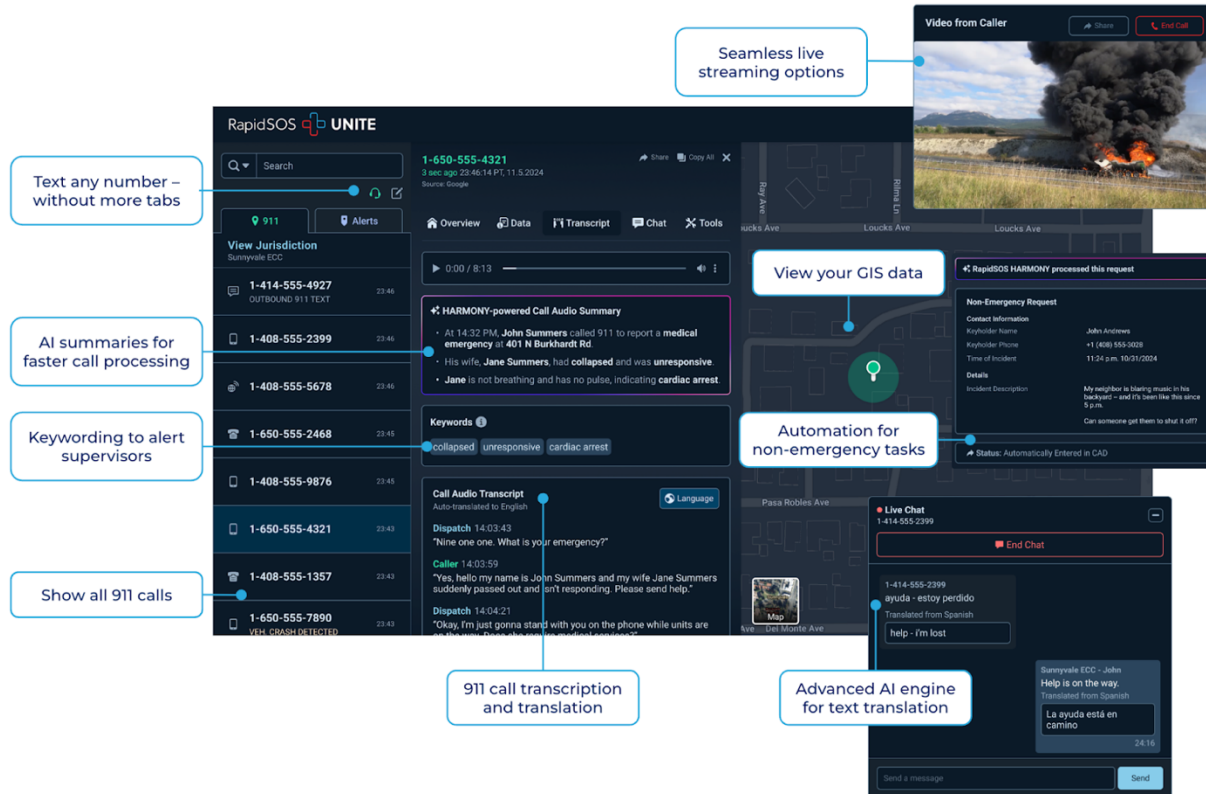
7. Charges/Orders. Items described in the Catalog Number and Description columns above reflect the Lumen Services ordered and identified above the table. Despite anything to the contrary, NRCs are NOT waived unless this Order or an Order Addendum expressly states NRCs are waived or the NRCs appear in the waived column in the above table(s). If a Cancellation Charge requires Customer to pay the amount of any waived or discounted NRC, the NRC will be the amount stated in this Order or Order Addendum or shown in the "Waived NRC" column in the above table(s) despite anything to the contrary. If in this Order Customer is upgrading, moving, disconnecting or

otherwise changing an existing Service, cancellation charges may apply as set forth in the Agreement.

8. MLTS Equipment. BY SIGNING THIS ORDER FOR MLTS EQUIPMENT, AS APPLICABLE, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE ACCESS TO EMERGENCY SERVICES CONTAINED IN THE APPLICABLE SERVICE SCHEDULE ATTACHED TO THE LUMEN OR CENTURYLINK MASTER SERVICE AGREEMENT OR MASTER SERVICE AGREEMENT, PUBLIC SAFETY VERSION, OR IN THE "ACCESS TO EMERGENCY RESPONSE SERVICES" SECTION OF THE TERMS AND CONDITIONS IN THE APPLICABLE STANDARD SERVICE SCHEDULE. IF I HAVE NOT EXECUTED A LUMEN OR CENTURYLINK MASTER SERVICE AGREEMENT OR MASTER SERVICE AGREEMENT, PUBLIC SAFETY VERSION, OR AN AFFILIATE AGREEMENT WITH AN APPLICABLE SERVICE SCHEDULE, I FURTHER ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE DISCLOSURE OF LIMITATIONS SET FORTH IN THE EMERGENCY SERVICES ADVISORY AVAILABLE AT <http://www.centurylink.com/legal/HVQSIP/911advisory.pdf>.

All Your Intelligence, One Unified View

Designed to simplify your ECC operations, RapidSOS UNITE consolidates disjointed tools in a single AI-powered screen. Special offer available now!



When your emergency systems and screens aren't united, response becomes fragmented, leaving telecommunicators scrambling to get the complete picture.

RapidSOS UNITE combines human expertise with the most advanced technology – bringing everything together in one seamless view.

This empowers telecommunicators to act with speed and confidence, ensuring they make the right decisions faster when everything is on the line.

- 
Simplify workflows
 Local intelligence with global data – in one view.
- 
Seamlessly communicate
 Overcome barriers and communicate with who you want and how you want
- 
Reduce workload with AI built with you, for you
 Practical innovations to combat staffing crisis



For more information and resources, contact RapidSOS today.

Website: www.rapidsos.com | Email: psgsales@rapidsos.com

How UNITE Simplifies ECC Operations



Call Handling

Consolidate all calls and local GIS context **in streamlined call-handling map** with redundant connection to plot mobile calls amid outages



Requests for Service

Reduce workload by **offloading non-emergency call processing** via same workflow connected to **10+ school safety panic button providers**



Analytics

Go beyond call-handling to **show unseen workload to decision-makers**



Communicating

Easier communication by text, video and voice, with **Emergency SOS Live Video, RCS Messaging**, language translation, and **911 call transcription**



Interoperability

Share data with nearby ECCs and out to the field with field-tested solution already used by **1M field responders**



AI Built For You

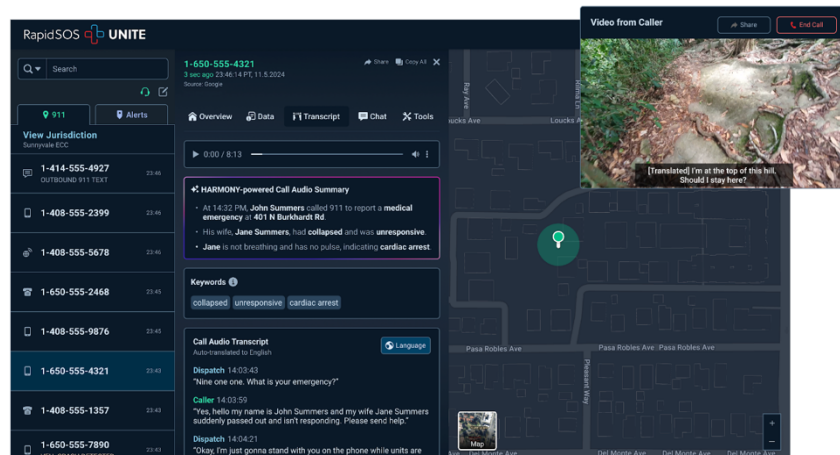
Ease burden on staff with HARMONY through **automation, incident summarization**, and customization, including by **integrating your SOPs**

Spotlight on Advanced Communication Tools

All your voice, video, and text needs now integrated natively within UNITE.

You can have a single screen for:

- Language translation for text and chat
- Video on-screen transcription with voice translation
- Voice call language transcription and translation
- Voice call AI summarization and keyword alerting
- Unlimited configurable text quick responses
- Text, Voice, Video and Multimedia storage



For more information and resources, contact RapidSOS today.

Website: www.rapidsos.com | Email: psgsales@rapidsos.com

RapidSOS Paid Modules Order Form

RapidSOS Contact Information 3 Park Ave Floor 22 New York, NY 10016 Regional Manager: Meg Grimmis Senior Associate Regional Account Manager mgrimmis@rapidsos.com (406) 638-1011	Customer Contact Information Agency Name: Twin Falls City Communications Agency Address: 321 2nd Avenue East, Twinfalls, Idaho 83301, United States Agency Contact: DeAnn Taylor Communications Manager dtaylor@tfid.org 208-735-4357
Quote Reference Number: Q-04431	
Effective Date: Date on which this Order Form is fully executed by both parties	
Initial Term (in months): 60 months from Subscription Start Date	
Subscription Start Date: The earlier of (a) Go-Live, as defined in the accompanying SOW(s), of any Purchased Module(s), as determined by RapidSOS, or (b) 90 days from the Effective Date	
Renewal: 1. Upon the expiration of Initial Term, subscription products will automatically renew for 12 months periods , with annual increases of 5% per Purchased Module, unless notice is provided via email at least 60 days prior to expiration of the term. 2. Verbal cancellations not accepted.	
Subscription Product Invoice Terms: • Due annual starting on Subscription Start Date • Payments due Net 30 of receipt of invoice	
Additional Payment Terms: • One-time Services fees due net 30 of the Effective Date • Invoices issued thirty (30) days before Subscription Start Date (for the Initial Term) and up to thirty (30) days prior to the start of each anniversary the Subscription Start Date • Payments will be made electronically	

Year 1 (12 Months)				
Product Name	List Price	Quantity	Discount	Total Price
GIS - RapidSOS hosted	\$3,600.00	3	5%	\$10,260.00
Year 1 Subscription Total			\$10,260.00	

Year 2 (12 Months)				
Product Name	List Price	Quantity	Discount	Total Price
GIS - RapidSOS hosted	\$3,600.00	3	5%	\$10,260.00
Year 2 Subscription Total			\$10,260.00	

Year 3 (12 Months)				
Product Name	List Price	Quantity	Discount	Total Price
GIS - RapidSOS hosted	\$3,600.00	3	5%	\$10,260.00
Year 3 Subscription Total			\$10,260.00	

Year 4 (12 Months)				
Product Name	List Price	Quantity	Discount	Total Price
GIS - RapidSOS hosted	\$3,600.00	3	5%	\$10,260.00
Year 4 Subscription Total			\$10,260.00	

Year 5 (12 Months)				
Product Name	List Price	Quantity	Discount	Total Price
GIS - RapidSOS hosted	\$3,600.00	3	5%	\$10,260.00
Year 5 Subscription Total			\$10,260.00	

One-Time Services				
Service Name	List Price	Quantity	Discount	Total Price

UNITE Premium Module Set Up Fee - 1 Module	\$5,000.00	1	10%	\$4,500.00
One-Time Services Total				\$4,500.00

Order Summary	Payment
Total Year1 Subscription and Services Price	\$14,760.00
Year 2 Software Price	\$10,260.00
Year 3 Software Price	\$10,260.00
Year 4 Software Price	\$10,260.00
Year 5 Software Price	\$10,260.00
Total Contract Value	\$55,800.00

Product Definitions

The GIS module incorporates locally authoritative GIS data into RapidSOS UNITE, streamlining workflows and enhancing resilience during outages.

Includes:

- Agency-specific basemap based on locally authoritative GIS data
- Creation and integration of geocoder based on local GIS data
- Secure, highly available cloud-based GIS services from GeoComm
- Ability to integrate with NENA EPRC or locally flown aerial imagery

Comments: N/A

Terms and Conditions:

This order ("Order") is entered into by and between RapidSOS, Inc. ("RapidSOS") and the Customer identified in the signature block. This Order, together with the annexes, is governed by the terms and conditions of RapidSOS's Master Services Agreement, which is located at: <https://rapidsos.com/psgpaidmodulesmsa/>, including its exhibits, references, and/or addenda (collectively, the "Agreement"). By purchasing the above services ("Purchased Module(s)"), the Customer acknowledges and agrees to adhere to the End User License Agreement (EULA) and/ or Addendum terms specific to each product listed in the Annexes attached to this Order.

Annexes. The following Annexes are appended to and a made a part of this Order:

- RapidSOS UNITE Statement of Work for GIS Incident Mapping Module - RapidSOS Hosted

Except as expressly provided herein, the terms and conditions of the Agreement remain in full force and effect as to any services previously purchased. Customer is responsible for complying with the requirements of the Statement of Work ("SOW"), if any, which is incorporated by reference into this Order Form.

Customer's access to RapidSOS Purchased Module(s) will not be provided by RapidSOS until RapidSOS has received this signed Order Form from Subscriber, together with the Budgetary Quote and the final SOW.

[Signature on following page]

RapidSOS UNITE Statement of Work (SOW) for GIS Incident Mapping Module - RapidSOS Hosted

THIS STATEMENT OF WORK (this “SOW”) is entered into by RapidSOS and the Agency named on the accompanied Order Form (the “Subscriber”) for RapidSOS UNITE GIS as a supplement to the overall Master Services Agreement.

Overview

The RapidSOS GIS module incorporates locally authoritative GIS data, streamlining mapping workflows for staff, improving the accuracy of what’s shown, and offering enhanced resilience during outages.

Key Features

1. Cloud hosted locally authoritative GIS services integrated into the ESRI basemap
2. GIS data hub storage of agency’s locally authoritative GIS accessible via designated agency portal login
3. Hosted GIS web services for the agency’s local GIS data with access to update map data and publish to every workstation via designated provisioning windows happening three times a week. Common structure of hosted GIS services includes the agency’s:
 - a. Basemap: Contains all GIS data layers configured into a single base Map Service. This will include the Road Centerlines and/or Site/Structure Address Points, along with any supplemental layers the agency provides (e.g., Community boundaries, Service/Response boundaries, railroads, trails, parks, etc.)
 - b. Geocoding: Enables forward and reverse geocoding/address search capabilities within the GIS data layers used for location validation (primarily Road Centerlines and Site/Structure Address Points).
 - c. Additional Services: Up to two (2) individual GIS data services as Map Services which can be toggled on and off by the end user, these additional services can contain a varied mix of layer count and content.
4. GIS Data Quality Control Check & One Time Data Validation
5. Fully embedded GeoComm indoor maps

1. Introduction

This Statement of Work (SOW) outlines the requirements, deliverables, and scope for the implementation of RapidSOS hosted GIS mapping feature.

2. Project Objectives

- Implement Subscriber’s locally authoritative GIS data into RapidSOS Unite
 - Securely store and analyze GIS data in customer designated GIS data hub
 - Build agency dedicated GIS hosted services
 - Integrate GIS hosted services into RapidSOS application
- Train personnel on the usage and maintenance of the GIS system
 - Test created GIS hosted services
 - Train designated agency group on GIS functionality

3. Scope of Work

3.1. Planning and Kickoff

- Initial meeting with stakeholders to discuss project scope, objectives, and timelines
- Develop a detailed project plan

3.2. Data scoping and aggregation

- Map agency GIS data to specific data requirements
- Aggregate GIS data mapped in previous step in preparation for data upload
- Upload single GIS geodatabase to agency GIS data hub

3.3. Design and Configuration

- Data field mapping

- Configure GIS Map Services
- Implemented GIS design to Map Services
- Configuration of data integration points

3.4. Data Migration

- Implementation of GIS hosted services into RapidSOS UNITE
- Verification and validation of data accuracy and styling

3.5. System Implementation

- Deployment of Subscriber's locally authoritative GIS data within RapidSOS UNITE into production

3.6. Testing

- Conduct comprehensive testing of the system
- Resolve any identified issues

3.7. Training

- Provide training sessions/resources for end-users and administrators

3.8. Go-Live

- Transition to live operations

4. Deliverables

- Project plan and schedule
- Hosted GIS services for use within RapidSOS UNITE
- Hosted and validated GIS data
- Testing and QA reports
- Training sessions and materials
- User manuals and documentation
- Post-implementation support

5. Requirements

System and Environment Requirements

It is mutually understood that the Subscriber is integrated with the following systems:

- Call Handling system
- Computer Aided Dispatch system (CAD)
- Geographic Information System (GIS)

Network Requirements

- The Subscriber is responsible for making available resources needed in order to successfully configure the network if applicable
- Subscriber is solely responsible for obtaining its own internet connection and supporting hardware and infrastructure needed to perform the delivery of features.

Data Requirements

- Subscriber is responsible for accurate and up to date designated instances of current GIS data files
- Subscriber is responsible for making available any data or systems needed in order to provide the features described herein
- Subscriber is responsible for ensuring there are established standard IT procedures in place including disaster recovery, system backups, etc.

GIS Services Data

- To leverage the local GIS layers feature within RapidSOS, Subscriber will be responsible for submitting their GIS data through GeoComm GIS Data Hub, via a login that will be provided as part of the project kickoff.
- The data submitted should match the provided Mapping Requirements Document, detailing GeoComm requirements for Subscriber GIS data submission.

General Requirements

- Subscriber is responsible for assisting with coordinating and attending meetings such as kickoff, design review and others as needed
- Subscriber is responsible for providing pertinent project information and documentation in a timely & complete manner
- Subscriber is responsible for providing a single point-of-contact available for communication throughout the project and system implementation
- Subscriber is responsible for making available any vendor contacts or resources that are required for the integration and setup of features described herein.
- Subscriber is responsible for assigning appropriate staff for training

6. Schedule

Phase	Timeline
Project Planning & Kickoff	Week 1
Design and Configuration	Week 1-4
Data Migration	Week 5-7
System Implementation	Week 7-8
Testing & Training	Week 9
Go-Live	Week 10

**Timeline is an estimation and relies on Subscriber making available technologies, datasets, and related resources in order to complete each task in a timely manner. RapidSOS staff will communicate with the customer throughout the duration of the project to communicate critical deliverables, deadlines and scheduling impacts in a timely manner.*

***Any changes in scope, delays in resources being made available, or missing requirements will result in a corresponding delay in timeline.*

7. Roles and Responsibilities

- Project Manager: Oversee the project, ensure milestones are met
- GIS Specialist: Configure and customize the GIS software
- Data Analyst: Manage data migration and validation
- Trainer: Conduct training sessions and develop materials
- Engagement Team: Provide ongoing support post-implementation

8. Acceptance Criteria

- Successful deployment and configuration of RapidSOS GIS

- Data accurately migrated and integrated
- No critical issues post go-live for a period of [2] weeks



Prepared

575 Lexington Ave
Fl 14
New York, NY 10022
United States of America
Brendon Longley
b.longley@prepared911.com

Client Information

 **Twin Falls City Communications Center**

 **DeAnn Taylor**
Communication Manager
dtaylor@tfid.org

Billing Info

321 2nd Avenue East
1907
Twin Falls | Idaho | Zip Code
US



Subscription Order for the Prepared Assist Communications Service

This is an order for a subscription to the Prepared Communications Service by the client identified above (the "Client") made to Invictus Apps, Inc. ("Invictus"), a Delaware corporation having an office at 575 Lexington Ave., 14th Floor, New York, NY 10022.

