



Twin Falls City Council Agenda

Monday, October 30, 2017, 5:00 PM

City Council Chambers
305 Third Avenue East - Twin Fall

Members: Shawn Barigar, Suzanne Hawkins, Nikki Boyd, Chris Talkington, Gregory Lanting, Christopher Reid, Ruth Pierce

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) CONSIDERATION OF AMENDMENTS TO AGENDA
- 4) PROCLAMATIONS: None
- 5) GENERAL PUBLIC INPUT
- 6) CONSENT CALENDAR
 - a) Request to approve the Accounts Payable October 24-30, 2017.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - b) Request to approve the October 23, 2017, City Council Minutes.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - c) Request to approve the Curb-Gutter & Sidewalk Improvement Deferral Agreement – 521 2nd Avenue South for Tony Hoggarth.
Purpose: Action By: Troy Vitek, Assitant City Engineer
 - d) Request to approve the Findings of Fact and Conclusion of Law for a Zoning District Change & Zoning Map Amendment for Seagraves Family Foundation.
Purpose: Action By: Renée Carraway-Johnson, Zoning & Development Manager
 - e) Request to accept Z Country Estates Parks In Lieu Contribution.
Purpose: Action By: Wendy Davis, Parks & Recreation Director, Dave Thibault, EHM Engineers
- 7) ITEMS OF CONSIDERATION
 - a) Presentation by the Blue Lakes Rotary Club and Pacific Coast K9 of one narcotic detection canine to the Twin Falls Police Department.
Purpose: Presentation By: Craig Kingsbury, Chief of Police

- b) Presentation of Idaho Peace Officer Standards and Training Council Certificates.
Purpose: Presentation By: Craig Kingsbury, Chief of Police
- c) Update on Southern Idaho Economic Development Organization (SIEDO).
Purpose: Presentation By: Connie Stopher, SIEDO
- d) Request to adopt an Ordinance for the Zoning District Change and Zoning Map Amendment from R-2 to R-2 PRO for property located at 2016 Addison Avenue East. c/o Dave Thibault, EHM Engineers, Inc. on behalf of Janice Seagraves Family Foundation (app. 2894)
Purpose: Action By: Rene'e V Carraway-Johnson Zoning & Development Manager
- e) Request to approve the Grandview Odor Reduction Study. Enter into a contract with Murray, Smith and Associates to study the Grandview and Rock Creek sewer pipelines for odors and provide a recommendation to the City of Twin Falls on design and location of a possible remediation.
Purpose: Action By: Troy Vitek, Assistant City Engineer
- 8) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 9) PUBLIC HEARINGS: None
- 10) ADJOURNMENT:
 - a) Executive Session § 74-206(1): (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated to fill a particular vacancy or need, unless a vacancy in an elective office is being filled.

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Leila Sanchez (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

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 and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
 4. 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.
 5. A City Staff Report shall summarize the application and history of the request.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select 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, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls City Council Minutes

Monday, October 23, 2017, 5:00 PM

City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Vice Mayor Suzanne Hawkins, Councilmembers Nikki Boyd, Chris Talkington, Greg Lanting, Christopher Reid, Ruth Pierce

Absent: Mayor Shawn Barigar

Staff Present: Deputy City Manager Mitch Humble, Deputy City Clerk Sharon Bryan

Vice Mayor Hawkins called the meeting to order at 05:01: PM

A quorum was present.

2) PLEDGE OF ALLEGIANCE

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

3) CONSIDERATION OF AMENDMENTS TO AGENDA

Deputy City Manager Humble explained that we would do the business meeting and then adjourn and tour the New City Hall Building.

4) PROCLAMATIONS: None

5) GENERAL PUBLIC INPUT

6) CONSENT CALENDAR

MOTION:

Councilmember Reid moved to approve Consent Calendar as presented. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

a) Request to approve the Accounts Payable for October 17-23, 2017.

b) Request to approve the October 16, 2017 City Council Minutes.

7) ITEMS OF CONSIDERATION

a) Tour of the new City Hall.

Vice Mayor Hawkins said that City Council meeting will be adjourning the business meeting portion of the meeting and will be going over to tour the new City Hall building.

8) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

Councilmember Pierce announced that early voting started today.

Deputy City Manager Humble explained moving process.

Councilmember Talkington reported on businesses who have done renovation work and their increase of customers.

9) PUBLIC HEARINGS

10) ADJOURNMENT

The meeting adjourned at 05:09: PM

City Council toured the new City Hall building.

Sharon Bryan, Deputy City Clerk



Date: Monday, October 30, 2017
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Request to approve the Curb-Gutter & Sidewalk Improvement Deferral Agreement – 521 2nd Avenue South for Tony Hoggarth.

Time Estimate:

N/A

Background:

The property owner is constructing a new office building for his auto sales business. A building permit requires frontage improvements, such as curb-gutter & sidewalk installation. The property owner is requesting a 3-year deferral on the curb-gutter & sidewalk requirement.

Approval Process:

City Code 10-11-5 (B) states the City Engineer may defer construction if the improvement would create a traffic hazard or unusual drainage problem. Staff believes it is acceptable to defer construction of curb-gutter & sidewalk at this location for the 3-year period.

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of this request will allow the owner to defer curb, gutter & sidewalk improvements along 2nd Avenue South, Liberty Street South, and Ketchum Street South for 3 years, with final construction to be completed by October of 2020.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the request as presented.

Attachments:

1. Curb-Gutter & Sidewalk Deferral Agreement
2. Warranty Deed
3. Aerial Image
4. Street View - Looking North
5. Street View - Looking South

CURB-GUTTER AND SIDEWALK IMPROVEMENT DEFERRAL AGREEMENT

This Agreement made and entered into this 17th day of October, 2017, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City", and Tony + Sara Hoggarth, hereinafter called "Developer", for the purpose of constructing certain improvements on property sought to be developed at 521 2nd Ave S, Twin Falls, ID and/or 139 Ketchum St. S. Twin Falls, ID.

