



Twin Falls City Council Agenda

Monday, May 11, 2026, 5:00 PM

203 Main Ave E
Twin Falls, ID 83301

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

- 1) Call Meeting to Order/Confirmation of Quorum
- 2) Pledge of Allegiance
- 3) Consent Calendar
 - a) **ACTION ITEM:** Request to approve May 04, 2026, City Council minutes.
By: Rachael Long, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve May 06, 2026, Travel Requests.
By: Amy Luna, City Clerk
 - c) **ACTION ITEM:** Request to Approve accounts payable Apr30-May6 2026.
By: Rachael Long, Deputy City Clerk
 - d) **ACTION ITEM:** Request for approval of a Final Plat for the Willow May Subdivision consisting of two lots on 0.8(+/-) acres c/o Shawn Allen, Terra development, LLC. (PZ26-0054)
By: Kelli Ebersole, City Planner
- 4) Items of Consideration
 - a) **ACTION ITEM:** Consideration of a request to appoint Phillip Hobbs to the Historic Preservation Commission.
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request to adopt Resolution No. 2026-002 declaring the City's intent to dispose of real property and set a date for a public hearing.
By: Shawn Barigar, URA Executive Director
 - c) **ACTION ITEM:** Request to reallocate \$5,750 of project funds from the Senior Center siding project to replace the building sign and repair the rain gutters.
By: Gretchen Scott, Deputy City Manager
 - d) **ACTION ITEM:** Request to amend the City Budget: CDBG Program from \$400,000 to \$900,000; and approve the purchase and installation of replacement playground equipment for City Park using a Cooperative Purchasing Agreement with Sourcewell in the amount of \$249,594 from Big T Recreation and authorize City Staff to sign the quote.
By: William Klaver, Senior Planner
- 5) General Public Input
- 6) Advisory Board Report/Announcements
- 7) Adjournment

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

Public Input Procedures

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

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

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

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair 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 Chair, 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 Chair 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 Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, shall be received 2 business days prior to the date of the hearing to be accepted for consideration by the hearing body.**
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, 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 Chair may limit the time permitted for the answer.
10. The Mayor or Chair 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, May 4, 2026, 5:00 PM

Special Notice

City Council will meet at 305 3rd Ave E from 3:30-4:30 for a tour of the new gym, then return to City Hall for a regular meeting at 5.

Council Chambers
203 Main Ave E
Twin Falls, ID 83301

1) Call Meeting to Order/Confirmation of Quorum

Present:

Mayor Jason Brown, Vice Mayor Craig Hawkins, Council Members Ruth Pierce, Cherie Vollmer & Grayson Stone.

Absent: Nathan Murray, Christopher Reid

Staff Present:

City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, Deputy City Clerk Rachael Long, Police Captain Terry Thueson, Fire Chief Mitchell Brooks, Public Information Coordinator Joshua Palmer, Building Official Matthew Long, Parks and Recreation Director Wendy Davis, Street Department Superintendent Mark Thomson, Public Works Director Josh Baird

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

2) Pledge of Allegiance

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

3) Invocation

a) Reverend Andrew Hamblen

Mayor Brown thanked Andrew Hamblen for their invocation.

4) Proclamations

a) Public Service Recognition Week

Mayor Brown read and presented the Public Service Recognition Week Proclamation.

b) Peace Officer Memorial

Mayor Brown read and presented the Peace Officer Memorial Proclamation.

c) Idaho Gives Week

Mayor Brown read and presented the Idaho Gives Week Proclamation.

5) Consent Calendar

MOTION: Council Member Stone moved to approve the Consent Calendar as presented. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 0.

a) Request Council approval on April 27, 2026, Minutes.

b) Request to approve Accounts Payable for April 23-29, 2026.

c) Motion to declare city equipment #3243 2009 Volvo Roller and #3277 2019 Sweepersurplus and authorize its sale by online auction.

d) Request City Council to approve the Special Event Permit for the organizers of the Twin Falls

Pride Festival.

- e) Request City Council to approve the Special Event Permit for the organizers of the Twin Falls Pride Kickoff Rally.
- f) Request City Council to approve the Special Event Permit for the organizers of the Summer Reading Kickoff 2026.
- g) Request City Council to approve the Special Event Permit for the organizers of the Twin Falls Municipal Band 121st Concert Season.
- h) Request City Council to approve the Special Event Permit for the organizers of the Magic Valley Law Enforcement Memorial.
- i) Request City Council to approve the Special Event Permit for the organizers of the St. Edward's Catholic School Variety Show.
- j) Request City Council to approve the Special Event Permit for the organizers of the Girls on the Run 5K.
- k) Request City Council to approve the Special Event Permit for the organizers of Market on Main.
- l) Request to approve Findings of Facts and Conclusions of Law for the following:
PZ26-0008 ZDC - rezone to add Professional Office Overlay

6) Items of Consideration

- a) Twin Falls School District is requesting a fee waiver for Robert Stuart for their HVAC remodel and upgrade at 644 Caswell Ave W. Permit # 26-0878.
Building Official Long requested approval for a fee waiver for Robert Stuart for their HVAC remodel and upgrade at 644 Caswell Ave W. Permit # 26-0878.

Discussion ensued on the following: none

MOTION: Council Member Pierce moved to approve the request for a fee waiver for Robert Stuart for their HVAC remodel and upgrade at 644 Caswell Ave W. Permit # 26-0878. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 0.

- b) Twin Falls School District is requesting a fee waiver for Bickel Elementary school HVAC remodel and upgrade at 607 2nd Ave E. Permit # 26-0886.
Building Official Long requested approval for a fee waiver for Bickel Elementary school HVAC remodel and upgrade at 607 2nd Ave E. Permit # 26-0886.

Discussion ensued on the following: none

MOTION: Council Member Pierce moved to approve the request for a fee waiver for Bickel Elementary School HVAC remodel and upgrade at 607 2nd Ave E. Permit # 26-0886. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 0.

- c) Request approval to purchase two crack-sealing machines through the State of Idaho contract, along with additional equipment needed to expand the Street Department's crack-sealing program at a cost not to exceed \$200,000.00, to be funded using street reserves.
Streets Department Superintendent Thomson requested approval to purchase two crack-sealing machines through the State of Idaho contract, along with additional equipment needed to expand the Street Department's crack-sealing program at a cost not to exceed \$200,000.00, to be funded using street reserves.

Discussion ensued on the following:

Council Member Stone asked what the lifespan of this machine is.

MOTION: Council Member Vollmer moved to approve the request to purchase two crack-sealing machines through the State of Idaho contract, along with additional equipment needed to expand the Street Department's crack-sealing program at a cost not to exceed \$200,000.00,

to be funded using street reserves. **Council Member Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 0.

- d) Consider a request to accept a quote for \$190,720 from Big T Recreation for a playground purchase and installation for the park at Elizabeth and Hankins, and authorize the Director to sign the quote.

Parks and Recreation Director Davis requested to accept a quote for \$190,720 from Big T Recreation for a playground purchase and installation for the park at Elizabeth and Hankins, and authorize the Director to sign the quote.

Discussion ensued on the following:

Council Member Stone asked about the Ninja course at the bottom of the quote.

MOTION: Council Member Hawkins moved to approve the request to accept a quote for \$190,720 from Big T Recreation for a playground purchase and installation for the park at Elizabeth and Hankins, and authorize the Director to sign the quote. **Council Member Pierce** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 0.

- e) Consider a request to approve CORE Construction Guaranteed Maximum Price (GMP) of \$1,643,945 for construction of the Vista Bonita Expansion project.

Parks and Recreation Director Davis requested to approve CORE Construction Guaranteed Maximum Price (GMP) of \$1,643,945 for construction of the Vista Bonita Expansion project.

Discussion ensued on the following: none

MOTION: Council Member Pierce moved to approve the request to approve CORE Construction Guaranteed Maximum Price (GMP) of \$1,643,945 for construction of the Vista Bonita Expansion project. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 0.

7) General Public Input

Maria Hernandez thanked Les Schwab for being loyal business owners in the City of Twin Falls and keeping fair prices.

8) Advisory Board Report/Announcements

9) Executive Session

- a) Request to adjourn to Executive Session pursuant to Idaho Code § 74-206(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student;(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations;(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 Pierce moved to adjourn to Executive Session 74206(1)(b) to consider the evaluation, dismissal, or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations;(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; **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5 to 0.

10) Adjournment

The meeting was convened into executive session at 05:42 PM and executive session ended at 6:45 PM.

Rachael Long, Deputy City Clerk



Date: Monday, May 11, 2026
To: Honorable Mayor and City Council
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for approval of a Final Plat for the Willow May Subdivision consisting of two lots on 0.8(+/-) acres c/o Shawn Allen, Terra development, LLC. (PZ26-0054)

Time Estimate:

N/A

Background:

This is a request made by Shawn Allen, Terra Development, LLC, to approve the Willow May Subdivision final plat for property located at 795 Bolton Street. The final plat consists of two (2) lots, on approximately 0.8 acres (+/-).