The Prepared Communications Service is a proprietary security and communications service of Invictus pursuant to which Invictus generally makes available the capability to initiate, receive, manage, analyze, and synthesize multimedia information provided by a Caller or a Caller's mobile device.

Initial Subscription Period **12 months**

The Initial Subscription Period is the 12-month period commencing on the Effective Date.

Contract Period **August 20, 2025**

Effective Date **August 20, 2025**

Date that Client signs the Subscription Order for the Prepared Assist Communications Service.

Payment Terms **Net 20**

Payment for Service is due on the Effective Date and the start date of each Renewal Period and shall be paid in full within 20 days of the due date (Net 20).

Billing Frequency **Annually: From Effective Date**

Annual Subscription Fees

Product	Length	Service Period	Price per Year
Assistive Call-Taking 22000 9-1-1 calls/year Includes real-time transcription & translation of transcripts, AI Insights, inbound & outbound text and media, Text-to-Voice, EED+ELS, GPS Links, & spoken location capture, and keyword alerts & incident flagging for Supervisors.	12 months	August 20, 2025— August 19, 2026	\$7,500.00

One-Time Fees

Product	Total Price
Audio Collector Hardware Fee Cost of audio collector hardware required to run Prepared. Includes shipping. Includes 1 host machine(s) 1 display(s)	\$1,200.00
Audio Collector Technical Implementation Fee Technical setup and implementation of Prepared.	\$1,000.00
Subtotal for One-Time Fees	\$2,200.00

Annual Subscription Fees Subtotal	\$7,500.00
One-Time Fees Subtotal	\$2,200.00
Overall Total	\$9,700.00

The following terms and conditions are incorporated by reference herein: (1) the Standard Terms and Conditions for the Prepared Communications Service (the “Standard Terms”), attached hereto as Appendix A, which are also set forth at <https://www.prepared911.com/terms-and-conditions>, together with all Schedules attached to or referenced anywhere below, and (2) any Special Terms if applicable, attached hereto as Appendix B.

This document constitutes the “Order” for purposes of the Standard Terms and any Special Terms. Client wishes to subscribe to and use the Prepared Communications Service as set forth on this Order below and subject to the terms and conditions provided in the Standard Terms. This Order is subject to Invictus’ approval.

Capitalized terms used in this Order and not otherwise defined will have the meanings ascribed to them in the Standard Terms or the other Appendices.

This Order, together with the Standard Terms and these other Appendices hereto and the Schedules attached to and/or referenced in any of the foregoing, contain the entire agreement and understanding of the parties with respect to the subject matter hereof (the “**Agreement**”) and shall supersede and merge all prior and contemporaneous communications, agreements, understandings, undertakings and obligations with respect to the subject matter hereof, whether oral or written, unless the parties have entered into a separate definitive written agreement with respect to the subject matter hereof which has been signed by the authorized representative(s) of each party. No modification of the Agreement, including this Order or any Appendix hereto, shall be binding on either Party unless it is in writing and signed by both Parties. Notwithstanding the foregoing, the Agreement does not supersede any Non-Disclosure Agreement or Confidentiality Agreement, if any, entered into by the parties, which shall continue to be in full force and effect.

By signing and returning this Order, the undersigned Client accepts and agrees to the terms and conditions of this Order and the additional terms and conditions set forth in each of the Appendices to this Order and the Schedules to this Order to the Appendices, if any, each as specified below which shall be incorporated herein by reference:

a. Appendix A – Standard Terms and Conditions for the Prepared Communications Service (see <https://www.prepared911.com/terms-and-conditions>).

b. Appendix B – Special Terms

Each of Client and Invictus Apps, Inc., intending to be legally bound, hereby confirms its agreement to the terms and conditions of this Order and the Agreement and have caused this Agreement to be executed by their duly authorized officers as of the Effective Date set forth above.

Appendix A

Standard Terms and Conditions for the Prepared™ Communications Service

Corresponding Version of Terms and Conditions: Version 7.0

[\[https://www.prepared911.com/terms-and-conditions\]](https://www.prepared911.com/terms-and-conditions)

Appendix B

Special Terms

[None]

Billing Information	
Name	
Email	

Signatures

IN WITNESS WHEREOF, the Parties by their duly authorized representatives have executed this Agreement as of the Effective Date. The undersigned representative of Client acknowledges that they have read, understood, and agree to the Standard Terms and Conditions set forth in this Agreement.

Twin Falls City Communications Center

Name: **DeAnn Taylor**
Title: **Communication Manager**
Email: **dtaylor@tfid.org**
Signed Date: **Aug 20, 2025**

signed by: [Click To Add Signature](#)

Prepared

Name: **Eric Amitoelau**
Title: **Director of Regional Sales**
Email: **e.amitoelau@prepared911.com**
Signed Date: _____

signed by: *Signature*

Finish Signing

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Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

*To expedite your order, please attach a copy of
this quotation to your purchase order.
Quote is valid from: 9/18/2025 To: 12/17/2025*

Quotation # Q-558322

Date: September 18, 2025

Customer # 278210 Contract # ENTERPRISE
AGREEMENT

City of Twin Falls
Information Services
203 Main Ave E
Twin Falls, ID 83301-6230

ATTENTION: Alison Walker
PHONE: (208) 735-7381
EMAIL: awalker@tfid.org

Material	Qty	Unit Price	Total
181071	1	\$11,800.00	\$11,800.00
ArcGIS Indoors Maps for ArcGIS Online Annual Subscription			

Subtotal:	\$11,800.00
Sales Tax:	\$0.00
Estimated Shipping and Handling (2 Day Delivery):	\$0.00
Contract Price Adjust:	\$0.00
Total:	\$11,800.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:

Sara Lau

Email:

slau@esri.com

Phone:

(909) 793-2853 x8399

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/MAPS> apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance of a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/legal/terms/state-supplemental> apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.



Quotation # Q-558322

Date: September 18, 2025

Customer # 278210 Contract # ENTERPRISE AGREEMENT

City of Twin Falls
Information Services
203 Main Ave E
Twin Falls, ID 83301-6230

ATTENTION: Alison Walker
PHONE: (208) 735-7381
EMAIL: awalker@tfid.org

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380 New York St
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Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 9/18/2025 To: 12/17/2025

If you have made ANY alterations to the line items included in this quote and have chosen to sign the quote to indicate your acceptance, you must fax Esri the signed quote in its entirety in order for the quote to be accepted. You will be contacted by your Customer Service Representative if additional information is required to complete your request.

If your organization is a US Federal, state, or local government agency; an educational facility; or a company that will not pay an invoice without having issued a formal purchase order, a signed quotation will not be accepted unless it is accompanied by your purchase order.

In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, ELA, SmartBuy, GSA, BPA) on your ordering document.

BY SIGNING BELOW, YOU CONFIRM THAT YOU ARE AUTHORIZED TO OBLIGATE FUNDS FOR YOUR ORGANIZATION, AND YOU ARE AUTHORIZING ESRI TO ISSUE AN INVOICE FOR THE ITEMS INCLUDED IN THE ABOVE QUOTE IN THE AMOUNT OF \$_____, PLUS SALES TAXES IF APPLICABLE. DO NOT USE THIS FORM IF YOUR ORGANIZATION WILL NOT HONOR AND PAY ESRI'S INVOICE WITHOUT ADDITIONAL AUTHORIZING PAPERWORK.

Please check one of the following:

☐ I agree to pay any applicable sales tax.

☐ I am tax exempt, please contact me if exempt information is not currently on file with Esri.

Signature of Authorized Representative

Date

Name (Please Print)

Title

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Any estimated sales and/or use tax reflected on this quote has been calculated as of the date of this quotation and is merely provided as a convenience for your organization's budgetary purposes. Esri reserves the right to adjust and collect sales and/or use tax at the actual date of invoicing. If your organization is tax exempt or pays state tax directly, then prior to invoicing, your organization must provide Esri with a copy of a current tax exemption certificate issued by your state's taxing authority for the given jurisdiction.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:

Sara Lau

Email:

slau@esri.com

Phone:

(909) 793-2853 x8399

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/MAPS> apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance of a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/legal/terms/state-supplemental> apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

LAUS

This offer is limited to the terms and conditions incorporated and attached herein.

GEQCOMM



GeoComm School Safety

Proposal for
Twin Falls School District, Idaho
August 29, 2025

Company Overview

GeoComm Background

GeoComm was founded in Minnesota on May 18, 1995, to provide local governments with turnkey emergency 9-1-1 software and Geographic Information Systems (GIS) services. Over the last 30 years, GeoComm has been a proven and trusted partner for local, regional, statewide, and military agencies in forty-nine states, helping protect more than one hundred million people. Over the years, our team has successfully completed twenty-three statewide GIS projects across the country.

Today, GeoComm has a national reputation as a leading provider of public safety GIS systems, including mission critical systems to route emergency calls to the appropriate 9-1-1 call center, map the caller's location on a call taker or dispatcher map, and guide emergency responders to the scene of the emergency on mobile displays within police, fire, and ambulance vehicles.

GeoComm also offers solutions for interior mapping to enable improved indoor location for public safety and other uses. Our team is creating and securely managing indoor maps for key buildings across communities, including schools, universities, government buildings, hospitals, and many other building types. Additionally, GeoComm has built technology to create a dispatchable location from z-axis measurements at any location in the United States. These GeoComm technologies enable enhanced situational awareness for first responders and safety professionals by creating a visual representation of indoor locations.

GeoComm Industry Leadership Experience

GeoComm has a dedicated staff focused on using GIS for a positive impact on our communities. Our focus and commitment to the industry is strong and is evidenced by this continual involvement in industry standards. GeoComm is involved in the Association of Public Safety Communications Officials (APCO), National Emergency Number Association (NENA) including as a member or co-chair of multiple workgroups, the Industry Council for Emergency Response (iCert), the National States Geographic Information Council (NSGIC) and the Urban and Regional Information Systems Association (URISA) now known as the Geospatial Professionals Network.

In 2024, GeoComm became an inaugural sponsor of the [National Association of School and Campus Police Chiefs](#), which will provide training, advocacy, and collaboration opportunities for school safety leaders.

Also in 2024, [GeoComm received Esri's GIS for Good Award](#) for an exceptional achievement after completing a statewide school mapping project for the State of Iowa. This project consisted of developing detailed campus maps across over 1,400 schools, along with onsite visits to each facility where we conducted LiDAR scanning and floor plan verification. GeoComm staff collected information about the location of 100,000 indoor points of interest that are critical to the safety of students and staff in the K-12 environment, such as fire extinguishers, AEDs,

entrances and exits. The result is all participating school districts and private schools now have highly precise indoor maps that provide actionable location information for public safety emergency response, as well as software tools for managing the map data, and interacting with the maps for safety planning and response.

Esri Partnership

In 2011, GeoComm became a Platinum Partner program member in the Esri Partner Network (EPN), the highest of the Esri partner programs. GeoComm is one of only 18 Esri partners worldwide with this designation. As a Platinum EPN Partner, GeoComm and Esri collaborate closely on advancing and maximizing the use of GIS in public safety and 9-1-1 programs for reducing response times, saving lives, and protecting property. In addition, we have advanced Esri platform technical support and case escalation including hot fixing should it be needed for this project.

Lastly, GeoComm was recently awarded both the State and Local Government (SLG) as well as the Indoor GIS Specialty designations. These designations were earned by demonstrating the alignment and technical abilities with Esri in both the SLG industry and Indoor GIS.

GeoComm School Safety Background

During times of school emergencies, seconds truly do make a difference, and indoor mapping is a critical tool for quick and effective action from first responders and public safety agencies, including state and local law enforcement. Powered with knowledge of the indoors, first responders can more effectively plan, respond, and manage all types of emergencies that occur on school grounds.

GeoComm School Safety is a dynamic & scalable mapping solution which leverages the latest Esri ArcGIS technology to support **faster response times** to school emergencies.

GeoComm School Safety Overview

GeoComm School Safety is a digital mapping solution designed to support faster response to school emergencies. This solution provides detailed indoor maps of schools and surrounding grounds, along with critical information needed by school safety authorities, public safety agencies, and first responders for streamlining and reducing response times to emergencies inside schools.

School Maps created by GeoComm include the layout of the school along with surrounding school grounds, while incorporating key information needed by emergency first responders to plan for and respond to an emergency. GeoComm School Safety combined with our partner network, is a game changer for schools by enabling locations of a 9-1-1 call or the press of a panic button to be displayed on a detailed map of the school.

By empowering school safety personnel and local first responders with up-to-the-minute, highly precise and accurate location information and school maps, GeoComm School Safety will help save lives of staff and students while minimizing negative outcomes.

GeoComm Data Security

GeoComm has built a cloud-native platform leveraging state-of-the-art technology that is designed to meet the unique needs of our customers. The security of our solutions and the data entrusted to us is paramount. GeoComm does the following:

- Employs industry best practices to ensure the security of systems and data
- Protects our customers' data through robust security and data privacy controls that meet the National Institute of Standards and Technology (NIST) standards
- Leverages both internal and external teams to proactively assess and mitigate risk.
- All GeoComm employees have robust background checks, and are required to annually perform certification to access the FBI's Criminal Justice Information System (CJIS), and complete training for the Family Educational Rights and Privacy Act (FERPA).

A purple-tinted background image showing a floor plan of a school building. Various rooms are labeled, including A112A Choral Room, A113 Drama, A109G Stage, A114 Stage, A120 Auditorium, A121 Lecture, and Storage.

School Safety

Accelerating School Incident Response.

Accurate Mapping. Faster Response. Safer Schools.

Scope of Work

Geo-Comm, Inc. (GeoComm) proposes to develop indoor maps of buildings on the following sites for Twin Falls School District - ID, as well as deliver the required applications as described in the scope of work.

- The full list of sites included will be listed in Attachment A – Site List.

The scope can include auxiliary buildings where district staff or students are present in the scope of service, such as district offices, but those sites must be identified before contract signing.

GeoComm School Safety Overview

GeoComm School Safety is a digital mapping solution designed to support faster response to school emergencies. GeoComm School Safety includes:

- GeoComm School Maps
- GeoComm School Map Viewer
- GeoComm School Map Data Manager

GeoComm School Maps

GeoComm School Maps are GIS maps built using the Esri Indoors schema for maximum interoperability, and while typically used in 2D views, the maps are built 3D ready.

Features in the school map include:

- Interior room polygons identified by name/number, and color coded by use type
- Locations of elevators, escalators, stairs, and interior doors
- Additional point locations for emergency response such as Automated External Defibrillator (AED), fire extinguisher, fire riser, and security camera locations
- GIS Data attribution for points, lines, and polygons that includes address data formatted to comply with Next Generation 9-1-1 GIS requirements
- Additional data as required by local funding requirements
- Building footprints, with exterior entrances and exits clearly defined

GeoComm School Maps are produced by converting floor plans, usually accessed via the building engineer, facilities department, or architect. These files are then processed with GeoComm technology that is protected with the following patents.

- SYSTEM AND METHODS FOR THREE-DIMENSIONAL VOLUMETRIC INDOOR LOCATION GEOCODING (US10,928,202)
- SYSTEM AND METHODS FOR LARGE SCALE AUTOMATED INDOOR MAP DATA GEOREFERENCING (US11,190,902)

These patented inventions enable GeoComm to produce high quality indoor maps of buildings such as schools quickly, and ensures the maps are compatible with new and emerging 9-1-1 caller location systems that now include indoor mapping and z-axis (vertical) measurements.

GeoComm supports processing the following file types when resources are available:

- DWG or other Computer Aided Drawing (CAD) based file
- PDF, PNG, or JPG files created from CAD or other engineering software that are drawn to scale and show all building lines/features to be digitized
- LiDAR scan outputs created through GeoComm's Floor Plan Creation Service, if purchased

With a subscription to GeoComm School Safety, Indoor Maps can be updated via requests made through the Indoor Map Data Manager. Updates to the map will be made monthly to ensure the latest data is available to users of the applications and first responders that rely on the information.

School Map Specifications

The School Map built by GeoComm is built in a GIS format following the Esri Indoors data model, which enables interoperability with mapping applications across public safety, supports multiple use cases, and is designed to be updated frequently as the buildings change.

Available Layers:

- Sites (polygon)
- Facilities (polygon)
- Levels (polygon)
- Walls (line)
- Rooms (Polygon)
- Points of Interest (Point)

The scope of the school map build consists of the following types of Points of Interest. When there are specific grant funding requirements to include additional data, GeoComm must be informed, and the requirements added to the contract.

- AEDs
- Electrical Shutoff
- Elevators
- Emergency Exits, with labels if available
- Exterior Entrance Locations, with labels if available

- Fire Alarm Control Panels
- Fire Department Connections (FDCs)
- Fire Extinguishers
- Fire Hydrant
- Fire Risers
- First Aid Kits
- Gas Main
- Hazardous Material Storage Locations
- Key Box
- Keycard Readers
- Restrooms
- Roof Access Points
- Security Camera Locations
- Stairs
- Water Shutoff Valve

During maintenance, there are additional types of points of interest that can be requested via the 'Add POI' tools in the School Map Data Manager.

Compatibility with School Safety and Public Safety Applications

GeoComm Indoor Maps are compatible with applications in use by public safety agencies without requiring a fee to access data, or the procurement of any new software. The way this is accomplished is through secure Application Program Interface (API) access via GeoComm's Public Safety Content Library and File Exports. Available exports include formats that can be opened with standard open-source file readers.

GeoComm will support data integration activities with local agencies' current application providers by providing a path to connect to the GeoComm Indoor Maps API for no cost to the customer or the application provider, or by providing the appropriate file exports as defined below.

Public Safety Content Library

With the GeoComm Public Safety Content Library, a secure cloud service hosted on Amazon Web Services, school maps can be distributed via API to authorized applications to improve public safety. The end users of the applications are authorized to use the maps to plan for and respond to emergencies.