WHEREAS, Developer certifies that he is the owner in fee simple or the authorized agent of the owner in fee simple of the real property described on the attached Exhibit "A"; and,

WHEREAS, there is attached hereto and incorporated herein as if the same were set out in full, a certified copy of the deed to the above described real property, marked Exhibit "A", showing ownership of said real property to be in Developer, or, as the case may be, there is attached hereto and incorporated herein as if the same were set out in full, a copy of the deed to the above described real property showing ownership in fee simple in someone other than Developer together with a notarized authorization, signed by the real property owner, authorizing Developer to act on behalf of said real property owner; and,

WHEREAS, Developer desires to develop said real property in the following manner: Construct new office building for Hoggarth Auto Sales; and,

WHEREAS, the Developer is obligated to construct certain improvements, namely curb-gutter and sidewalk, pursuant to Title 10, Chapter 11 of the Twin Falls City Code; and,

WHEREAS, the City is authorized, pursuant to Twin Falls City Code Section 10-11-5(B)(2) to defer said improvements; and,

WHEREAS, the City Council on _____ agreed to defer construction of the aforementioned improvements,

WITNESSETH, that for and in consideration of the mutual promises, conditions and covenants contained herein, the parties agree as follows:

I.

City agrees: 1) to defer construction of the required curb-gutter and sidewalk until October 2020, or until such time as the obligation of curb-gutter and sidewalk construction on adjacent property or properties allows the City Engineer to require construction under the conditions specified in City Code Section 10-11-5(B)(2).

II.

Developer agrees to: 1) complete construction of curb-gutter and sidewalk on the real property described above when required by the City Council.

III.

Developer further agrees that in the event the Developer fails to complete the aforementioned construction, the City may complete the construction at the City's expense and may file a lien against the aforementioned property for expenses incurred by the City in said construction.

IV.

Developer agrees to pay the total actual cost of all materials, labor and equipment necessary to completely construct all of the improvements required herein and to construct or contract for the construction of all such improvements.

Developer agrees to request in writing that the City Engineer and any other required department of the City make the following inspections and to not proceed with construction until the required inspection is complete and the work has been approved in writing by the City Engineer or his authorized inspector. All such inspections shall be scheduled fifteen (15) days prior to beginning work and the request for an inspection shall be made one working day before the required inspection. Developer agrees to apply all costs resulting from his failure to properly schedule and request a required inspection or from proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials all as required by the City Engineer.

Required inspections shall include: 1) approval of all materials before inspection; 2) approval of forms and gravel base before pouring any concrete curb-gutter and sidewalk; and 3) approval of finished curb-gutter and sidewalk.

VI.

The Developer agrees to: 1) allow the City full and complete access to the construction; 2) provide all materials necessary to conduct all tests; and 3) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

VII.

Developer agrees to obtain any necessary permits from the Twin Falls Highway District or the State of Idaho Department of Highways prior to construction improvements on their respective rights-of-way if said permits are required by the aforementioned agencies. A certified copy of said permit or the original of said permit shall be submitted to the City prior to beginning construction thereon.

This Agreement shall be recorded and shall bind the parties hereto, their heirs, successors in interest, and lawful assigns.

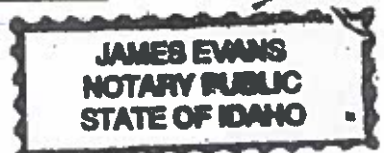
In the event of a breach of this Agreement, or should legal action of any kind be taken to enforce the provisions hereof, the prevailing party shall be entitled to reasonable attorney fees and cost awarded by the Court.

CITY OF TWIN FALLS, IDAHO

BY _____
Mayor

DEVELOPER

Tony Hogarth



STATE OF IDAHO

On this _____ day of _____, 20____, before me a notary public in and for said State, personally appeared _____

known to me to be the person who name subscribed to the within instrument, and acknowledged to me that _____ executed the same.

Notary Public
Residing at Twin Falls, Idaho

STATE OF IDAHO

On this 17th day of October, 20 17, before me a notary public in and for said State, personally appeared _____

Tony Hogarth

known to me to be the person who name subscribed to the within instrument, and acknowledged to me that _____ executed the same.

James Evans

Notary Public
Residing at Twin Falls, Idaho

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
260 Third Avenue North
Twin Falls, ID 83301

TWIN FALLS COUNTY
RECORDED FOR:
FIRST AMERICAN TITLE - TWIN FA
12:09:27 PM 02-04-2015
2015001594
NO. PAGES 2 FEE: \$13.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: BH
Electronically Recorded by Simplifile

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 529978-TF (sg)

Date: January 26, 2015

For Value Received, Janet A. Latham, as Personal Representative of the Estate of Robert A. Latham, Sr. (deceased) and Janet A. Latham, an unmarried woman, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto Tony Hoggarth and Sara Hoggarth, husband and wife, hereinafter called the Grantee, whose current address is 2522 East 3707 North, Twin Falls, ID 83301, the following described premises, situated in Twin Falls County, Idaho, to-wit:

PARCEL 1

THE NE½NE½ LOT 9, IN BLOCK 107, TWIN FALLS TOWNSITE, TWIN FALLS COUNTY, IDAHO, RECORDED IN BOOK 1 OF PLATS, PAGE 7, RECORDS OF TWIN FALLS COUNTY, IDAHO.

PARCEL 2

THE SW½ OF LOT 9, IN BLOCK 107, TWIN FALLS TOWNSITE, TWIN FALLS COUNTY, IDAHO, RECORDED IN BOOK 1 OF PLATS, PAGE 7, RECORDS OF TWIN FALLS COUNTY, IDAHO.

PARCEL 3

LOTS 15 AND 16, IN BLOCK 107, TWIN FALLS TOWNSITE, TWIN FALLS COUNTY, IDAHO AND THE SW½ OF THE NE½ OF LOT 9, AND ALL OF LOTS 10, 11, 12, 13 AND 14, IN BLOCK 107 OF TWIN FALLS TOWNSITE, TWIN FALLS COUNTY, IDAHO RECORDED IN BOOK 1 OF PLATS, PAGE 7, RECORDS OF TWIN FALLS COUNTY, IDAHO.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Date: 01/26/2015

Warranty Deed
- continued

File No.: 529978-TF (sg)

Janet A. Latham, as Personal Representative
of the Estate of Robert A. Latham, Sr.
(deceased)

Janet A. Latham
Janet A. Latham

Janet A. Latham P.R.
Janet A. Latham, Personal Representative

NOTARY PUBLIC CERTIFICATION
Debra Abaire Third Judicial Circuit
Doc. Description WARRANTY DEED FOR
FILE # 529978-TF (SG)

No. of Pages 2 Date of Doc 1-26-15

Debra Abaire
Notary Signature

STATE OF HAWAII)

ss.

COUNTY OF HAWAII)

On this 2ND day of FEBRUARY, 2015, before me, a Notary Public in and for said State, personally appeared **Janet A. Latham**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Personal Representative of the Estate of Robert A. Latham, Sr., and acknowledged to me that she executed the same as such Personal Representative.