Approval Process:

Per City Code 10-12-2-4 (E) Following receipt of the Administrator's report, the Council shall consider the conditions of preliminary plat approval, and comments from agencies, to arrive at a decision on the final plat. The Council shall approve, approve conditionally, disapprove or table the final plat for additional information. Upon granting or denying the final plat the council shall specify:

1. The regulations and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval.

Budget Impact:

N/A

Regulatory Impact:

Prior to recording the final subdivision plat, the subdivider shall submit to the administrator:

1. A copy of the approved plat, satisfying any additional conditions placed by the Council.
2. Approved copies of the Construction Plans and specifications for public infrastructure including but not limited to: streets, water, sewer, stormwater, parks, gravity irrigation and pressure irrigation systems. The City Engineer shall establish all applicable standards. All plans and specifications shall have sufficient detail and written information to accurately locate the proposed improvements in the field and determine their relationship to other improvements.
3. Financial guarantee of improvements pursuant to section 10-12-4-3 of this chapter.
4. An approvable weed management plan.
5. Certification of water and sewer plan approval from the Idaho Department of Environmental Quality.
6. Street and utility plan approval from the appropriate authority (Idaho Transportation Department, Twin Falls Highway District, etc), if applicable.
7. Gravity irrigation system plan approval from the Twin Falls Canal Company, if applicable.

8. An executed City of Twin Falls Improvement Agreement for Developers.
9. Certification of the notice of intent and stormwater pollution prevention plan filed with Idaho DEQ.
10. All water share certificates transferred to the City of Twin Falls equal to one share per gross acre for new residential developments, or such other number of shares as negotiated between the City Council and the developer by separate agreement.

Once all required documents have been submitted, the plat may be recorded which then grants development rights to the created lots.

History:

N/A

Analysis:

The staff has reviewed the final plat for conformance with the approved preliminary plat and found it to be substantially compliant. The final plat is also in compliance with the city standards, state requirements and compatible with the comprehensive plan.

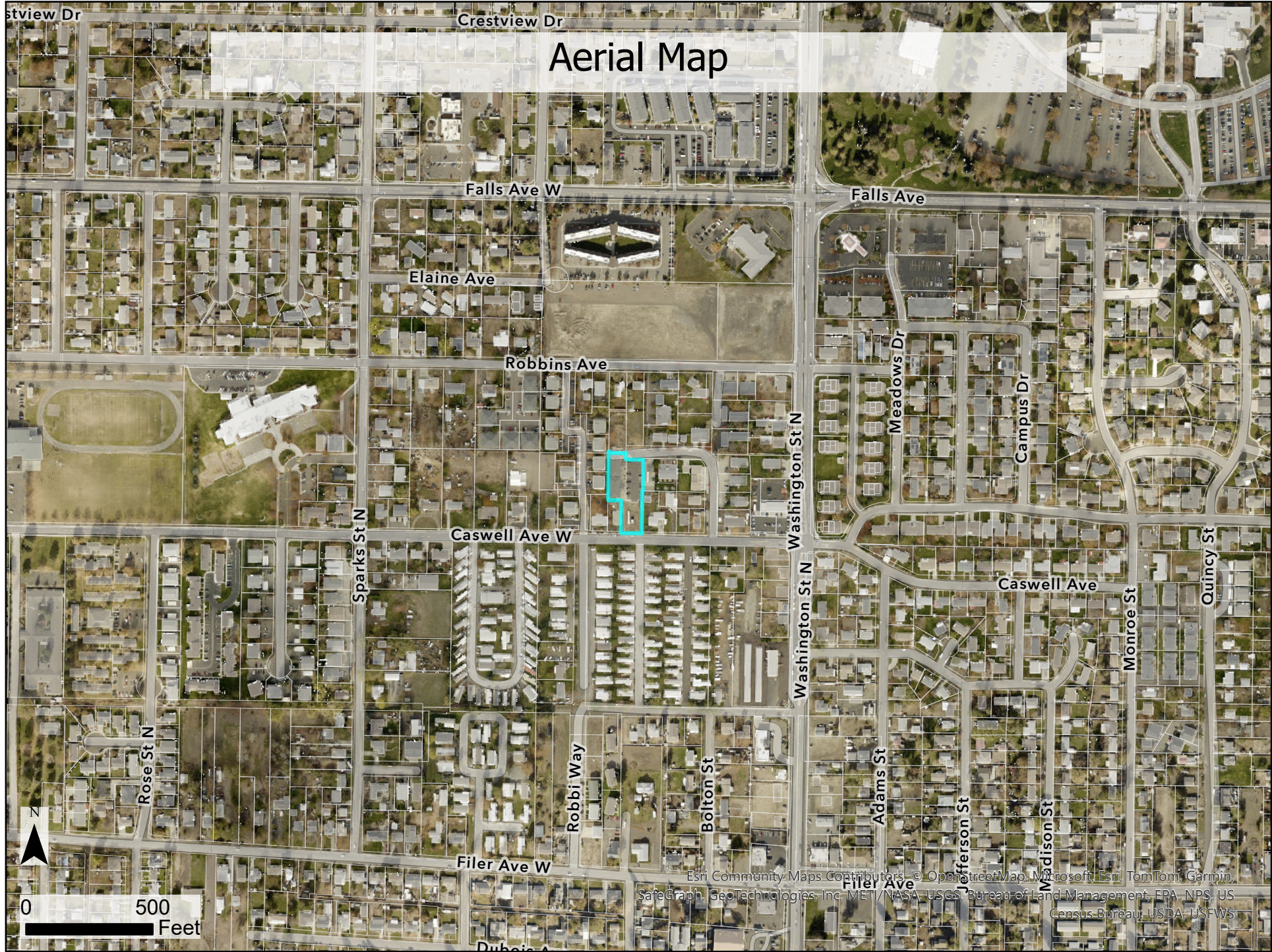
Conclusion:

Staff recommends approval of this plat with the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to submittal of a final plat, submitted prior to the signed of the final plat, showing compliance with all conditions and comments in Engineering Memorandum dated April 28, 2026.

Attachments:

1. PZ26-0054 Vicinity Map
2. PZ26-0054 Presentation Map
3. PZ26-0054 Aerial Map
4. PZ26-0054 Willow May Subdivision Final Plat Eng Memorandum - 4-28-26
5. PZ26-0054 FPLAT Willow May Subdivision exhibit