Examples of public safety applications integrated with the Public Safety Content Library include RapidSOS, Intrado, RapidDeploy, and GeoComm Maps. With integrations in these mapping systems, GeoComm School Maps are made available to Public Safety Answering Points (PSAPs), also known as 911 Centers, that serve communities across the United States.

School Safety applications that integrate into the Public Safety Content Library extend the GeoComm School Safety solution to further enhance the security position of a school.

One example includes ZeroEyes, an AI based gun detection system. When combined with GeoComm's School Maps, the system provides pinpoint, rich data on the location of a threat.

A second example is CrisisGo. CrisisGo provides the iResponse system for Alerting and Crisis Communications. By leveraging GeoComm's School Maps, panic press locations, safety check-ins, and other features are enriched with detailed location data, which enables more efficient and effective protocols for school safety.

GeoComm staff are ready to support additional integrators should there be applications in use by local public safety agencies or school safety officials that are not yet integrated.

File Exports

When a system in use by a customer does not integrate with the Public Safety Content Library, file exports can be selected by the customer.

GeoComm can provide a variety of different file formats depending on the customer specific needs for viewing and use in existing public safety applications. The file formats delivered include:

- MMPK
- File geodatabase
- PDF

Example types of applications that customers have integrated files into include video management systems, panic button applications, computer aided dispatch, and several other systems.

Additionally, self-service PDF creation and printing of the school maps is available from the School Map Viewer.

Compatibility with Next Generation 911

GeoComm ensures compatibility with Next Generation 911 systems by enhancing the Indoors data based on the Civic Location Data Exchange Format (CLDXF) standards, which are managed by the National Emergency Number (NENA). CLDXF defines the US profile of the Internet Engineering Task Force (IETF) Presence Information Data Format-Location Object (PIDF-LO) to provide a format for easily exchanging civic location records.

Compatibility with ArcGIS Indoors

GeoComm builds Indoor Maps using the Esri Indoors data model to enable use of the data in best-in-class indoor applications for safety and security, asset and facilities management, space

management and occupant experience. This data fits the requirements of a wide variety of needs.

To enable use of the data in ArcGIS Indoors, a file geodatabase can be requested that can then be loaded into ArcGIS Indoors. The delivery of data proposed in this scope does not include building a routing network into the data, which is required for some functions on ArcGIS Indoors.

If routing features in ArcGIS Indoors will be used, and GeoComm should deliver the routing network, the customer can request expanding the scope of the service to include delivery of a routable indoor map.

GeoComm School Map Data Manager

GeoComm School Map Data Manager is an easy-to-use drag-and-drop interface that enables end users to provide new public safety points of interest, indicate required changes to the map, rename rooms, and upload new source materials.

Buildings change over time, and ensuring the sustainability of indoor mapping is of utmost importance. With the School Map Data Manager, the individuals closest to the changes will be able to quickly request changes that are efficiently made available to public safety, without requiring a new school map build or GeoComm to come back onsite.

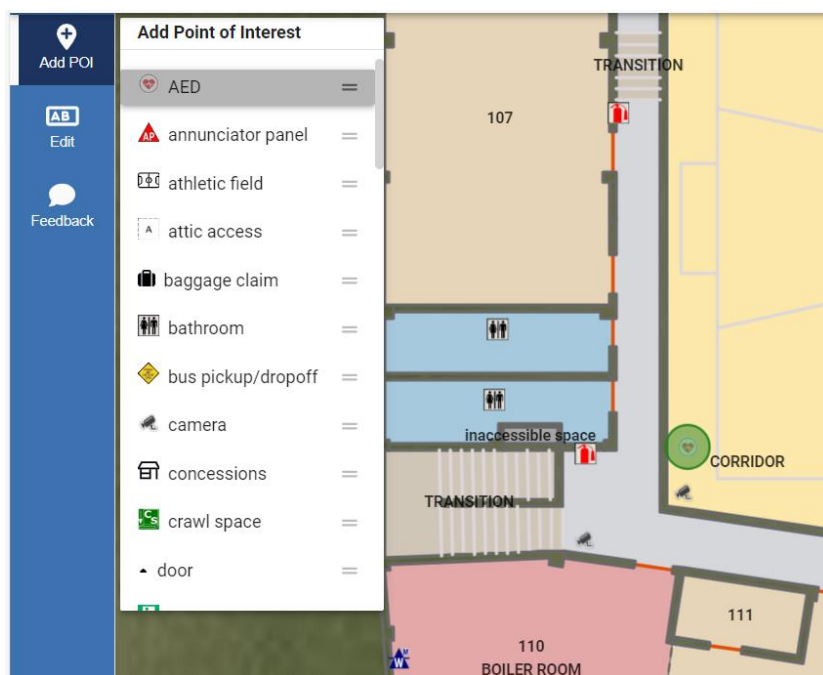


Figure 1- Customers can add points of interest to efficiently maintain their maps using the Map Data Manager.

Scenarios where quick turnaround on changes will be important is when entrances are renumbered, or new points of interest are installed.

In the Map Data Manager, users can filter points of interest to specific types of data, such as reviewing the location of all camera locations across a site.

Ultimately, this tool enables a lower overall cost for maintaining the maps and ensures that individuals onsite are empowered to request changes as soon as they happen.

Access to the Map Data Manager and authority to request map updates is maintained by the contracting School District, private school administration or public safety agency. The number of users is unlimited.

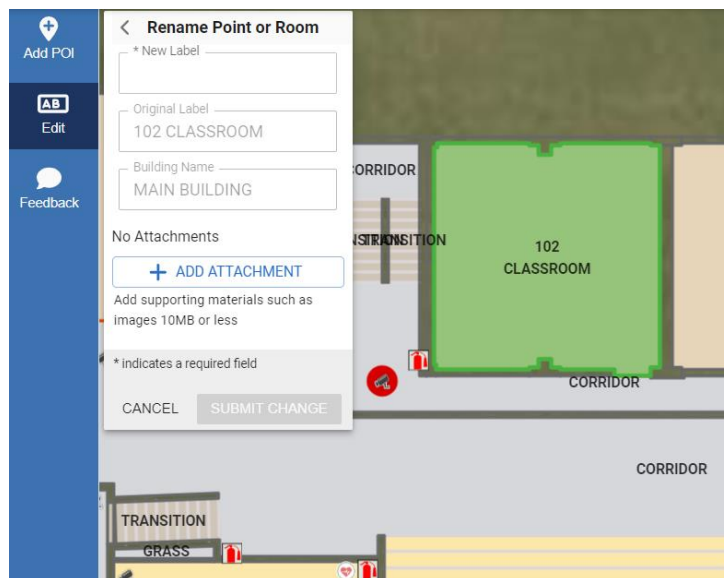


Figure 2 - Rooms and Points of Interest can be relabeled directly by the customers for efficient availability of updates to public safety.

GeoComm School Map Viewer

GeoComm School Map Viewer is a web-based application that end users can employ to view and interact with the School Map, which enables schools to take advantage of the GIS data in the School Map.

Map Navigation

Users can navigate to specific indoor maps using a building selector with a list of sites and facilities, or by panning around the map to a specific location. The specific floor displayed is driven by the floor selector. Unlike a static PDF, GeoComm school maps enable dynamic display, with layers and labels being shown and hidden at specific zoom levels to ensure readability and utility of the data.

Users have options to display the data over background layers that include the Esri World Imagery Service and Open Street Maps.

Search and Filter

Users can query the map using the Search function to quickly identify and highlight the locations of key aspects of the School Map Data. This includes:

- Site Names
- Room Numbers and Names
- Point of Interest types

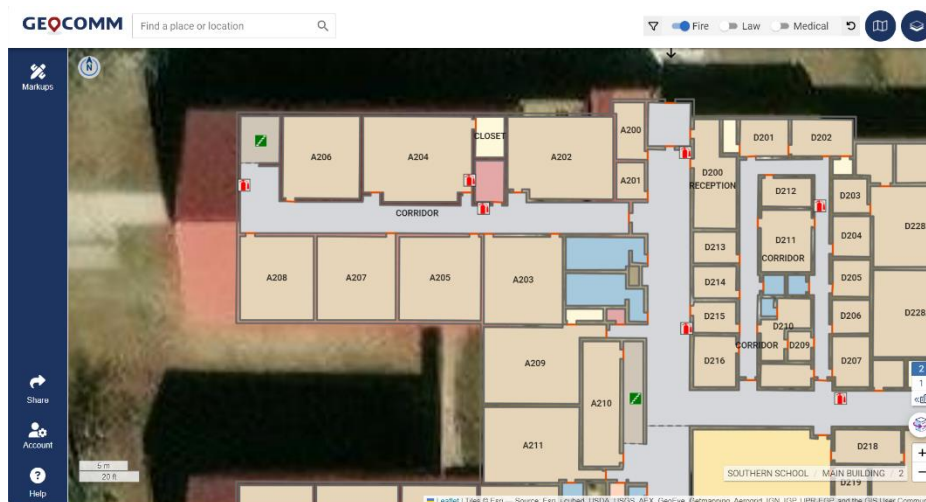


Figure 3- Filter the GIS data by response type.



Figure 4 - Query the GIS data to quickly display the correct sites, rooms, and points of interest.

When a query result is displayed, the user can see additional information about that data. For example, a query for a room name will also display the building name, floor level, and wing.

Filtering points of interest helps ensure that School Maps have all the details they need yet can be adjusted to only display the information needed for specific situations. In the Map Viewer, the filter is set up by response type to allow a one-click filter for points that are relevant for Fire, Law, and Medical responses.

Shared Markup

Shared Markup is used to share geographic locations along with notes and attachments. Any data added as Shared Markup is visible to all other users of the Map Viewer, which enhances situational awareness for all users. Examples of how this function can be used includes:

- Adding images of key areas of the building, such as a photo of an exterior entrances
- Marking safety equipment that needs to be repaired, such as a door lock that is improperly working
- Marking the location of hazards, such as a wasp nest
- Marking temporary information for events, such as the location of a soccer match onsite or a temporary barrier that is set up

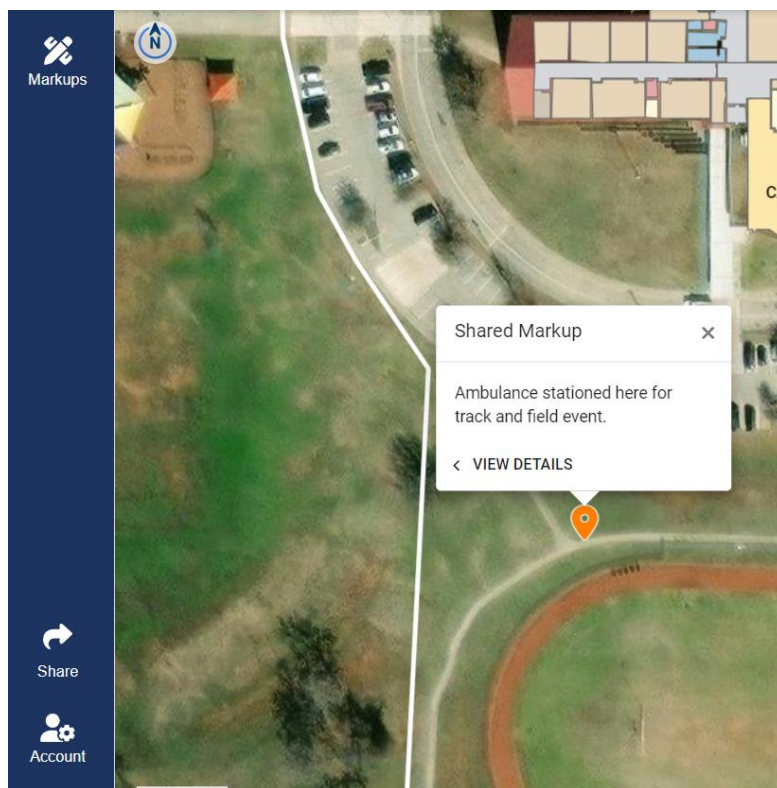


Figure 5- Example shared markup showing the location of an ambulance stationed for an event.

It is up to the customer to decide on their Standard Operating Procedure on how the Shared Markup is used by the onsite teams.

The list of users who have access to the School Map Viewer is maintained by the contracting public safety agency or school district to ensure secure access only to authorized users. The number of users is unlimited.

Optional Services

GeoComm offers optional services to assist with successful use of the data. These services are designed to ensure accurate floor plan outputs, and accessibility of indoor mapping to all facilities.

Floor Plan Verification

When the Floor Plan Verification service is selected, GeoComm will work on the school site to verify submitted floor plan data and ensure that the final map accurately reflects features in and around the building.

During verification, the most common items that the team notes onsite include:

- Changes to entrance and exit labels
- Room label changes
- Notation of additional spaces
- Small scale mobile LiDAR scans for multi-room remodels
- Additional points of interest

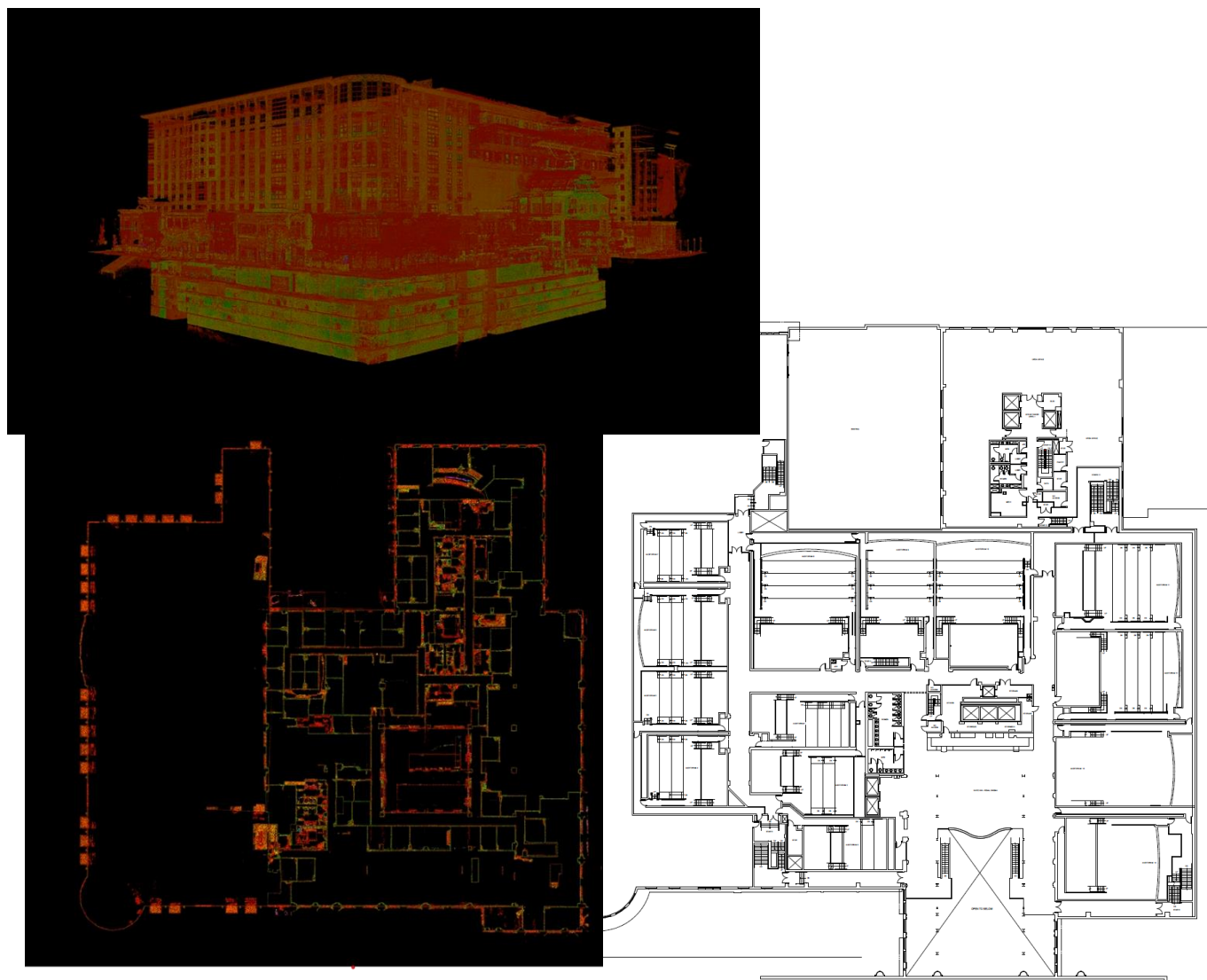
The full list of points of interest and building details that will be collected onsite is listed in the School Maps Specification section, which will expand to meet local grant requirements, as noted in the Deliverables and Grant Requirements section. A few examples of items not typically included in the original floor plans are fire extinguishers and AEDs.

Instead of opting for this service, customers can lower project costs by choosing to use the School Map Data Manager to verify and submit changes to the map.

Floor Plan Creation

When there are no current or accurate digital floor plan resources available, the customer can select the Floor Plan Creation service.

GeoComm will use on-site LiDAR scanning and other available technology to create an accurate floor plan that will be converted to an indoor map. During data collection, GeoComm uses photo attribution to identify Public Safety point of interest locations that will be applied to the map data.



Optional: GeoComm School Safety Overview - Advanced

The Advanced Subscription for GeoComm School Safety includes the following additional components to further enhance situational awareness with additional data points.

Add Incidents:

Users can indicate the location of incidents at school sites and add additional information such as notes and photos. When an incident is resolved, further information like resolution notes, and resolution date/time can be added.

For specific types of incidents, the feature includes a Threat Assessment tool based on data from the Joint Council for Anti-Terrorism. This tool shows safe and mandatory evacuation distances and displays those as layers on the map.

When an incident is created, the system automatically uses the indoor dataset to create a dispatchable location for the incident, which is a complete address with sub-address elements that public safety can use to reach an incident as quickly as possible.