Debra Abaire
Notary Public of HAWAII
Residing at: KAILUA-KONA
Commission Expires: 12-31-2018

STATE OF HAWAII)

ss.

COUNTY OF HAWAII)

On this 2ND day of FEBRUARY, 2015, before me, a Notary Public in and for said State, personally appeared **Janet A. Latham**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

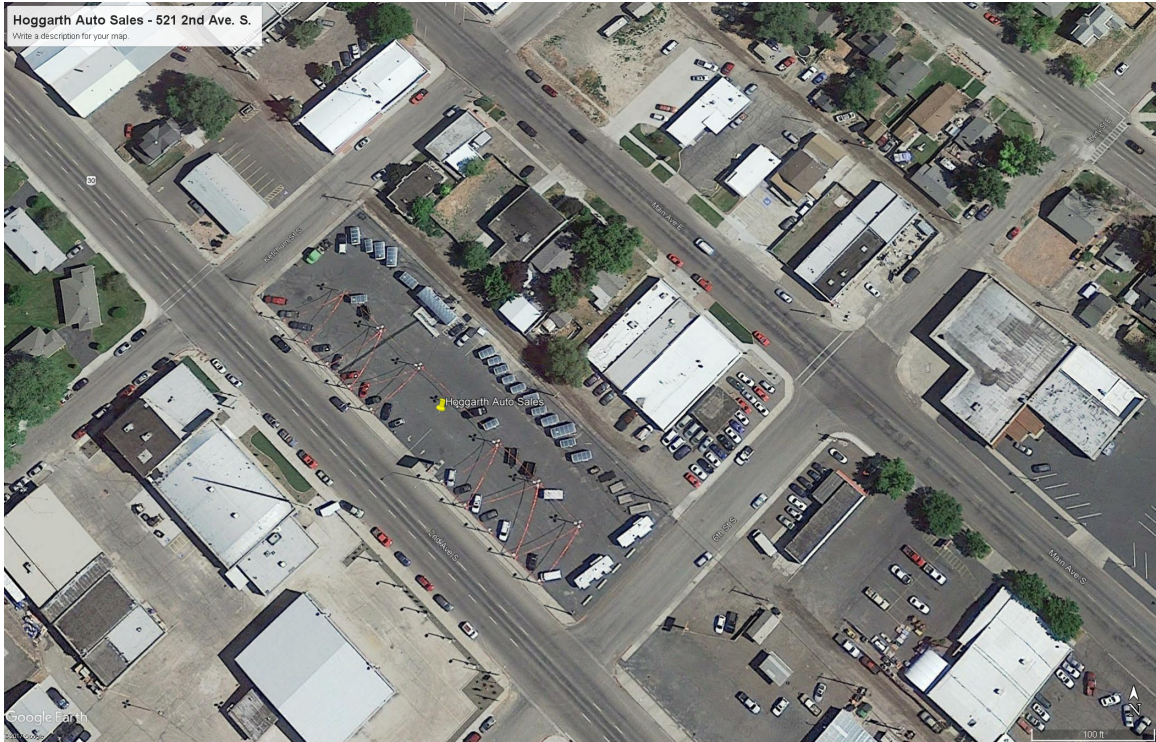
NOTARY PUBLIC CERTIFICATION
Debra Abaire Third Judicial Circuit
Doc. Description WARRANTY DEED FOR
FILE # 529978-TF (SG)

No. of Pages 2 Date of Doc 1-26-15

Debra Abaire
Notary Signature

2-2-15
Date

Debra Abaire
Notary Public for the State of HAWAII
Residing at: KAILUA-KONA
My Commission Expires: 12-31-2018



Hoggarth Auto Sales - 521 2nd Ave. S.

Write a description for your map.







BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Zoning District Change & Zoning Map Amendment,</u>	)	FINDINGS OF FACT,
Application,	)	
	)	CONCLUSIONS OF LAW,
<u>Seagraves Family Foundation</u>	)	
<u>c/o EHM Engineers, Inc.</u>	)	AND DECISION
Applicant(s)		

This matter having come before the City Council of the City of Twin Falls, Idaho on October 16, 2017 for public hearing pursuant to public notice as required by law for a Zoning District Change and Zoning Map Amendment from R-2 to R-2 PRO for property located 2016 Addison Avenue East and the City Council having heard testimony from interested parties, and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Zoning District Change and Zoning Map Amendment from R-2 to R-2 PRO for property located 2016 Addison Avenue East
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: September 7, 2017 & September 28, 2017
3. The property in question is zoned R-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Neighborhood Commercial in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Addison Avenue East/Commercial Day Care/Residential; to the south, Alley/Residential; to the east, Professional Office; to the west, Professional Office.

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

CONCLUSIONS OF LAW

1. The application for a Zoning District Change and Zoning Map Amendment from R-2 to R-2 PRO for property located 2016 Addison Avenue East is consistent with the purpose of the R-2 PRO Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-4-4, 10-4-18, 10-11-1 through 8, 10-13, 10-14 of the Twin Falls City Code.

3. The proposed use is proper use in the R-2 Zone, subject to the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

5. The application for a Zoning District Change and Zoning Map Amendment from R-2 to R-2 PRO for property located 2016 Addison Avenue East should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for a for a Zoning District Change and Zoning Map Amendment from R-2 to R-2 PRO for property located 2016 Addison Avenue East is hereby granted

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls and incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

APPLICATION #: 2894



Date: Monday, October 30, 2017
To: Parks and Recreation Commission
From: Wendy Davis, Parks & Recreation Director, Dave Thibault, EHM Engineers

Request:

Request to accept Z Country Estates Parks In Lieu Contribution.

Time Estimate:

N/A

Background:

Z Country Estates is a 28 acre development located South of Pheasant Road between Valencia St. and Washington Street South. The subdivision includes 114 single family homes. It is adjacent to South Hills Middle School and approximately .25-.5 miles from Vista Bonita Park. The one mile perimeter is defined by Orchard on the North, Washington St. South on the West, 3600 N on the South and Blue Lakes Blvd. South on the East. A park requirement would give us approximately one acre of park. There are opportunities within the one mile radius to make improvements to existing or proposed parks.

Developer proposes to contribute \$56,697.90 in lieu of developed park land.