Aerial Map

stview Dr

Crestview Dr

Falls Ave W

Falls Ave

Elaine Ave

Robbins Ave

Caswell Ave W

Washington St N

Meadows Dr

Campus Dr

Sparks St N

Caswell Ave

Quincy St

Rose St N

Robbi Way

Bolton St

Adams St

Jefferson St

Madison St

Monroe St

Filer Ave W

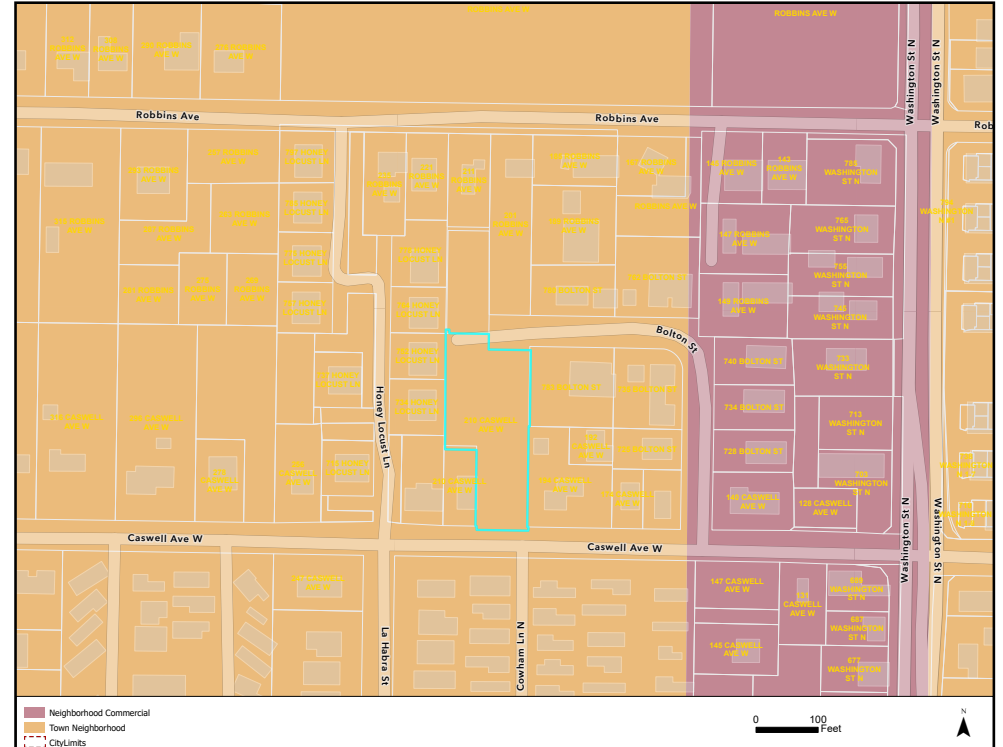
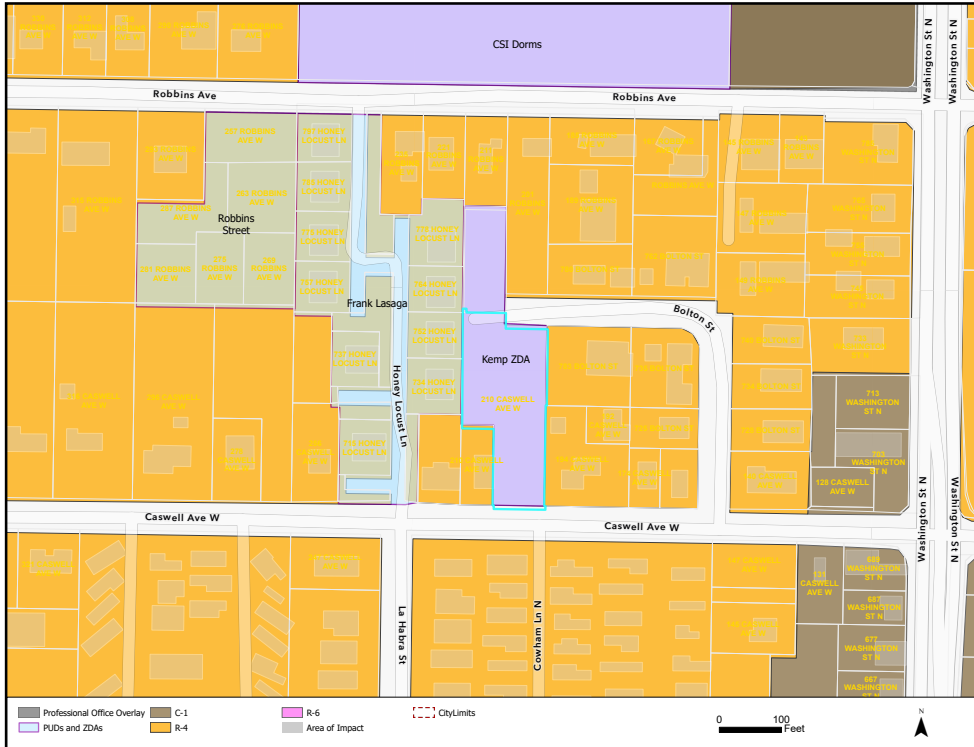
Filer Ave

0 500 Feet

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ZONING MAP

FUTURE LAND USE MAP



Zoning

Current Zoning:	R-6 ZDA (Kemp ZDA)
Current Land Use:	Residential
Proposed Zoning:	R-6 ZDA (Kemp ZDA)
Proposed Land Use:	Residential

Surrounding Area

North:	Residential (R-4)
South:	Residential (R-4)
East:	Residential (R-4)
West:	Residential (R-4)

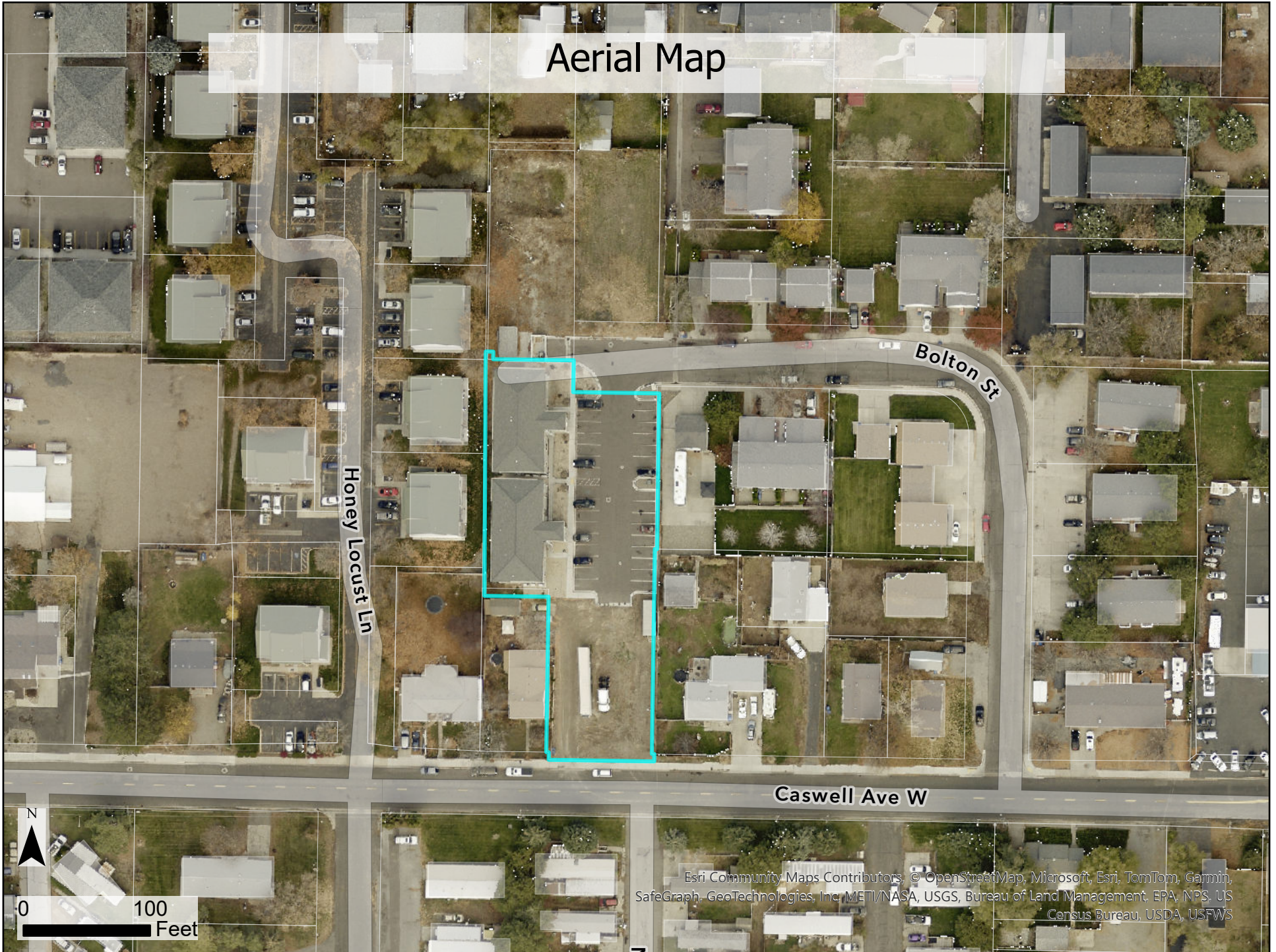
Regulations

Twin Falls Municipal Code Section(s) 10-12-2-3; 10-4-6; & 10-6

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.

Aerial Map



N

0 100 Feet

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P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner
From: Traci Wallin, Engineering Technician
Date: 04/28/2026
Re: Final Plat – Willow May Subdivision – Application # 26-0054 ^{PZ}

The Engineering Department has reviewed the Final Plat for the Willow May Subdivision. The following changes shall be addressed prior to submittal of the mylars for signatures. This Conditional Approval is contingent on compliance with all applicable City Standards.

1. Distance does not match Certificate of Owner. Please revise.
2. Please add the year to 2026.
3. Please provide a distance for Lot 2 lot line.
4. Please add required Irrigation note on the face of the plat per IC 31-3805(5).
5. This is not the correct Health Certificate. Please revise.
6. Please add bearing.
7. Please add bearing and distance.
8. Please add engineering firm name on this sheet.
9. The property owner per property deed must be the signatory on the Certificate of Owners.
10. Acknowledgement in not correct. Please revise.
11. Please provide State Business Register for owner of property indicating who can sign, as well as their title.
12. Please remove 'Surface Irrigation Notes', it is not required.
13. Please add distance for easement.
14. Please replace 'subdivide' with 're-subdivision'.
15. Please add pin for easement.

General Engineering Comment:

- Please provide construction plans for review and approval. The City Engineer will not sign the final plat mylars prior to construction plan approval.

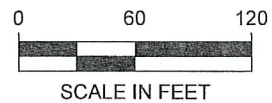
General Planning and Zoning Comments:

Per Preliminary Plat PZ25-0128 Findings of Fact "EXHIBIT NO. A"

- Show an easement for the existing backup area located on Lot 2, or relocate the north lot line of Lot 2 to the south to exclude the existing backup area.
- Compliance with a Pressure Irrigation System, or alternative plan, as outlined in Twin Falls Municipal Code 10-12-4-2 (p).