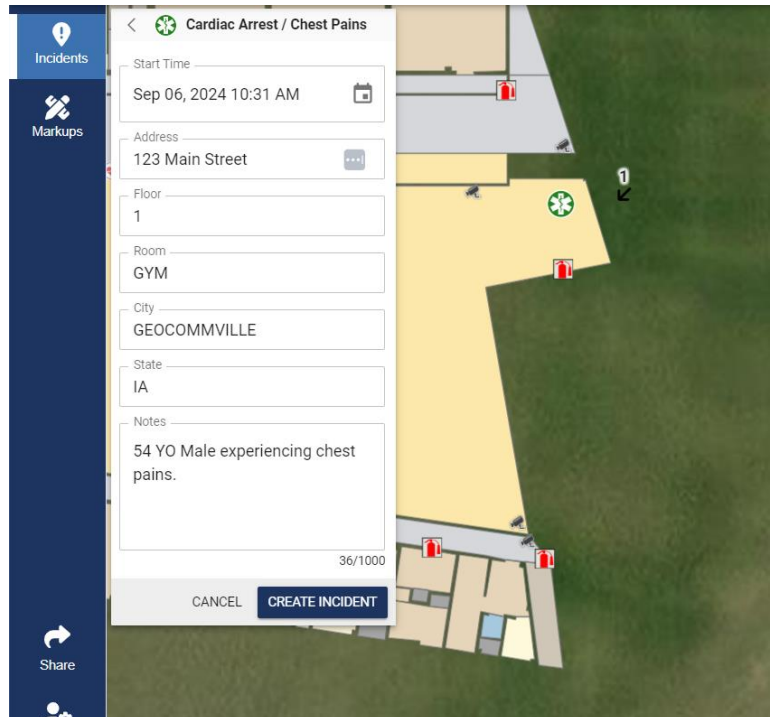


Figure 6- Displaying incident location on the Map Viewer.

9-1-1 Integration (optional):

With participation from local 9-1-1 authorities, the Advanced Map Viewer supports displaying the location of 9-1-1 calls that were placed within mapped sites. This enables onsite safety staff, including SROs to be made aware of incidents occurring in the school to improve response time for all types of emergencies.

With this integration and available 3D location data from the 9-1-1 call, the user can open Vertical Location Services to see a 3D view of the 9-1-1 caller location against a display of the 3D building shell.

This location data in 2D and 3D serves to enhance the situational awareness of onsite responders during emergencies.

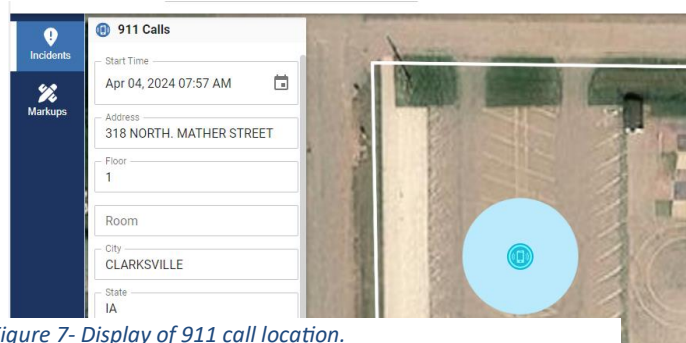


Figure 7- Display of 911 call location.

System Onboarding & Data Delivery

The activities conducted for fulfilling a School Safety implementation include:

- Project Implementation Meeting
- Data Collection
- Complete Onsite Services
- Implementation of Applications
- Map Delivery
- School Safety Subscription Services

Project Implementation Meeting

After contract signing, GeoComm's assigned project manager will contact the primary contact for the customer to set up a project implementation meeting. During the meeting, GeoComm will review the project deliverables and timeline, and review customer responsibilities to ensure a successful project.

Data Collection

GeoComm uses the Indoor Map Gateway for secure data collection of floor plans that will be used for data conversion. Requirements are available here: www.geocomm.com/legal.

For configuration of the Gateway, GeoComm will provide:

- Usernames and passwords
- Upload instructions and instructional video access

Through the system, customers upload files for each floor of each building that will be converted into a School Map. When the Floor Plan Creation Service is contracted, data collected onsite will be used for the School Map build, but out of date or low-quality source materials can still be uploaded for reference.

Onsite Services (when contracted)

When either Floor Plan Creation Service or Floor Plan Verification Service are selected, GeoComm will coordinate with the customer for the onsite service activities. Onsite contacts for each site will be the main resource for scheduling activities. The expectation is that the entirety of each onsite service will be conducted in one trip with each site being within 30 miles of another site, unless otherwise specified before contract signing.

Software Implementation

Implementation for the Map Viewer and Map Data Manager begins as soon as the first School Map Builds are completed. GeoComm will set up an individual with the Twin Falls School

District - ID as an administrator on the account, who can assign additional users and administrators, add users to the system, and assign permissions. Access to specific school maps can be restricted by site.

GeoComm staff will conduct administrative training and Map Data Manager Training as well as training on the use of Map Viewer and Map Data. The best practice will be to assign and include super-users, who can then train other users in the customer organization.

Ongoing Training

GeoComm will make available written and video training resources to ensure successful use of the Map Viewer and Map Data Manager. All users of School Safety will also be invited to participate in regular training webinars throughout their subscription period.

School Map Build and Delivery

Files suitable for conversion will be converted into an indoor map after the files are submitted through the Indoor Map Gateway. Specific requirements on the files that can be used are described in the Customer Responsibilities section.

School Maps will be attributed with room number or name and public safety points of interest based on provided source files, as specified in the School Map Specifications section.

Before delivery to the customer and publication to the Public Safety Content Library, all school maps are reviewed with internal automated and manual quality control processes to ensure accuracy and utility of the data.

Data Delivery

Upon Map Build completion, School Maps will be made available in the Map Viewer and Map Data Manager.

Additionally, School Maps will be published to the Public Safety Content Library to be accessible via the Indoor Maps API in a GeoJSON or Vector Tile format.

A highlighted integration that provides secure indoor map access is through the RapidSOS Unite, a free software program available to Public Safety Answering Points (PSAPs), also known as 9-1-1 Centers, that is used in communities across the United States.

If requested, completed indoor maps can be delivered in a file. Supported formats are:

- MMPK
- File geodatabase
- PDF

When a PDF is exported for printing, the scale of the display will be based on the extent of the facility footprint. A PDF export of a complete site map is not included in the scope of service.

School Safety Subscription Services

GeoComm School Safety subscriptions begin when the School Map Build is completed.

For the term of the active subscriptions, GeoComm customer support and Terms of Use are outlined here: www.geocomm.com/legal. Customers own the data contained within the school map, and they agree to license the data to GeoComm or authorized public safety third party app providers for distribution to local first responders and public safety agencies.

GeoComm School Safety subscription includes the following services:

- School Safety Application Support and Training
- School Maps Features Updates
- Public Safety Content Library
- File Updates
- Indoor Maps Data and Platform Updates
- Data Integrity Measures

A description of each service is provided below.

School Safety Application Support and Training

- Technical support is available for the School Map Viewer and the School Map Data Manager. Support terms and a contact form for our support team is available here: [School Safety Technical Support - GeoComm : GeoComm](#)
- Access to ongoing training, including support videos, support manuals, and live training webinars

School Maps Features Updates

- The customer may request changes to any indoor map features during their active subscription period via the School Map Data Manager or by submitting updated source materials.
 - Monthly changes to room labels and/or room names
 - Monthly changes or additions to locations of public safety structures
 - Monthly changes to structural features, including interior remodels

Public Safety Content Library

- Distribution to Public Safety via the Public Safety Content Library will continue throughout the subscription period.

File Updates

- During the subscription period, GeoComm will deliver an updated file on an up to quarterly basis if changes within the building are made and additional file delivery has been requested.
 - Supported file formats are listed in the Data Delivery section above.

Indoor Maps Data and Platform Updates

- GeoComm will perform data/platform updates to ensure high availability of the public safety grade Indoor Maps Data. Software and security updates will be regularly performed to ensure the data and platform remain highly available.

Data Integrity Measures

- School Maps services include data integrity processes and procedures to ensure an accurate map is available to public safety. The policy is maintained and communicated to the primary contact for the building(s) periodically.

Indoor Maps Subscription Exclusions

- School Maps services are limited to those described above. Subscriptions include relocation of internal walls and additions of new floor spaces but does not include a complete rebuild of a school or new school buildings.
- When over 50% of an interior space is remodeled across an entire building, it is considered a complete rebuild and requires a year one subscription for those schools.
- Additional spaces, such as new schools, district offices, or other spaces that need to be mapped but are not in the original scope would also require a new year one subscription to be mapped.

Customer Responsibilities

It is requested that Twin Falls School District - ID provide the following general project support:

- Provide pertinent project information and documentation as requested, including a specific list of buildings on each campus
- Assign a project coordinator who will be available for communication throughout the project and can assist lining up customer resources and activities
- To ensure the project proceeds on schedule, the customer agrees to provide the required resources, review deliverables, and confirm acceptance of completed work within the agreed-upon timelines. Delays in meeting these responsibilities may result in adjusted project timelines and/or additional costs.

In addition to the general project support above, Twin Falls School District - ID will be responsible for providing the following project specific resources that meet requirements for each resource type:

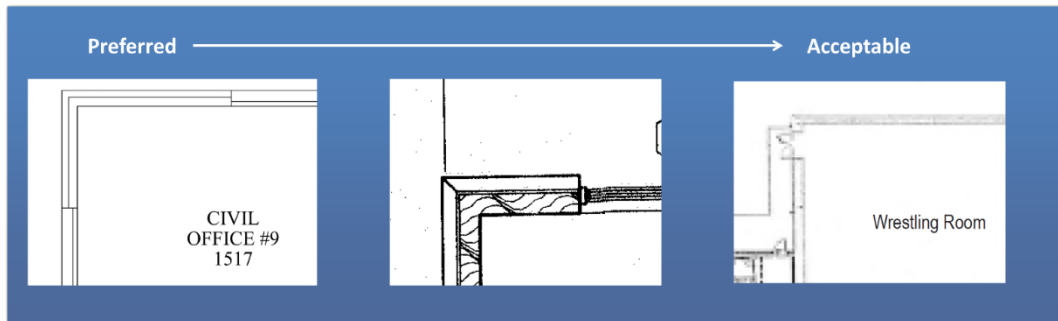
- Identify users for the GeoComm School Map Data Manager and provide names and email addresses to GeoComm.
- Identify an administrator for the School Map Viewer and School Map Data Manager accounts, including a name and an email address.
- Provide digital source files meeting the following minimum requirements. Examples of acceptable and unacceptable source materials are copied below.
- DWG or other AutoCAD based file
 - CAD drawings must include all levels and features to be included in the final build.
 - A CAD World File or Projection information should be provided if one exists; if not, the CAD DWG will be georeferenced to the best available aerial imagery for the building.
 - PDF files created from AutoCAD or other engineering software which are drawn to scale and show all building lines/features to be digitized.
 - Scanned PDF files or photos taken of floor plans are often not of high quality and are typically distorted, so they are not a preferred resource.
- Digital source files are needed for every floor of the building that is to be included in the map deliverable, except for sites that require the Floor Plan Creation Service.
 - Digital source files should have labels for rooms and exits if that data should be included in the output. In the event labels are absent from a room in the PDF, and no additional resource is supplied, no label will be populated for the room by GeoComm unless the customer selects the Floor Plan Verification. Those labels can be added later via the Map Data Manager during customer verification or the subscription period. Absence of labels will not inhibit the build of the Indoor Map.
 - PDF or CAD floor plans must have locations and labels of public safety features, such as AEDs, fire extinguishers, etc., at time of delivery to be included in the data conversion. If they are absent, those items can be added via the Map Data Manager.
 - If the image or source file is not suitable for processing, the source file will be returned. A few examples that could cause this include blurry or inaccurate images, or if the image is an artistic rendering. GeoComm may require a new or updated source file before the project commences, or the site may need to be added to the

scope for Floor Plan Creation Service. Adding to the Floor Plan Creation Service scope may add costs to the project.

- For all resources provided to GeoComm, the customer represents that they own and/or have a royalty-free, perpetual, irrevocable, worldwide, non-exclusive right and license to use, license, reproduce, modify, adapt, publish, translate, create derivative works from, and distribute.
- The assigned account administrator will use an admin portal to manage access to the School Map Viewer or School Map Data Manager, including assigning additional users and administrators, adding users to the system, and assign permissions. Access to specific school maps can be restricted by site.
- Twin Falls School District - ID will identify super-users that will field questions and basic support questions from users of the applications and conduct internal training and support. The super users will be expected to be the primary contacts for GeoComm technical support. Super-users can be the same individuals as the account administrators.
- Identify Standard Operating Procedures for use of the Map Viewer and Map Data Manager, such as expectations for the types of shared markup to be added and viewed by users.
- When the Floor Plan Verification Service or Floor Plan Creation Service is not selected for any particular sites, and onsite verification with a walk through is required due to funding regulations, schedule and implement Floor Plan Verification using the School Map Data Manager. This includes:
 - A walkthrough identifying required points of interest locations.
 - Adding new names for rooms and entrances that have been renamed or not indicated in the original digital source materials.
 - Mark locations and indicate structural changes to the school map.
- Engage with local first responders on applications compatible with the GeoComm Indoor Map.
- If the Advanced subscription for School Safety is selected:
 - Facilitate communication with the local PSAP to discuss implementation of technology to forward 911 data. A data sharing agreement will be required between GeoComm and the local PSAP.
- Upon project completion, sign project completion certificate that attests:
 - Indoor map builds are accepted as built.
 - All deliverables agreed to have been satisfied.
- Review, understand, and agree to the Indoor Maps terms of service found here: <https://indoor.content.geocomm.cloud/termsofservice>

Examples of Acceptable and Unacceptable Source Materials

Acceptable Source Materials



Unacceptable Source Materials



Pricing

Prices are valid for a period of 90 days.

Total does not include sales tax. Applicable taxes will be determined upon contract signing.

Twin Falls School District - ID is responsible for paying all sales taxes.

GeoComm School Safety Solution

Description	Total
One Time Fee	
GeoComm School Safety Solution, standard subscription: Year 1 Subscription – includes School Map Build, GeoComm School Map Viewer Subscription, GeoComm School Map Data Manager Subscription	\$39,712
One-Time Fee Total:	\$39,712
Notes: Pricing is based on 100% of schools in the Twin Falls School District - ID providing digital floor plan resources prior to the school safety map build. Changes in percentage of resources available will require an updated quote. Customer will be provided with an opportunity to review and accept final indoor builds before project completion. Pricing does not include Floor Plan Verification Services or Floor Plan Creation Services. If additional services are requested, a new quote will be provided. Pricing is subject to increases at the sole discretion of GeoComm annually as a result in changes in market conditions including the Consumer Price Index and inflation. Notice of price increase would be provided at least 30 days prior to the start of each contract year.	

Advanced School Safety Solution

Description	Total
Year One Subscription	
GeoComm School Safety Solution: Advanced Map Viewer subscription: Year 1 Subscription – includes School Map Build, GeoComm School Map Viewer Subscription, GeoComm School Map Data Manager Subscription, and advanced features in Map Viewer as described in that section of the proposal	\$55,236
One-Time Fee Total:	
\$55,236 Notes: Pricing is based on 100% of schools in the Twin Falls School District - ID providing digital floor plan resources prior to the school safety map build. Changes in percentage of resources available will require an updated quote. Customer will be provided with an opportunity to review and accept final indoor builds before project completion. Pricing does not include Floor Plan Verification Services or Floor Plan Creation Services. If additional services are requested, a new quote will be provided. Pricing is subject to increases at the sole discretion of GeoComm annually as a result in changes in market conditions including the Consumer Price Index and inflation. Notice of price increase would be provided at least 30 days prior to the start of each contract year.	

Attachment A – Site List

Site Name	Site Address
BICKEL ELEMENTARY SCHOOL	607 2ND AVENUE EAST, TWIN FALLS, ID
BRIDGE ACADEMY	616 EASTLAND DRIVE, TWIN FALLS, ID
CANYON RIDGE HIGH SCHOOL	300 NORTH COLLEGE ROAD WEST, TWIN FALLS, ID
HARRISON ELEMENTARY SCHOOL	600 HARRISON STREET, TWIN FALLS, ID
I B PERRINE ELEMENTARY SCHOOL	452 CASWELL AVENUE WEST, TWIN FALLS, ID
LINCOLN ELEMENTARY SCHOOL	238 BUHL STREET NORTH, TWIN FALLS, ID
MAGIC VALLEY HIGH SCHOOL	512 MAIN AVENUE NORTH, TWIN FALLS, ID
MORNINGSIDE ELEMENTARY SCHOOL	701 MORNINGSIDE DRIVE, TWIN FALLS, ID
OREGON TRAIL ELEMENTARY SCHOOL	660 PARK AVENUE, TWIN FALLS, ID
ROBERT STUART MIDDLE SCHOOL	644 CASWELL AVENUE WEST, TWIN FALLS, ID
ROCK CREEK ELEMENTARY	850 FEDERATION ROAD, TWIN FALLS, ID
SAWTOOTH ELEMENTARY SCHOOL	1771 STADIUM BOULEVARD, TWIN FALLS, ID
SNAKE RIVER JUVENILE DETENTION	2515 WRIGHT AVENUE, TWIN FALLS, ID
SOUTH HILLS MIDDLE SCHOOL	1550 HARRISON STREET, TWIN FALLS, ID
TWIN FALLS HIGH SCHOOL	1615 FILER AVENUE EAST, TWIN FALLS, ID
TWIN FALLS VIRTUAL SCHOOLHOUSE	201 MAIN AVENUE WEST, TWIN FALLS, ID
VERA C O'LEARY MIDDLE SCHOOL	2350 ELIZABETH BOULEVARD, TWIN FALLS, ID



Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: Wendy Davis, Parks and Recreation Director, Matthew Hicks

DISCUSSION

Request:

Request for Council input regarding proposed changes to City Code Title 8-3: Public Parks

Time Estimate:

Allow approximately 15 minutes for presentation, questions and discussion

Background:

The Police Department and the Parks Department have been working with the City Attorney to update language in the park code to address camping in parks. Additionally, the Parks Department has consulted with the Parks and Recreation Commission and the Police Department to develop language to address E bikes on the city's trail systems. The attached document outlines the identified changes as a result of this work.

In order to address E-bikes on the trails, staff concluded that it would be best to add language to address behavior on the trails rather than trying to limit the type of E-bikes allowed. The definition has been expanded to include different types of battery-powered devices, including all classes of E-bikes and electric scooters. Emphasis is placed on the ability for all allowed electric devices to be human-powered. Traffic regulations now reflect the new definitions of vehicles and bicycles, and a new section was added to behavior in parks to define and prohibit reckless behavior on trails.

The changes to the camping section seek to better define camping and outline appropriate behavior in the parks. This was accomplished through adjusting the definitions of loitering and boisterousness and an extensive expansion of the camping section.

Finally, the penalty section was changed to make park violations an infraction to begin with escalating to a misdemeanor, then separates Camping, giving it a different penalty from park infractions. Enforcement language now aligns with other code changes to place the appeal process with the city manager instead of City Council.

Approval Process:

No approval required

Budget Impact:

There is no budget impact associated with this proposal.

Regulatory Impact:

Upon receiving Council consent, staff will return with an ordinance.