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements, which contributions shall be used for park land acquisition and/or park improvements within the boundaries of the arterial streets in which the development is located. In the event that no such facilities or needs are so located, the director may propose a budgeted expenditure to apply the funds to needs identified at any such facility existing within one mile of the boundaries of the project from which the funds originated. If the director determines that no reasonable use exists within the extended geographical area, the director shall, with the approval of the parks and recreation commission, propose to the city council a specific application for the funds which need not be limited geographically, and may include such use as future land acquisition. The fee structure for cash contributions for acquisition of park land shall be the appraised value of the required land area at the time of the application. The development may qualify for a 50% reduction on their cash contribution in lieu of park land if the development met all criteria to be called an "in fill" development. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant. The fee structure for park improvements, including all costs of acquisition, construction and all related costs, shall be based upon the estimated costs of an approved improvement provided by a qualified contractor and/or vendor. (Ord. 2954, 11-3-2008)

Approval Process:

A majority vote will approve this request.

Budget Impact:

N/A

Regulatory Impact:

Approval of this request will fulfill the park requirement and allow developer to begin work on the subdivision.

History:

N/A

Analysis:

N/A

Conclusion:

In a Special Meeting on Wednesday, October 25, the Parks and Recreation Commission approved this request, recommending Council approve this request.

Attachments:

1. Parks In Lieu application Z Country

Date: 10/12/2017

PARKS IN LIEU CONTRIBUTION APPLICATION-2014

Subdivision Name: Z Country Estates

Number of Dwelling/Household Units/Acres: 114 / 28.0

Developer: Jon Zernickow

Address/Phone #: 240 Pheasant Rd. Twin Falls, ID 83301

Appraiser: McKinlay & Klundt Appraisal Company

Address/Phone #: P.O. Box 5698 Twin Falls, ID 83303

As per Twin Falls City Code Title 10; Chapter 12; Section 3.11 ... "No residential plat shall be approved unless it includes provision for parks and stormwater retention/detention. "... The city council may, at their discretion, approve and accept cash contributions in lieu of developed park land with improvements. "

The following items shall be included with this Parks in Lieu Contribution application. It is the responsibility of the developer to see that all required information is provided to the city at the time of submittal of the Parks in Lieu Contribution application. An incomplete application will not be accepted by the City Administrator.

The City of Twin Falls allows two (2) different types of requests for Parks In Lieu cash contributions, as per TF City Code 10-12-3.11. Please mark an X by the type of request you are going to use; #1 or #2:

1. ☒ I am requesting approval of a Parks In Lieu contribution without walking/bicycle trails, using the following Contribution Formula:

- (a) Determine the per acre appraised value of the Land in the development.
See 10-12-3-11 (F). Appraisal value of the Land: (L) \$ 18,035.00
- (b) The current Park Development cost is \$31,700 per acre. (PD) \$31,700
- (c) Total the number of Household units in the development. (H) 114

1-The proposed Cash Contribution using #1: $(L+PD)(H)(.01)$ (CC) \$ 56,697.90

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

The City of Twin Falls allows for a 50% reduction in the cash contribution, as per 10-12-3.11(G), subject to meeting ALL FIVE (5) CRITERIA:

1. The number of household units must be eight (8) or less per acre, as identified on the preliminary plat.
2. Development shall be located within city limits.
3. Development shall not border an arterial street.
4. Development shall not border the city limits.
5. Development must not have been converted from agricultural land. (Ord. 3034, 7-16-2012)

If development qualifies for the 50% reduction, divide Cash Contribution (CC) amount by two (2). _____

2. _____ I am requesting approval of a Parks In Lieu mixed contribution consisting of cash and developed walking/bicycle trails, using the following Contribution Formula:

- (a) Determine the per acre appraised value of the Land in the development.
See 10-12-3-11 (F). Appraisal value of the Land: (L) _____
- (b) The current Park Development cost is \$31,700 per acre. (PD) \$31,700
- (c) Total the number of Household units in the development. (H) _____

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

- (d) Developed Trail Cost:
i. Cost of land underneath the trail (per square foot): (A) _____
ii. Cost to develop the trail (per square foot): (B) _____
- Developed Trail Cost = (A + B) (total trail cost per square foot): (TC) _____
- (e) Land Portion = (L)(H)(0.01) - (TC) (LP) _____
Note: Land portion cannot be less than 50% of (L)(H)(.01).
- (f) Park Improvement Portion = (31,700)(H)(.01): (PIP) _____
- (g) Land Portion + Park Improvement portion (LP + PIP) = _____

2-The proposed Cash Contribution using #2: (CC) \$ _____

Note: Lots large enough for duplex or larger multi-family units shall be identified as intended for development as single household dwelling units on the preliminary plat otherwise the maximum density will be used to determine number of household units/single family dwellings for the purpose of this application.

Parks In Lieu contribution must be made prior to final plat recordation.

PRIOR TO SUBMITTAL OF THIS APPLICATION HAVE YOU:

- ... Talked to the Parks & Recreation Department about the requirements?
- ... Enclosed a copy of the appraiser's value for the land.
- ... Enclosed a copy of bid/material costs to construct walking path/bike trail.

Date Submitted: _____

City Council Agenda Date: _____

Application accepted by City Administrator: _____

Engineering Approval: _____

McKinlay & Klundt Appraisal Company

(Bus) (208) 734-5522

P.O. Box 5698
Twin Falls, Idaho 83303

(Fax) (208) 734-9755

A RESTRICTED USE APPRAISAL REPORT OF

28.00+/- Acres

LOCATED AT

248 Pheasant Road
Twin Falls, Idaho 83301

CLIENT

John Zernickow

McKinlay & Klundt Appraisal Company

(Bus) (208) 734-5522

P.O. Box 5698
Twin Falls, Idaho 83303

(Fax) (208) 734-9755

October 11, 2017

Mr. John Zernickow
248 Pheasant Road
Twin Falls, Idaho 83301

Re: 248 Pheasant Road
Twin Falls, Idaho 83301

Dear John Zernickow,

At your request, we have appraised a real property interest for the above real estate. Our objective was to form one or more opinions about the market value for a 100% ownership interest in the subject property's fee simple estate assuming no liens or encumbrances other than normal covenants and restrictions of record.

The subject property consists of one parcel totaling 28.00+/- acres. For this appraisal report 28.00+/- acres are considered irrigated cropland. Soils consist of Minidoka silt loam, Portneuf silt loam with the elevation being approximately 3,900+/- feet. Irrigation water is delivered via 28 shares of water rights from Twin Falls Canal Company Irrigation District. Irrigation water is applied via gated pipe. More details are presented in the Subject Section of the appraisal report.

This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed later herein. It was prepared solely for the intended use and intended user(s) explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached document, which conforms to the version of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect on this report's preparation date of October 9, 2017.