Cc: Shawn Allen, Terra Development LLC, creek180@yahoo.com
Mitch Barreras, Civil Science, mbarreras@civilscience.com
Troy Vitek, City of Twin Falls, tvitek@tfid.org
Kristi Fehringer, City of Twin Falls, kfehringer@tfid.org
Kelli Ebersole, City of Twin Falls, kebersole@tfid.org

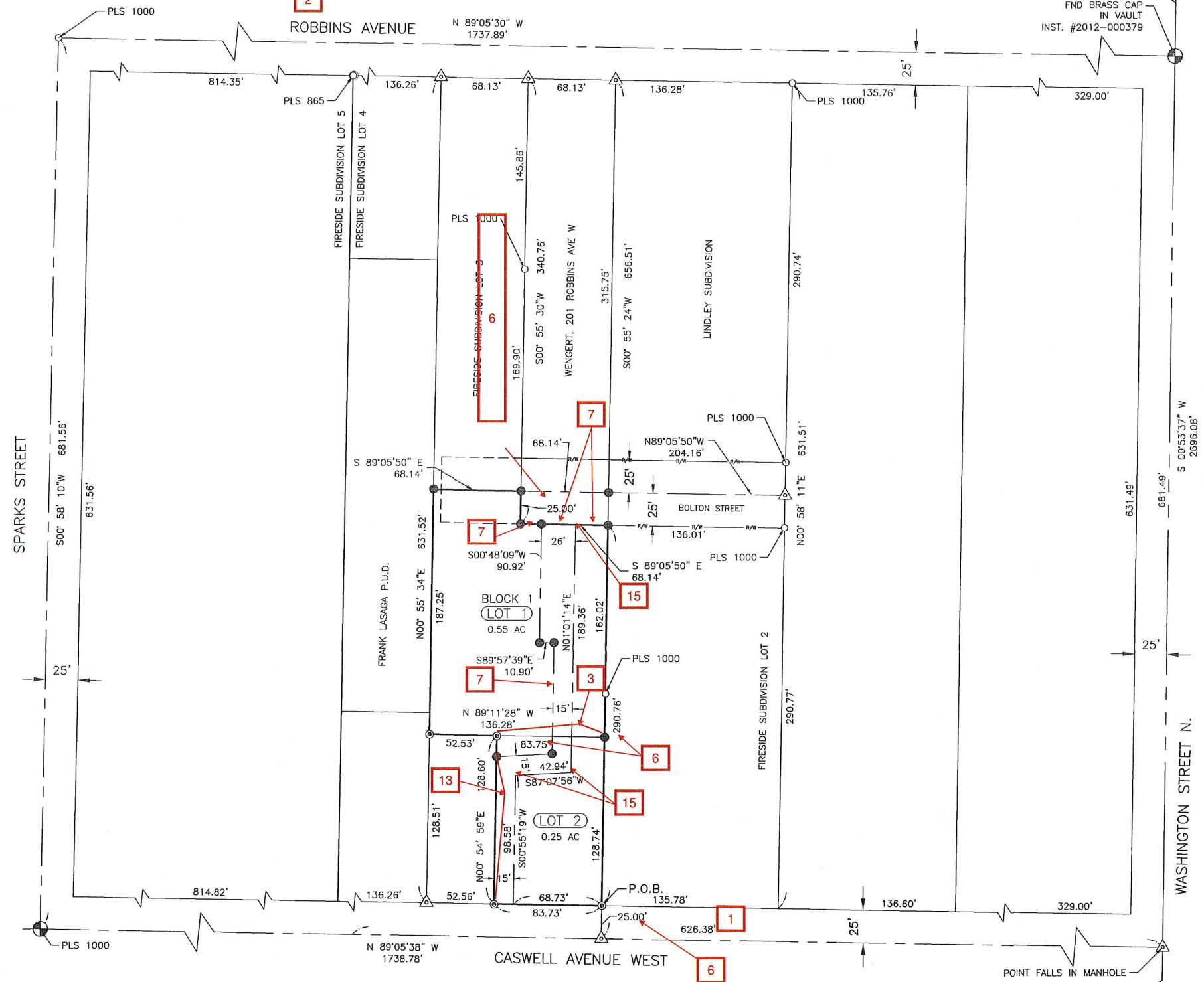
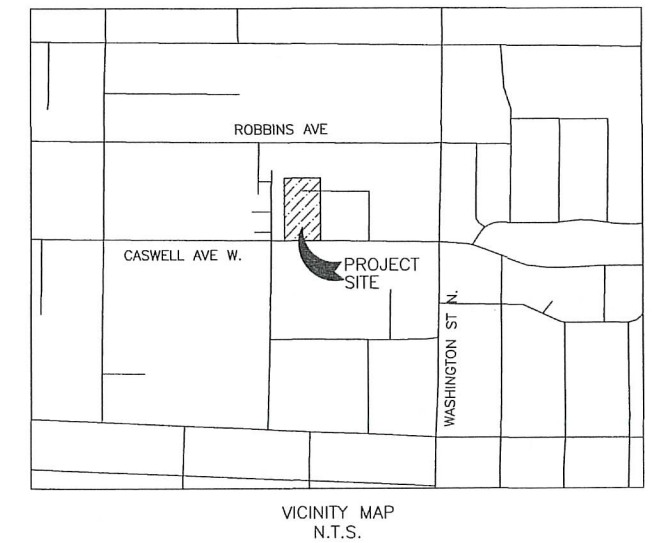
FINAL PLAT OF
WILLOW MAY SUBDIVISION
A RE-SUBDIVISION OF A PORTION OF LOT 3 FIRESIDE SUBDIVISION,
LOCATED IN
NE $\frac{1}{4}$ NE $\frac{1}{4}$,
SECTION 8, TOWNSHIP 10 SOUTH, RANGE 17 EAST
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO



NE COR. SEC. 8
INST. #2011-019887

651.58'

FND BRASS CAP
IN VAULT
INST. #2012-000379



LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE/ADJACENT PROPERTY LINE
- - - SECTION LINE
- - - ROAD CENTER LINE
- - - UTILITY EASEMENT
- - - VACATED BOLTON STREET
ORDINANCE #2019-013
- - - RIGHT OF WAY LINE
- ⊕ FND ALUMINUM CAP
- ⊗ FND BRASS CAP
- △ CALC POINT
- SET 5/8" REBAR, PLS 13024
- FOUND 5/8" REBAR, (AS NOTED)
- FOUND 1/2" REBAR, (AS NOTED)
- ⊙ FOUND 1/2" REBAR,
REPLACED WITH 5/8" REBAR,
PLS 13024
- ⊕ SECTION CORNER MON.
- ⊗ SECTION QUARTER MON.

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 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 REIMPOSED, 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

SURFACE IRRIGATION NOTES

1. LOT 2 WILL HAVE NO PRESSURE IRRIGATION AND "XERISCAPING" LANDSCAPING PER APPROVAL FROM THE TWIN FALLS CANAL COMPANY.



DATE	7 JAN. 2026
SHEET	1
OF	2

FND 3/8" WITH CAP
PLS 1000
INST. #2001-017349

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 PART OF LOT 3 IN THE FIRESIDE SUBDIVISION, THE NE 1/4, NE 1/4, SECTION 8, T. 10 S., R. 17 E., BOISE MERIDIAN, CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, WHICH IS AN ALUMINUM CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, WHICH IS A 5/8" REBAR WITH PLASTIC CAP, BEARS S00°53'37"W, 2696.08 FT. THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S00°53'37"W ALONG THE EASTERLY BOUNDARY OF SAID SECTION A DISTANCE OF 651.58 FT. TO A BRASS CAP IN VAULT, RUN THENCE S00°53'37"W A DISTANCE OF 681.49 FT. TO A CALCULATED POINT, RUN THENCE N89°05'38"W A DISTANCE OF 552.42 FT. TO A CALCULATED POINT, RUN THENCE N00°55'24"E A DISTANCE OF 25.00 FT. TO A 5/8" REBAR WITH PLASTIC CAP AND THE POINT OF BEGINNING;

THENCE N89°05'38"W A DISTANCE OF 83.73 FT. TO A 5/8" REBAR WITH PLASTIC CAP; THENCE N00°54'59"E A DISTANCE OF 128.60 FT. TO A 5/8" REBAR WITH PLASTIC CAP; THENCE N89°11'28"W A DISTANCE OF 52.53 FT. TO A 5/8" REBAR WITH PLASTIC CAP; THENCE N00°55'34"E A DISTANCE OF 187.25 FT. TO A 5/8" REBAR WITH PLASTIC CAP; THENCE S89°05'50"E A DISTANCE OF 68.14 FT. TO A 5/8" REBAR WITH PLASTIC CAP; THENCE S00°55'30"W A DISTANCE OF 25.00 FT. TO A 5/8" REBAR WITH PLASTIC CAP; THENCE S89°05'50"E A DISTANCE OF 68.14 FT. TO A 5/8" REBAR WITH PLASTIC CAP; THENCE S00°55'24"W A DISTANCE OF 290.76 FT. TO THE POINT OF BEGINNING.