History:

N/A

Analysis:

N/A

Conclusion:

The city Attorney, the Police Department, and the Parks Department have reviewed the proposed changes. The Parks and Recreation Commission has also reviewed the changes and all recommend council support these changes.

Attachments:

1. Public Parks 8-3-6 Proposed Rewrite (Changes Shown)

CHAPTER 3
PUBLIC PARKS

8-3-1: TITLE:

This chapter shall be known and may be cited as the TWIN FALLS CITY ORDINANCE REGULATING CONDUCT IN PUBLIC PARKS. (Ord. 1920, 1-2-1979)

8-3-2: DEFINITIONS:

For the purposes of this chapter the following terms, phrases, words and their derivations shall have the meanings given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

CITY: The city of Twin Falls.

DIRECTOR: A person immediately in charge of any park area and its activities, and to whom all park attendants of such area are responsible.

PARK: A park, reservation, playground, trail, swimming pool, beach, recreation center or any other area in the city, owned or used by the city, and devoted to active or passive recreation.

PERSON: Any person, firm, partnership, association, corporation, company or organization of any kind.

VEHICLE: ~~Any wheeled conveyance, whether motor powered, animal drawn, or self-propelled. The term shall include any trailer in tow of any size, kind or description. Exception is made for baby carriages and vehicles in the service of the city parks. (Ord. 1920, 1-2-1979; amd. Ord. 2735, 9-16-2002)~~ Any device, structure, or conveyance used for transporting individuals, goods, or equipment within or through park grounds. This encompasses various modes of propulsion and specifically distinguishes among:

- **Motorized Vehicles:** Includes automobiles, motorcycles, trucks, all-terrain vehicles (ATVs), golf carts, go-carts, dune buggies, hover boards, and any other conveyance equipped with a combustion engine or electric motor primarily intended for roadway or off-road travel designed for recreational or competitive driving, not intended for use on park trails or paths due to their potential environmental impact and safety risks.
- **Electric Bicycles Class 1, 2 and 3:** Human powered bicycles with an integrated electric motor to assist propulsion.

- **Electric Scooters:** Stand-up scooters powered by an electric motor, typically up to 20 mph.
- **Monowheels and Other Devices:** Single-wheel transport devices and other similar electric personal mobility devices like hoverboards and electric skateboards, complying with specific speed and usage limits.
- **Non-Motorized Vehicles:** Includes traditional bicycles, skateboards, roller skates, and any manually powered wheeled equipment or devices.
- **Exclusions:**
 - **Mobility Devices:** Devices specifically designed to aid individuals with mobility impairments, such as wheelchairs and mobility scooters.
 - **Children's Play Vehicles:** Items like tricycles and non-electric scooters, restricted to designated play areas.
 - **Park Service Vehicles:** Vehicles operated by park staff or emergency personnel in the performance of their official duties.

8-3-5: TRAFFIC REGULATIONS:

No person, without the authorization of the director, in a park shall:

(...)

(E) Operation Confined To Roads: Drive any vehicle on any area except the paved roads or parking areas, or such other areas as may on occasion be specifically designated as temporary parking areas by the director.

1. Drive a motorized vehicle, or a vehicle that is not capable of being solely human powered, in any area of the Rock Creek Canyon Parkway or the Snake River Canyon Rim Trail System

(...)

(G) ~~Bicycles~~ Non-motorized vehicles, E-Bikes, Electric Scooters, Monowheels and other devices:

1. Confined To Roads: ~~Ride a bicycle~~ Operate a non-motorized vehicle, e-bike or other device on other than a paved vehicular road or path designated for that purpose. ~~A bicyclist~~ Users shall be permitted to wheel or push a bicycle by hand over any grassy area or wooded trail or on any paved area reserved for pedestrian use.

8-3-6: RECREATION ACTIVITIES:

No person in a park shall:

1 (...)

2 (D) Hunting And Firearms: Hunt, trap or pursue wildlife at any time. No person shall use,
3 carry or possess loaded firearms of any descriptions, or air rifles, spring guns, bow and
4 arrows, slings or any other form of weapons potentially inimical to wildlife and dangerous
5 to human safety, or any instrument that can be loaded with and fire blank cartridges, or any
6 kind of trapping device for the purpose of hunting, trapping, or pursuing wildlife, provided
7 that it shall be lawful for police officers or other duly authorized officers while on duty to
8 use and carry firearms. It is ~~also provided~~ lawful for authorized licensed animal control
9 officer or state or federal wildlife officer to hunt or trap in any park area. Provided further
10 that this provision does not apply to lawful use, possession and transportation of firearms
11 on designated firing ranges or the possession or carrying of firearms as allowed by state
12 law when done without the intent to hunt, trap, or pursue wildlife. Shooting into park areas
13 from beyond park boundaries is forbidden.

14 (...)

15 (F) ~~Camping: Camp without prior permission of the director. Permission shall be limited~~
16 ~~to organized groups who will be~~ Camping: No camping is allowed without the director's
17 prior permission. Permission is limited to organized groups that are given a designated
18 area for camping. For the purposes of this ordinance, "camping" shall be defined as any of
19 the following (subsections 1 through 4):

20 1. Use of City Parks and Public Spaces for Living Accommodations:

- 21 a. Utilizing city parks or public spaces for living accommodations or
22 habitation purposes through the use of temporary or permanent
23 structures, equipment, or facilities.

24 2. Structures and Equipment:

- 25 a. Erecting, maintaining, or occupying any structure, tent, shelter, vehicle, or
26 other enclosure to serve as a dwelling, sleeping quarters, or place of
27 living.

28 3. Typical Activities Indicating Camping:

- 29 a. Engaging in activities commonly associated with residency, such as:
30 i. Setting up beds, mattresses, sleeping bags, or other sleeping
31 facilities.
32 ii. Cooking or preparing meals consistent with prolonged occupation.
33

34 4. Time and Presence:

- 35
36 a. Sleeping or remaining in parks or public spaces during hours when they
37 are ordinarily closed.
38 b. Leaving personal belongings unattended for extended periods, suggesting
39 habitation or intent to occupy.
40

1 5. Exceptions:

- 2
- 3 a. Officially sanctioned events or activities specifically permitted by the city,
- 4 which may allow temporary overnight stays or the erection of temporary
- 5 structures.
- 6

7 6. Purpose of Definition:

- 8
- 9 a. This definition is intended to ensure city parks and public spaces remain
- 10 accessible, clean and secure for all residents and visitors by preventing
- 11 unauthorized occupation and use for living purposes.
- 12

13 8-3-7: BEHAVIOR IN PARKS:

14 No person in a park shall:

15 (...)

16 (B) Fireworks And Explosives: In accordance with Twin Falls City Code 6-9-1 and 6-9-2,

17 ~~Brought Bring~~ or have in ~~his~~ their possession, or set off or otherwise cause to explode or

18 discharge or burn, any ~~firecrackers, torpedo, rocket or other fireworks~~ dangerous

19 fireworks, fireworks, safe and sane fireworks or explosives or inflammable material, or

20 discharge them or throw them into any such area from land or highway adjacent thereto.

21 This prohibition includes any substance, compound, mixture, or article that in conjunction

22 with any other substance or compound would be dangerous from any of the foregoing

23 standpoints. (Ord. 2735, 9-16-2002)

24 (...)

25 (E) Loitering And Boisterousness: Engage in any conduct, alone or in a group, that

26 results in disturbance or interference with the normal use of the park by others. Stand, sit

27 or lie in a manner that blocks or restricts the passage of others or remain in a public park

28 without a clear purpose for an extended period of time that disturbs or interferes with

29 normal use of the park by others. ~~Engage Behave~~ in loud, boisterous, threatening, abusive,

30 insulting manner; ~~or-use~~ indecent language, or engage in any unlawful conduct or criminal

31 activity or in any way commit a violation or breach of the peace.

32 (...)

33 (J) Reckless Behavior on Trails: Engage in conduct which poses or could reasonably

34 pose a significant risk of injury to oneself or others, or damage to the trail and its

35 environment. This includes but is not limited to:

- 36 • Operating any vehicle, bicycle, skateboard, scooter, monowheel or similar
- 37 conveyance at speeds or in a manner that is unsafe, considering the condition of the
- 38 trail, traffic, or visibility.

- Operating a vehicle that cannot be propelled solely by human power
- Engaging in activities such as racing, aggressive stunt riding, or intentionally causing harm to flora, fauna, or the trail infrastructure.
- Using the trail under the influence of alcohol or drugs in a way that impacts control and safety.

8-3-10: PENALTY:

Any person violating any of the provisions of this chapter, with the exception of 8-3-6(F) Camping, shall be deemed guilty of an infraction and shall be assessed a fixed penalty of one hundred dollars (\$100.00), excluding court costs and fees. A second and any subsequent conviction for a violation of the provisions of this chapter within one (1) year shall constitute a misdemeanor, punishable by imprisonment in a county jail not exceeding six (6) months, or by a fine not exceeding one thousand dollars (\$1,000.00), or by both. ~~Any person violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in an amount not exceeding three hundred dollars (\$300.00) or be imprisoned in the county jail for a period not exceeding six (6) months, or be both so fined and imprisoned.~~ The penalty for any person violating the provisions of 8-3-6(F) Camping, shall be deemed guilty of an infraction and shall be assessed a fixed penalty of ten dollars (\$10.00). Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder. (Ord. 1920, 1-2-1979)

8-3-11: ENFORCEMENT:

(A) Officials: Police officers, the director, and park attendants, or duly authorized representatives of the director, shall enforce the provisions of this chapter.

(B) Ejectment: A police officer, any park attendant, the director, or their duly authorized representative, shall have the authority to eject from the park any person acting in violation of this chapter. Any person ejected from the park who has not been previously ejected during the preceding three hundred sixty five (365) days shall leave promptly and peaceably and shall not return to the park for any reason for a period of one week from the day of their ejectment. Any person ejected from the park who has been previously ejected during the preceding three hundred sixty five (365) days shall be served a no trespass order by the police, and shall leave promptly and peaceably and shall not return to the park for any reason for a period of one year after the day of their ejectment. Any person charged with committing a crime at any park shall be barred from returning to the park during the pendency of criminal charges, and for a period of one year following the incident if the person pleads guilty or is found guilty of any criminal offense as a result of the charge.

Any person aggrieved by the decision to eject or bar them from a park may appeal such decision to the city ~~council~~ manager within seven (7) days. The appeal to the city ~~council~~

1 [manager](#) must be in writing and must set forth the reasons therefor why the person should
2 not be denied entrance to the park. The city council shall set the time and place for a
3 hearing a reasonable period of time subsequent to the applicant's written notice. Notice of
4 such hearing shall be personally served upon the person, or mailed postage prepaid to the
5 person at his last known address, at least three (3) days prior to the date of the hearing.
6 The order of the city ~~council~~ [manager](#) shall be final.

DRAFT



Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to adopt Ordinance #O-2025-020 for Rezoning and Zoning Development Agreement on property located at 807 Wendell St.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On May 13th, 2025, the Planning and Zoning Commission sent a positive recommendation to the City Council for the Zoning Development Agreement, Zoning District Change, and Zoning Map Amendment change from R-2 to R-4 ZDA.

On June 16th, 2025, City Council heard, deliberated and approved the Zoning Development Agreement, Zoning District Change, and Zoning Map Amendment Change for property located 807 Wendell St, as requested by the applicant.

Approval Process:

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.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2025-020_ 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 on approval of Ordinance 2025-020, *I move that we approve Ordinance 2025-020 as presented*

Budget Impact:

N/A

Regulatory Impact:

The passing of this ordinance will change the zoning district of the property and new rules will apply to this property in regards to land use and other development criteria.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Zoning Development Agreement, Zoning District Change, and Zoning Map Amendment process.

Attachments:

1. O-2025-020 PZ25-0002

ORDINANCE NO.O-2025-020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **REZONING** CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, Sid Lezamiz has made application for rezoning of property located at 807 Wendell St; City of Twin Falls, and an amendment of the revised Area of Impact and Comprehensive Plan Land Use Map; and

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 13th day of May, 2025, to consider the Zoning Designation and necessary Zoning & Planning Map amendment upon a rezone of the real property below described, and an amendment to the revised area of Impact and Comprehensive Plan Land Use Map; and,

WHEREAS, the City Planning & Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 16th day of June 2025.

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

SECTION 1. The following described real property located at 807 Wendell St is the subject of a Zoning District Change and Zoning Map amendment from R-2 to R-4 ZDA.

Legal Description - The East 167 feet of Lot 9 of Quilici Heights Subdivision, according to the official plat thereof, filed in Book 6 of Plats at Page(s) 53, Official Records of Twin Falls County, Idaho.

"Exhibit A"-Zoning Development Agreement

SECTION 2. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same area hereby amended to reflect the rezoning designation of the real property above described.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____

EXHIBIT A

807 Wendell Street Housing Project

ZDA DEVELOPMENT COMMITMENT

Pursuant to All Parts of the Planning Exhibit

This ZDA Development Commitment is made and entered into this 23 day of June 2025 by and between the CITY OF TWIN FALLS, STATE OF Idaho, a municipal corporation hereinafter called "City" and Sid Lezamiz hereinafter call "Developer" for the purpose of developing 15 townhouse style units on property located generally at 807 Wendell Street and more specifically described in the Legal Description.

Legal description of the property is: See Exhibit 1

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-4:5 R4 Residential Medium Density.

(1) Use Regulations:

(A) Permitted Uses: Dwelling-multiple household (5 units or more)

(B) Special Uses: None requested

(C) Prohibited Uses: None requested

(2) Property Development Standards:

(A) Lot Occupancy: Modified As Follows: Lot area not to exceed 15 units on the 1.6-acre parcel or eight units on .593 acres and 7 units on .593 acres

(B) Building height: Not requested.

(C) Yards: Modified as follows: Street setback no Change requested

(D) Access: Will be from Robins and Lawrence.

(E) Parking: Will be garage parking with a parking space tandem outside for 10 of the units and carport parking that is also tandem for the additional 5 units.

(3) Other Site development Criteria – if applicable

(A) Building Elevations: Project to be Constructed in accordance with the Building Elevations Provided with This Agreement.

(4) Architectural Standards: The buildings will be constructed by the developer and/or its successors and assigns in accordance with the building elevations included with this application.

(5) Project Phasing: is intended to be built out in two phases. Infrastructure will be built in the first phase. Infrastructure to include:

- a. Replacement and relocation of the irrigation ditch presently along Robbins and Wendell Street, would be diverted to the northeast portion of the

property as suggested by the Twin Falls Canal Company and installed to their standard.

- b. Construction of underground water Retention Pit Parallel to Wendell Street and one parallel to the new Alley way along the west of the property.
- c. Installation of curb, gutter, sidewalks along Wendell and Lawrence Streets.
- d. Reconstruct Wendell Street to the centerline of the road which meets City of Twin falls Collector Street standards.
- e. Reconstruction of Residential Street, Lawrence Street to the centerline of the road which meets City of Twin falls Residential Street standards.
- f. Reconstruct Robbins St. to meet City of Twin Falls Alley standards with minimum width of 24 feet.
- g. Construction of alley along west boundary of property providing loading for units and their perspective garages. This will be maintained by the owner.

Ruth Pierce, Mayor

Date _____

STATE OF IDAHO

)ss.

County of Twin Falls

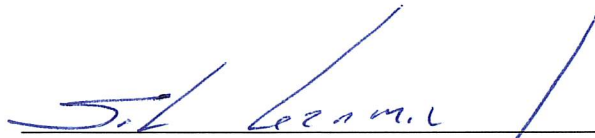
On this _____ day of _____ 2025, before me, the undersigned, a Notary Public for the State of Idaho, personally appeared **Ruth Pierce, Mayor of the City of Twin Falls**, known to me to be the person whose name is) subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of the City of Twin Falls,

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public

Residing at _____

Commission expires _____



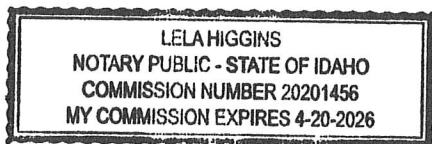
Sid Lezamiz Jr.

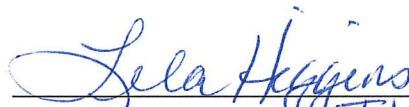
STATE OF IDAHO)ss.

County of Twin Falls)

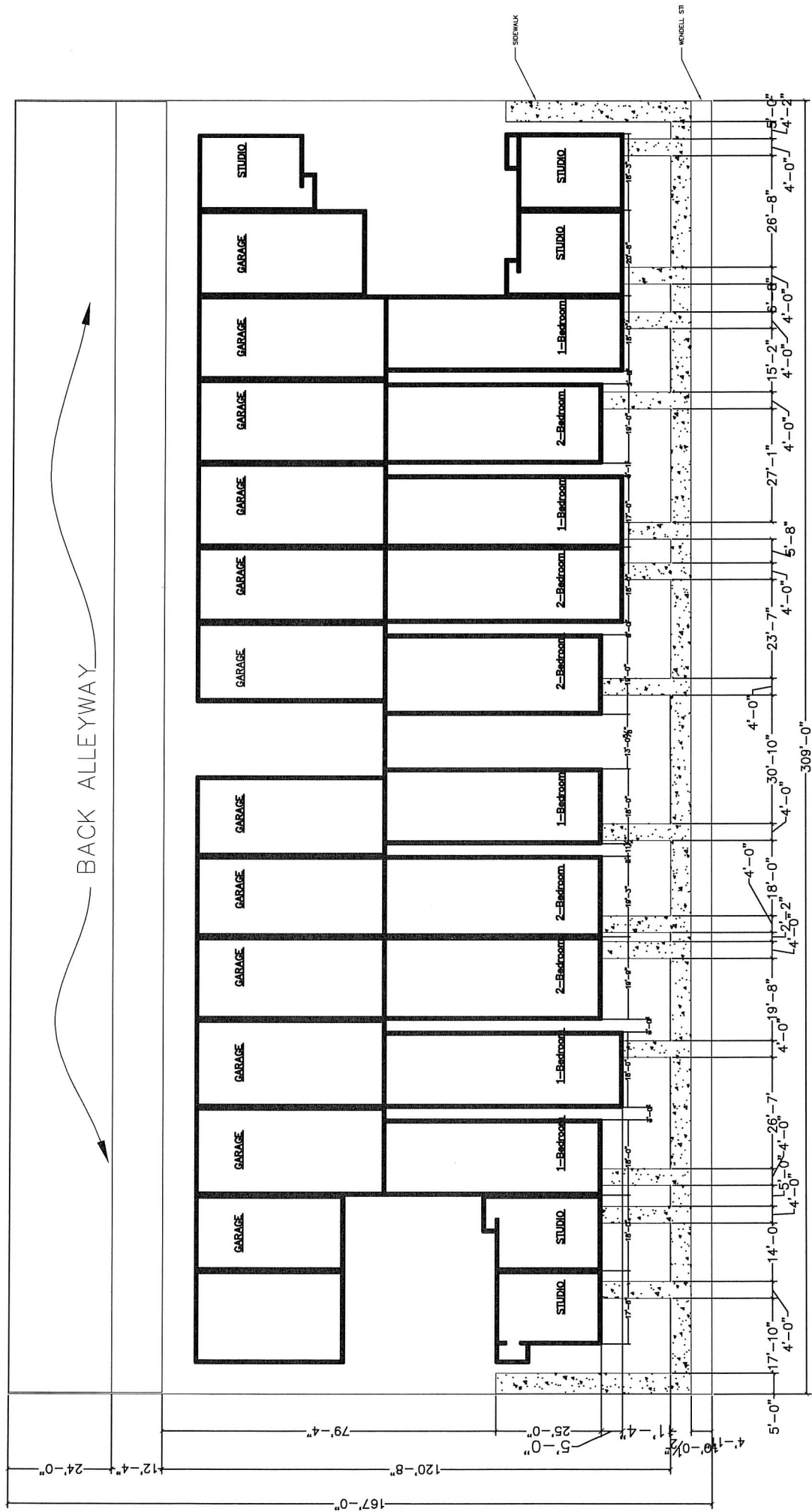
On this 3rd day of July 2025, before me, the undersigned, a Notary Public for the State of Idaho, personally appeared Sid Lezamiz Jr., known or identified to me to be the president, or vice president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporations, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.