This letter is not an appraisal report hence it must not be removed from the attached 1044-page document. If this letter is disjoined from the attached appraisal report, then the value opinions set forth in this letter are invalid because the analyses, opinions, and conclusions cannot be properly understood.

In general, valuation of the subject property involves no atypical issues. All value opinions are affected by all the information, extraordinary assumptions, hypotheses, general limiting conditions, facts, descriptions, and disclosures stated in the attached appraisal report. After careful consideration of all factors pertaining to and influencing value, the data, and analysis thereof firmly supports the following final value opinion(s) for the subject property as of September 21, 2017:

\$505,000 Market Value "As Is"

Thank you for your business. Let us know how we may further serve you.



Dave McKinlay
Certified General Appraiser-71
McKinlay & Klundt Appraisal Co.
License Expiration Date: 04/08/18



Travis Klundt
Certified General Appraiser-2212
McKinlay & Klundt Appraisal Co.
License Expiration Date: 01/13/18





Date: Monday, October 30, 2017
To: Honorable Mayor and City Council
From: Craig Kingsbury, Chief of Police

Request:

Presentation by the Blue Lakes Rotary Club and Pacific Coast K9 of one narcotic detection canine to the Twin Falls Police Department.

Time Estimate:

Approximately ten minutes.

Background:

Rotary President Byron Toledo and Pacific Coast K9 Owner/Trainer Ken Pavlick have worked together to donate to the Twin Falls Police Department and the Twin Falls County Sheriff's Office one single-purpose narcotic detection dog to each agency. The Rotary Club is donating \$6,500.00 to cover the cost of each dog with an additional \$1,500.00 for miscellaneous costs. Mr. Pavlick is donating one dog and some training time.

The donation of the single-purpose narcotic detection dogs will greatly benefit each agency in the fight against illegal drugs in our community.

Approval Process:

N/A

Budget Impact:

The cost to the Twin Falls Police Department/Asset Allocation will be \$2,250.00 for the training, approximately \$4,000.00 for the equipment for the police vehicle for this canine team, plus a four percent (4%) salary increase for Officer Matt Guzman.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The Blue Lakes Rotary Club and Pacific Coast K9 would like to present the Twin Falls Police Department and the Twin Falls County Sheriff's Office with a generous donation of one single-purpose narcotic detection canine to each agency.

Attachments:

None



Date: Monday, October 30, 2017
To: Honorable Mayor and City Council
From: Craig Kingsbury, Chief of Police

Request:

Presentation of Idaho Peace Officer Standards and Training Council Certificates.

Time Estimate:

The presentation will take approximately an hour.

Background:

The following Officers have been awarded their Basic Certification by the Idaho Peace Officer Standards and Training Council: Dzevad Mandzic, Anthony Summers, Braxton Christensen, Tyler Kraft, Martin Becerra, Shauna Peterson, and Daniel Clifford. These Officers successfully completed the Twin Falls Police Department's Field Training Program and have served as Police Officers in the State of Idaho as required to receive this certification.

On May 10, 2017, Officer Jayson Mickelson was awarded his POST Intermediate Certification. Officer Mickelson was required to complete hundreds of hours of training, including obtaining several college credits to receive this certification.

The following Officers have been awarded their Advanced Certification by the Idaho Peace Officer Standards and Training Council: Officers Dallas Garner, Morgan Waite, Justin Cyr, Brandi Matthews, Samir Smriko, and Detective Ken Rivers. To receive this certification, these Officers have been awarded their POST Intermediate Certificate, have served over six years as a Police Officer in the State of Idaho, and have met the training requirements combined with obtaining college credits.

Officers Matt Triner, Clint Doerr and Dave Weigt have been awarded their Advanced and Master Certifications by the Idaho Peace Officer Standards and Training Council. To receive the Advanced certification, these Officers have been awarded their POST Intermediate Certificate, have served over six years as a Police Officer in the State of Idaho, and have met the training requirements combined with obtaining college credits. To receive their Master Certification, these Officers were required to complete 1,500 hours of POST-approved training, obtain several college credits, obtain POST Advanced Certification, and complete a minimum of 15 years of law enforcement service.

On June 8, 2017, and September 26, 2017, Sergeants Justin Hendrickson and Lou Coronado, respectively, were awarded their POST Supervisor Certification. To receive this certification, Sergeants Hendrickson and Coronado were required to hold a higher level POST certification, complete 100 hours of POST-approved supervisory training within a specified time frame, and be a first-line supervisor for a minimum of one year.

On April 24, 2017, Lieutenant John K. Wilson was awarded his POST Management Certification. To earn this certification, Lieutenant Wilson was required to hold POST certification, complete 100 hours of POST-certified management-level training within a specified time frame, and to have served satisfactorily

in a management position for a minimum period of six months.

The personal commitment of these Officers to better themselves through training has helped the Twin Falls Police Department in achieving its goal of being the best Police Department in the State of Idaho.

Approval Process:

N/A

Budget Impact:

This will not impact the City budget.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Chief Kingsbury would like to present these POST certificates before the City Council on October 30, 2017.

Attachments:

1. POST Certificate Presentation

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Basic Certificate

to

Dzevad Mandzic

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 13th day of January, 2017.*

Jeff A. Loney
Chairman

V R McLean
Division Administrator

State of Idaho

The Peace Officer Standards & Training Council

hereby awards the

Basic Certificate

to

Anthony R. Summers

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 30th day of January, 2017.*

Jeff A. Lowrey
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Basic Certificate

to

Braxton E. Christensen

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 21st day of February, 2017.*

Jeff A. Lively
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Basic Certificate

to

Tyler D. Kraft

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 6th day of March, 2017.*

Jeff A. Loney
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Basic Certificate

to

Martin Becerra

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 9th day of May, 2017.*

Jeff A. Lurvey
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Basic Certificate

to

Shauna L. Peterson

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 9th day of May, 2017.*

Jeff A. Lurvey
Chairman

V R McLean
Division Administrator

State of Idaho

The Peace Officer Standards & Training Council

hereby awards the

Basic Certificate

to

Daniel J. Clifford

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 15th day of June, 2017.*

Jeff A. Loney
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Advanced Certificate

to

Morgan J. Waite

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 10th day of February, 2017.*

Jeff A. Loney
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Advanced Certificate

to

Justin D. Cyr

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 23rd day of March, 2017.*

Jeff A. Lurvey
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Advanced Certificate

to

Brandi Matthews

Twin Falls Police Department

For having fulfilled the requirements of this certificate as set forth by the Idaho Peace Officer Standards & Training Council on the 5th day of May, 2017.

Jeff A. Loney
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Advanced Certificate

to

Dallas L. Garner

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 8th day of February, 2017.*

Jeff A. Lurvey
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Advanced Certificate

to

Samir Smriko

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 18th day of July, 2017.*

Jeff A. Loney
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Advanced Certificate

to

Kenneth E. Rivers

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 11th day of October, 2017.*

Jeff A. Lurvey
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Advanced Certificate

to

Matthew Triner

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 8th day of February, 2017.*

Jeff A. Loney
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Master Certificate

to

Matthew Triner

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 8th day of February, 2017.*

Jeff L. Loney
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Advanced Certificate

to

Clinton S. Doerr

Twin Falls Police Department

For having fulfilled the requirements of this certificate as set forth by the Idaho Peace Officer Standards & Training Council on the 4th day of April, 2017.

Jeff A. Lurvey
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Master Certificate

to

Clinton S. Doerr

Twin Falls Police Department

For having fulfilled the requirements of this certificate as set forth by the Idaho Peace Officer Standards & Training Council on the 4th day of April, 2017.

Jeff L. Lurvey
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Advanced Certificate

to

David E. Weight

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 19th day of July, 2017.*

Jeff A. Lurvey
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Master Certificate

to

David E. Weigt

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 11th day of October, 2017.*

Jeff A. Harvey
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Supervisor Certificate

to

Justin R. Hendrickson

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 8th day of June, 2017.*

Jeff A. Loney
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Supervisor Certificate

to

Lucio Coronado Jr.

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 26th day of September, 2017.*

Jeff A. Lowrey
Chairman

V R McLean
Division Administrator

State of Idaho

*The Peace Officer Standards
& Training Council*

hereby awards the

Management Certificate

to

John K. Wilson

Twin Falls Police Department

*For having fulfilled the requirements of this certificate as set forth by the Idaho Peace
Officer Standards & Training Council on the 24th day of April, 2017.*

Jeff A. Harvey
Chairman

V R McLean
Division Administrator



Public Meeting: **MONDAY OCTOBER 30, 2017**

To: Honorable Mayor and City Council

From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

ITEM

Request: Consideration to adopt an Ordinance for the **Zoning District Change and Zoning Map Amendment** from R-2 to R-2 PRO for property located at 2016 Addison Avenue East. c/o Dave Thibault, EHM Engineers, Inc. On behalf of Janice Seagraves Family Foundation (app. 2894)

Time Estimate: Staff presentation may be five (5 +/-) minutes. This is not a public hearing item but there may be an additional five (5) minutes for questions by the City Council.

History:

On **September 26, 2017**, the Commission held a public hearing on this request. Presentations were given by the applicant's representative and by staff. The public hearing was opened. No one spoke at the public hearing. Upon conclusion of the presentations, public hearing, and deliberations Commissioner Grey made a motion to recommend approval of the request, as presented, to the City Council. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

On **October 16, 2017**, the City Council held a public hearing on this request. Presentations were given by the applicant's representative and by staff. The public hearing was opened. No one spoke and the public hearing was closed. Upon conclusion of the public hearing and council deliberations, Councilmember Boyd made a motion to approve the request, as presented. Councilmember Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Conclusion:

As Directed By The Council, Staff Has Prepared An Ordinance For Your Consideration.

Staff Recommends the City Council Adopt The Ordinance by a Third and Final Reading. Upon adoption, the ordinance may be published and the property will be rezoned.

Attachments:

1. Ordinance with Legal Description (2)
2. Zoning Map
3. Aerial Map

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **REZONING** REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFOR; AND ORDERING THE NECESSARY AMENDMENTS TO THE AREA OF IMPACT AND ZONING DISTRICTS MAP AND THE REVISED AREA OF IMPACT AND COMPREHENSIVE PLAN LAND USE MAP.

WHEREAS, Janice Seagraves Family Foundation, Inc. had made application for a rezone of properties located at 2016 Addison Avenue East City of Twin Falls, and an amendment of the Revised Area of Impact and Comprehensive Plan Land Use Map; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 26th day of September, 2017, to consider the Zoning Designation, necessary Zoning and 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 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 16th day of October, 2017.

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

SECTION 1. That the following described real property located at 2016 Addison Avenue East is the subject of a Zoning District Change and Zoning Map amendment from R-2 to R-2 PRO

Lot 2, Block 1, Federico Subdivision, Twin Falls County, Idaho, according to the official plat thereof recorded in Book 5 of Plats, page 52, records of Twin Falls, Idaho.

Except: The north 10 feet thereof.

SECTION 2. That the Area of Impact and Zoning Districts Map and the Revised Area of Impact and Comprehensive Plan Land Use Map for the City of Twin Falls, Idaho, be and the same are hereby amended to reflect the rezoning and change in Comprehensive Plan 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