CONTAINS 0.80 ACRES

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESERVATIONS OR PATENTS, RESTRICTION, CONDITIONS AND/OR INSTRUMENTS OF RECORD.

BE IT FURTHER KNOWN THAT WE AGREE TO THE DESIGNATIONS OF THE REAL PROPERTY AS SHOWN AS: "WILLOW MAY SUBDIVISION"

BE IT FURTHER KNOWN THAT IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT, LOTS WITHIN SAID SUBDIVISION ARE SUBJECT TO ALL EASEMENTS EXISTING, OR CURRENTLY OF PUBLIC RECORD.

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

THE OWNER(S) HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS NOT REASONABLY AVAILABLE PER SECTION 67-6537, IDAHO CODE, AND THE REQUIREMENTS OF SECTION 31-3805, IDAHO CODE ARE NOT APPLICABLE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY TWIN FALLS CANAL COMPANY. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.

SHAWN ALLEN, MEMBER OF TERRA DEVELOPMENT LLC

ACKNOWLEDGEMENT

STATE OF _____) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2026, AT _____ M. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SHAWN ALLEN, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF CTR APARTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, 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 _____
RESIDENCE AT _____
MY COMMISSION EXPIRES _____

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 _____, 2026.

MAYOR _____ CITY CLERK _____

FINAL PLAT OF WILLOW MAY SUBDIVISION
A RE-SUBDIVISION OF A PORTION OF LOT 3 OF FIRESIDE SUBDIVISION
LOCATED IN NE 1/4 NE 1/4, SECTION 8, T. 10 S., R. 17 E., BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, MITCH BARRERAS, A REGISTERED 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.

MITCH BARRERAS, P.L.S. DATE 2-11-26



SURVEYOR NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PART OF LOT 3 OF THE FIRESIDE SUBDIVISION INTO TWO LOTS. THE NORTH AND SOUTH BOUNDARY OF LOT 3 WAS DETERMINED BY PRORATING THE DISTANCE BETWEEN EXISTING MONUMENTS AS SHOWN. THE CENTER LINE OF BOLTON STREET WAS ESTABLISHED BY FOUND MONUMENTS AS SHOWN. THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 8, WHICH IS AN ALUMINUM CAP, AND THE EAST QUARTER CORNER OF SECTION 8, WHICH IS A 5/8" REBAR, BEING S 00°53'37" W, 2696.08 FT. NO INTERSTATE NATURAL GAS OR PETROLEUM PIPELINES FALL WITHIN 1000 FT. OF THE SUBDIVISION BOUNDARY.

THE LOCATIONS OF THE UTILITY EASEMENTS WERE ESTABLISHED USING EXISTING UNDERGROUND UTILITIES.

THE FOLLOWING DOCUMENTS WERE REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

REFERENCES

- INST. #2013-020326 - R.O.S.
INST. #1992-011447 - R.O.S.
INST. #1995011737 - FRANK LASAGA P.U.D.
INST. #1993-016469 - LINDLEY SUBDIVISION
INST. #2013-007119 - ROBBINS AVENUE SUBDIVISION
INST. #305355 - FIRESIDE SUBDIVISION
INST. #4260 - ORCHALARA SUBDIVISION
INST. #0000-456355 - PUDDY SUBDIVISION
INST. #2012-000379 - R.O.S. R.O.W. PLANS
INST. #2020-009941 - VACATING RIGHT OF WAY
INST. #1991-012700 - R.O.S.
INST. #1994-008102 - R.O.S.
INST. #2024013266 - WARRANTY DEED

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.

PROFESSIONAL LAND SURVEYOR PLS # DATE

ACKNOWLEDGEMENT

STATE OF _____) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2026, AT _____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AND IS KNOWN OR WAS IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE, AND ACKNOWLEDGED TO ME THAT THEY 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 _____
RESIDENCE AT _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF COUNTY TREASURER

I, _____, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL COUNTY PROPERTY TAXES 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) SS
COUNTY OF TWIN FALLS)

ON THIS _____ DAY OF _____, 2026, 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

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER ATTEST

Table with 2 columns: Field (DATE, SHEET, OF) and Value (7 JAN. 2026, 2, 2)



376 FALLS AVENUE
TWIN FALLS, ID 83401
206.737.0007



Date: Monday, May 11, 2026
To: Honorable Mayor and City Council
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Consideration of a request to appoint Phillip Hobbs to the Historic Preservation Commission.

Time Estimate:

Approximately 5-10 minutes for the presentation with questions and comments to follow.

Background:

This is a request from the Historic Preservation Commission interview panel: Jennifer Shaffer, Historic Preservation Vice-Chair, Lisa Strickland, City Planner & Grayson Stone, HPC Council Liaison, to appoint a new member to the Historic Preservation Commission.

Approval Process:

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

Budget Impact:

NA

Regulatory Impact:

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

History:

City staff posted a vacancy notice for this position. Staff received three applications with an interest in serving on the Historic Preservation Commission. Two of the original applicants chose to continue through the interview process. Upon completion of the interviews, the panel felt both applicants were qualified to serve on the commission. After careful consideration, the interview panel would like to recommend Phillip Hobbs be appointed. This appointment will fulfill a partial term that will be completed in June 2027. After completion of the partial term, the appointee will then be eligible for re-appointment.

Analysis:

NA

Conclusion:

Upon conclusion, I request that the Council confirm the appointment of Phillip Hobbs to the Historic Preservation Commission.

Attachments:

None



Date: Monday, May 11, 2026
To: Honorable Mayor and City Council
From: Shawn Barigar, URA Executive Director

ACTION ITEM

Request:

Request to adopt Resolution No. 2026-002 declaring the City's intent to dispose of real property and set a date for a public hearing.

Time Estimate:

The staff presentation will take 5 minutes. Additional time may be needed for discussion and to answer questions.

Background:

The City owns properties along 4th Avenue South between Hansen St. and Idaho St. that is currently used as public parking. This ownership by the City is relatively recent, as these properties were previously owned by the Urban Renewal Agency when its Revenue Allocation Area #4-1 (RAA #4-1) was in existence. In 2023, at the termination of RAA #4-1, the Agency conveyed several properties to the City including the parcels making up these public parking lots.

Since then, the Urban Renewal Agency and City Council have established the Old Towne-2 Revenue Allocation Area, which includes these properties. The Agency is interested in offering a Request for Proposals for redevelopment of these parcels along with other Agency-owned property in the neighborhood including a parking lot at Idaho St. S. and 3rd Ave. S. and the former Globe Seed and Feed buildings and property on 4th Ave. S.

The Agency is requesting a conveyance of these same parcels from the City back to the Agency for them to be included in the formal Request for Proposals for redevelopment process, which is anticipated to launch in late May with proposals due back to the Agency for consideration at the end of August. The redevelopment of this area would align with the goals of the Old Towne-2 Urban Renewal Plan and further the objectives of the Downtown Master Plan, bringing new development to a currently under-developed area of downtown.

Approval Process:

In order to dispose of real property, the City must first adopt a resolution declaring the City's intent to do so. That resolution also establishes a date for a public hearing regarding the proposed disposition of real property. In this case, the proposal is to transfer ownership of the property to another tax-supported entity, the URA. Following the public hearing, the Council can initiate transfer of the property to the URA. A resolution has been prepared and is attached for your review. The resolution sets a public hearing date of Monday, June 1, 2026 at 5:00 pm. A simple majority vote of the Council is needed to adopt Resolution No. 2026-002.

Budget Impact:

Should the Council approve the request to adopt the resolution, staff will publish a public hearing notice in the newspaper. There will be a minor cost for that notice publication.

Regulatory Impact:

Adoption of the resolution will declare the City's intent to dispose of real property and set a date for a public hearing.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the Council adopt Resolution No. 2026-002, declaring the City's intent to dispose of real property and set a date for a public hearing.

Attachments:

1. Resolution No. 2026-002 4th Ave S Parking Lots
2. Map_4th Ave S Parcels Blk 133 Lots 17-32

RESOLUTION NO. 2026-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, DECLARING THE INTENTION OF THE CITY TO CONVEY CERTAIN REAL PROPERTY TO THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, AND SETTING A DATE FOR A PUBLIC HEARING.

WHEREAS, The City of Twin Falls owns real property consisting of four (4) parcels containing parking lots on 4th Avenue South between Hansen Street South and Idaho Street South which provide parking for downtown visitors, businesses, and employees, and which is not needed for the City's public purposes; and,

WHEREAS, The Urban Renewal Agency of the City of Twin Falls wishes to acquire the subject property to aid in a request for an economic development project including additional adjacent properties already owned by The Urban Renewal Agency of the City of Twin Falls.