Notary Public for Idaho
Residing at Twin Falls
commission expires: 4/20/2026



Wendell Street





Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to adopt Ordinance #O-2025-021 for Rezoning of property located the 900 block of Falls Ave W.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On June 10, 2025, the Planning and Zoning Commission sent a positive recommendation to the City Council for the Zoning Development Agreement, Zoning District Change, and Zoning Map Amendment change from R-2 NCO PUD to R-6 ZDA.

On July 14, 2025, City Council heard, deliberated and approved the Zoning Development Agreement, Zoning District Change, and Zoning Map Amendment Change on property located at the 900 block of Falls Ave W, as requested by the applicant.

Approval Process:

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.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2025-021_ 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 on approval of Ordinance 2025-021: *I move that we approve Ordinance 2025-021 as presented*

Budget Impact:

N/A

Regulatory Impact:

The passing of this ordinance will change the zoning development agreement and zoning district of the property and new rules will apply to this property in regards to land use and other development criteria.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the Zoning Development Agreement, Zoning District Change, and Zoning Map Amendment process.

Attachments:

1. O-2025-021 PZ25-0039

ORDINANCE NO.O-2025-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **REZONING** CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, Grandview Farms, LLC has made application for rezoning of property located at the 900 Block of Falls Ave W; City of Twin Falls, and an amendment of the revised Area of Impact and Comprehensive Plan Land Use Map; and

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 10th day of June, 2025, to consider the Zoning Designation and necessary Zoning & Planning Map amendment upon a rezone of the real property below described, and an amendment to the revised area of Impact and Comprehensive Plan Land Use Map; and,

WHEREAS, the City Planning & Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 14th day of July, 2025.

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

SECTION 1. The following described real property located at the 900 Block of Falls Ave W is the subject of a Zoning District Change and Zoning Map amendment from R-2 NCO PUD to R-6 ZDA.

"Exhibit A"-Legal Description

"Exhibit B"-Zoning Development Agreement

SECTION 2. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same area hereby amended to reflect the rezoning designation of the real property above described.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other

developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20____

EXHIBIT 'A'
LEGAL DESCRIPTION
REZONE

BEING BLOCK 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MEADOW WEST SUBDIVISION, A PUD",
RECORDED DECEMBER 18, 2017 AS INSTRUMENT NO. 2017-020414 IN THE OFFICE OF THE COUNTY RECORDER
OF TWIN FALLS COUNTY, SAID MAP BEING A PORTION OF THE N2 NE4 OF SECTION 7, TOWNSHIP 10 SOUTH,
RANGE 17 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 AS SHOWN ON SAID MAP;
THENCE, ALONG THE EAST BOUNDARY OF THE NE4 OF SAID SECTION 7, SOUTH 00°28'07" WEST 84.42 FEET;
THENCE, LEAVING SAID EAST BOUNDARY, NORTH 89°31'53" WEST 46.00 FEET TO A POINT ON THE WEST
BOUNDARY OF SAID BLOCK 1 AND BEING THE REAL POINT OF BEGINNING;
THENCE, ALONG THE BOUNDARY OF SAID BLOCK 1, SOUTH 00°28'07" WEST 461.33 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 45°28'07" WEST 28.38 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT
HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 16°14'54", AN ARC DISTANCE OF 35.45
FEET AND A LONG CHORD THAT BEARS SOUTH 80°28'49" WEST 35.33 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 72°21'23" WEST 106.34 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, ALONG THE ARC OF TANGENT CURVE TO THE RIGHT HAVING A
RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 20°05'38", AN ARC DISTANCE OF 26.30 FEET AND A
LONG CHORD THAT BEARS SOUTH 82°24'12" WEST 26.17 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 87°32'59" WEST 329.68 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, ALONG THE ARC OF TANGENT CURVE TO THE RIGHT HAVING A
RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 65°19'07", AN ARC DISTANCE OF 85.50 FEET AND A
LONG CHORD THAT BEARS NORTH 54°53'26" WEST 80.95 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 22°13'52" WEST 150.43 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, ALONG THE ARC OF TANGENT CURVE TO THE RIGHT HAVING A
RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 22°22'04", AN ARC DISTANCE OF 29.28 FEET AND A
LONG CHORD THAT BEARS NORTH 11°02'50" WEST 29.09 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 00°08'12" EAST 349.37 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 46°39'07" EAST 29.02 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 86°49'58" EAST 162.55 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 82°17'27" EAST 340.96 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 86°49'58" EAST 108.89 FEET;
THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 43°10'55" EAST 19.55 FEET TO SAID REAL POINT OF
BEGINNING.

CONTAINING APPROXIMATELY 7.98 acres.
END OF DESCRIPTION

Exhibit B

Meadow West Apartments, a ZDA

An R6, Residential Zoning Development Agreement

This Zoning Development Agreement (ZDA) is made and entered into this ____ day of _____, 202__, by and between the City of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and Grandview Farms, LLC (hereinafter called "Developer") for the purpose of developing Multi-family Residential Uses on property located West of Grandview Drive North and South of Falls Avenue West, known as Meadow West Apartments, a ZDA.

NOW THEREFORE:

1. All future development, improvements, and uses shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 6; R6, Residential Multi-Household District or as amended, and all references to other sections therein including the following deviations:

2. R6, Residential Multi-Household District modified to include the following:

10-4-6.3: Property Development Standards:

(D) Building Height: No building shall exceed forty two feet (42') in height.

(H) Off Street Parking:

1. Each residential dwelling shall have a minimum of two (2') off street parking spaces. Garage spaces shall be counted towards the total required off street parking.

Developer: Grandview Farms, LLC, an Idaho
limited liability company
Gary Wolverton, Jr., Manager

City: City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303-1907

"CITY"
CITY OF TWIN FALLS

By: _____
Mayor

ATTEST:

City Clerk

"DEVELOPER"
Grandview Farms, LLC, an Idaho
limited liability company

By: _____
Gary Wolverton, Jr., Manager

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 202__ before
me, a Notary Public for said County and State, personally appeared _____,
and _____, known or identified to me, to be the Mayor and City
Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed said instrument, and
acknowledged to me that such City executed the same.

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

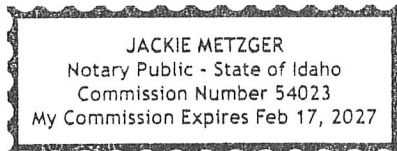
Residing at _____

Commission Expires: _____

STATE OF Idaho)
County of Twin Falls)

On this 30th day of September, 2025 before me, a Notary Public for said County and State, personally appeared Gary Wolverton, Jr., known or identified to me, to be the Manager of the limited liability company, whose name is subscribed to the within instrument, and acknowledged to me that the limited liability company executed the same.

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



[Signature]
Residing at Twin Falls, ID

Commission Expires: 02/17/2027

OWNER:
GRANDVIEW FARMS, LLC
c/o GARY WOLVERTON JR.
P.O. BOX 5179
TWIN FALLS, ID 83303
(208) 736-9294

PARKING:
REQUIRED: 312 SPACES (BASED ON 96 1 & 2 BEDROOM
UNITS AND 45 3 BEDROOM UNITS)
PROVIDED: 315 TOTAL SPACES (72 OF WHICH ARE GARAGE
SPACES)

LANDSCAPING:
REQUIRED (10% OF SITE PER R6 ZONING REQUIREMENTS):
= 34,778 SF
LANDSCAPING EXCEEDS AREA REQUIREMENTS

SETBACKS:
BUILDING SETBACKS TO BE AS FOLLOWS:
FRONT YARD: 62' FROM FALLS CL
80' FROM GRANDVIEW CL
70' FROM PROPERTY LINE

SIDE YARD: 5'
REAR YARD: 15'
LAYOUT MEETS OR EXCEEDS REQUIREMENTS

PLAT AMENDMENT - SITE EXHIBIT C
for
MEADOW WEST APARTMENTS

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PRELIMINARY	
SEARCHED	INDEXED
SERIALIZED	FILED
APR 1 1973	
FBI - NEW YORK	
EXHIBIT C	



12-Plex Front Elevation



12-Plex Rear Elevation

(6-Plex Similar to ½ 12-Plex)



Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to adopt Ordinance #O-2025-022 for Vacation on property located within Block 18 of the Perrine Point Subdivision.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On August 12, 2025, the Planning and Zoning Commission recommended approval of this request.

On September 15, 2025, the City Council conducted a Public Hearing on this item. At the conclusion of the Public Hearing and deliberation, the City Council approved the vacation request.

Approval Process:

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.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2025-022 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 on approval of Ordinance 2025-022: *I move that we approve Ordinance 2025-022 as presented*

Budget Impact:

N/A

Regulatory Impact:

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the plat or in other recorded documents. This area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the vacation process.

Attachments:

1. O-2025-022 PZ25-0080

ORDINANCE NO. O-2025-022

Supersedes Instrument # 2024-000641 and 2025-000609

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF
TWIN FALLS, IDAHO, **VACATING THE EASEMENT ADJACENT TO
PERRINE COURT, (LOTS 5-7, a portion of Lot 8, and Lots 9
through 13 of Block 18), AND PERRINE COURT RIGHT OF WAY OF**
THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR VESTING
OF TITLE TO THE PROPERTY SO VACATED.

WHEREAS, Tres Gringos, LLC c/o Gerald Martens has made application for vacation of the easement adjacent to Perrine Court, the lots, and Perrine Court right of way, on property located within Block 18 of the Perrine Point Subdivision; in the City of Twin Falls; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a hearing as required by law on the 12th day of August, 2025, to consider the vacation of the easement adjacent to Perrine Court, the lots, and Perrine Court right of way, on property located within Block 18 of the Perrine Point Subdivision; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, The City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 15th day of September, 2025.

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

SECTION 1. That vacation of the easement adjacent to Perrine Court, the lots, and Perrine Court right of way, on property located within Block 18 of the Perrine Point Subdivision within the following described real property is hereby VACATED:

EXHIBIT "A" - Legal Description

EXHIBIT "B" - Map

SECTION 2. That title to the real property by this Ordinance vacated shall revert to the adjoining property owner as described below:

Titlefact, INC. - Trustee for the benefit of
Tres Gringos, LLC
PO Box 5179
Twin Falls, ID 83303

SECTION 3. That the City Clerk immediately upon passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's Office

for indexing and recording, in the same manner as other instruments affecting the title to real property, as required by Idaho Code 50-1324(2).

PASSED BY THE CITY COUNCIL _____, 20__

SIGNED BY THE MAYOR _____, 20__

MAYOR

ATTEST:

Deputy City Clerk

PUBLISH: _____, _____, 20__

Exhibit "A"
Legal Description
A Portion of Perrine Point Subdivision (Block 18)
Twin Falls County, Idaho

Being all of Lots 5 through 7, a portion of Lot 8, Lots 9 through 13, Block 18 and Perrine Court as shown on that certain map entitled "Perrine Point Subdivision", recorded May 14, 2008 as Instrument No. 2008-010805 in the office of the County Recorder of Twin Falls County, more particularly described as follows:

Beginning at the Southeast corner of said Lot 13 and being the REAL POINT OF BEGINNING;

Thence, along the South Boundary of said Lots 12 and 13, North $86^{\circ}12'50''$ West 234.86 feet to the Southwest corner of said Lot 12;

Thence, along the West Boundary of said map, North $00^{\circ}11'08''$ West 460.78 feet;

Thence, leaving said West Boundary, North $89^{\circ}48'52''$ East 90.04 feet;

Thence, South $43^{\circ}03'18''$ East 13.56 feet to a point on the Right-of-Way Boundary of said Perrine Court;

Thence, along said Right-of-Way Boundary, along the arc of a non-tangent curve to the right having a radius of 50.00 feet, through a central angle of $79^{\circ}53'31''$, an arc distance of 69.72 feet and a long chord that bears North $86^{\circ}53'27''$ East 64.21 feet to a point on the Boundary of said Lot 5;

Thence, along said Boundary of lot 5, North $36^{\circ}50'12''$ East 121.64 feet to a point on the Western Right-of-Way Boundary of Creekside Way as shown on said map;

Thence, along said Western Right-of-Way Boundary, South $28^{\circ}58'14''$ East 4.26 feet;

Thence, continuing along said Western Right-of-Way Boundary, along the arc of a non-tangent curve to the right having a radius of 218.00 feet, through a central angle of $32^{\circ}45'24''$, an arc distance of 124.63 feet and a long chord that bears South $12^{\circ}35'32''$ East 122.94 feet;

Thence, continuing along said Western Right-of-Way Boundary, South $03^{\circ}47'10''$ West 444.76 feet to said REAL POINT OF BEGINNING.

Containing approximately 2.81 acres.

Excepting therefrom an "Irrigation, Utility & Drainage Easement" as shown on said map, comprised of three (3) Parcels, more particularly described as follows:

Parcel 1

Being a portion of Lots 8 through 12, Block 18 as shown on said map, more particularly described as follows:

Beginning at the Southwest corner of said Lot 12 and being the REAL POINT OF BEGINNING;
Thence, along the West Boundary of said Block 18, North 00°11'08" West 460.78 feet;
Thence, leaving said West Boundary, North 89°48'52" East 15.00 feet to a point on the East line of said "Irrigation, Utility & Drainage Easement";
Thence, along said East Line, South 00°11'08" East 461.82 feet to a point on the South Boundary of said Lot 12;
Thence, along said South Boundary, North 86°12'50" West 15.04 feet to said REAL POINT OF BEGINNING.

Parcel 2

Being a portion of Lot 13, Block 18 as shown on said map, more particularly described as follows:

Beginning at the Southeast corner of said Lot 13 and being the REAL POINT OF BEGINNING;
Thence, along the South Boundary of said Lot 13, North 86°12'50" West 20.00 feet to a point on the East line of said "Irrigation, Utility & Drainage Access Easement";
Thence, along said East Line, North 03°47'10" East 115.00 feet to a point on the Northern Boundary of said Lot 13;
Thence, along said Northern Boundary, along the arc of a non-tangent curve to the right having a radius of 20.00 feet, through a central angle of 90°00'00", an arc distance of 31.42 feet and a long chord that bears South 41°12'50" East 28.28 feet to a point on the East Boundary of said Lot 13;
Thence, along said East Boundary, South 03°47'10" West 95.00 feet to said REAL POINT OF BEGINNING.

Parcel 3

Being a portion of Lots 5 through 7, Block 18 as shown on said map, more particularly described as follows:

Beginning at the Northern corner of said Lot 5 and being the REAL POINT OF BEGINNING;
Thence, along the East Boundary of said Lot 5, South 28°58'14" East 4.26 feet;
Thence, continuing along said East Boundary, along the arc of a tangent curve to the right having a radius of 218.00 feet, through a central angle of 32°45'24", an arc distance of 124.63 feet and a long chord that bears South 12°35'32" East 122.94 feet;
Thence, along said East Boundary and the East Boundary of said Lots 6 and 7, South 03°47'10" West 259.76 feet to a point on the Southern Boundary of said Lot 7;
Thence, along said South Boundary, along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of 90°00'00", an arc distance of 31.42 feet and a long chord that bears

South 48°47'10" West 28.28 feet to a point on the East line of said "Irrigation, Utility & Drainage Access Easement";
Thence, along said East Boundary, North 03°47'10" East 279.76 feet;
Thence, continuing along said East Boundary, along the arc of a tangent curve to the left having a radius of 198.00 feet, through a central angle of 31°22'59", an arc distance of 108.45 feet and a long chord that bears North 11°54'19" West 107.10 feet to a point on the Northwestern Boundary of said Lot 5;
Thence, along said Northwestern Boundary, North 36°50'12" East 21.99 feet to said REAL POINT OF BEGINNING.

Subject to Irrigation, Utility & Drainage Easement, more particularly described as follows:

Being a portion of Perrine Court as shown on said map, more particularly described as follows:

Commencing at the Southeast corner of Lot 13, Block 18 as shown on said map;

Thence, along the East Boundary of said Lot 13, North 03°47'10" East 95.00 feet to a point on the South Right-of-Way Boundary of said Perrine Court and being the REAL POINT OF BEGINNING.

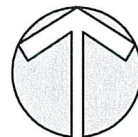
Thence, along said South Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of 90°00'00", an arc distance of 31.42 feet and a long chord that bears North 41°12'50" West 28.28 feet;

Thence, leaving said South Right-of-Way Boundary, North 03°47'10" East 50.00 feet to a point on the North Right-of-Way Boundary of said Perrine Court;

Thence, along said North Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of 90°00'00", an arc distance of 31.42 feet and a long chord that bears North 48°47'10" East 28.28 feet to a point on the West Right-of-Way Boundary of Creekside Way as shown on said map;

Thence, along said West Right-of-Way Boundary, South 03°47'10" West 90.00 feet to said REAL POINT OF BEGINNING.