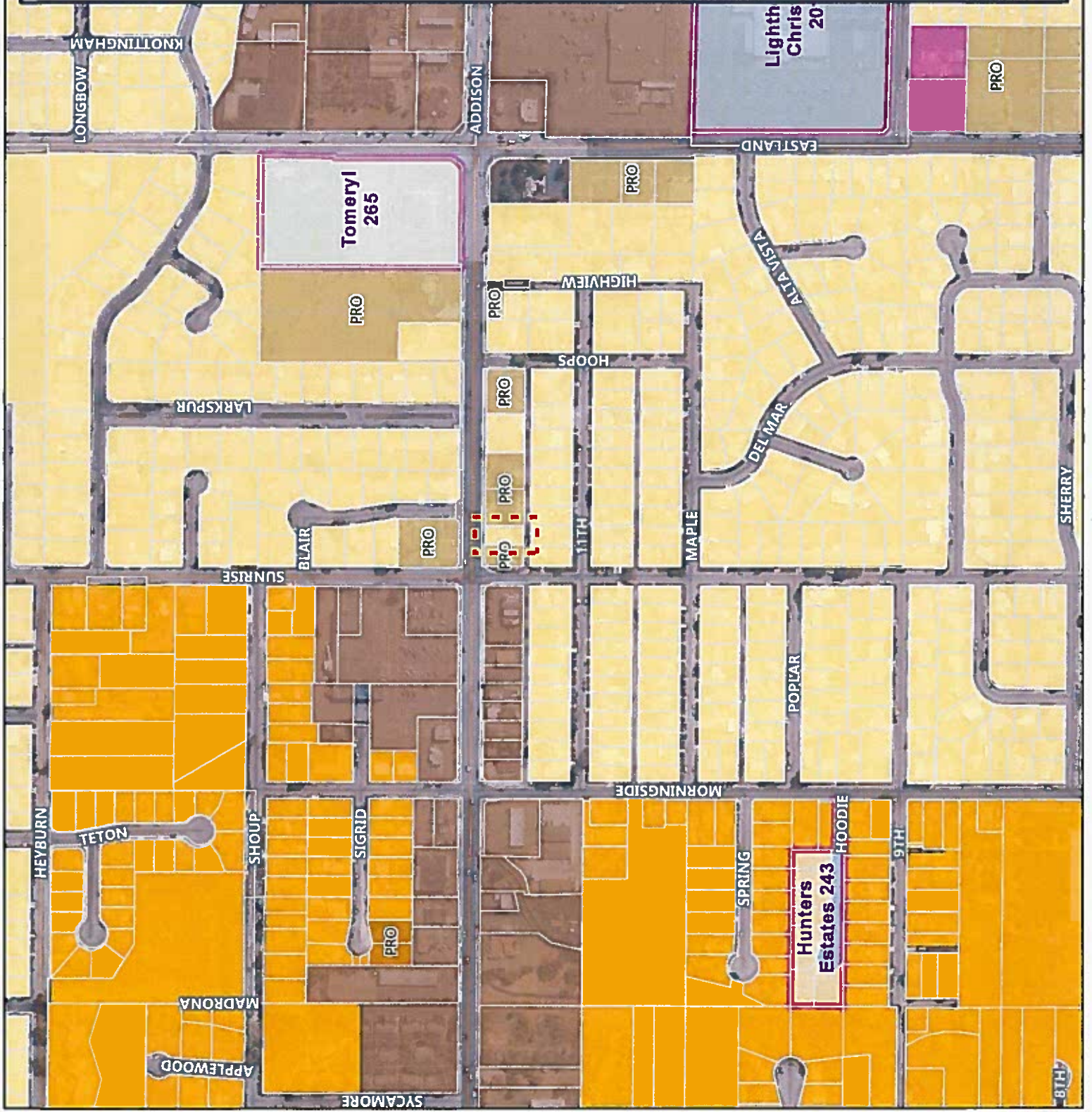
PUBLISH: Thursday, _____, 20____

Zoning Vicinity Map

- PRO
- PUD
- C-1
- R-2
- R-4
- R-6



AERIAL PHOTO APRIL 2016
REFERENCE ONLY



2068
ADDIS

2034
ADDIS

2016
ADDIS

2004
ADDIS

2035
10TH

2023
11TH

2015
11TH

2005
15TH

Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY



Date: Monday, October 30, 2017
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Request to approve the Grandview Odor Reduction Study. Enter into a contract with Murray, Smith and Associates to study the Grandview and Rock Creek sewer pipelines for odors and provide a recommendation to the City of Twin Falls on design and location of a possible remediation.

Time Estimate:

Staff estimates 10 minutes to present and address councils questions.

Background:

The City has large diameter sewer lines in Canyon Rim Road, Grandview Drive and Rock Creek. There have been complaints from the populace about odors as well as known corrosion issues along the 5-mile pipeline corridor. With the passing of the Waste Water Treatment plant bond, six million dollars was set aside for the collection system including mitigating odors rising from those collection lines. The City has sent out a Request for Qualifications and Murray Smith and Associates has been selected to sample the waste stream along the entire pipeline, and propose a solution. Staff will then present the findings along with a recommendation of the chosen solution and later recommend awarding another contract for design and project support.

Approval Process:

A simple majority vote of the Council allowing the City Engineer to sign a contract with Murray, Smith and Associates in the amount of \$39,908.00 for Grandview Odor Control Project.

Budget Impact:

The Grandview Odor control is a budgeted item and part of the Waste Water Treatment Bond earlier passed by the voters with over a Million dollars set aside for the study, design, and construction the \$39,908 would begin the process.

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the Council approve the Agenda item and authorize the City Engineer to sign a contract with Murray, Smith and Associates in the amount of \$39,908.00 for phase one of the Grandview Odor Control project.

Attachments:

1. Scope of Work

This Task Order is made this _____ day of October, 2017 and entered into by and between the City of Twin Falls, a municipal corporation organized under the laws of the State of Idaho, hereinafter referred to as "CITY", and accepted by (MURRAY, SMITH AND ASSOCIATES, INC), hereinafter referred to as "ENGINEER" pursuant to the mutual promises, covenant and conditions contained in the Agreement for Miscellaneous Professional Engineering Services between the above mentioned parties dated _____. The Project Name for this Task Order is as follows:

2017 GRANDVIEW ODOR CONTROL PROJECT PROJECT#

BACKGROUND

The CITY has large diameter sewer lines in Canyon Rim Road, up Grandview Drive, past County West building, and down into Rock Creek. There have been complaints from the general populace about odors as well as known corrosion issues along the entire 5-mile pipeline corridor. The City has requested ENGINEER to provide wastestream sampling along the entire pipeline, propose a solution, design the facility chosen, support project bidding, and provide construction management/oversight. The goal of this project is to mitigate both existing odor and associated corrosion control impacts on this sewer collection mainline.

Since the total desired scope and fee associated with this project depends on the magnitude, location, and complexity of the odor and corrosion issues found; the project will be completed in phases. This scope of work (SOW) includes the first phase, which is collection of system sampling (liquid and vapor phase) to delineate and quantify problems areas. Subsequent phases will include additional sampling (if needed), development of solution alternatives and associated capital and life cycle costs, design of the selected alternative, and bidding and construction phase support.

SCOPE OF SERVICES

TASK 1 – GENERAL PROJECT MANAGEMENT

The purpose of this task is to manage the project team, schedule, and budget. This includes team coordination, QA/QC reviews, general administrative tasks, and monthly invoicing. Invoices will include progress (in terms of project percent complete), budget (percent spent and budget remaining), and schedule updates.

Task 1 Assumptions

1. This phase of work will be completed within two months of Notice to Proceed.

Task 1 Deliverables

1. Monthly project updates (submitted with invoice) that summarize each month's budget, schedule, and work accomplished.

TASK 2 – PROJECT INITIATION ACTIVITIES

The purpose of this task is to complete the up-front project planning and coordination activities that are necessary prior to the start of in-field sampling. ENGINEER will perform the following subtasks as part of this task.

Subtask 2.1 – Kick-Off Meeting

A kick-off meeting and project area walk through will be held between the ENGINEER and the CITY to introduce team members, review schedule and budget, discuss historical odor and corrosion trouble areas, and complete a project length tour to investigate and refine sampling locations.

Subtask 2.2 –Sampling Instrument Acquisition and Testing

ENGINEER will procure, test and/or calibrate the following field testing equipment in advance of field sampling activities.

1. Seven (7) App Tek International Oda Log L2 loggers for recording vapor phase H₂S concentrations (rental).
2. One (1) Horiba U-52 portable meter with U-52NIST calibrated thermometer for recording liquid phase pH, temperature, dissolved oxygen, conductivity, and salinity/TDS (rental).
3. Twenty-five (25) LaMotte field test kits (Standard Methods 4500-S2-D Methylene Blue) for determining liquid phase total sulfide concentrations (disposable purchase).
4. Twenty-five (25) LaMotte field test kits (Standard Methods 4500-S2 using preflocculation to remove insoluble sulfides) for determining liquid phase dissolved sulfide concentrations (disposable purchase).

Subtask 2.3 – Traffic Control Concept Plan

ENGINEER will develop a one-page description of planned road right-of-way (ROW) activities that details location, timing, duration, and anticipated traffic impact as well as planned safety/traffic control provisions. City will use this document to acquire a ROW permit and approval of proposed traffic control methods. The number and location of work within the travelled road area will depend on manhole locations selected for sampling. Work at existing manholes is anticipated to be completed within 15 minutes per location.

Task 2 Assumptions

1. Subtask 2.1 will be completed in one day and include no more than 20 manhours of effort
2. No sulfide speciation or collection system pressure monitoring will be completed.
3. Detailed traffic control planning or hiring of outside traffic control resources such as “Roadwork Ahead” will not be required. In road traffic control is assumed to be limited to the use of large safety cones and strategic parking of a work vehicle with flashers on.
4. Any required permitting fees will be paid directly by the CITY.

Task 2 Deliverables

1. One-page Traffic Control Concept Plan in electronic format (PDF).

TASK 3 – DATA COLLECTION/SAMPLING

ENGINEER will perform the following subtasks as part of this task.

Subtask 3.1 – Existing Rock Creek Lift Station and WWTP Data Request

In this task, ENGINEER will request and collect available from the CITY’s wastewater treatment plant that may shed insight into historical odor and corrosion trends. Data requested will be consistent with typical plant

routine monitoring and no supplemental testing of incoming flows at the treatment plant are anticipated. Data requests for the Rock Creek lift station will involve historical operational data, station capacity, and pump initiation and cycling set points and options.

Subtask 3.2 – Vapor Phase Sampling

Specific parameters and objectives of the vapor phase include establishing baseline vapor phase H₂S concentrations in the sewer collection system at up to seven locations. The number of locations where sampling is performed is based on the desire to sample near every contributing major source along the study area (five trunk line junctions points and Rock Creek initiation point) and the discharge of the Rock Creek Lift Station. Vapor phase H₂S is one of the most prevalent contributors to odor emissions and corrosion in wastewater collection system facilities. For this task two (7) App Tek International Oda Log L2 loggers would be deployed in select manholes/sampling locations over a two-week period. The loggers would use 0 to 1000 ppm long life sensors.

Subtask 3.3 – Liquid Phase Sampling

Specific parameters and objectives for the liquid phase sampling and laboratory analysis include one sampling team (two ENGINEER team members) conducting the liquid phase sampling from 8 am to 5pm midway at the midpoint of the the vapor phase 2-week monitoring period at each sampling location. At the selected monitoring locations, grab samples will be taken a times to try and catch diurnal cycle (three different time periods) for all the liquid phase analyses. Liquid wastewater samples would be analyzed immediately in the field for total sulfide, dissolved sulfide, pH, salinity, temperature, and dissolved oxygen (DO). The liquid phase samples will be collected and immediately analyzed on location. A minimum of three grab samples (approximately 8 AM, noon, and 5 PM) will be collected. Typically, the liquid phase on site analytical event (open manhole period) lasts approximately 15 minutes but can take up to 30 minutes.

Task 3 Assumptions

1. If required, the CITY will get permission for site access and coordinate with private land owners.

TASK 4 – DATA COMPILATION AND ANALYSIS

ENGINEER will perform the following subtasks as part of this task.

Subtask 4.1 – Data Compilation and Processing

In this subtask, ENGINEER will compile and process the data collected in Task 3 into a useable format for analysis and reporting purposes.

Subtask 4.2 – Sampling Results/Conclusions Technical Memorandum

ENGINEER will review the compile information from subtask 4.1 and develop a technical memorandum that documents the results of the sampling program, conclusions based on these results, and recommendations and project next steps.

Subtask 4.3 – Summary Presentation to City

ENGINEER will develop an visual overview presentation of the subtask 4.2 technical memorandum and present to the CITY's desired presentation attendees

Task 4 Assumptions

1. Subtask 4.2 technical memorandum will not be significantly changed per CITY comment and review. Significant changes will be addressed, if needed in future phases of the project.
2. Subtask 4.3 presentation will be between a one and two hour presentation made by the project PM only.

Task 4 Deliverables

1. Electronic file (PDF) of subtask 4.2 summary technical memorandum.
2. Electronic file (PDF) of subtask 4.3 presentation

TIME OF COMPLETION

This phase of work is planned to be completed within two months of Notice to Proceed. ENGINEER will make every effort to complete the work in a timely manner; however, it is agreed that ENGINEER cannot be responsible for delays occasioned by factors beyond its control, nor by factors that could not reasonably have been foreseen at the time this Task Order was executed.

COMPENSATION

The work provided in this Task Order will be billed on a time and materials basis. The overall budget estimate breakdown for this work is outlined in Table 1 below. ENGINEER will manage the work identified in this Task Order to the aggregate total budget amount which shall not be exceeded without prior written authorization from the City. When any budget has been increased or follow-on work contracted, ENGINEER's excess costs expended prior to such an increase will be allowable to the same extent as if such costs had been incurred after the approved increase.

Table 1 - Total Project Cost Basis Breakdown

Task Number	Fee
Task 1 – Project Management	\$3,520
Task 2 – Project Initiation Activities	\$19,346
Task 3 – Data Collection/Sampling	\$5,848
Task 4 – Data Compilation and Analysis	\$11,194
PROJECT TOTAL	\$39,908

CITY OF TWIN FALLS

BY: _____

Dated: _____

MURRAY, SMITH & ASSOCIATES

BY: _____

CRAIG B ANDERSON, P.E.
PRINCIPAL ENGINEER

Dated: _____