COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
Vice Mayor					*Mayor*	

CORRECTED MINUTES

Meeting of the Twin Falls City Council
Monday, July 27, 2015
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

PLEDGE OF ALLEGIANCE TO THE FLAG **CONFIRMATION OF QUORUM** **CONSIDERATION OF THE AMENDMENTS TO THE AGENDA** **PROCLAMATIONS: NONE**		
GENERAL PUBLIC INPUT		
AGENDA ITEMS		
I. CONSENT CALENDAR:	Purpose:	By:
1. Request to approve the Accounts Payable for July 21 – July 27, 2015.	Action	Sharon Bryan
2. Request to approve the May 11, 2015, City Council Minutes.	Action	Sharon Bryan
3. Request to approve Findings of Fact, Conclusions of Law, and Decision for: Vacation for Base Jumper Two, Vacation for Geronimo, Golden Eagle Subdivision #5, Annexation for Twin Falls School District #411, Vacation for Twin Falls School District – Canyon Ridge High School.	Action	Mitchel Humble
4. Request to approve the Improvement Agreement for the purpose of developing Benno's Point Subdivision No. 2.	Action	Troy Vitek
5. Request to approve a Trust Agreement for Benno's Point Subdivision No. 2, placing all lots into trust.	Action	Troy Vitek
6. Request to approve the Improvement Agreement for the purpose of developing Golden Eagle Subdivision No. 5.	Action	Troy Vitek
7. Request to approve a Trust Agreement for Golden Eagle Subdivision No. 5, placing Lot 2, Block 1 into trust.	Action	Troy Vitek
8. Request to accept the Improvement Agreement for the purpose of developing Wild Rose Estates Subdivision No. 4.	Action	Troy Vitek
9. Request to approve a Trust Agreement for Wild Rose Estates Subdivision No. 4, placing all lots into trust.	Action	Troy Vitek

		Purpose:	By:
II.	**ITEMS FOR CONSIDERATION:**	**Purpose:**	**By:**
	1. Request to confirm the reappointment of Samantha Kemp and Ryan Horsley to the Historic Preservation Commission.	Action	Mayor Don Hall
	2. Recognition of the recently promoted Firefighter David Owens to the rank of Driver/Operator, and Captain Mitchell Brooks II to the rank of Battalion Chief effective August 1, 2015.	Recognition	Ron Clark
	3. Recognition of the City of Twin Falls Paint Magic Team.	Recognition	Vice Mayor Hawkins
	4. Request to provide an update to the City Council on the Rock Canyon Concert held on Saturday, July 25, 2015; and, to request approval of future concerts.	Update	Dennis Pullin
	5. Request to approve and authorize the Mayor to sign a Memorandum of Agreement for the 2015 Certified Local Government grant from the Idaho State Historical Society.	Action	Nancy Taylor/HPC
	6. Request to approve an addendum to the September 2007 Land Exchange Agreement between the City and the Twin Falls School District.	Action	Mitchel Humble
	7. Request to approve acceptance of the FAA AIP 37, Terminal Modification Project Grant Offer in the amount of $1,665,056.00 and authorize the Mayor to sign the grant offer.	Action	Bill Carberry
	8. Request to award the Terminal Expansion & Remodel Project Contract and Change Order No. 1 to Petersen Brothers Construction in the amount of $3,915,836.	Action	Bill Carberry
	9. Request to approve the Airport Advisory Board Recommendation to Select JUB Engineering as Joslin Field's Engineer for FAA Airport Improvement Projects.	Action	Bill Carberry
	10. Request to negotiate a contract with Starr Corporation to act as the City's Construction Manager/General Contractor on the City Hall/Public Safety Complex project.	Action	Travis Rothweiler
	11. A presentation of the City Manager's Recommended Budget for FY 2016 followed by citizen input.	Action	Travis Rothweiler
	12. Public input and/or items from the City Manager and City Council.		
III.	**ADVISORY BOARD REPORTS/ANNOUNCEMENTS:**		
IV.	**PUBLIC HEARINGS: 6:00 P.M. - None**	**Purpose:**	**By:**
V.	**ADJOURNMENT:**		

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

Present: Suzanne Hawkins, Jim Munn, Shawn Barigar, Chris Talkington, Greg Lanting, Don Hall

Absent: Rebecca Mills Sojka

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Assistant City Engineer Troy Vitek, Airport Manager Bill Carberry, Staff Sergeant Dennis Pullin, Fire Chief Ron Clark, Deputy City Clerk/Recording Secretary Leila A. Sanchez.

Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None
PROCLAMATIONS: NONE
GENERAL PUBLIC INPUT: A moment of silence was held for Brian Crider.