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

Section 1: That the City of Twin Falls hereby declares its intention to convey the parcels of real property, legally described below, to The Urban Renewal Agency of the City of Twin Falls, for the purpose of advancing an economic development project, pursuant to Idaho Code § 50-1403(4):

Lots 17, 18, 19, 20, 21, and 22, Block 133, Twin Falls Townsite, Twin Falls County, Idaho;
Lots 23 and 24, Block 133, Twin Falls Townsite, Twin Falls County, Idaho;
Lots 25, 26, 27, and 28, Block 133, Twin Falls Townsite, Twin Falls County, Idaho; and
Lots 29, 30, 31, and 32, Block 133, Twin Falls Townsite, Twin Falls County, Idaho.

Section 2: That the City Council will conduct a public hearing on the conveyance on Monday, June 1, 2026, at 5:00 PM in the Council Chambers, 203 Main Avenue East, Twin Falls, Idaho.

Section 3: That this Resolution of Intention be published in the Times News at least 14 days before the June 1, 2026, public hearing date.

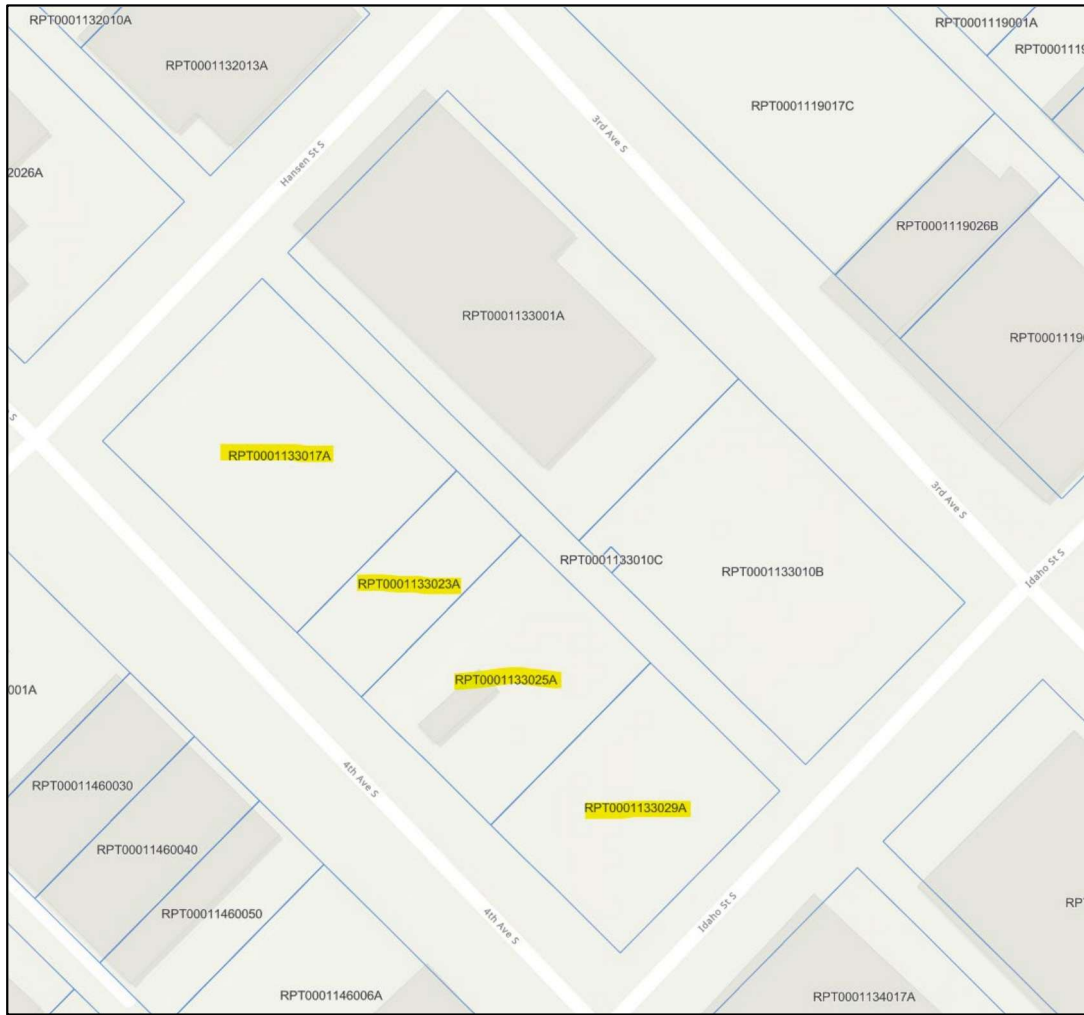
PASSED BY THE CITY COUNCIL
SIGNED BY THE MAYOR

May 11, 2026.
May 11, 2026.

Mayor Jason Brown

ATTEST:

Deputy City Clerk



The parcel number is **RPT0001133017A**

Owner 1: City Of Twin Falls

Address: 341 Hansen St S 83301

Mailing Address: 203 MAIN AVE E, TWIN FALLS, ID

Legal Address: Twin Falls Townsite, Final & Amd, Lots 17 Thru 22 Block 133, (16-10-17), (63-602A)

Deeds: 2023001168, 07-028371, 07-027968, 07-027966, 07-027965

Acres: 0.43

The parcel number is **RPT0001133023A**

Owner 1: City Of Twin Falls

Address:

Mailing Address: 203 MAIN AVE E, TWIN FALLS, ID

Legal Address: Twin Falls Townsite, Final & Amd, Lots 23 & 24 Block 133, (16-10-17), (63-602A)

Deeds: 2023001168, 07-028371, 07-027968, 07-027966, 07-027965

Acres: 0.143

The parcel number is **RPT0001133025A**

Owner 1: City Of Twin Falls

Address:

Mailing Address: 203 MAIN AVE E, TWIN FALLS, ID

Legal Address: Twin Falls Townsite, Final & Amd, Lots 25 Thru 28 Block 133, (16-10-17), (63-602A)

Deeds: 2023001168, 07-028371, 07-027968, 07-027966, 07-027965

Acres: 0.287

The parcel number is **RPT0001133029A**

Owner 1: City Of Twin Falls

Address: 249 4Th Ave S 83301

Mailing Address: 203 MAIN AVE E, TWIN FALLS, ID

Legal Address: Twin Falls Townsite, Final & Amd, Lots 29 Thru 32 Block 133, (16-10-17), (63-602A)

Deeds: 2023001167, 00-002866, 96-007500, 96-007499, 91-005413

Acres: 0.287



Date: Monday, May 11, 2026
To: Honorable Mayor and City Council
From: Gretchen Scott, Deputy City Manager

ACTION ITEM

Request:

Request to reallocate \$9,876.76 of project funds from the Senior Center siding project to replace the building sign and repair the rain gutters.

Time Estimate:

10 minutes

Background:

The FY 2025–2026 budget included \$55,000 for replacement of the exterior siding at the Senior Center. As staff began obtaining quotes for the project, contractors consistently recommended against replacing the existing metal siding, alternatively, they advised that the siding remains in good condition and that repainting the building would provide a more practical and cost-effective solution.

Based on those recommendations, staff obtained quotes for repainting the building and secured a bid in the amount of \$16,500.

As part of the project, the existing building sign and front entry canopy needed to be removed. During removal, the sign fell apart due to long-term UV exposure and the soft material used in its construction. Because the sign could not be reused, staff requested a quote from Lytle Signs to fabricate and install a replacement sign and to recover the front canopy to provide a refreshed appearance for the facility.

In addition, several rain gutters were identified as needing repair during preparation for the exterior work and some finishing work at door transitions where water had come during storms that raised the LVP.

The original project budget was \$55,000. By repainting the existing siding instead of replacing it, the overall project cost was significantly reduced, leaving \$38,500 in available funding within the approved budget.

Staff is requesting approval to reallocate \$9,876.76 of the existing project funds toward:

- Replacement of the Senior Center sign - \$1,351.06
- Refurbishment of the front canopy - \$1,621.87
- Installation of Wall sign - \$788.00
- Repair of damaged rain gutters - \$3,100
- Flooring door transition repair - \$3,015.83
- Painting of the Flag poles - donated by the painting contractor.

The project will remain within the original \$55,000 budget and will not require any additional funding.

Approval Process:

A simple majority of the council members present.

Budget Impact:

The project remains within the allocated funds.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The proposed reallocation allows the City to make the best use of the approved project funds while addressing additional exterior improvements identified during the project. Repainting the existing siding preserves functional infrastructure, reduces costs, and improves the overall appearance of the facility.

Replacing the damaged sign, updating the canopy, painting the flag poles, and repairing the gutters will complement the exterior painting project and provide a more complete and polished appearance for the Senior Center.