End of Description



NORTH

Located In
A Portion of
Block 18
Perrine Point Subdivision
In
S² SE⁴, Section 6
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2025



Line Table

LINE #	BEARING	DISTANCE
L1	S28°58'14"E	4.26'

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	79°53'31"	50.00'	69.72'	64.21'	41.87'	S86°53'27"W
C2	32°45'24"	218.00'	124.63'	122.94'	64.07'	N12°35'32"W

0 50 100 200

SCALE IN FEET

EXHIBIT "B"
PORTION OF BLOCK 18 VACATION
TWIN FALLS, IDAHO



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

JOB NO.: 080-08
DESIGN
DRAWN
DATE DEC. 2023
SCALE SHOWN
Sheet No.: 1



Date: Monday, October 27, 2025
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to adopt Ordinance #O-2025-023 for Vacation on property located within Block 4 and Magic Road right of way, located within the Perrine Point Subdivision.

Time Estimate:

Approximately five (5) minutes for presentation and questions.

Background:

On August 12, 2025, the Planning and Zoning Commission recommended approval of this request.

On September 15, 2025, the City Council conducted a Public Hearing on this item. At the conclusion of the Public Hearing and deliberation, the City Council approved the Vacation request.

Approval Process:

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.

Suggested motion language if dispensing the rules: *I move that we dispense with the reading rules and place Ordinance 2025-023_ 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 on approval of Ordinance 2025-023: *I move that we approve Ordinance 2025-023 as presented*

Budget Impact:

N/A

Regulatory Impact:

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the plat or in other recorded documents. This area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

History:

N/A

Analysis:

N/A

Conclusion:

As directed by Council, staff has prepared an ordinance to finalize the vacation process.

Attachments:

1. O-2025-023 PZ25-0081

ORDINANCE NO.O-2025-023

Supersedes Instrument #2024-000640 and 2025-000610

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, VACATING THE EASEMENT ADJACENT TO MAGIC ROAD, (LOTS 1 through 14, and TRACT B of Block 4), AND MAGIC ROAD RIGHT OF WAY OF THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR VESTING OF TITLE TO THE PROPERTY SO VACATED.

WHEREAS, Tres Gringos, LLC c/o Gerald Martens has made application for vacation of the easement adjacent to Magic Road, the lots and Tract B located within Block 4 and Magic Road right of way, located within the Perrine Point Subdivision; in the City of Twin Falls; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a hearing as required by law on the 12th day of August, 2025, to consider the vacation of the easement adjacent to Magic Road, the lots and Tract B located within Block 4 and Magic Road right of way, located within the Perrine Point Subdivision; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, The City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 15th day of September, 2025.

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

SECTION 1. That vacation of the easement adjacent to Magic Road, the lots and Tract B located within Block 4 and Magic Road right of way, located within the Perrine Point Subdivision; the following described real property is hereby VACATED:

EXHIBIT "A" - Legal Description

EXHIBIT "B" - Map

SECTION 2. That title to the real property by this Ordinance vacated shall revert to the adjoining property owner as described below:

Titlefact, INC. - Trustee for the benefit of
Tres Gringos, LLC
PO Box 5179
Twin Falls, ID 83303

SECTION 3. That the City Clerk immediately upon passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's Office

for indexing and recording, in the same manner as other instruments affecting the title to real property, as required by Idaho Code 50-1324(2).

PASSED BY THE CITY COUNCIL _____, 20____

SIGNED BY THE MAYOR _____, 20____

MAYOR

ATTEST:

Deputy City Clerk

PUBLISH: _____, _____, 20____

Exhibit "A"
Legal Description
A Portion of Perrine Point Subdivision (Block 4)
Twin Falls County, Idaho

Being all of Block 4 and a portion of Magic Road as shown on that certain map entitled "Perrine Point Subdivision", recorded May 14, 2008 as Instrument No. 2008-010805 in the office of the County Recorder of Twin Falls County, more particularly described as follows:

Commencing at the centerline intersection of Falls Avenue West and Silver Creek Way as shown on said map;
Thence, along said centerline of Falls Avenue West, North $86^{\circ}12'50''$ West 45.00 feet;
Thence, leaving said centerline, North $03^{\circ}47'10''$ East 44.00 feet to a point on the South Boundary of said Block 4 and being the REAL POINT OF BEGINNING;
Thence, along the South Boundary of said, Block 4, North $86^{\circ}12'50''$ West 772.08 feet;
Thence, continuing along said South Boundary, along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of $90^{\circ}49'31''$, an arc distance of 31.70 feet and a long chord that bears North $40^{\circ}48'04''$ West 28.49 feet to a point on the West Boundary of said Block 4;
Thence, along said West Boundary and its Northern prolongation, North $04^{\circ}36'41''$ East 152.99 feet to a point on the Northern Right-of-Way Boundary of said Magic Road;
Thence, along said Northern Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of $90^{\circ}49'31''$, an arc distance of 31.70 feet and a long chord that bears South $40^{\circ}48'04''$ East 28.49 feet;
Thence, continuing along said Northern Right-of-Way Boundary, South $86^{\circ}12'50''$ East 89.17 feet;
Thence, continuing along said Northern Right-of-Way Boundary, along the arc of a tangent curve to the left having a radius of 475.00 feet, through a central angle of $28^{\circ}38'35''$, an arc distance of 237.46 feet and a long chord that bears North $79^{\circ}27'53''$ East 234.99 feet;
Thence, continuing along said Northern Right-of-Way Boundary, North $65^{\circ}08'36''$ East 153.87 feet;
Thence, continuing along said Northern Right-of-Way Boundary, along the arc of a tangent curve to the right having a radius of 525.00 feet, through a central angle of $28^{\circ}38'35''$, an arc distance of 262.45 feet and a long chord that bears North $79^{\circ}27'53''$ East 259.73 feet;
Thence, continuing along said Northern Right-of-Way Boundary, South $86^{\circ}12'50''$ East 66.31 feet;
Thence, continuing along said Northern Right-of-Way Boundary, along the arc of a tangent curve to the left having a radius of 20.00 feet,

through a central angle of $90^{\circ}00'00''$, an arc distance of 31.42 feet and a long chord that bears North $48^{\circ}47'10''$ East 28.28 feet to a point on the Western Right-of-Way Boundary of Silver Creek Way as shown on said map;

Thence, along said Western Right-of-Way Boundary and the East Boundary of said Block 4, South $03^{\circ}47'10''$ West 349.11 feet;

Thence, continuing along said East Boundary, along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 31.42 feet and a long chord that bears South $48^{\circ}47'10''$ West 28.28 feet to said REAL POINT OF BEGINNING.

Containing approximately 4.64 acres.

Excepting therefrom an "Irrigation, Utility & Drainage Easement" as shown on said map, more particularly described as follows:

Being a portion of Block 4 as shown on said map, more particularly described as follows:

Commencing at the centerline intersection of Falls Avenue West and Silver Creek Way as shown on said map;

Thence, along said centerline of Falls Avenue West, North $86^{\circ}12'50''$ West 45.00 feet;

Thence, leaving said centerline, North $03^{\circ}47'10''$ East 44.00 feet to a point on the South Boundary of said Block 4 and being the REAL POINT OF BEGINNING;

Thence, along the South Boundary of said, Block 4, North $86^{\circ}12'50''$ West 772.08 feet;

Thence, continuing along said South Boundary, along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of $90^{\circ}49'31''$, an arc distance of 31.70 feet and a long chord that bears North $40^{\circ}48'04''$ West 28.49 feet to a point on the West Boundary of said Block 4;

Thence, along said West Boundary, North $04^{\circ}36'41''$ East 62.99 feet to a point on the Northern Boundary of said Block 4;

Thence, along said Northern Boundary, along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of $75^{\circ}31'21''$, an arc distance of 26.36 feet and a long chord that bears North $42^{\circ}22'22''$ East 24.50 feet to a point on an Easement Line as shown on said map;

Thence, along said Easement Line, South $04^{\circ}36'41''$ West 82.35 feet;

Thence, continuing along said Easement Line, along the arc of a tangent curve to the left having a radius of 5.00 feet, through a central angle of $90^{\circ}49'31''$, an arc distance of 7.93 feet and a long chord that bears South $40^{\circ}48'04''$ East 7.12 feet;

Thence, continuing along said Easement Line, South $86^{\circ}12'50''$ East 264.62 feet;

Thence, continuing along said Easement Line, North 76°13'58" East 16.58 feet;
Thence, continuing along said Easement Line, South 86°12'50" East 496.66 feet;
Thence, continuing along said Easement Line, North 03°47'10" East 278.47 feet to a point on said North Boundary of Block 4;
Thence, along said Northern Boundary, along the arc of a non-tangent curve to the right having a radius of 20.00 feet, through a central angle of 75°31'21", an arc distance of 26.36 feet and a long chord that bears South 33°58'20" East 24.50 feet to a point on the Eastern Boundary of said Block 4;

Thence, continuing along said Eastern Boundary, South 03°47'10" West 259.11 feet;
Thence, continuing along said Eastern Boundary, along the arc of a tangent curve to the right having a radius of 20.00 feet, through a central angle of 90°00'00", an arc distance of 31.42 feet and a long chord that bears South 48°47'10" West 28.28 feet to said REAL POINT OF BEGINNING.

Subject to Irrigation, Utility & Drainage Easement, comprised of two (2) Parcels, more particularly described as follows:

Parcel 1

Being a portion of Magic Road as shown on said map, more particularly described as follows:

Commencing at the centerline intersection of Fieldstream Way and Magic Road as shown on said map;
Thence, along said centerline of Fieldstream Way, South 04°36'41" West 44.26 feet;
Thence, leaving said centerline, South 85°23'19" East 32.00 feet to a point on the East Right-of-Way Boundary of said Fieldstream Way and being the REAL POINT OF BEGINNING;
Thence, along said West Boundary, North 04°36'41" East 90.00 feet to a point on the North Right-of-Way Boundary of said Magic Road;
Thence, along said North Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of 75°31'21", an arc distance of 26.36 feet and a long chord that bears South 33°08'20" East 24.50 feet;
Thence, leaving said North Right-of-Way Boundary, South 04°36'41" West 51.28 feet to a point on the South Right-of-Way Boundary of said Magic Road;
Thence, along said South Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of 75°31'21", an arc distance of 26.36 feet and a long chord that bears South 42°22'22" West 24.50 feet to said REAL POINT OF BEGINNING.

Parcel 2

Being a portion of Magic Road as shown on said map, more particularly described as follows:

Commencing at the centerline intersection of Silver Creek Way and Magic Road as shown on said map;

Thence, along said centerline of Silver Creek Way, South $03^{\circ}47'10''$ West 45.00 feet;

Thence, leaving said centerline, North $86^{\circ}12'50''$ West 25.00 feet to a point on the West Right-of-Way Boundary of said Silver Creek Way and being the REAL POINT OF BEGINNING;

Thence, along the South Right-of-Way Boundary of said Magic Road, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of $75^{\circ}31'21''$, an arc distance of 26.36 feet and a long chord that bears North $33^{\circ}58'30''$ West 24.50 feet;

Thence, leaving said South Right-of-Way Boundary, North $03^{\circ}47'10''$ East 51.27 feet to a point on the North Right-of-Way Boundary of said Magic Road;

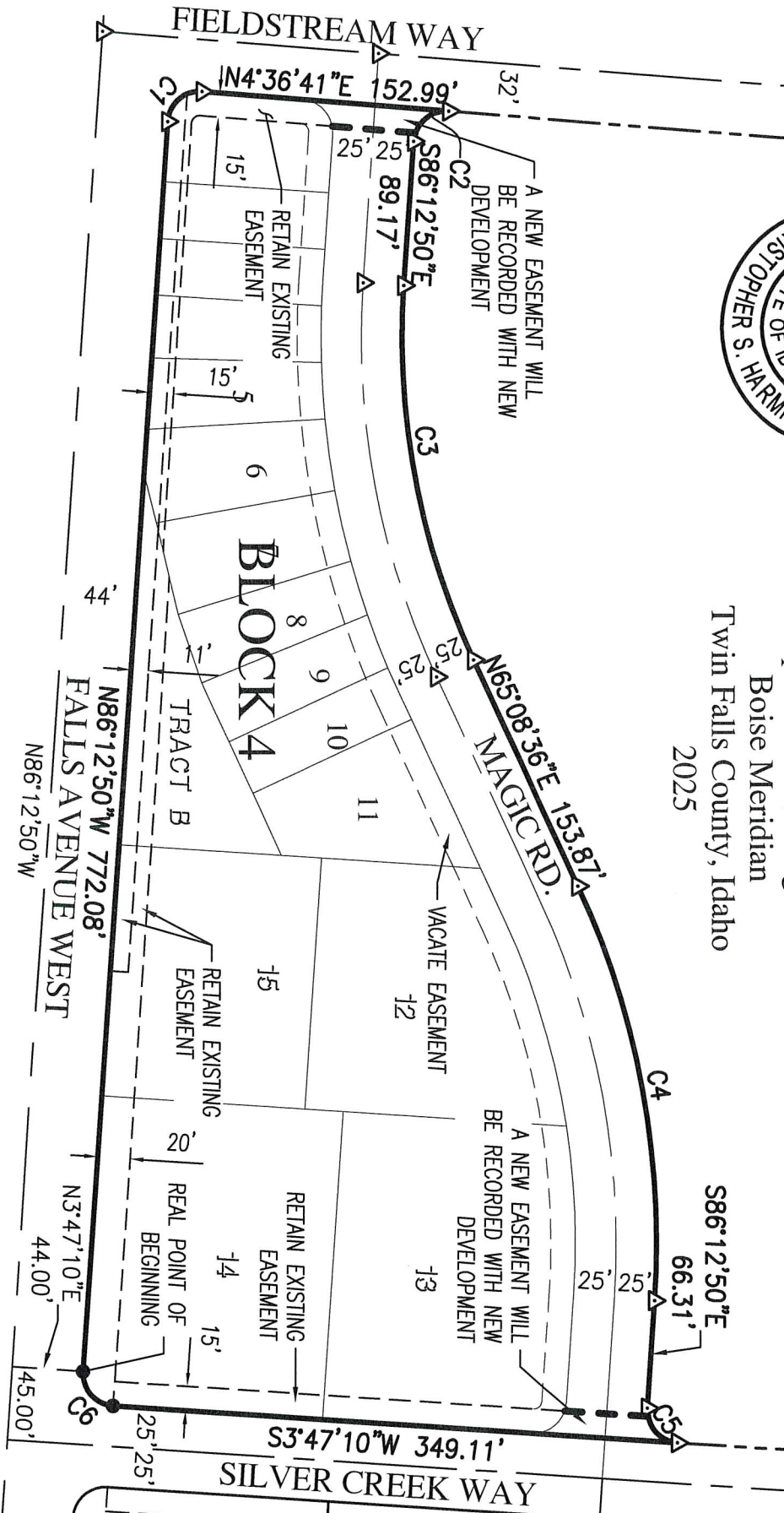
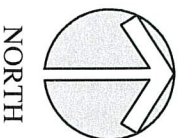
Thence, along the North Right-of-Way Boundary, along the arc of a non-tangent curve to the left having a radius of 20.00 feet, through a central angle of $75^{\circ}31'21''$, an arc distance of 26.36 feet and a long chord that bears North $41^{\circ}32'51''$ East 24.50 feet to a point on said West Right-of-Way Boundary of Silver Creek Way;

Thence, along said West Right-of-Way Boundary, South $03^{\circ}47'10''$ West 90.00 feet to said REAL POINT OF BEGINNING.

End of Description



Located In
A Portion of
Block 4
Perrine Point Subdivision
In
S² SE⁴, Section 6
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2025



SEE SHEET 2 FOR CURVE TABLE



SCALE IN FEET

EXHIBIT "B" BLOCK 4 & MAGIC ROAD VACATION TWIN FALLS, IDAHO



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehmine.com

JOB NO.:	080-08
DESIGN	
DRAWN	CSH
DATE	DEC. 2023
SCALE	SHOWN
Sheet No.:	080-08 Block 4

Located In
A Portion of
Block 4
Perrine Point Subdivision
In
S² SE⁴, Section 6
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2025

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	90°49'31"	20.00'	31.70'	28.49'	20.29'	S40°48'04"E
C2	90°49'31"	20.00'	31.70'	28.49'	20.29'	S40°48'04"E
C3	28°38'35"	475.00'	237.46'	234.99'	121.27'	N79°27'53"E
C4	28°38'35"	525.00'	262.45'	259.73'	134.03'	S79°27'53"W
C5	90°00'00"	20.00'	31.42'	28.28'	20.00'	N48°47'10"E
C6	90°00'00"	20.00'	31.42'	28.28'	20.00'	N48°47'10"E



EXHIBIT "B"
BLOCK 4 & MAGIC ROAD VACATION
TWIN FALLS, IDAHO

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com



Date: Monday, October 27, 2025
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for recommendation to City Council for a Vacation of alley on property located at 1600, 1608, 1638 2nd Ave E. c/o EHM Engineers, Inc on behalf of River Sound Investments, LLC (PZ25-0104).

Time Estimate:

Approximately 5-10 minute presentation with questions/comments to follow.

Background:

River Sound Investments, LLC requests to vacate a public alley located directly north of 1535 Kimberly Rd, situated between the Ritchey Subdivision Annex and Terry's Heating approximately 20' x 264'. The alley is located within a commercial zoning district and is adjacent to commercial and residential uses. The alley is currently unimproved, not used for through vehicular access, has not been maintained for public access, and does not have any utilities.

Approval Process:

Per City Code 10-16-1 Vacations require a public hearing before the Planning & Zoning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

Budget Impact:

N/A

Regulatory Impact:

A vacation refers to a legal process by which a public right-of-way is removed from public ownership and transferred to private ownership. Usually split down the middle and transferred to the abutting properties. This area will become subject to the current rules and regulations for taxes, zoning code compliance and development.

History:

Ritchey Subd Annex was platted in 1946 and includes the alley being proposed for vacation.

Analysis:

Access and Circulation

The vacation of the alley is not anticipated to negatively impact public access or traffic circulation in the area. All abutting lots maintain access to the alley, however the alley does not provide a necessary connection between public streets or access to any other public right-of-way.

Utilities and Infrastructure

The alley has not been used by the city for sewer or water. All other utility companies have been notified

of the request with no objections. There are no known utilities existing in the alley.

Comprehensive Plan

The comprehensive plan designates this area as commercial and the removal of an unused public alley would not negatively impact community needs currently or in the future. The vacation of the alley would allow for redevelopment or expansion opportunities on adjacent lots.

Conclusion:

On September 30, 2025 the commission made a recommendation for approval by a vote of 5-0. The Council, after holding a public hearing, is tasked to make a final decision on the request. The Council may approve, approve with conditions, or deny the request.

Attachments:

1. PZ25-0104 Vicinity Map
2. PZ25-0104 Zoning & FLU Map
3. PZ25-0104 Applicant Narrative
4. PZ25-0104 Applicant Exhibit
5. PZ25-0104 Utility Company Letters
6. PZC 09-30-25 Minutes



MAURICE ST

2ND AVE E

1515
KIMBERLY RD

1600 2ND
AVE E

1608 2ND
AVE E

2ND AVE E

1638 2ND
AVE E

1648 2ND
AVE E

1708 2ND
AVE E

Alley

1701
KIMBERLY RD

1719
KIMBERLY RD

1535
KIMBERLY RD

1605
KIMBERLY RD

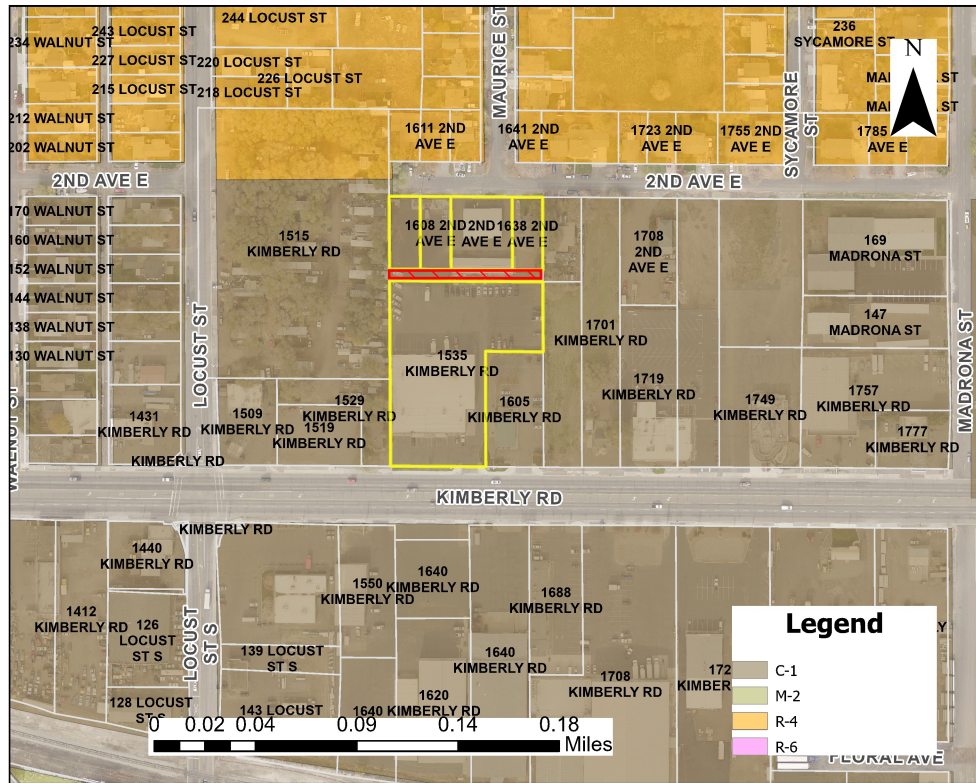
1529
KIMBERLY RD

1509
KIMBERLY RD

1519
KIMBERLY RD

KIMBERLY RD

ZONING MAP



Zoning

Current Zoning: C-1

Current Land Use Designation: Commercial

Proposed Land Use Designation: NA

Proposed Land Use: Vacation of Alley (Right of Way)

Surrounding Area

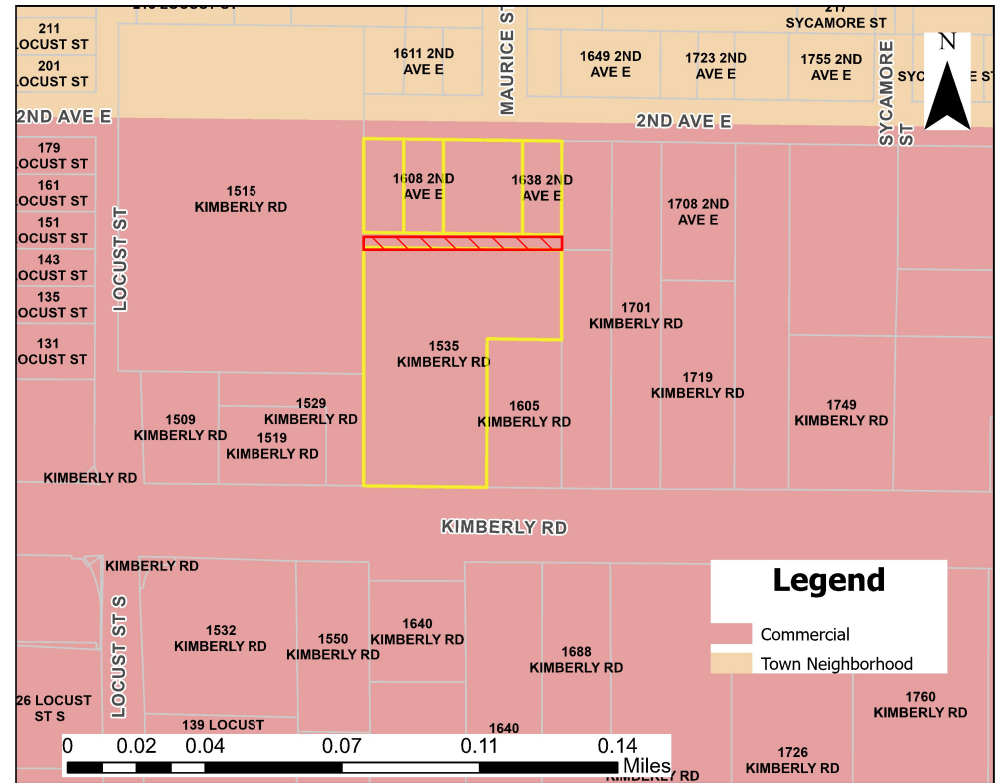
North: Residential

South: Commercial

East: Residential/Commercial

West: Residential/Commercial

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5, 10-1-6

FLU Category

Commercial • Highway-oriented, large-format retail, hotels, restaurants, and office

City of Twin Falls, Idaho

Vacation Application

Submitted by: Terry Greene

Represented by: EHM Engineers, Inc.

Date: July 1, 2025

Subject: Request for Vacation of Unused Alleyway at the south side of, 1600, 1608, 1638 2nd Ave. E.

A. Reason for Request & Intended Use of Vacated Property

This request seeks the vacation of an unused alleyway located at the south side of, 1600, 1608, 1638 2nd Ave. E. The alley, though designated as a public right-of-way, has not been actively used by the City of Twin Falls for public access, utilities, or services in many years. Instead, the adjacent properties—all under single ownership—have utilized the space for parking and storage due to its lack of municipal function.

The primary purpose of this vacation is to formally integrate the alley into the surrounding properties, eliminating legal ambiguities and allowing for more efficient land use. Once vacated, the space will be used to support existing business operations, including expanded parking and storage. This will enhance the functionality of the property while relieving the City of maintenance responsibilities for an otherwise inactive right-of-way.

B. Evaluation of Effects on Adjoining Properties

The vacation of this alleyway is expected to have minimal impact on surrounding properties, given that all adjacent lots are under the same ownership. Since no other private landowners rely on the alley for access or utilities, the vacation will not disrupt any existing rights or operations.

The primary effect will be positive, as consolidating the property will allow for better maintenance, improved aesthetics, and more organized use of the space. There are no known utility conflicts, as the City has confirmed the alley does not contain essential infrastructure. Should future utility access be needed, the property owner is willing to cooperate with the City to establish necessary easements.

Because the alley is not a throughway for pedestrians or vehicles, its closure will not affect traffic flow or emergency access. The vacation will ultimately benefit both the property owner and the City by clarifying land use rights and reducing unnecessary public liabilities.

Conclusion:

This request aligns with the City's interest in promoting efficient land use while posing no adverse effects on neighboring properties or public services.

Located In
ALLEY
 Ritchey Subdivision Annex
 In
 SE ⁴ SW ⁴, Section 15
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2025

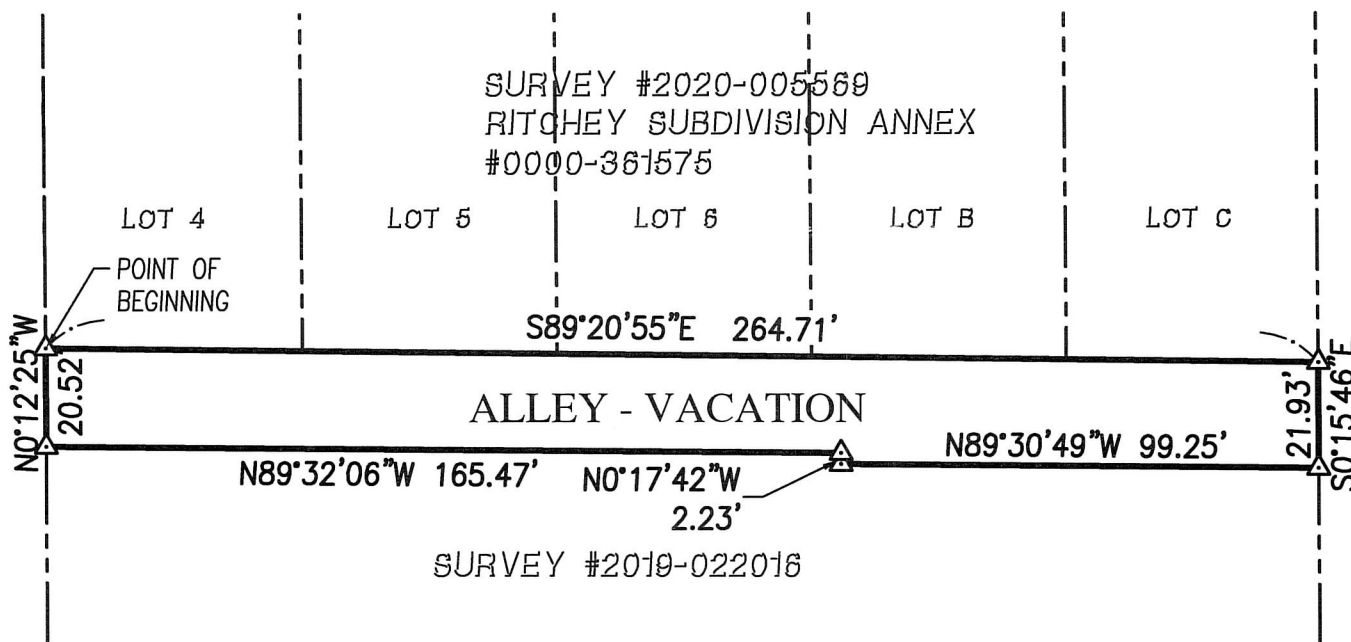
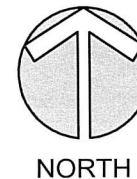


EXHIBIT
ALLEY VACATION
 TWIN FALLS, IDAHO

JOB NO.:	410-19
APPROVED	
DESIGN	
DRAWN	CSH
DATE	JULY 2025
SCALE	SHOWN
V	410-19 EXH-VAC
Sheet No.:	1

July 31, 2025

Sent via email to: blyda@ehminc.com

Applicant: EHM Engineers, Inc.

Location Info: Ritchey Subdivision – alley vacation
River Sound Investments, LLC
Parcel(s): RPT00107156635, RPT45810000040, RPT45810000050,
RPT458100000BA, RPT458100000CO (alley that is between said parcels)

To Whom It May Concern:

This is in response to your application dated **7/23/25** regarding the possible vacation of public right-of-way located as noted above.

- The attached Exhibit(s) more specifically identify the requested area for vacation.

 X We have no Utilities within the described Right-of-Way to be vacated and do not object to the vacation.

 We have Utilities within the described Right-of-Way to be vacated and require rights to support continued use, maintenance and/or relocation of such Utilities.

Specifications:

A portion of the ROW within Ritchey Subdivision / Ritchey Annex (alley vacation), more
specifically depicted / described within the Exhibit(s) included with this letter.

Sincerely,



Megan Kelly
Corporate Real Estate
Idaho Power Company | Permitting Specialist
208-388-2972 | mkelly@idahopower.com

1221 W. Idaho St (83702)
P.O. Box 70
Boise, ID 83707

Lumen

Brad McNew
216 South Park Ave
Twin Falls, Id. 83301

Office (208) 646-3599

July 22, 2025

Ritchey Subdivision Annex
1600, 1608, 1638 2nd Ave. E
Vacate alley South side lots

TO WHOM IT MAY CONCERN:

Lumen appears to have no facilities in the existing alley and will
Not be affected by alley vacation.

Please call if you have any questions.

Sincerely,

Brad McNew



451 Alan Dr., Jerome, ID 83338-5505
Phone: (208) 737-6300 • (800) 548-3679
Fax: (208) 737-6342
www.intgas.com

July 8th, 2025

To whom it may concern:

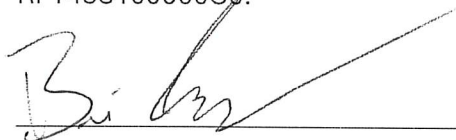
We, the undersigned public utility company, Intermountain Gas Company, has no concern with the proposed vacation of the alley way South of lot 4,5,6 and B as shown in the plat for Ritchey Subdivision Annex, in Twin Falls County, Twin Falls, Idaho. We have no gas facilities within this area.



David Doman, District Manager
Intermountain Gas Company
Twin Falls District

To whom it may concern:

We, the undersigned public utility/adjoining property owner, Project Mutual Telephone, release the rights for the alley right-of-way and/or utility easement that is located on the south side of 1600, 1608 & 1638 2nd Ave E. in Twin Falls, Idaho. Parcels RPT45810000050, RPT458100000BA & RPT458100000C0.


_____, OSP Engineer

Date: 07-08-2025

Project Mutual Telephone

Brian Cowger

507 G Street

Rupert, ID 83350



TWIN FALLS CANAL COMPANY

357 6TH AVE WEST
POST OFFICE BOX 326
TWIN FALLS, IDAHO 83303-0326



ENGINEERING

208-733-6731

July 10, 2025

Ben Lyda
EHM Engineers, Inc.
621 North College Rd., Suite 100
Twin Falls, ID 83301

RE: RIVER SOUNT INVESTMENTS, LLC. VACATION OF RIGHT OF WAY

Dear Mr. Lyda,

The Twin Falls Canal Company has reviewed the documentation provided to us on July 8, 2025 by EHM Engineers for the property identified by Parcel Number RPT45810000040, RPT485700000BA, and RPT458100000C0. This Letter is to inform you that the Twin Falls Canal Company has no facilities in the immediate area and therefore has no issues with the vacation of right of way.

If you have any questions, please contact me at 208-733-6731 or by email at jbrown@tfcanal.com.

Sincerely,

Jason Brown, P.E.
TFCC Engineer
Twin Falls Canal Co.

cc: To File

RE: Vacation Application

From Kaschmitter, Jessica <Jessica.Kaschmitter@tdstelecom.com>

Date Thu 7/24/2025 9:46 AM

To blyda@ehminc.com <blyda@ehminc.com>

Hello!

I heard back this morning! Doesn't look like it impacts us!

Thank you!

Jessica Kaschmitter

Associate Manager, Field Marketing
TDS Fiber Marketing Program
Twin Falls, ID 83301
jessica.kaschmitter@tdstelecom.com
Cell: 208-816-9188



Internet. TV. Phone

From: blyda@ehminc.com <blyda@ehminc.com>

Sent: Tuesday, July 22, 2025 2:36 PM

To: Kaschmitter, Jessica <Jessica.Kaschmitter@tdstelecom.com>

Subject: Re: Vacation Application

External Email: For information security purposes, this email came from an external source and any attachments or links should be treated with caution.

Hello Jessica, as I have not received a response I am going to assume that TDS has no issue with releasing any easements on this property.

Thank you,

Ben Lyda
Project Manager
blyda@ehminc.com



Twin Falls Planning & Zoning Commission Minutes

Tuesday, September 30, 2025, 6:00 PM

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Rui Gomes

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Campbell called the meeting to order at 05:59 PM

Members Attending: Campbell, Zimmerman, Rambur, Gomes, Bulkley

Staff Attending: Spendlove, Klaver, Green, O'Leary

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meeting: September 9, 2025.

Vice-Chairperson Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Rambur seconded the motion.

4) Items of Consideration

5) Public Hearings

- a) Request for recommendation to City Council for a Vacation of alley on property located at 1600, 1608, 1638 2nd Ave E. c/o EHM Engineers, Inc on behalf of River Sound Investments, LLC (PZ25-0104).

Staff Presentation:

Director Spendlove presented the request for recommendation to City Council for a Vacation of alley on property located at 1600, 1608, 1638 2nd Ave E. c/o EHM Engineers, Inc on behalf of River Sound Investments, LLC (PZ25-0104).

Per City Code 10-16-1 Vacations require a public hearing before the Planning & Zoning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

Ritchey Subd Annex was platted in 1946 and includes the alley being proposed for vacation.

Access and Circulation

The vacation of the alley is not anticipated to negatively impact public access or traffic circulation in the area. All abutting lots maintain access to the alley, however the alley does not provide a necessary connection between public streets or access to any other public right-of-way.

Utilities and Infrastructure

The alley has not been used by the city for sewer or water. All other utility companies have been notified of the request with no objections. There are no known utilities existing in the alley.

Comprehensive Plan

The comprehensive plan designates this area as commercial and the removal of an unused public alley would

not negatively impact community needs currently or in the future. The vacation of the alley would allow for redevelopment or expansion opportunities on adjacent lots.

Upon conclusion, the commission is charged with making a recommendation to council. The Commission may recommend approval, denial, approval with conditions or table the request for additional information. The Council, after holding a public hearing, will make a final decision.

Applicant Presentation:

Ben Lyda from EHM Engineers Inc presented on behalf of the applicant. This was platted in the 40's and has never been used.

PZ/Questions & Comments:

- Commissioner Bulkley asked where the property line would go.
- Director Spendlove explained how the division is made.
- Chairperson Campbell asked who the current owner of the alley was.
- Director Spendlove clarified that the city owns it for easement use but this never got used.

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission feels this makes sense and is a good idea.

MOTION: Commissioner Bulkley moved to approve the request for recommendation to City Council for a Vacation of alley on property located at 1600, 1608, 1638 2nd Ave E c/o EHM Engineers, Inc on behalf of River Sound Incestments, LLC (PZ25-0104). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) Work Session October 1, 2025 - Cancelled
October 14, 2025

7) Adjournment

The meeting adjourned at 06:32 PM

Jody Green

Jody Green, Planning Technician