AGENDA ITEMS
I. <u>CONSENT CALENDAR:</u>

1. Request to approve the Accounts Payable for July 21 – July 27, 2015.

2. Request to approve the May 11, 2015, City Council Minutes.

3. Request to approve Findings of Fact, Conclusions of Law, and Decision for: Vacation for Base Jumper Two, Vacation for Geronimo, Golden Eagle Subdivision #5, Annexation for Twin Falls School District #411, Vacation for Twin Falls School District – Canyon Ridge High School.

4. Request to approve the Improvement Agreement for the purpose of developing Benno's Point Subdivision No. 2.

5. Request to approve a Trust Agreement for Benno's Point Subdivision No. 2, placing all lots into trust.

6. Request to approve the Improvement Agreement for the purpose of developing Golden Eagle Subdivision No. 5.

7. Request to approve a Trust Agreement for Golden Eagle Subdivision No. 5, placing Lot 2, Block 1 into trust.

8. Request to accept the Improvement Agreement for the purpose of developing Wild Rose Estates Subdivision No. 4.

9. Request to approve a Trust Agreement for Wild Rose Estates Subdivision No. 4, placing all lots into trust.

MOTION:
Vice Mayor Hawkins made a motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Talkington. Roll call vote showed all *members* presented voted in favor of the motion. Approved 6 to 0.

II. ITEMS FOR CONSIDERATION:

1. Request to confirm the reappointment of Samantha Kemp and Ryan Horsley to the Historic Preservation Commission.

   Mayor Hall made the request to confirm the reappointment of Samantha Kemp and Ryan Horsley to the Historic Preservation Commission to serve three year terms.

   MOTION:
   Councilmember Munn moved to approve the reappointment of Samantha Kemp and Ryan Horsley to the Historic Preservation Commission to serve three year terms. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

2. Recognition of the recently promoted Firefighter David Owens to the rank of Driver/Operator, and Captain Mitchell Brooks II to the rank of Battalion Chief effective August 1, 2015.

   Fire Chief Clark gave the presentation. Promoted as of August 1, 2015, Firefighter David Owens to the rank of Driver/Operator, and Captain Mitchell Brooks II to the rank of Battalion Chief.

   Mayor Hall presented the firefighters with their appropriate helmets.

3. Recognition of the City of Twin Falls Paint Magic Team.

   Vice Mayor Hawkins gave a brief presentation on Twin Falls Paint Magic. She also thanked the Team for participating in the project.

   Homeowner Kathy Williams thanked the Team for the work done on her home.

   Jon Victor stated that Paint Magic painted 22 homes this year.

4. Request to provide an update to the City Council on the Rock Canyon Concert held on Saturday, July 25, 2015; and, to request approval of future concerts.

   Staff Sergeant Pullin gave an update of the Great White Concert.

   Ron Fustos provided an update on the event. The Police Department did not receive any noise complaints or services. The crowd size was approximately 800 attendees. There were no issues with alcohol or trash. Pedestrian traffic was under control. The only issue was parking east of the area near Minidoka South.

   Discussion followed:
   -Parking
   -Noise level

   Stf. Sgt. Pullin stated there was no issue with pedestrian traffic crossing Minidoka and 2nd Avenue. Vehicles parked at the St. Luke's and Glanbia lots. The noise decibel was 92/93 and was measured from a distance of 75'.

   Mark Gallegos, on behalf of Rock Canyon Events, LLC, gave an overview of the event. Software was used to minimize noise and lighting of the event was also minimized. The maximum capacity at the location is approximately 2,500 people. In addition, he will be renting bleachers from the Fair Board for the Restless Heart Concert.

MOTION:
Councilmember Barigar made a motion to approve the balance of the concert series as originally requested for August 15 and 16, September 19 and 20, and October 2 and 3. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Councilmember Barigar asked how the approval process can be simplified for future performing art concerts.

Deputy City Manager Humble stated that for a permanent event center, the current zoning would need to be changed.

Councilmember Lanting stated he would like to entertain possibly allowing concerts to move later into the evening.

Nancy Taylor, Chair of the Historic Preservation Commission, stated she was dismayed the Historic Preservation Commission was not included in the event conversations.

Councilmember Munn stated that he did not believe the Commission has any jurisdiction on approving events.

Nancy Taylor explained that if this becomes a permanent venue the Historic Preservation Commission will be included in discussions.

5. Request to approve and authorize the Mayor to sign a Memorandum of Agreement for the 2015 Certified Local Government grant from the Idaho State Historical Society.

Nancy Taylor explained that the approval of this request is required for the City to receive the 2015 CLG grant funds in the amount of $6,000. The HPC was awarded a $6,000.00 grant that has to be matched by 50%. In the past the HPC has used their time and staff's time to make the match. The HPC is planning on using time as the match again this year.