Attachments:

1. Snr Center Front
2. Snr Center back
3. TF Senior Center
4. J19341 - Twin Falls Senior Center (Twin Falls ID) (002)
5. Senior Center 1
6. Senior Center 2
7. Senior Center_TLC Proposal (1)



SENIOR
CENTER
TWIN FALLS

ZONE





Bosh Construction LLC
3563N 3000E
Twin Falls, ID 83301 USA
+12082123099
wayne@7338000.com

ADDRESS

Twin Falls Senior Center

Estimate 25-496

DATE 03/16/2026

ACTIVITY	AMOUNT
Project Name Twin Falls Senior Center exterior paining estimate.	
Painting Exterior Pressure wash exterior of building with a light solution of TSP and water. Prime as needed. Apply 2 coats of Sherwin Williams Bondplex water-based acrylic. Lift, labor and materials included.	16,500.00

TOTAL \$16,500.00

Accepted By

Accepted Date

PROPOSAL



Lytle Signs Inc.

TWIN FALLS OFFICE
P.O. Box 305 1925 Kimberly Rd.
TWIN FALLS, IDAHO 83303
208.733.1739 fax 208.736.8653
1.800.621.6836

BOISE/MERIDIAN OFFICE
2070 East Commercial St.
MERIDIAN, IDAHO 83642
208.388.1739 fax 208.388.3966
Web Site: www.lytlesigns.com
E-mail: sales@lytlesigns.com

Job Quote: J19341
Date: February 5, 2026
Customer No: C01474
Bill to: 80390

Bill To:
CITY OF TWIN FALLS (OA)
P.O. BOX 1907
TWIN FALLS, ID 83303-1907

Job Location:
Twin Falls Senior Center
530 Shoshone St W
TWIN FALLS, ID 83301

Ship To:
Twin Falls Senior Center
530 Shoshone St W
TWIN FALLS, ID 83301

Purchase Order No.:	Job No.	Salesperson	Tax Area
	J19341	MARCUS	ID SALES TAX

Description	Total Price
Awning – One trip to remove (1) existing illuminated awning and bring back to Lytle Shop. Second trip to re-install illuminated awning. Re-use existing Z-clips.	

Non-illuminated Wall Sign – One trip to remove (1) existing non-illuminated HDU FCO wall sign. Second trip to reinstall FCO HDU wall sign.

**Existing HDU letters may break when being removed from the building

J19341-02	Awning Remove and Reinstall	2,174.50
J19341-03	Wall Sign Remove and Reinstall	2,611.28
	Subtotal:	4,785.78
	Estimated Sales Tax:	0.00
	Total:	4,785.78

TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION
(INTEREST OF 1.5% PER MONTH WILL BE ADDED TO PAST DUE ACCOUNTS)

ACH Payment Information

Account Name: First Federal Savings Bank

Account Number: 3000035984

Routing Number: 324170179

Include your invoice number when submitting ACH.

Please send remittance advice to:

accountsreceivable@lytlesigns.com

ACCOUNTS NOT PAID WITHIN 30 DAYS OF THE DATE OF THIS INVOICE WILL BE CHARGED INTEREST ON UNPAID BALANCES AT THE RATE OF 1.5%. PURCHASER AGREES TO PAY ATTORNEY'S FEES AND COLLECTION COSTS IN THE EVENT THIS INVOICE IS IN DEFAULT. THIS INVOICE CONSTITUTES A SALES CONTRACT.

WARRANTY SHALL BE VOID IF BALANCE IS NOT PAID IN FULL BY THE DUE DATE OF THE INVOICE. CREDIT CARDS ACCEPTED WITH A 3% FEE APPLIED ON AMOUNTS OVER \$2000 OR PAST DUE.

THIS PRICE DOES NOT INCLUDE ELECTRICAL HOOKUP, PERMITS, ENGINEERING OR TAX UNLESS SPECIFICALLY STATED. DESIGN(S) PROVIDED WITH THIS PROPOSAL IS (ARE) THE PROPERTY OF LYTLE SIGNS INCORPORATED RIGHTS ARE TRANSFERRED UPON ACCEPTANCE OF THIS PROPOSAL.

All materials used are of the highest quality. All work to be completed according to standard practices. Any alteration from specifications must be upon written order and charges adjusted. All agreements are contingent upon strikes, delays or accidents beyond our control. Our workmen are fully covered by workmen's compensation insurance. **Customer assumes responsibility for any damage to unmarked underground utilities, underground sprinklers, or when additional costs are incurred during excavations where underground obstructions (including rock) are encountered.**

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 15 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE ARE RECEIVED.

TERMS AND CONDITIONS

1. PAYMENT TERMS: 50% DOWN REQUIRED ON ALL JOBS. BALANCE IS DUE NET 30 FROM FINAL INVOICE DATE. A LATE FEE OF 1.5% INTEREST WILL BE CHARGED ON PAST DUE ACCOUNTS.
2. DUE TO VOLATILITY IN MATERIAL SUPPLY CHAIN AND COMMODITIES MARKETS, THIS ESTIMATE OF PRICING WILL ONLY BE HONORED FOR 15 DAYS CALENDAR FROM THE PROPOSAL DATE NOTED ABOVE. OUTSIDE THIS DATE RANGE, LYTLE SIGNS RESERVES THE RIGHT TO REVIEW ESTIMATE AND CHANGE PRICING ESTIMATES ACCORDINGLY.
3. ALL STAFF TIME FOR PERMIT ACQUISITION, PERMIT FEES AND APPLICATION FEES WILL BE BILLED IN ADDITION TO ESTIMATED SALE PRICE.
4. THIS PROPOSAL DOES NOT INCLUDE ADDITIONAL SERVICES SUCH AS ELECTRICAL HOOKUP, PERMITS, APPLICATION FEES OR STAMPED ENGINEERING. CUSTOMER AGREES TO PROVIDE AT THEIR COST ALL ELECTRICAL SERVICE IN SUITABLE CAPACITY TO REQUIRED SIGNS UNLESS PREVIOUSLY NOTED ON THE PROPOSAL. THE ESTIMATED PRICE ON THIS PROPOSAL DOES NOT INCLUDE ELECTRICAL SERVICE TO SIGNS UNLESS SPECIFICALLY NOTED INCLUDED ABOVE.
5. ALL WORK AND MATERIAL ACQUISITION WILL BEGIN AFTER THE ACCOUNTING OFFICE RECEIVES FULLY SIGNED PROPOSAL DOCUMENT(S), ARE IN RECEIPT OF A 50% DEPOSIT PAYMENT AND REQUIRED PERMIT(S) ARE ISSUED. AT THE CUSTOMER'S DIRECTION, AN AUTHORIZATION TO COMMENCE FORM MAY BE SIGNED TO BEGIN MANUFACTURING SOONER WITH THE INCURRED COSTS BEING THE SOLE RISK AND RESPONSIBILITY OF THE CUSTOMER. CUSTOMER AGREES TO FULLY REIMBURSE LYTLE SIGNS FOR ALL LABOR AND MATERIAL INCURRED IF A SIGN(S) FAILS THE PERMITTING PROCESS.
6. INITIAL DESIGN TIME OF TWO (2) HOURS IS INCLUDED IN THE ESTIMATED PRICE OF THE WORK NOTED ABOVE. ADDITIONAL DESIGN TIME, REDESIGN AND ART SERVICES ARE AVAILABLE AT THE CURRENT HOURLY DESIGN LABOR RATE. ESTIMATED PRICING AVAILABLE UPON REQUEST.
7. DURING EXCAVATION WE MAY ENCOUNTER ROCK, POOR SOIL CONDITIONS, WATER, UNDERGROUND DEBRIS AND OTHER UNFORESEEN SITE CONDITIONS THAT IMPEDE EXCAVATION. THESE CONDITIONS MAY REQUIRE ADDITIONAL CHARGES NOT INCLUDED IN THIS PROPOSAL.
8. PROPOSALS MUST BE SIGNED AND DATED BY AN AUTHORIZED LYTLE SIGNS REPRESENTATIVE TO BE VALID. CHANGES TO THE ORIGINAL SCOPE OF WORK OUTLINED ABOVE WILL BE TREATED AS CHANGE ORDERS AND BILLED IN ADDITION TO PRICING IN THE PROPOSAL.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY AN OFFICER OF THE COMPANY.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

Lytle Signs, Inc.

Salesperson

Customer

Gretchen G. Scott

Accepted by (print)

Proposal #:J19341

Date


Accepted by (sign)

March 24, 2026
Date





♿
PARKING ONLY

van
accessibility

♿
ACCESSIBLE

♿
ACCESSIBLE



TLC Rain Gutters
www.tlcraingutters.com
tyler@tlcraingutters.com
[208-731-5844](tel:208-731-5844)
904 3rd Ave. W.
Twin Falls, Idaho 83301



Date 05-07-2026

Site Address

Client Details

Twin Falls Senior Center
530 Shoshone St. W.
Twin Falls

Sales Representative

Stephanie Caine
[208-731-5844](tel:208-731-5844)
stephanie@tlcraingutters.com

Product List

Downspouts

Downspout AAA

Install downspout with elbows
Color: White

Gutters

5" K Style Seamless Aluminum Rain Gutters with Tear-Off

Tear off existing rain gutters and install new 5" aluminum rain gutters.
Color: White

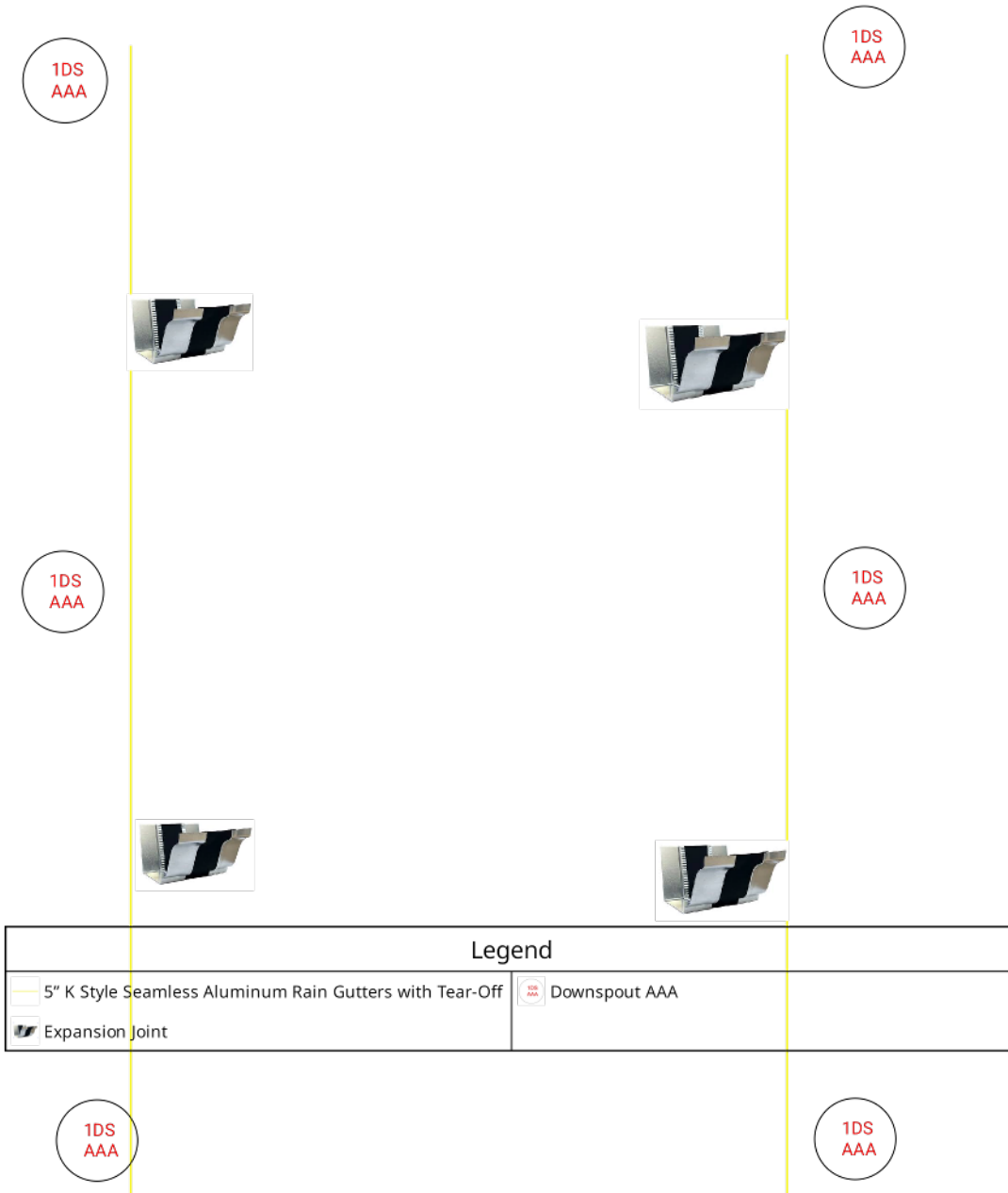
Subtotal	\$3,870.00
Total	\$3,870.00

Payment

Deposit	\$770.00
Balance	\$3,100.00

Payment Terms:
Payment Upon Completion

Detail Plan



Customer Signature

Date

Authorized Rep. Signature

Date



Date: Monday, May 11, 2026
To: Honorable Mayor and City Council
From: William Klaver, Senior Planner

ACTION ITEM

Request:

Request to amend the City Budget: CDBG Program from \$400,000 to \$900,000; and approve the purchase and installation of replacement playground equipment for City Park using a Cooperative Purchasing Agreement with Sourcewell for the amount of \$249,594 from Big T Recreation, and authorize City Staff to sign the quote.

Time Estimate:

Approximately 10 minutes for staff presentation, questions and council action.

Background:

In 2021, amended in 2022, the City of Twin Falls worked with Mosaic Community Planners on the creation of a 5-year Consolidated Plan. As part of this plan, Staff has worked with federal, state, and local partners and came to a conceptual design to rebuild the City Park restroom, rebuild the playground, and create an outdoor learning space between the library and City Park.

City Staff is wrapping up construction on the City Park restroom and looking towards the next phase, which will be the outdoor learning space. As part of the conceptual plan to create an outdoor learning space, it proposed to close Hansen Street from 4th Avenue East and 5th Avenue East. Staff conducted a traffic study in December 2025. The average trips per day was 684; with a high of 794 trips on Friday and a low of 482 trips on Sunday.

The current roadway configuration contains 79 legal on-street parking stalls in the area. Our most recent concept design, with the closing of Hansen St in the desired area, would have 81 parking stalls; a net increase of 2 parking stalls. This is a result of converting the South side of 4th Avenue East from parallel to angled parking stalls. This will have the function and feel like Main Street by City Hall.

As part of the Federal CDBG program, Staff conducts annual public meetings/comment period, public hearings, and presents an annual report on funds and projects. Staff conducted several outreach methods for the City Park Plaza Concept, including an open house, online comment forms, and in-person surveying of library and park patrons. During the open house dates, we received comments from 23 people. The dominant trend from patrons was the desire for a safer transition from the Library to the Park. Patrons of both public facilities often crossed the road mid-block.

The CDBG Grant includes spending timelines, and to stay in good standing, Staff has created a phasing plan for this project to reach its required goals.

1. Install Replacement Playground — June 2026
2. Bid entirety of Plaza and Custom Playground Construction — Fall 2026
3. Start Plaza Construction — Spring 2027
4. Finish Plaza Construction — Summer 2027

In order to accomplish this modified timeline Staff needs authorization to spend an additional \$500,000 this year. This money is fully reimbursable by the CDBG grant program, no local tax dollars are anticipated to be spent on the project.

Approval Process:

A simple majority will approve this request.

Budget Impact:

The project will be fully funded with Community Development Block Grant (CDBG) funds. This grant is a direct appropriations from the Federal Department of Housing and Urban Development (HUD), allocated on a yearly basis. The total amount of direct appropriations currently available to the City of Twin Falls is: \$1,256,397.28.

Regulatory Impact:

Approval will authorize the use of Sourcewell pricing for the playground and allow staff to sign the quote for procurement and installation, not to include sitework.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the City Council amend the City Budget: CDBG Program from \$400,000 to \$900,000, and use Sourcewell pricing to procure and install the playground equipment.

Attachments:

1. QUOTE - City Park Playground
2. City Park - 3D



Big T Recreation
 11618 S. State St #1602
 Draper, UT 84020
 801-572-0782
 taft@bigtrec.com

QUOTE

Date	Quote #
05/06/2026	22151
Exp. Date	
	05/31/2026

Shipping Address
Twin Falls 203 Main Avenue East Twin Falls, ID 83301

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
Playground Structure	City Park Playground and Installation Playworld Systems Custom Playground Structure - Revision 4 Includes -Custom Sky Towers Playground -Twist Grip Roller -Whirl-A-Round Spinner -Unity Dome -Cozy Cocoon -Swings with ADA Seats, Belt Seats, and Toddler Seats	1	190,608.00	190,608.00
Installation	Material and Freight Installation of Playground Structures Playground and Installation Available for Purchase on Sourcewell Contract Reference Number - 101625-PLP This Proposal does not include Playground Safety Surfacing, Benches, Site Prep, Excavation and Curbing or Sidewalks	1	58,986.00	58,986.00
			SUBTOTAL	
			TAX	
			TOTAL	\$249,594.00

Accepted By

Accepted Date

Acceptance of this quote agrees to the terms and conditions set by Big T Recreation. Please contact us with any questions or concerns P: 801.572.0782, F: 801.216.3077 or E: taft @bigTrec.com or merit@bigTrec.com.

We thank you for your business.



City Park Twin Falls, Idaho

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