The Historic Preservation Commission recommends that the Council approve and authorize the Mayor to sign the 2015 CLG Memorandum of Agreement. he grant is for $6,000.

MOTION:
Councilmember Lanting made a motion to approve and authorize the Mayor to sign a Memorandum of Agreement for the 2015 Certified Local Government grant from the Idaho State Historical Society. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

6. Request to approve an addendum to the September 2007 Land Exchange Agreement between the City and the Twin Falls School District.

Deputy City Manager Humble explained that in September 2007, the City entered into an agreement with the Twin Falls School District regarding the construction of Canyon Ridge High School. In the agreement, the City waived $173,854 in permit fees and waived some development requirements. In return, the District agreed to dedicate about 14.4 acres of land to the City in three different locations. Since the execution of the agreement, the District has dedicated two of the three parcels to the City totaling 3.4 acres. The District is still obligated to dedicate 11 acres of land worth $137,500 to the City. However, the School District recently sold the property that included the 11 acre obligation in order to raise funds to help with the proposed new middle school site acquisition. As an alternative land dedication location, the City approached the district about possibly acquiring five additional acres adjacent to the Sunway Soccer Complex to make up for the five acres removed from the

Complex to accommodate the First Federal Park. The District agreed to that request. Since the per acre value of the property adjacent to the Complex ($17,500) is higher than the per acre value of the land included in the 2007 agreement ($12,500), five acres of dedication in that location will satisfy $87,500 of the District's $137,500 obligation.

Staff recommends that the City Council approve the addendum as presented.

Discussion followed:
Councilmember Talkington asked if the value of five acres was done by an independent party and if the auction price was the final sale price. Deputy City Manager Humble answered in the affirmative.

MOTION:
Councilmember Talkington moved to approve the addendum to the September 2007 Land Exchange Agreement between the City and the Twin Falls School District. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Airport Manager Carberry presented Items for Consideration 7 and 8.

7. Request to approve acceptance of the FAA AIP 37, Terminal Modification Project Grant Offer in the amount of $1,665,056.00 and authorize the Mayor to sign the grant offer.

   Bill Carberry explained that the grant offer is the first of 3 from the FAA that will be used to cover the costs of the construction contract with Petersen Brothers. The Airport received a grant in 2014 for the Architectural/Engineering services. The funding from this grant will allow the contractor to pre-order some construction supplies and commence groundbreaking in March of 2016. The next grant offer, in the amount of $1,000,000, is scheduled for next spring, with the final grant for $815,000, scheduled for September 2016. Project completion is scheduled for February of 2017.

   Staff recommends the Council approve acceptance of the FAA AIP 37 Grant offering the amount of $1,665,056.00, and authorize the Mayor to sign the grant offer.

8. Request to award the Terminal Expansion & Remodel Project Contract and Change Order No. 1 to Petersen Brothers Construction in the amount of $3,915,836.

   On May 18, 2015, the City Council awarded the Terminal Building Expansion & Remodel Project construction bid to Petersen Brothers, for the amount of $3,915,836.00. The supplemental Change Order #1 accompanying the Petersen contract, outlines the construction schedule in order to keep pace with the progress of FAA funding.

   After reviewing the contract and change order with our Architect, FAA Project Manager, Petersen Bros. Construction, and the City Attorney, staff recommends the City Council approve the contract and change order with Petersen Brothers for the amount of $3,915,836, contingent upon FAA funding.

   MOTION:
   Councilmember Barigar made a motion to approve acceptance of the FAA AIP 37, Terminal Modification Project Grant Offer in the amount of $1,665,056.00 and authorize the Mayor to sign the grant offer. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

MOTION:
Councilmember Barigar made a motion to award the Terminal Expansion & Remodel Project Contract and Change Order No. 1 to Petersen Brothers Construction in the amount of $3,915,836. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

9. Request to approve the Airport Advisory Board Recommendation to Select JUB Engineering as Joslin Field's Engineer for FAA Airport Improvement Projects.

   Airport Manager Carberry explained the request. To maintain compliance with the requirements set forth by the Federal Aviation Administration, the airport advertised a Request for Qualifications (RFQ) for statements of qualifications from engineering firms interested in providing service to the airport for upcoming FAA Airport Improvement Projects. The City received responses to the RFQ from JUB Engineering and Riedesel Engineering. Both firms were interviewed on July 7th during a regularly scheduled public Airport Board meeting. The Airport Board recommend JUB be selected by the City Council to be the engineering firm to assist the airport with FAA engineering projects for the next 5-year period.

   Staff recommends the City Council's concurrence with the Airport Boards recommendation to select JUB as the airport's consulting engineer for FAA projects.

   Councilmember Talkington stated that this was the single most difficult contract discussion he encountered. Both firms are highly qualified. He stated he is in support of the Airport Board's decision.

   Kent Atkin, JUB Engineering, Project Manager, was present.

   MOTION:
   Councilmember Talkington made a motion to support the vote of the Airport Advisory Board Recommendation to Select JUB Engineering as Joslin Field's Engineer for FAA Airport Improvement Projects for a maximum of a 5-year period. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

10. Request to negotiate a contract with Starr Corporation to act as the City's Construction Manager/General Contractor on the City Hall/Public Safety Complex project.

    City Manager Rothweiler explained the request.

    The City solicited requests for qualifications (RFQ) from qualified contractors to provide construction manager/general contractor (CMGC) services for the City's City Hall/Public Safety Complex project.   Staff received six submittals in response to the RFQ.

    Serving on an interview panel with Don Hall, Suzanne Hawkins, Brian Pike, Mitch Humble interviewed all six responding firms. Clint Sievers and Scott Straubhar, two architects with Hummel Architects, were also present in the interviews, but did not participate in the ranking. Each firm was given an hour to present their qualifications to and answer questions from the interview panel.

    After the presentations and some discussion by the interview panel, each interviewer ranked their top three firms. The individual rankings were then combined. Based on these combined rankings, the top three firms were:

    1. Starr Corporation

2. Layton Construction
3. Andersen Construction

Staff is requesting for approval to start negotiations with Starr Corporation.

MOTION:
Vice Mayor Hawkins made a motion to give city staff permission to negotiate a contract with Starr Corporation to act as the City's Construction Manager/General Contractor (CM/GC) on the City Hall Public Safety Complex project and note the ranking of the first three companies in case negotiations does not work with Starr Corporation. The motion was seconded by Councilmember Lanting.

Councilmember Talkington stated that the recommendations for Starr Corporation showed they are familiar with municipality oriented type projects and meet deadlines and budget, and keep all parties up to speed rather than reacting to problems.

Mayor Hall stated that Starr Corporation's quality work can be seen throughout the City of Twin Falls.

Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

Jason Derricott, Starr Corporation, thanked the Council on behalf of Starr Corporation are excited and look forward to be part of this team.

Councilmember Talkington and Mayor Hall explained their expectations from Starr Corporation.

11. A presentation of the City Manager's Recommended Budget for FY 2016 followed by citizen input.

City Manager Rothweiler gave the presentation. In the next three weeks he will demonstrate how the budget is directly tied to strategic planning goals and objectives. Focus areas to be discussed are 1, 7 and 8.

Reviewed was the following information:
-Property Tax, Adopted Budget, Recommended Budget and Difference
-Budget Overview
-Property Tax Collections
-Side-by-Side Comparisons - Tax Collections - FY 2015 to FY 2016
-Budget Overview – Implement 2030 City of Twin Falls Strategic Planning goals and objectives to realize outcomes
-Connection to the City's Strategic Plan and eight focus areas
-Focus Area 1 – Healthy Community
-Personnel – Positions: Planning & Zoning Planner 1, Recreation Coordinator,
-Capital Projects
-Focus Area 7 – Responsible Community
-Focus Area 8- Internal Organization

City Manager Rothweiler explained that based upon current information and enterprise funds, staff believes the cost for the average citizen in the City of Twin Falls based upon the City expenditures will be lower this year than it was last year.

Councilmember Talkington stated that he sees the Planning & Zoning Planner 1 position as the highest risk because of past experience. He is hopeful that if there is a decline of building permit activity, licensing, etc., the planner would have enough versatile skills and capabilities that could be utilized in some form by the City.

City Manager Rothweiler explained that a thorough internal review process is completed prior to considering adding positions to the organization.

Councilmember Talkington commented that with the hiring of the new IT Director he would like to maintain the same priority of getting as-builts on a GIS system. This would impact Planning & Zoning and Streets Departments expediting the planning process.

Deputy City Manager Humble gave a brief update on the GIS progress with water, sewer, and infrastructure. A presentation of progress will be presented to the Council at a future meeting. The City is now accepting electronic plans for residential work.

12. Public input and/or items from the City Manager and City Council.

City Manager Rothweiler reported on a retirement celebration for Jack Barnes to be held on Wednesday, July 30, at 3:00 p.m.

Vice Mayor Hawkins reported on a retirement celebration for Bobby Lyman to be held at the Airport on July 28, at 3:00 p.m., and the City Band has invited the Council to attend their annual bar b que picnic on July 30, 2015.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilmember Lanting gave an update on the “Friends of Muni” Scramble. The money raised for capital improvement projects was $10,000.

Mayor Hall reported that the City is hosting a City/County Meeting to be held on August 5, 2015, at 5:30 p.m. at the Stonehouse.

IV. PUBLIC HEARINGS: 6:00 P.M. - None

V. ADJOURNMENT:

The meeting adjourned at 6:41 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary