



Twin Falls City Council Agenda

Monday, June 3, 2019, 5:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

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) PROCLAMATIONS
 - a) **LGBTQ Pride Month** - Request made by Magic Valley Pride
 - b) **Alzheimer's & Brain Awareness Month** - Request made by Danielle M. Lyda, Regional Representative, Statewide TLD Lead Greater Idaho Chapter, Alzheimer's Association
 - c) **Dairy Month** - Request made by Rick Naerebout with the Idaho Dairymen's Association
- 4) GENERAL PUBLIC INPUT
- 5) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve the Accounts Payable for May 23 thru 29, 2019.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to hold the Twin Falls Municipal Band Concerts.
By: Sergeant Justin Dimond, Twin Falls Police Department
 - c) **ACTION ITEM:** Request to hold the Beat the Heat 5K Run/Walk.
By: Sergeant Justin Dimond, Twin Falls Police Department
 - d) **ACTION ITEM:** Request to approve the 4th Annual Magic Valley Pride Festival.
By: Sergeant Justin Dimond, Twin Falls Police Department
 - e) **ACTION ITEM:** Request to hold the Summer Solstice Pagan Fest.
By: Sergeant Justin Dimond, Twin Falls Police Department
 - f) **ACTION ITEM:** Request to approve the 20th Annual Twin Falls Tonight Concert Series.
By: Sergeant Justin Dimond, Twin Falls Police Department
 - g) **ACTION ITEM:** Request to hold the Help Build Hope event.
By: Sergeant Justin Dimond, Twin Falls Police Department

- h) **ACTION ITEM:** Request to accept the Improvement Agreement for the purpose of developing The Springs at the Preserve, a PUD.
By: Troy Vitek, Assistant City Engineer
 - i) **ACTION ITEM:** Request to approve a Trust Agreement for The Springs at the Preserve, a PUD, placing all Lots and Tracts in trust.
By: Troy Vitek, Assistant City Engineer
 - j) **ACTION ITEM:** Request to approve a Final Plat for The Springs at the Preserve c/o Gerald Martens on behalf of Gary Storrer. App. PZ19-0053
By: Steve O'Connor, Planner
- 6) **ITEMS OF CONSIDERATION**
- a) **PRESENTATION:** Plaque Presentation and Recognition of Service to Aaron Camacho, Parks and Recreation Commission.
By: Wendy Davis, Parks & Recreation Director
 - b) **ACTION ITEM:** Request to confirm the re-appointment of Rudy Ashenbrenner to the Urban Renewal Agency board.
By: Nathan Murray, Executive Director
 - c) **ACTION ITEM:** 2019 Municipal Powers Outsource Grant (MPOG) Applications
By: Mandi Thompson, Grant and Community Relations Manager
 - d) **ACTION ITEM:** Request to accept public right-of-way at the southeast corner of Eastland Drive and 4th Avenue East.
By: Troy Vitek, Assistant City Engineer
 - e) **PRESENTATION:** Presentation from Twin Falls Economic Development on increased marketing efforts and the Twin Falls Tess social media campaign.
By: Nathan Murray, Economic Development Director
- 7) **GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS**
- 8) **PUBLIC HEARINGS: None**
- 9) **ADJOURNMENT**
- a) **EXECUTIVE SESSION §74-206 (1) c)** To acquire an interest in real property which is not owned by a public agency.

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 & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.

*Office of the Mayor
City of Twin Falls, Idaho*

Proclamation

LGBTQ PRIDE MONTH

WHEREAS, the City of Twin Falls strives to support a vibrant community where all have the opportunity to participate in its social, civic, and economic fabric; and all have the opportunity to enhance the community by bringing their individual perspectives and contributions; and

WHEREAS, Twin Falls recognizes the importance of equality and freedom; and

WHEREAS, all people regardless of age, gender identity, race, color, religion, marital status, national origin, sexual orientation, or physical abilities have the right to be treated on the basis of their intrinsic value as human beings; and

WHEREAS, the City of Twin Falls works to ensure a responsible community where all are welcomed and made to feel part of this tightly knit community; and where all are provided the opportunity to actively engage in public, private, and civic institutions through volunteerism and involvement in neighborhood activities; and

WHEREAS, the City of Twin Falls Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) community are a vital part of all fields and professions and contribute to a stronger community; and

WHEREAS, it is imperative that young people in the community, regardless of sexual orientation or gender identity, feel valued, safe, empowered, and supported by their peers, educators, and community leaders.

NOW, THEREFORE, I, Shawn Barigar, Mayor of the City of Twin Falls do hereby proclaim June 2019, as

LGBTQ PRIDE MONTH

in Twin Falls, Idaho, and encourage all in our community to connect with one another without bias in pursuit of our common goals and I urge individuals, community institutions, civic groups, and business leaders to join in the promotion of unity, inclusion, understanding, and equity through the many Pride Month festivities planned in Twin Falls.



In witness whereof I have hereunto set my hand and cause this seal to be affixed.

Shawn A Barigar

Mayor Shawn Barigar

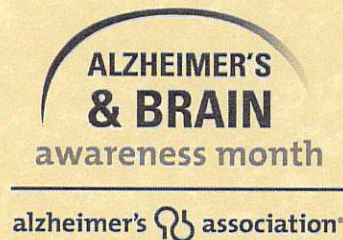
Leila A Sanchez

Deputy City Clerk Leila A. Sanchez

Date: *May 20, 2019*

*Office of the Mayor
City of Twin Falls, Idaho*

Proclamation



WHEREAS, the nation and the state of Idaho observe Alzheimer's and Brain Awareness Month during the month of June; and

WHEREAS, Alzheimer's disease, a progressive neurodegenerative brain disorder, tragically robs individuals of their memories and leads to progressive mental and physical impairments as a fatal disease; and

WHEREAS, an estimated 25,000 Idahoans and 5.8 million Americans have Alzheimer's disease; and

WHEREAS, the human cost of Alzheimer's disease is staggering; more than 83,000 Idaho family caregivers provided over 94,000,000 hours of unpaid care valued at \$1.19 million dollars in 2018; and

WHEREAS, the annual cost to our state in Medicaid was \$139 million in 2018 and that number is projected to increase by 39% by 2025; and

WHEREAS, in recognition of the individuals, families, friends and caregivers dealing with Alzheimer's disease, the researchers who are seeking a cause or cure; and

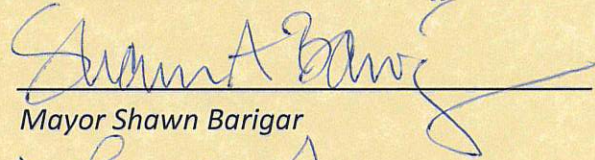
WHEREAS, the City of Twin Falls recognizes the efforts of the Alzheimer's Association to raise funds and promote awareness to fight Alzheimer's disease and related disorders, thereby improving the quality of human life for those living with Alzheimer's disease and their caregivers;

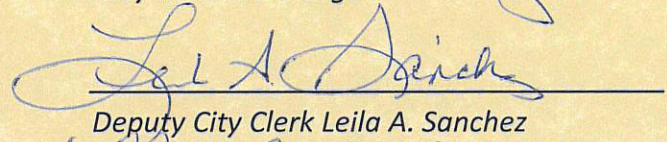
NOW, THEREFORE, I Shawn Barigar, Mayor of Twin Falls, proclaim the month of June

ALZHEIMER'S AND BRAIN AWARENESS MONTH

in Twin Falls, Idaho, and urge all citizens to increase their awareness of Alzheimer's disease, its effect on the brain, and the healthy life style choices they can make to reduce their risk of developing dementia.

In witness whereof I have hereunto set my hand and cause this seal to be affixed.


Mayor Shawn Barigar


Deputy City Clerk Leila A. Sanchez

May 20, 2019

Date:



*Office of the Mayor
City of Twin Falls, Idaho*

Proclamation

Dairy Month

WHEREAS, the dairy industry is one of the largest agricultural industries in Idaho and makes a \$10.4 billion impact to the state's economy each year; and,

WHEREAS, Idaho dairy herds produce approximately 15.1 billion pounds of milk each year making our state 3rd in the nation in annual milk production, representing nearly 6 percent of the total U.S. production; and,

WHEREAS, 100% of Idaho dairy farms are family owned, many by multiple generations of the same family; and,

WHEREAS, National Dairy Month was created in 1939 and continues to offer us an opportunity to recognize the important health benefits and valuable nutrients provided by milk and dairy foods; and,

WHEREAS, National Dairy Month helps encourage Americans to increase calcium in their diets and to reduce risks of osteoporosis, high blood pressure, obesity, and colon cancer; and,

WHEREAS, June is a great time to remember the recommendation to get three servings of dairy daily – not only milk, but also cheese and yogurt, since these foods are also valuable and tasty sources of essential nutrients.

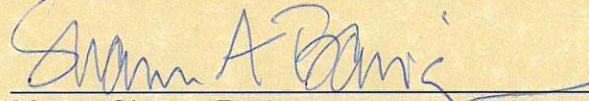
NOW, THEREFORE, I, Shawn Barigar, Mayor of City of Twin Falls, do hereby declare June 2019, as

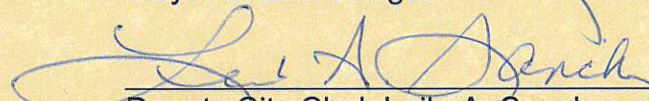
Dairy Month

in Twin Falls, Idaho, and encourage all in our community to celebrate the valuable impact of dairy production, processing, and research and development on our local economy and our collective health.



In witness whereof, I have hereunto set my hand and cause this seal to be affixed.


Mayor Shawn Barigar


Deputy City Clerk Leila A. Sanchez

Date: May 20, 2019



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to hold the Twin Falls Municipal Band Concerts.

Time Estimate:

Staff recommends that this item be placed on the Consent Calendar.

Background:

Sandra Hacking, President of the Twin Falls Municipal Band, has submitted a Special Event Application requesting to hold the Twin Falls Municipal Band Concerts. The Twin Falls Municipal Band traditionally holds ten (10) summer concerts in the band shell located at the Twin Falls City Park. This year they are once again requesting to hold these concerts on Thursday evenings from 8:00 p.m. to 9:30 p.m. The concerts will run from June 6, 2019, through August 8, 2019.

The projected attendance for the concerts is 400 people each night based on past years' attendance.

Approval Process:

Consent of the Council

Budget Impact:

Twin Falls Police Department Staff does not feel there is a need for the Department to provide security; therefore, there is no budget impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The Twin Falls Police Department Staff and several relevant City Staff members have approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

Attachments:

None



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to hold the Beat the Heat 5K Run/Walk.

Time Estimate:

Staff recommends that this item be placed on the Consent Calendar.

Background:

Candy Reynolds and Tracy Bramwell have submitted a Special Event Application requesting to hold the Beat the Heat 5K Run/Walk sponsored by the Twin Falls Police Department. This event will take place in the Twin Falls City Park and surrounding streets on June 8, 2019. The event will be held from 9:00 a.m. to 12:00 p.m.

Setup and registration for the event will begin at 8:00 a.m. There will be a kids' one (1)-mile race around City Park beginning promptly at 9:00 a.m. Following the kids' race, the Beat the Heat 5K Run/Walk will start at 10:00 a.m. Participants will start at City Park and run southwest along Shoshone Street. They will turn east on Main Avenue and run to Nevada Street where they will turn around and run west on Main Avenue to Albion Street. They will once again turn around and proceed to Hansen Street, where they will turn northeast, taking them back to the finish line at City Park.

Volunteers and staff members will be on hand to help direct participants along the route and give vehicular traffic advanced warning of the runners/walkers at intersections.

Proceeds from this event will benefit the Magic Valley Special Olympics Team.

There have been approximately 100 participants at this event in previous years.

Approval Process:

Consent of the Council

Budget Impact:

Twin Falls Police Department Staff does not feel there is a need for the Department to provide security; therefore, there is no budget impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

Attachments:

None



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to approve the 4th Annual Magic Valley Pride Festival.

Time Estimate:

Staff requests that this item be placed on the Consent Calendar.

Background:

Sarah Gill, representing Magic Valley Pride, has submitted a Special Event Application requesting to hold the 4th Annual Magic Valley Pride Festival at the Twin Falls City Park. This event is scheduled to take place on Saturday, June 8, 2019. The event organizers have requested the use of the Twin Falls City Park from 8:00 a.m. until 7:00 p.m.

The event is described as a small, family-friendly event open to the public. It is intended to celebrate diversity and inclusiveness. Based on last year's crowd size, it is anticipated that 500 to 600 people will attend this event.

Organizers have arranged for a number of booths and vendors to be present during the event. There will be booths passing out information to attendees and vendors providing food for sale. There will also be entertainment and activities for children, to include bounce houses.

This event will have amplified music and will utilize the park band shell. There will be a DJ and pre-recorded music played. Additionally, the organizers have arranged for five to six live bands to play music during the event.

There will be alcohol served at this event. The event organizers will set up a beer garden in a designated location within the park for the purchase and consumption of alcoholic beverages. The beer garden will be fenced off and will have only one entry/exit point which will be manned at all times. All identifications will be checked and legal-aged drinkers will be issued wristbands. Alcohol will be consumed only in the beer garden. Diamondz from Jerome has secured a catering permit and will be dispensing the beer within the beer garden from 10:00 a.m. to 6:00 p.m.

The required certificate of liability insurance, with the City of Twin Falls as the certificate holder, is required and has been secured by the organizers.

Approval Process:

Consent of the Council

Budget Impact:

There is no budget impact for this event.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

The Twin Falls Police Department Staff recommends that the on-duty Patrol Supervisor be given the authority to order the event organizers to mitigate the sound of amplified music if necessary. If there are continued noise complaints, disturbances by those participating in the event, and non-compliance, the on-duty Patrol Supervisor shall terminate the event.

Attachments:

None



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to hold the Summer Solstice Pagan Fest.

Time Estimate:

Staff recommends that this item be placed on the Consent Calendar.

Background:

David and Wendy Koffer have submitted a Special Event Application requesting to hold the Summer Solstice Pagan Fest in the Twin Falls City Park on Saturday, June 15, 2019. This event is scheduled to run from 10:00 a.m. to 6:00 p.m.

The Summer Solstice Pagan Fest is described as a family-friendly event that will include a small craft fair featuring the sale of handmade goods and tarot card readings. The event allows for local pagans to meet and learn more of each other's spirituality. It also allows for people to learn more about paganism and even try a tarot card reading.

The organizers estimate that approximately 50 people will attend this event. There will be a speaker system set up broadcasting pre-recorded ambient music. There will also be one to two vendors with food for sale.

Alcohol will not be served at this event.

Approval Process:

Consent of the Council

Budget Impact:

Twin Falls Police Department Staff does not feel there is a need for the Department to provide security. Therefore, there is no budget impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

Attachments:

None



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to approve the 20th Annual Twin Falls Tonight Concert Series.

Time Estimate:

Staff requests that this item be placed on the Consent Calendar.

Background:

Robin Dober, on behalf of the Twin Falls Tonight Committee, has submitted a Special Event Application requesting to hold the 20th Annual Twin Falls Tonight Concert Series. The Twin Falls Tonight Concerts are an annual outdoor event held in downtown Twin Falls. This event will be held in the Downtown Commons and portions of Main Avenue and Hansen Street.

The concert series will be held on nine (9) Wednesday evenings, beginning June 19, 2019, and ending August 14, 2019. Each week the event will begin at 6:00 p.m. and end at 9:00 p.m. The event incorporates live amplified music, a bounce house for children, and the market on Main Avenue. The band stage will be located in the Downtown Commons.

Alcohol will be served and catering will be provided by Soran's Catering. Identifications will be checked by Twin Falls Tonight Committee members and wristbands will be issued accordingly.

The committee has arranged for a lost child booth and first aid booth at this year's concerts.

Parking for the events will be the public lots in downtown Twin Falls.

Based upon last year's attendance, the committee estimates 800 to 1200 people will attend the event on each Wednesday evening. Based on the recommendations of the Twin Falls Police Department, the committee has hired four (4) Twin Falls County Deputies to provide security for the concerts.

Approval Process:

Consent of the Council

Budget Impact:

This event will require Law Enforcement Security and the Twin Falls Tonight Committee has contracted with the Twin Falls County Sheriff's Office for said security. Therefore, there will be no cost to the City of Twin Falls.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Relevant City Staff members have approved the Special Event Application request. Based on this request and the information provided, Staff recommends that this event be approved. The Twin Falls Police Department Staff recommends that the on-duty Patrol Supervisor be given the authority to order the event organizers to mitigate the sound of amplified music. If there are continued noise complaints or disturbances by those participating in the event, and non-compliance, the on-duty Patrol Supervisor shall have the authority to terminate the event.

Attachments:

None



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

ACTION ITEM

Request:

ACTION ITEM: Request to hold the Help Build Hope event.

Time Estimate:

Staff recommends that this item be placed on the Consent Calendar.

Background:

Pastor Buddy Gharring and Linda Fleming have submitted a Special Event Application requesting to hold Help Building Hope on June 8, 2019. This event is scheduled to take place in the Downtown Commons, the 100 Block of Hansen Street South, and portions of city-owned parking lots on 2nd Avenue South. The event will begin at 9:00 a.m. and conclude at 3:00 p.m.

Help Build Hope partners with local charities and churches to build a home and donate the interior and exterior walls to a local chapter of Habitat for Humanity. Volunteers will utilize the city streets and parking lots to construct the walls of the home. These walls will be temporarily placed in the Downtown Commons for everyone to see and admire. Following this event, the walls will be taken to an offsite location and used in the construction of a new home for a needy family. In this case, a family has been selected and the walls will be utilized to help lower the construction costs of their new home.

The event organizers will be responsible for the cleanup of any areas affected by the construction of the walls, along with any waste generated.

Alcohol will not be served at this event.

Approval Process:

Consent of the Council

Budget Impact:

Twin Falls Police Department Staff does not feel there is a need for the Department to provide security. Therefore, there is no budget impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

Attachments:

None



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

ACTION ITEM

Request:

ACTION ITEM: Request to accept the Improvement Agreement for the purpose of developing The Springs at the Preserve, a PUD.

Time Estimate:

N/A

Background:

Prior to development, an Improvement Agreement is required. The developer is meeting that requirement with this document.

Approval Process:

Accepting the Improvement Agreement allows the developer to develop the lots. After acceptance of utilities or a financial guarantee provided to the City, the lots can be sold.

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 applicant to proceed to develop the property.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the request and authorize the Mayor to sign the Improvement Agreement.

Attachments:

1. Improvement Agreement

IMPROVEMENT AGREEMENT

for

DEVELOPMENTS

This Agreement made and entered into this ____ day of ____, 20____, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and The Gary and Connie Storrer Trust hereinafter called "Developer" for the purpose of constructing certain improvements on property sought to be developed for the following Development The Springs at the Preserve, a PUD.

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 real property showing ownership of said real property to be in the Developer's name, 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 for the following purposes: Residential.

WHEREAS, the Developer is obligated to construct certain improvements pursuant to City Code Section 10-12-4.2, and;

WHEREAS, the Developer has committed to construct special features as part of the development, and;

WHEREAS, the City has certain policies, ordinances, rules and regulations governing the construction of improvements, and;

WHEREAS, it is in the best interest of the City and Developer to clearly establish in one concise document the policies, ordinances, rules and regulations which apply to developments of the type contemplated herein.

W I T N E S S E T H

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

I.

City agrees: (1) to operate and maintain all approved streets, alleys, service and roads, excluding state highways, constructed under the terms of this Agreement in any public rights-of-way

or easements and which are presently within or subsequently annexed into the City limits. Those streets, excluding state highways, lying outside the City limits and within the City Area of Impact shall be constructed to City standards but shall become the responsibility of the Twin Falls Highway District until such time as they are annexed or a maintenance agreement is signed by the City and the Twin Falls Highway District. (2) To operate and maintain all approved water lines, drainage lines, and sewer lines constructed under the terms of this Agreement in any public rights-of-way or easements and to provide water and sewer service to the Developer's real property, subject to all ordinances, rules and regulations governing sewer and water service. (3) To maintain non-pressure irrigation lines only where they cross City streets. All other maintenance of non-pressurized irrigation lines is the responsibility of the Twin Falls Canal Company or the irrigation users.

II.

In lieu of the actual installation of required public improvements before recording of the final plat, the Council may permit the subdivider to provide a financial guarantee of performance in one (1) or a combination of the following arrangements for those requirements which are over and beyond the requirements of any other agency responsible for the administration, operation and maintenance of the applicable public improvement.

a. Surety Bond

1. Accrual - The Bond shall accrue to the City covering construction, operation and maintenance of the specific public improvement.
2. Amount - the bond shall be in an amount equal to one hundred percent (100%) of the total estimated cost for completing construction of the specific public improvements, as estimated by the Developer's Engineer and approved by the City Engineer.
3. Term Length - The term length in which the bond is in force, for the duration of that phase of the project, shall be until completed and accepted by the City Engineer.
4. Bonding for Surety Company - The bond shall be with a surety company authorized to do business in the State of Idaho, acceptable to the Council.
5. The escrow agreement shall be drawn and furnished by the subdivider to the satisfaction of the Council.

b. Cash Deposit, Certified Check, Negotiable Bond, or Irrevocable Bank Letter of Credit.

1. Treasurer, Escrow Agent or Trust Company - A cash deposit, certified check, negotiable bond or an irrevocable bank letter of credit such surety acceptable by the Council, shall be deposited with an escrow agent or trust company.
2. Dollar Value - The dollar value of the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be equal to one hundred percent (100%) of the estimated cost of construction for the specific public improvements, as estimated by Developer's Engineer and approved by the City Engineer.
3. Escrow Time - The escrow time for the cash deposit, certified check, negotiable bond or irrevocable bank letter of credit shall be until all required improvements are completed and accepted by the City Engineer.
4. Progressive Payment - In the case of cash deposits or certified checks, an agreement between the City and the subdivider may provide for progressive payment out of the cash deposit or reduction of the certified check, negotiable bond or irrevocable bank letter of credit, to the extent of the cost of the completed portion of the public improvement, in accordance with a previously entered into agreement.

III.

Developer agrees to retain a Professional Engineer, hereinafter called the Developer's Engineer, registered by the State of Idaho to perform the following minimum Engineering Services in accordance with Title 10 Chapter 12 Section 4-1 of the City Code:

- a. Prepare a master utility plan showing the location of all existing and proposed utility lines to include but not be limited to sewer, water, gas, electricity, telephone, irrigation, pressure irrigation and storm sewer.
- b. Prepare detailed plans and specifications for construction of all improvements required by this Agreement and shall include but not be limited to a complete set of construction plans, including profiles, cross-sections, specifications and other supporting data, for all required public streets, utilities and other facilities. Such construction plans shall be based on preliminary plans which have been approved with the preliminary plat, and shall be prepared in conjunction with the final plat. Construction plans are subject to approval by the responsible public agencies. All

construction plans shall be prepared in accordance with the public agencies' standards and specifications.

- c. Perform construction surveying, staking, testing, inspection and administer the construction of all facilities required by this contract.
- d. Submit all test reports, inspection reports, change orders and construction diaries to the City Engineer every week during the construction of the development or subdivision.
- e. Prepare and submit an updated copy of the enclosed development and subdivision checklist to the City Engineer every week during the construction of the development or subdivision, and also upon completion of the project.
- f. Submit to the City Engineer the final plans, and master utility plan for the City records showing any approved changes to the original plans and specifications. A permanent drawing in ink on approved transparent polyester drafting film and an electronic media copy of the plans in ACAD 2000 using City standard format shall be provided within thirty (30) days after completion of the project.
- g. Submit a letter upon completion of construction stating that the work has been constructed in conformance to the plans and specifications, with the certification by the Developer's Engineer that improvements were constructed to the lines and grades shown.

The above work shall be subject to the approval of the City Engineer.

The City agrees to provide asphalt pavement testing for conformance with City standards, but it shall be the responsibility of Developer's Engineer to provide all necessary quality control during construction. All tests shall be taken at a frequency based upon City of Twin Falls Standard Specifications.

The Developer agrees to: (1) allow the City full and complete access to the work (2) provide all materials necessary to conduct all tests (3) supply all water necessary to test pipe joints and (4) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

The Developer shall submit a letter to the City Engineer upon completion of the project, requesting that the City assume the responsibility for maintenance and operation of all public improvements as stated herein.

IV.

The Developer agrees to obtain a permit or letter of approval from the Twin Falls Highway District or the State of Idaho Department of Highways prior to constructing improvements on their respective right-of-ways. The original or a certified copy of said permit or letter shall be submitted to the City Engineer prior to beginning of construction thereon.

V.

The Developer agrees to dedicate rights-of-way to the public for the development of all streets and alleys in accordance with the City Master Street Plan and to dedicate easements for the maintenance and operation of all public utilities. The size and location of said rights-of-way and easements shall be determined by the City Engineer.

VI.

The Developer hereby agrees and petitions the City to annex into the corporate limits of said City, the above described real property that is contiguous with the same or becomes contiguous to said City limits. Developer agrees to annexation of said real property by the City upon the terms and conditions as shall be set forth by said City.

VII.

The Developer and the City agree that the improvements listed herein are required unless specifically waived by action of the City Council and that said improvements will be constructed on any public rights-of-way or easements approved and accepted by the City Council all as designed by the Developer's Engineer and approved by the City Engineer and in accordance with standards established by the City Engineer and that all required improvements will be completed in a timely manner. If improvements are not completed in a timely manner, the Developer shall provide an updated, current version of the developer's agreement and financial guarantee for City Council consideration.

VIII.

The Developer agrees to pay the total actual costs of all materials, labor and equipment necessary to completely construct all of the improvements required herein, except those costs specifically shown to be paid by the City and to construct or contract for the construction of such improvements.

IX.

Developer agrees to pay the total extra cost of all additional materials, labor and equipment necessary to construct any streets the City requires to be wider or deeper than a standard street or any water or sewer lines the City requires to be larger than the size required to properly serve the

development. The requirement for wider and deeper streets shall be based on the City Master Street Plan. Requirements for larger water and sewer lines shall be based on the citywide sewer and water system sizing guidelines.

X.

The City shall provide no compensation for the cost of an oversize water or sewer line. In the case of water or sewer lines extended adjacent to or outside the limits of development, the Developer shall be eligible for payback from adjacent property owners pursuant to Resolution No. 1182. The Developer shall also be eligible for compensation when a private developer extends or connects to any water or sewer system previously installed by private developer, pursuant to Resolution 1651.

XI

Developer agrees to request in writing that the Developer's Engineers make the inspections required herein and the Developer or his Contractors shall not proceed with the next construction phase until the required inspection is complete and the work has been approved by the Developer's Engineer, the City Engineer or the Engineer's authorized inspector. All such inspections shall be scheduled in accordance with the City of Twin Falls Standard Specifications. Developer agrees to pay all costs resulting from: 1) his failure to properly schedule and request a required test or inspection or 2) proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials as required by the Developer's Engineer or the City Engineer. Any such defective work whether the result of poor workmanship, use of defective materials, damage through carelessness or any other cause, shall be removed within ten (10) days after written notice is given by the Developer's Engineer or the City Engineer, and the work shall be re-executed by the Contractor at his expense. The fact that either Engineer may have previously overlooked such defective work or materials shall not be a basis for acceptance of any part of it.

The issuance or approval of plans, specifications and computations shall not be construed as an approval of any violation of any provisions of City code, specifications, standards, policy, or any other ordinance of the City. Approvals of plans that may violate City code, specifications or departmental policies will not be valid.

The approval of construction plans, specifications, and other data shall not prevent the City from thereafter requiring the correction of errors or omissions in said plans or specifications prior to or during actual construction or final acceptance by the City.

The Developer shall remove from all public property all temporary structures, rubbish, and waste materials resulting from their operation or caused by his employees.

The Developer shall guarantee all materials, workmanship and equipment furnished for a period of one (1) year from the date of written acceptance of the work by the City Engineer or authorized representative.

The Developer shall be responsible for any damage to any existing public improvements and shall repair or replace any such damage as required by the City Engineer, during or after completion of this project.

XII.

The City and the Developer agree to the following minimum for Required Improvements, City Costs, Required Inspections and to any other improvements, approved or required by the City Council and shown on the approved construction plans.

PUBLIC WAYS

(a) Required Improvements

- (1) Curb, gutter and sidewalk on all public street rights-of-way.
- (2) A standard residential street thirty six feet (36') wide with an eight inch (8") gravel course and two inch (2") asphaltic concrete surface course on all public street rights-of-way serving residential use property.
- (3) Minor residential and private streets as specified in the City of Twin Falls Standard Drawings.
- (4) A standard commercial or collector street forty eight feet (48') wide with an eleven inch (11") gravel course and three inch (3") asphaltic concrete surface course on all public street rights-of-way serving commercial use property or as a collector street. Whenever a street serves an industrial use property the City Engineer will determine the appropriate structural section.
- (5) A service-road twenty four feet (24') wide with an eight inch (8") gravel course and two inch (2") asphaltic concrete surface course and with concrete curb-gutter or curb and valley-gutter on all public service road rights-of-way.
- (6) A sidewalk five feet (5') wide minimum on all public pedestrian rights-of-way. Four foot (4') sidewalks by special permission of the City Council are allowed by City of Twin Falls Standard Drawings for minor residential streets under certain conditions.

- (7) Landscaping and sidewalk placement required adjacent to arterial and collector streets: A tract of land eleven feet (11') in depth behind the curb line will be dedicated as part of any residential development adjacent to arterial and collector streets. Within that tract the developer shall install landscaping six feet (6') in depth with a sprinkler system and with grass and trees behind the curb line and shall also install a five foot (5') sidewalk. The landscaping will be maintained by the city and funded through a fee added to the water bill of each account within the development. Irrevocable restrictive covenants for this development and maintenance shall provide for this funding. TFCC §10-12-4.2(O).
 - (8) Street signs and traffic control devices on all public streets.
 - (9) Street lights as determined by City policy for street light installation.
- (b) City Costs
- (1) The cost of any street signs or traffic control devices installed by the City on new or existing streets.
 - (2) The cost of any required street lights (standard luminaires mounted on a wood pole). The Developer shall pay the extra cost of any decorative luminaires or poles. Prior approval will be required, and the cost of maintenance, replacement and power usage will be considered.
- (c) Required Inspections and Testing
- (1) All inspections and testing shall be as required by City of Twin Falls Standard Specifications.

WATER SYSTEM

- (a) Required Improvements
- (1) Pursuant to City Code Section 7-8-3, 7-8-10 and 10-12-4.2 water line and fittings six inch (6") minimum diameter that will transport a flow of water, which will satisfy fire, domestic, other water demands of the development, based upon the City water pipe sizing plan and computer water model. Water line extension shall include connection from the existing City Water System to each building site and fire hydrants and then loop back to the City System in a manner that will provide a properly functioning system approved by the City Engineer, Water Superintendent and Fire

Chief. If the development is to be constructed in phases, the water system shall be looped back to the City system during the first phase. No dead-end lines will be allowed during any phase of the project.

- (2) Water lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City water distribution network in accordance with existing sizing guidelines.
- (3) Water valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users or creating a critical situation in the suppression of fires.
- (4) Fire hydrant connections and fire hydrants spacing to substantially comply with the minimum standards suggested by the Fire Rating Bureau and American Water Works Association. Fire hydrants are required in all developments.
- (5) One water service line shall be constructed to each building site at the time the water lines are installed. Each service line shall not exceed fifty feet (50') in length and shall terminate at the right-of-way.

During construction of the curb the letter W shall be stamped into the top or face of the curb directly in front of the water meter box. The impression shall be not less than one and one half inches (1½") high. Meters shall be grouped at adjacent side lot lines when possible or at another location if requested by the Developer and approved by the City Engineer and Water Superintendent.

Water meter boxes will not be allowed in driveway approaches. Any cost associated in relocating meters from driveway approaches will be the responsibility of the Developer or Lot Owner. Temporary address or lot number signs shall be staked at the location where the water meter box is to be installed. The City may install multiple water meters in a single water meter box.

The City will make the water line tap only after all appropriate tap fees for a Water Connection General Permit have been received and permits issued. All new water service line and connections made from existing water service mains to service any new development will be the responsibility of the

Developer. The City will make the necessary service line tap after payment of the required water connection general permit fees.

- (6) One water service line tap, meter box, and service line shall be constructed for each building connected to the City water system. It is understood and agreed that the City will make all service line taps and install all meter boxes and that the fee paid by the developer for a Water Connection General Permit will reimburse the City for such work.
- (7) It is further understood and agreed that the City will make all connections to the existing water system. The City will disinfect the new water system at the developer's expense.

(b) City Costs

- (1) None.

(c) Required Inspections

- (1) All inspections and testing shall be as required by the City of Twin Falls Standard Specifications.

WASTE WATER COLLECTION SYSTEM

(a) Required Improvements

- (1) Pursuant to City Code Section 7-7-4, 7-7-11 and 10-12-4.2 a waste water collection system (eight-inch (8") minimum diameter) that will transport a flow of waste water, under conditions of maximum and minimum discharge from the development, to the existing City waste water system.
- (2) Waste water sewer lines adjacent to or internal to the development will be sized to continue the orderly expansion of the City Waste Water Collection System in accordance with existing sizing guidelines and computer sewer model.
- (3) Manholes to provide access for maintenance and cleaning of the sewer lines located at any change of grade or alignment of the sewer, at the end of each sewer and spaced not more than four hundred feet (400') apart.
- (4) During construction of the curb the letter S shall be stamped into the top or face of the curb directly in front of the sewer service line location. The impression shall be not less than one and one half inches (1½") high.

(b) City Costs

- (1) None.
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required by City of Twin Falls Standard Specifications.

DRAINAGE SYSTEM

- (a) Required Improvements
 - (1) Any valley-gutters, ditching, grading or other surface drainage facilities necessary to convey any storm run-off originating from or traversing across the proposed development over the land surface to a point of retention, detention or discharge approved by the City Engineer.
 - (2) Any catch basin, storm sewer and other sub-surface drainage facilities necessary to convey any storm run-off, originating from or traversing across the proposed development, to a point of retention, detention or discharge approved by the City Engineer, that cannot, in the City Engineer's opinion, be conveyed over the land surface without causing damage to public or private property or without being an unreasonable inconvenience or hazard to a private individual, a group of individuals or the general public.
- (b) City Costs
 - (1) None.
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required by the City of Twin Falls Standard Specifications.

GRAVITY IRRIGATION SYSTEM

- (a) Required Improvements
 - (1) Any pipe, boxes or other appurtenances necessary to convey all irrigation water in underground pipe across the development and any adjacent public property. Irrigation facilities outside an established City irrigation district shall be constructed in an irrigation easement on private property except where it is necessary for irrigation water to cross the public right-of-way and all such crossings shall be perpendicular to the center line of said right-of-way unless otherwise approved by the City Engineer due to some unusual condition.

(b) City Costs

- (1) None.

(c) Required Inspections and Testing

- (1) All inspections and testing shall be as required by the City of Twin Falls Standard Specifications.

PRESSURE IRRIGATION SYSTEM(a) Required Improvements

- (1) Pursuant to Section 7-8-3 of the City Code, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or PUD, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or PUD. One (1) share of Twin Falls Canal Company Water for each acre of property within the subdivision shall be deeded to the City of Twin Falls before the filing of the final plat for use in the City's pressurized irrigation system.
- (2) Pressure irrigations water line and fittings shall be four inch (4") minimum diameter or larger that will transport a flow of water, which will satisfy all irrigation water demands of the development, based upon the computer irrigation water model that the developer's engineer has prepared.
- (3) Water lines and fittings adjacent to and internal to the development shall be sized to continue the orderly expansion of the City Pressure Irrigation water distribution network in accordance with existing sizing guidelines.
- (4) Water valves that will allow temporary suspension of water flow for maintenance and repair of portions of water system without causing undue inconvenience to a large number of users. One pressure irrigation water service line shall be constructed to each subdivision

lot site at the time the pressure irrigation water lines are installed. Each service line shall not exceed fifty feet (50') in length and shall terminate at the right-of-way. One Pressure irrigation water service line tap, irrigation box, and service line shall be constructed for each subdivision lot connected to the City pressure irrigation water system.

- (5) The Developer shall be responsible for all costs incurred in designing and installing the pressure irrigation station. This includes the land, pumps, motors, filters, buildings, delivery system to the station from the TFCC head gate, storage pond, Supervisory Control and Data Acquisition (SCADA) system, and power to the station.
- (6) All pressure irrigation system plans must be prepared by the Developer's engineer shall be according to the City's standard specifications and drawings. Plans submitted to the City shall be signed by a Professional Engineer for review and final approval, before the City Engineer will sign the plat or approve construction plans.
- (7) The Pressure Irrigation System shall be located with in easements, right of ways and/or property deeded to the City of Twin Falls.
- (b) City Cost.
 - (1) None
- (c) Required Inspections and Testing
 - (1) All inspections and testing shall be as required by the City of Twin Falls Standard Specifications.

SPECIAL FEATURES

Pursuant to commitments made by the Developer as conditions of approval of the development, the following special features shall be constructed:

a) Required Improvements

b) City Costs

(1) None.

XIII.

The City and the Developer agree that the sequence of construction shall be as follows unless special approval in writing is obtained from the City Engineer:

1. Erosion and sedimentation controls.
2. Stormwater retention and detention facilities.
3. Waste water sewers and service connections.
4. Waste water manholes.
5. Storm sewers and catch basins.
6. Gravity irrigation pipes and boxes.
7. Pressure irrigation lines, service connections, etc.
8. Water lines and service connections.
9. Gas lines, power lines, telephone lines and cablevision lines.
10. Any other underground improvements that are required.
11. Sub-base preparation for public ways.
12. Gravel base course for public ways.
13. Curb-gutter, valley-gutter and sidewalk.
14. Gravel leveling course.
15. Asphalt paving.
16. Special Features.

XIV.

The Development may be phased as indicated on the attached development plan submitted by the Developer and approved by the City Engineer.

The terms of the basic agreement shall apply individually to each phase shown on the attached plan as though each phase were a separate and independent development providing each phase is begun in the sequence indicated on the development plan.

The two (2) year time limit, (indicated in Section VII of the Agreement) for completing the required improvements shall begin for each phase when the Developer sells a lot or an application or a building permit to construct a building within the phase has been received by the City.

The Developer may cease further development after completing any phase and before beginning the next phase and the basic agreement shall terminate in accordance with Section XVI, of the basic agreement for any undeveloped phases of the development originally proposed in the basic agreement.

XV.

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

XVI.

In the event of a breach of 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 costs awarded by the Court.

Attest:

CITY OF TWIN FALLS, IDAHO

City Clerk_____
Mayor

Developer

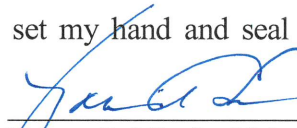
~~Gary's Westland, LLC~~GARY & CONNIE STORER
TRUST

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this 7TH day of FEBRUARY, 2019, before me, the undersigned, a Notary Public for Idaho, personally appeared CONNIE STORER, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

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





Notary Public for Idaho
Residing at Twin Falls, Idaho

CORPORATION

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Notary Public for Idaho
Residing at Twin Falls, Idaho

PARTNERSHIP

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be one of the partners in the partnership of _____, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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

Notary Public for Idaho
Residing at Twin Falls, Idaho

NOTICE IS HEREBY GIVEN, that a document entitled “Improvement Agreement for Developers” (hereafter “Agreement”) has been executed and filed with the City of Twin Falls, Idaho, for the following named subdivision:

The Agreement imposes certain obligations upon the developer for the development of the subject property, and upon the developer's heirs, successors in interest and lawful assigns. Details of the conditions and obligations may be found by examining or photocopying the Agreement at the Office of the City Engineer, 321 2nd Avenue East, Twin Falls, Idaho 83301.

City Clerk

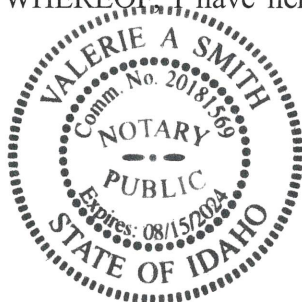
GARY & CONNIE STORRER
TRUST

KNIFE SPEER

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this 7TH day of FEBRUARY, 2019, before me, the undersigned, a Notary Public for Idaho, personally appeared CONNIE STORER, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

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



Notary Public for Idaho
Residing at Twin Falls, Idaho



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

ACTION ITEM

Request:

ACTION ITEM: Request to approve a Trust Agreement for The Springs at the Preserve, a PUD, placing all Lots and Tracts in trust.

Time Estimate:

N/A

Background:

The Springs at the Preserve, a PUD, is located northeast of the intersection of Eastland Drive North and Cheney Drive East. The developer is requesting to place the aforementioned lots in trust in lieu of constructing the improvements or providing a financial guarantee.

Approval Process:

N/A

Budget Impact:

None

Regulatory Impact:

Approval of this request will allow the applicant to proceed to develop the property.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council accept the Trust Agreement and authorize the Mayor to sign.

Attachments:

1. Trust Agreement
2. Aerial Image
3. Final Plat

TRUST AGREEMENT

This Trust Agreement (the "Agreement") is made and entered into this _____ day of _____, 2019, by and between **THE GARY AND CONNIE STORRER TRUST, Dated December 27, 2012**, (hereinafter "Trustor"); **TITLEFACT, INC.**, (hereinafter "Trustee"); and the **CITY OF TWIN FALLS, IDAHO** (hereinafter "Beneficiary"), and is made with respect to the following facts and objectives:

WITNESSETH:

WHEREAS, Trustor is the owner of the real property described below (the "Property"); and

WHEREAS, it is the desire and intent of Trustor to arrange, by and through this Agreement, for the orderly development and sale of the Property, in a manner that is conducive to achieving full compliance with applicable rules and regulations of Twin Falls County, Idaho, and the City of Twin Falls, Idaho, in effect on the date of approval of the subdivision of the property.

NOW THEREFORE, it is agreed between the parties hereto as follows:

1. That upon the execution of this Agreement by both parties, the Trustor agrees to execute and deliver to the Trustee a Warranty Deed, conveying to the Trustee, in Trust, to be held solely for the benefit of the Beneficiary, the Property, to-wit:

Tract A, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31, Block 1, and;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 2,

THE SPRINGS AT THE PRESERVE, A P.U.D., Twin Falls County, Idaho, according to the official plat thereof recorded in Book _____ of Plats, page _____, records of Twin Falls County, Idaho.

2. The Trustor and the Trustee agree that the Trustee shall hold said title to the Property in trust, solely for the benefit of the Beneficiary under the terms hereof, and that title to the Property shall be and remain good and marketable and free from any defects, liens, conditions or encumbrances of any kind or nature, other than those appearing of record in the office of the Twin Falls County Recorder, and conditions of the Phase Control Development Notice for lots in **THE SPRINGS AT THE PRESERVE, A P.U.D.** Subdivision, a copy of which is attached hereto as Exhibit "A," or those which are placed on the Property with the prior written consent of the Trustee. The Trustee shall not convey, transfer or encumber all or any interest in the Property, save and except to the extent as directed by the Trustor by written instrument delivered to the Trustee.
3. It is understood and agreed that the purpose of this Agreement is to provide Trustor with a convenient means of, subdividing, developing and selling the Property. It shall be the entire responsibility of the Trustor to effect such developing, subdividing and selling of the Property and to provide whatever subdivision plat it may desire and to pay all costs and expenses of said developing, subdividing and selling, and Trustee shall have no liability for any costs or expenses therefor or for any claim, damage, loss or liability sustained to the Property or Trustor or to any other person or persons in connection with said matter, save and except to the extent caused by Trustee's failure or refusal to comply with the terms and conditions of this Agreement.

4. The Trustor may, as it desires from time to time, sell all or any portion of the Property in its sole and complete discretion subject to the restrictions of the Phase Control Development Notice for lots in said subdivision. The Trustee agrees that, when it is so instructed in writing by Trustor, Trustee shall execute and deliver to the person or persons designated by Trustor, a fiduciary deed conveying good and marketable title to the Property or any part thereof as designated, and at said time the Trustor agrees to pay to Trustee any reasonable costs and expenses incurred by the Trustee hereunder and to pay the normal and customary fee for the cost of an owner's title insurance policy to be issued by *TITLEFACT, INC.*
5. It is agreed that Trustee shall not be liable or responsible for the condition of title to the Property, except as may be provided in any title insurance policy issued by the Trustee, and Trustee shall have no liability concerning possession or survey or any taxes, costs or expenses in connection with the Property, other than as herein provided.
6. It is agreed that the term of this Agreement shall expire when all of the above described Lots have been conveyed by the Trustee pursuant to Trustor's written instructions.
7. It is agreed that this Trust Agreement may not be revoked or amended without the prior written approval of the Beneficiary. If Trustee is presented with written notice of Termination by both Trustor and Beneficiary, and Trustee receives Trustor's payment of all reasonable out-of-pocket costs and expenses incurred by Trustee in connection with this Agreement, if any, the Trustee shall immediately reconvey to Trustor the remaining part of the Property; and thereafter no party hereto shall have any further liability to the others in connection with the Property or under the terms of this Agreement.
8. Trustor agrees to indemnify and save harmless Trustee from any claims, demands, judgments, costs and expenses including reasonable attorney's fees and any other obligation or liability of any kind or nature that the Trustee may for any reason suffer, incur or expend by reason of this Trust Agreement or in the administration thereof, other than for or as a result of Trustee's misconduct, breach of this Agreement, or willful neglect.
9. This Agreement shall bind the parties hereto, their heirs, representatives, successors and assigns.

Date: _____

TRUSTOR:

**THE GARY AND CONNIE STORRER TRUST,
Dated December 27, 2012**

BY: _____
^

Date: _____

TRUSTEE:
TITLEFACT, INC.

BY: _____
Richard B. Stivers, Chairman of the Board

Date: _____

BENEFICIARY:
CITY OF TWIN FALLS, IDAHO

BY: _____

STATE OF IDAHO
County of Twin Falls

On the _____ day of _____, 2019, before me, a Notary Public in and for said State, personally appeared **CONNIE STORRER**, known or identified to me to be the Trustee of the The Gary and Connie Storrer Trust that executed this instrument, or the person who executed the instrument on behalf of said Trust, and acknowledged to me that she executed the same as such Trustees.

Notary Public for Idaho
Residing at: Twin Falls
My Commission expires:

STATE OF IDAHO
County of Twin Falls

On this _____ day of _____, 2019, before me, the undersigned, Notary Public in and for said State, personally appeared **RICHARD B. STIVERS**, known or identified to me to be the Chairman of the Board of the said corporation that executed this instrument, or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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 for Idaho
Residing at:
My Commission expires:

STATE OF IDAHO
County of Twin Falls

On this _____ day of _____ 2019, before me, the undersigned, Notary Public in and for said State, personally appeared _____, known or identified to me to be the _____ for the City of Twin Falls, Idaho, and known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same on behalf of the City of Twin Falls, Idaho.

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 for Idaho

Residing at:

My Commission expires:

"EXHIBIT A"

PHASE CONTROL DEVELOPMENT NOTICE

THIS NOTICE prohibits the conveyance of any undeveloped lot in **THE SPRINGS AT THE PRESERVE, A P.U.D.** until such time as an Improvement Agreement for Developments between the City of Twin Falls and the Developer is recorded designating the lots and blocks in each phase which are approved for conveyance.

TITLEFACT, INC., will hold the deed to all undeveloped lots in Escrow with instructions to convey only those lots covered by the recorded Improvement Agreement for Developments.

The real property subject to this notice is **THE SPRINGS AT THE PRESERVE, A P.U.D.** as platted in the records of Twin Falls County, Idaho.

Dated this _____ day of _____, 2019.

**THE GARY AND CONNIE STORRER TRUST,
Dated December 27, 2012, Developer**

BY: _____
Trustee

TITLEFACT, INC.

BY: _____
Richard B. Stivers, Chairman of the Board

lo

TitleFact, Inc.

163 Fourth Avenue North

P.O. Box 486

Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

WARRANTY DEED

FOR VALUE RECEIVED **CONNIE STORRER** Successor Trustee of **THE GARY AND CONNIE STORRER TRUST, Dated December 27, 2012**, hereinafter called the grantor, hereby grants, bargains, sells and conveys unto **TITLEFACT, INC., an Idaho corporation, for the benefit of The Gary and Connie Storrer Trust, Dated December 27, 2012**, hereinafter called grantee, whose address is:, 1042 Wildwood Way, Twin Falls ID 83301 the following described premises, in **Twin Falls County, Idaho**, to-wit:

Lot 1, Block 1, and;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, Block 2, and;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 3,

THE SPRINGS AT THE PRESERVE, A P.U.D., Twin Falls County, Idaho, according to the official plat thereof recorded in Book _____ of Plats, page _____, records of Twin Falls County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and 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 are free from all encumbrances except as described above and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: February 21, 2019

THE GARY AND CONNIE STORRER TRUST, Dated December 27, 2012

BY: _____

Trustee

* * * * *

STATE OF IDAHO

County of Twin Falls

On the _____ day of _____, 2019, before me, a Notary Public in and for said State, personally appeared **CONNIE STORRER**, known or identified to me to be the Trustee of the The Gary and Connie Storrer Trust that executed this instrument, or the person who executed the instrument on behalf of said Trust, and acknowledged to me that she executed the same as such Trustees.

Notary Public for Idaho

Residing at: Twin Falls

My Commission expires:



THE SPRINGS AT THE PRESERVE, A P.U.D.

Located In
A Portion of Gov't Lots 3 & 4 and the
NW⁴, Section 2
Township 10 South, Range 17 East Boise Meridian
Twin Falls County, Idaho
2019

Sheet List Table

Sheet Number	Sheet Title
1 OF 7	PLAT FACE
2 OF 7	SHEET 2
3 OF 7	SHEET 3
4 OF 7	SHEET 4
5 OF 7	CURVE & LINE DATA
6 OF 7	CERTIFICATE OF OWNERS
7 OF 7	ACKNOWLEDGEMENTS



0 75 150 300
SCALE IN FEET

Legend

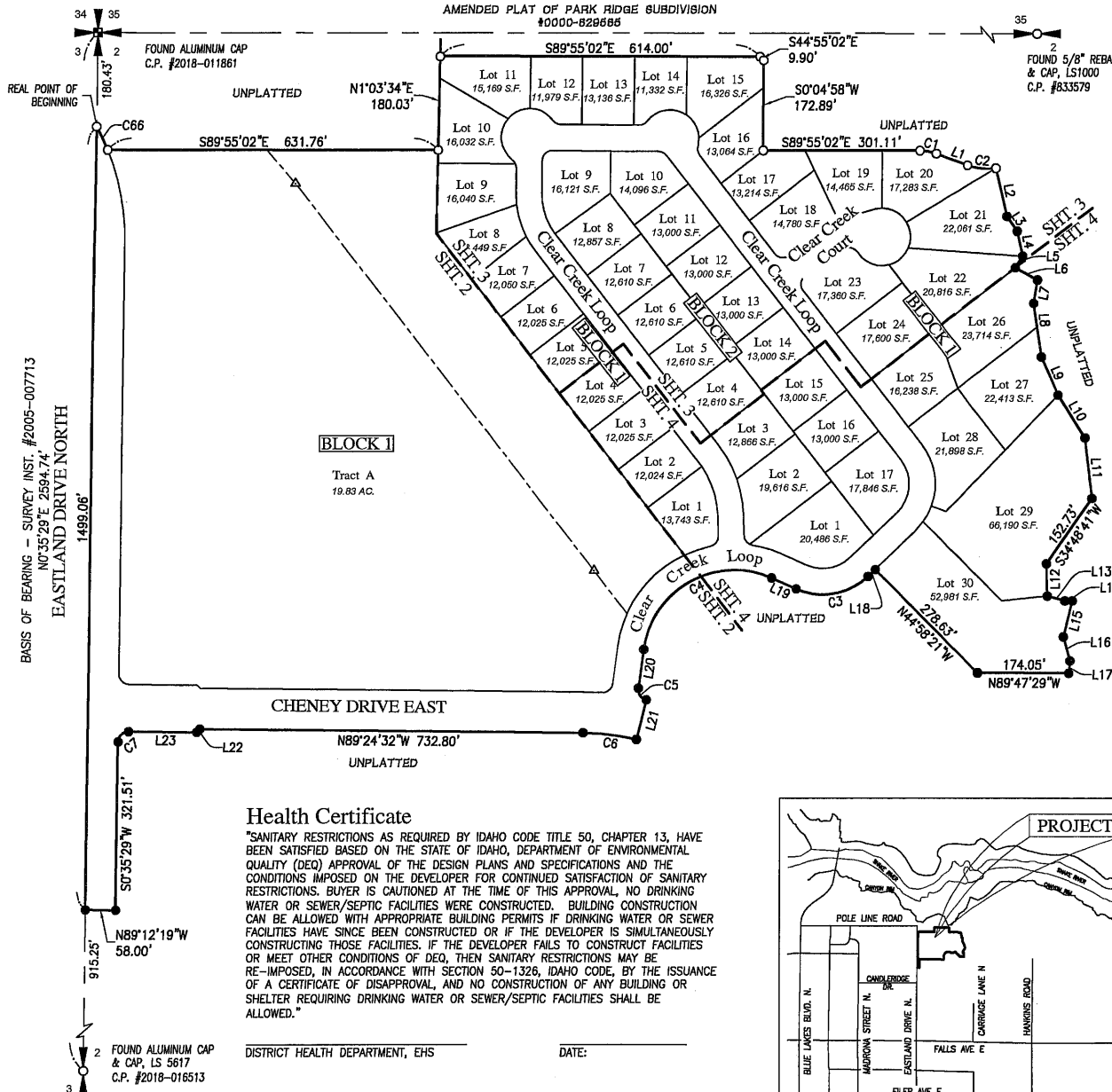
SUBDIVISION BOUNDARY LINE	———
SECTION LINE	———
EASEMENT LINE	- - - - -
UTILITY EASEMENT LINE	- - - - -
CENTERLINE OF STREET	———
LOT LINE	———
FOUND BRASS CAP	⊙
FOUND 5/8" REBAR, LS 10110 OR AS NOTED	○
FOUND 1/2" REBAR (AS NOTED)	○
FOUND ALUMINUM CAP	⊠
MONUMENT (AS NOTED)	⊙
5/8" x 24" REBAR & CAP TO BE SET - LS 10110	⊙
1/2" x 24" REBAR & CAP TO BE SET - LS 10110	○
SET 5/8" x 24" REBAR & CAP - LS 10110	●
SET 1/2" x 24" REBAR & CAP - LS 10110	●
FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110	⊙

Survey References

- #2018-016980
- #2014-001587
- "CANDLERIDGE EAST SUBDIVISION" -
#2005-016975
- #2005-007713
- #2004-004471
- #2004-001802
- #2000-013683
- #1998-003717
- #1998-003716
- #843436
- #629565

Deed References

- #2018-000648
#2017-002593

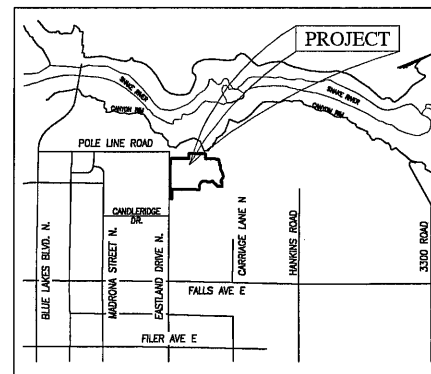


Health Certificate

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

DISTRICT HEALTH DEPARTMENT, EHS

DATE: _____



Vicinity Map

n.t.s.

Monument Certification

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

Note:

IT IS THE INTENT OF THE DEVELOPER TO RESERVE LOT 1, BLOCK 1 FOR FUTURE DEVELOPMENT.



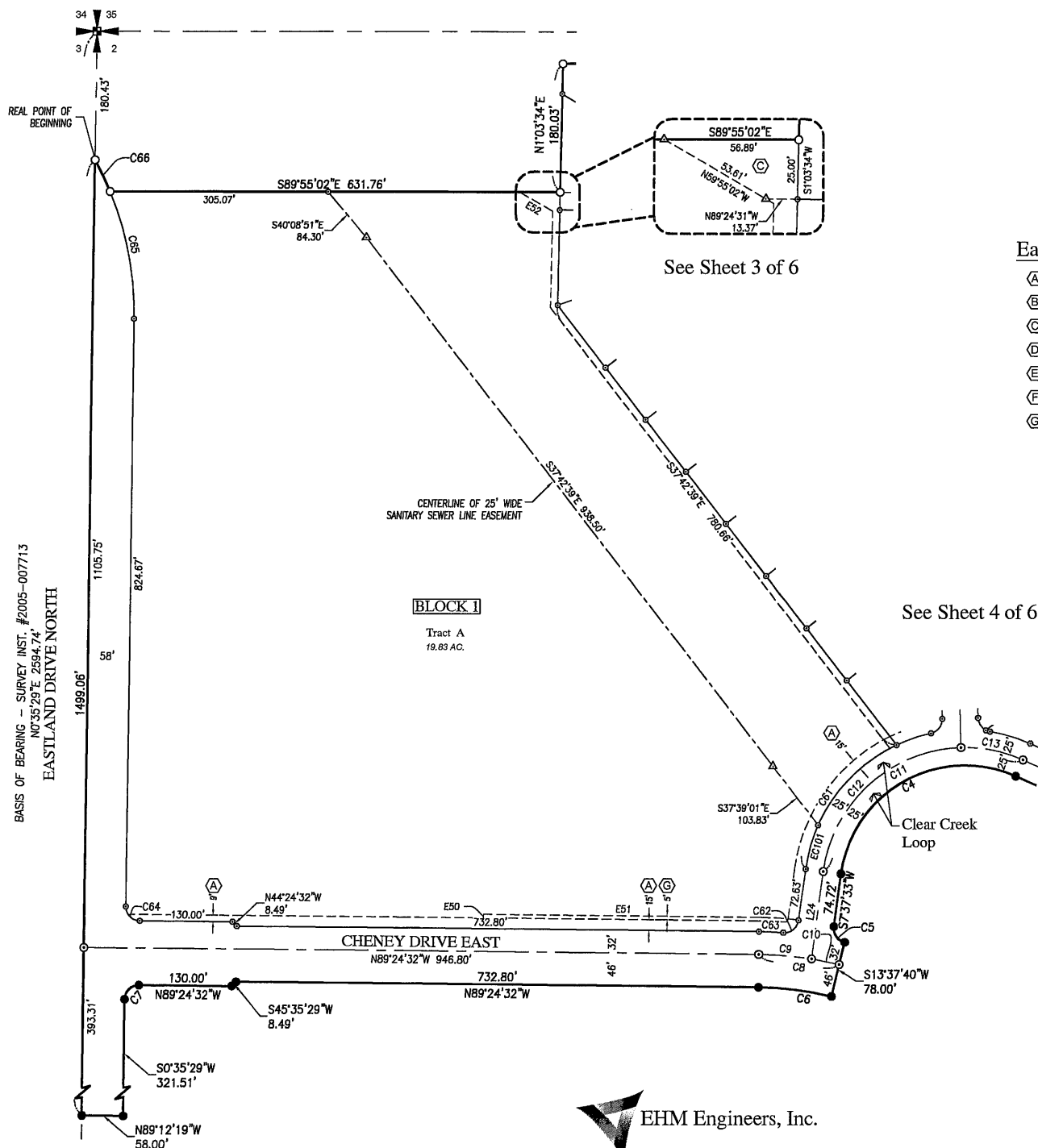
EHM Engineers, Inc.



V 161-17 FP1
SHEET 1 OF 7



NORTH

0 50 100 200
SCALE IN FEET

Easement Key

- (A) UTILITY, DRAINAGE & IRRIGATION EASEMENT
- (B) TWIN FALLS CANAL COMPANY EASEMENT
- (C) SIDEWALK & UTILITY EASEMENT
- (D) DRAINAGE & TRAIL ACCESS EASEMENT
- (E) DRAINAGE EASEMENT
- (F) ACCESS & UTILITY EASEMENT
- (G) PRIVATE PRESSURE IRRIGATION EASEMENT



EHM Engineers, Inc.





NORTH

 0 30 60 120
 SCALE IN FEET


Easement Key

- (A) UTILITY, DRAINAGE & IRRIGATION EASEMENT
- (B) TWIN FALLS CANAL COMPANY EASEMENT
- (C) SIDEWALK & UTILITY EASEMENT
- (D) DRAINAGE & TRAIL ACCESS EASEMENT
- (E) DRAINAGE EASEMENT
- (F) ACCESS & UTILITY EASEMENT
- (G) PRIVATE PRESSURE IRRIGATION EASEMENT



EHM Engineers, Inc.


 V 161-17 FP1
 SHEET 3 OF 7



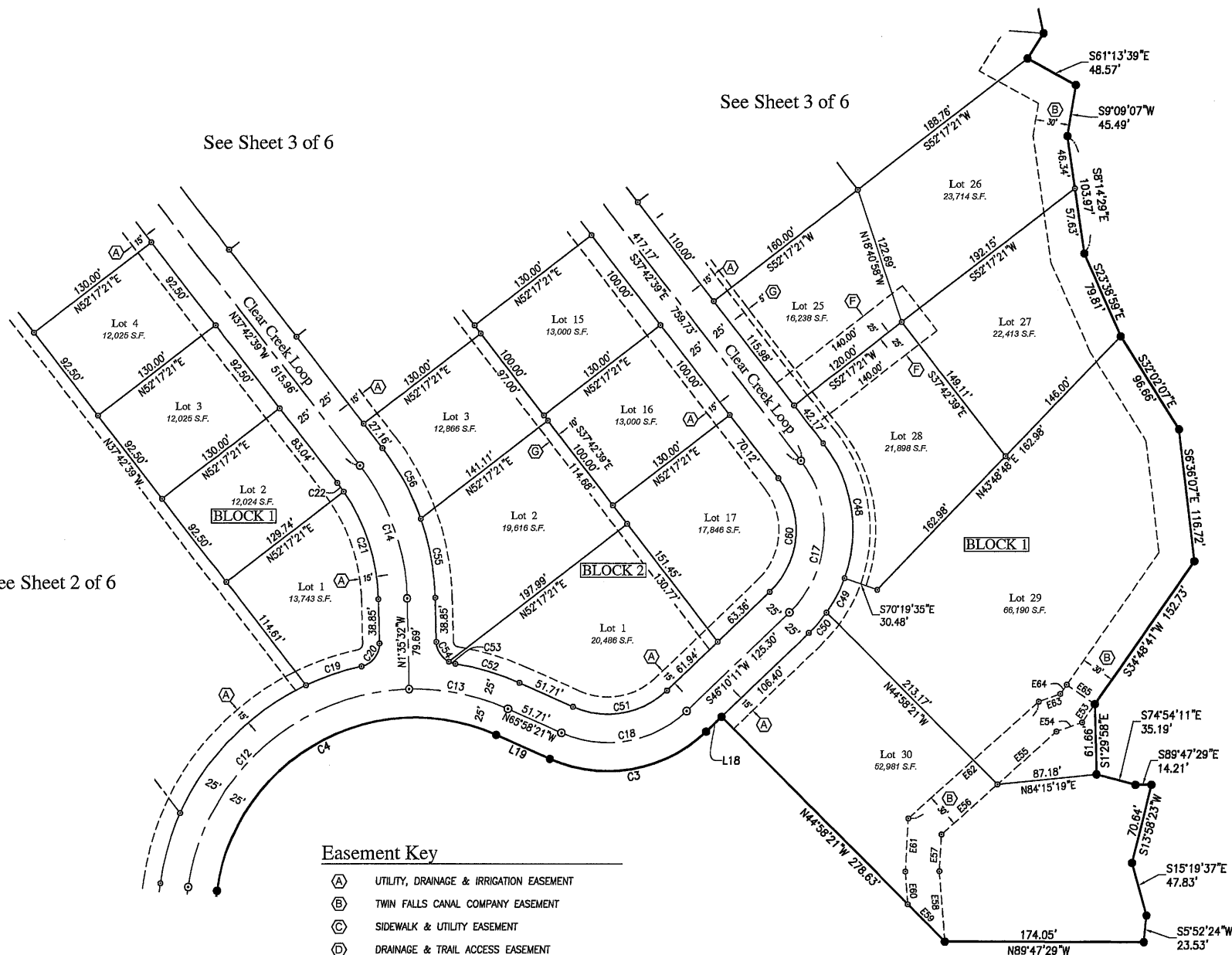
NORTH

 0 30 60 120
 SCALE IN FEET

See Sheet 3 of 6

See Sheet 3 of 6

See Sheet 2 of 6



Easement Key

- (A) UTILITY, DRAINAGE & IRRIGATION EASEMENT
- (B) TWIN FALLS CANAL COMPANY EASEMENT
- (C) SIDEWALK & UTILITY EASEMENT
- (D) DRAINAGE & TRAIL ACCESS EASEMENT
- (E) DRAINAGE EASEMENT
- (F) ACCESS & UTILITY EASEMENT
- (G) PRIVATE PRESSURE IRRIGATION EASEMENT



EHM Engineers, Inc.


 V 161-17 FPI
 SHEET 4 OF 7

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	20°09'33"	90.00'	31.67'	31.50'	16.00'	S79°50'15"E
C2	28°40'09"	110.00'	55.04'	54.47'	28.11'	S84°05'33"E
C3	67°51'28"	125.00'	148.04'	139.54'	84.09'	S80°05'55"W
C4	106°24'07"	175.00'	324.99'	280.26'	233.94'	S60°49'36"W
C5	83°59'53"	20.00'	29.32'	26.76'	18.01'	S34°22'24"E
C6	13°02'12"	454.00'	103.30'	103.08'	51.87'	N82°53'26"W
C7	89°59'59"	20.00'	31.42'	28.28'	20.00'	S45°35'29"W
C8	13°02'12"	500.00'	113.77'	113.52'	57.13'	N82°53'26"W
C9	8°29'31"	500.00'	74.11'	74.04'	37.12'	N85°09'46"W
C10	4°32'40"	500.00'	39.66'	39.65'	19.84'	N78°38'40"W
C11	106°24'06"	200.00'	371.41'	320.30'	267.35'	S60°49'36"W
C12	80°46'56"	200.00'	281.98'	259.20'	170.16'	S48°01'01"W
C13	25°37'10"	200.00'	89.43'	88.69'	45.47'	N78°46'56"W
C14	36°07'06"	200.00'	126.08'	124.00'	65.21'	N19°39'05"W
C15	38°18'08"	150.00'	100.27'	98.42'	52.09'	S18°33'35"E
C16	23°59'41"	325.00'	136.11'	135.11'	69.07'	S64°17'12"W
C17	83°52'50"	100.00'	146.40'	133.67'	89.85'	N4°13'46"E
C18	67°51'28"	100.00'	118.43'	111.63'	67.27'	N80°05'55"E

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C19	13°08'17"	225.00'	51.59'	51.48'	25.91'	S71°15'18"W
C20	79°24'14"	20.00'	27.72'	25.55'	16.61'	N38°07'19"E
C21	33°01'13"	175.00'	100.85'	99.46'	51.87'	N18°06'09"W
C22	3°05'54"	175.00'	9.46'	9.46'	4.73'	N36°09'42"W
C23	9°43'54"	175.00'	29.72'	29.69'	14.90'	S32°50'42"E
C24	21°06'18"	175.00'	64.46'	64.10'	32.60'	S17°25'36"E
C25	7°27'56"	175.00'	22.80'	22.79'	11.42'	S3°08'29"E
C26	25°01'36"	20.00'	8.74'	8.67'	4.44'	N11°55'19"W
C27	28°06'12"	20.00'	9.81'	9.71'	5.01'	N38°29'13"W
C28	92°18'20"	55.00'	88.61'	79.33'	57.26'	S6°23'09"E
C29	50°49'28"	55.00'	48.79'	47.20'	26.13'	S65°10'45"W
C30	53°07'48"	55.00'	51.00'	49.19'	27.50'	N62°50'37"W
C31	53°07'48"	20.00'	18.55'	17.89'	10.00'	S62°50'37"E
C32	53°07'48"	20.00'	18.55'	17.89'	10.00'	N64°01'35"E
C33	86°50'01"	55.00'	83.35'	75.60'	52.04'	S80°52'41"W
C34	54°17'16"	55.00'	52.11'	50.18'	28.20'	N28°33'40"W
C35	16°50'12"	55.00'	16.16'	16.10'	8.14'	N7°00'04"E
C36	53°07'48"	20.00'	18.55'	17.89'	10.00'	S11°08'44"E

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C37	90°00'00"	20.00'	31.42'	28.28'	20.00'	S82°42'39"E
C38	11°56'30"	350.00'	72.95'	72.82'	36.61'	S58°15'36"W
C39	12°03'11"	350.00'	73.63'	73.49'	36.95'	S70°15'27"W
C40	13°47'56"	55.00'	13.25'	13.21'	6.66'	S83°11'00"W
C41	58°54'27"	55.00'	56.55'	54.09'	31.06'	N60°27'48"W
C42	53°41'32"	55.00'	51.54'	49.68'	27.84'	N4°09'48"W
C43	53°20'45"	55.00'	51.21'	49.38'	27.63'	N49°21'20"E
C44	71°28'10"	55.00'	68.61'	64.24'	39.57'	S68°14'12"E
C45	85°54'14"	20.00'	29.99'	27.26'	18.62'	N75°27'14"W
C46	9°18'17"	300.00'	48.72'	48.67'	24.41'	S56°56'30"W
C47	90°00'00"	20.00'	31.42'	28.28'	20.00'	S71°17'21"W
C48	57°23'04"	125.00'	125.19'	120.03'	68.41'	N9°01'07"W
C49	15°37'27"	125.00'	34.09'	33.98'	17.15'	N27°29'08"E
C50	10°52'20"	125.00'	23.72'	23.68'	11.90'	N40°44'02"E
C51	67°51'28"	75.00'	88.83'	83.72'	50.45'	N80°05'55"E
C52	15°02'10"	225.00'	59.05'	58.88'	29.69'	N73°29'26"W
C53	17°27'44"	20.00'	6.10'	6.07'	3.07'	S72°16'39"E
C54	61°57'14"	20.00'	21.63'	20.59'	12.01'	S32°34'09"E

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C55	18°02'09"	225.00'	70.83'	70.53'	35.71'	N10°36'37"W
C56	18°04'58"	225.00'	71.01'	70.72'	35.80'	N28°40'10"W
C57	38°18'08"	125.00'	83.56'	82.01'	43.41'	S18°33'35"E
C58	90°00'00"	20.00'	31.42'	28.28'	20.00'	S45°35'29"W
C59	51°41'52"	20.00'	18.05'	17.44'	9.69'	N63°33'35"W
C60	83°52'50"	75.00'	109.80'	100.25'	67.39'	N4°13'46"E
C61	57°03'37"	225.00'	224.08'	214.93'	122.32'	S36°09'21"W
C62	86°38'57"	20.00'	30.25'	27.45'	18.86'	N50°57'09"E
C63	3°40'55"	532.00'	34.19'	34.18'	17.10'	N87°35'12"W
C64	90°00'01"	20.00'	31.42'	28.28'	20.00'	S44°24'31"E
C65	22°57'53"	458.00'	183.57'	182.35'	93.03'	N10°53'28"W
C66	6°11'00"	458.00'	49.43'	49.40'	24.74'	S25°27'55"E

Line Table

LINE #	BEARING	DISTANCE
L1	S69°45'28"E	64.66'
L2	S12°55'59"E	94.75'
L3	S35°08'02"E	34.74'
L4	S12°16'54"E	48.82'
L5	S32°22'42"W	26.19'
L6	S61°13'39"E	48.57'
L7	S9°09'07"W	45.49'
L8	S8°14'29"E	103.97'
L9	S23°38'59"E	79.81'
L10	S32°02'07"E	96.66'
L11	S6°36'07"E	116.72'
L12	S1°29'58"E	61.66'

Line Table

LINE #	BEARING	DISTANCE
L13	S74°54'11"E	35.19'
L14	S89°47'29"E	14.21'
L15	S13°58'23"W	70.64'
L16	S15°19'37"E	47.83'
L17	S5°52'24"W	23.53'
L18	S46°10'11"W	18.89'
L19	S65°58'21"E	51.71'
L20	S7°37'33"W	74.72'
L21	S13°37'40"W	78.00'
L22	S45°35'29"W	8.49'
L23	N89°24'32"W	130.00'
L24	S7°37'33"W	123.86'

Easement Line Table

LINE E#	BEARING	DISTANCE
E50	S0°35'29"W	5.00'
E51	N89°24'31"W	386.78'
E52	S59°55'02"E	49.76'
E53	N34°48'41"E	19.52'
E54	S70°33'03"W	23.76'
E55	S48°00'27"W	69.39'
E56	S48°00'27"W	65.77'
E57	S3°06'15"W	32.27'
E58	S4°20'11"E	61.90'
E59	N44°58'21"W	46.06'
E59	N44°58'21"W	46.06'
E60	S4°20'11"E	28.89'
E61	S3°06'15"W	46.62'
E62	S48°00'27"W	153.54'
E63	S70°33'03"W	20.07'
E63	S70°33'03"W	20.07'
E64	S34°48'41"W	9.85'
E65	N55°11'19"W	30.00'

Easement Curve Table

CURVE E#	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
EC101	16°19'31"	225.00'	64.11'	63.89'	32.27'	S15°47'18"W



V 161-17 FP1
SHEET 6 OF 7

CERTIFICATE OF SURVEYOR

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



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS _____ DAY OF _____, 2019.

MAYOR _____

CITY CLERK _____

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER _____

ATTEST _____

COUNTY SURVEYOR'S CERTIFICATE

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

GEORGE A. YERION
COUNTY SURVEYOR

DATE _____

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2019, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

NOTARY PUBLIC _____

RESIDING AT _____

COMMISSION EXPIRES _____

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER _____

DATE _____

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. _____

STATE OF IDAHO } ss
COUNTY OF TWIN FALLS }

ON THIS _____ DAY OF _____, 2019, AT _____ M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY _____

EX-OFFICIO RECORDER _____



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Steve O'Connor, Planner

ACTION ITEM

Request:

ACTION ITEM: Request to approve a Final Plat for The Springs at the Preserve c/o Gerald Martens on behalf of Gary Storrer. App. PZ19-0053

Time Estimate:

N/A

Background:

This is a request for approval for the Final Plat of “The Springs at the Preserve” a PUD, a proposed single-family development in vicinity of the SE corner of Pole Line Rd. E. & Eastland Dr. N., in the north west portion of The Preserve PUD (#261).

The Final Plat proposes forty-seven (47) single family lots and one (1) tract in the R-2 Zoning District.

The Final Plat complies with the development criteria for the R-2 Zoning District as allowed by the PUD. The Planning & Zoning Commission unanimously Approved the Preliminary Plat on March 27th, 2018.

Approval Process:

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Budget Impact:

Regulatory Impact:

Newly platted lots shall conform to the R-2 Residential zoning Districts.

History:

N/A

Analysis:

N/A

Conclusion:

Should Council approve this request as presented, staff recommends approval be subject to 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.

Attachments:

1. PZ-19-0053 Staff Report
2. 1 - Vicinity
3. 2 - Proposed Final Plat
4. 3 - Photos



Comprehensive Staff Report

To: City Council

Presenter: Steve O'Connor, City Planner

Request: For the Council's approval of a **Final Plat** for the "The Springs at the Preserve". c/o Gerald Martens on behalf of Connie Storrer.

Application: PZ19-0054

Applicant Information:

Connie Storrer, Gary's Westland LLC.

c/o Gerald Martens

621 North College Rd.

Twin Falls, ID 83301

208.734.4888

gmartens@ehm-inc.com

Public Meeting: August 14th, 2018

Analysis

This is a request for approval for the Final Plat of "The Springs at the Preserve" a PUD, a proposed single-family development in vicinity of the SE corner of Pole Line Rd. E. & Eastland Dr. N., in the north west portion of The Preserve PUD (#261). The Final Plat proposes forty-seven (47) single family lots and one (1) tract in the R-2 Zoning District.

The Final Plat complies with the development criteria for the R-2 Zoning District as allowed by the PUD.

Approval Process

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

History

This parcel has been in open space/agriculture use since the 1950s. The subject property is part of The Preserve PUD #261, first recorded in 2006.

On April 23, 2018, City Council approved an amendment to the applicable PUD (#261) which amended the master plan and noted the trail dedication.

Applicable Regulations or Codes

The Preserve PUD, all development shall follow the PUD and associated Master Development Plan.

City Code 10-4-8, C-1 Zone, the commercial areas of the PUD shall follow the criteria listed in the C-1 Zoning District.

City Code 10-4-6, R-6 Zone, the residential area of the PUD shall follow the criteria listed in the R-6 Zoning District.

City Code 10-12-1 thru 5, all subdivisions shall follow the criteria set forth in this section of City Code for design, procedures, and public infrastructure, among other things.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood" Staff has determined this request is in compliance with the 2016 comprehensive plan.

Conclusion

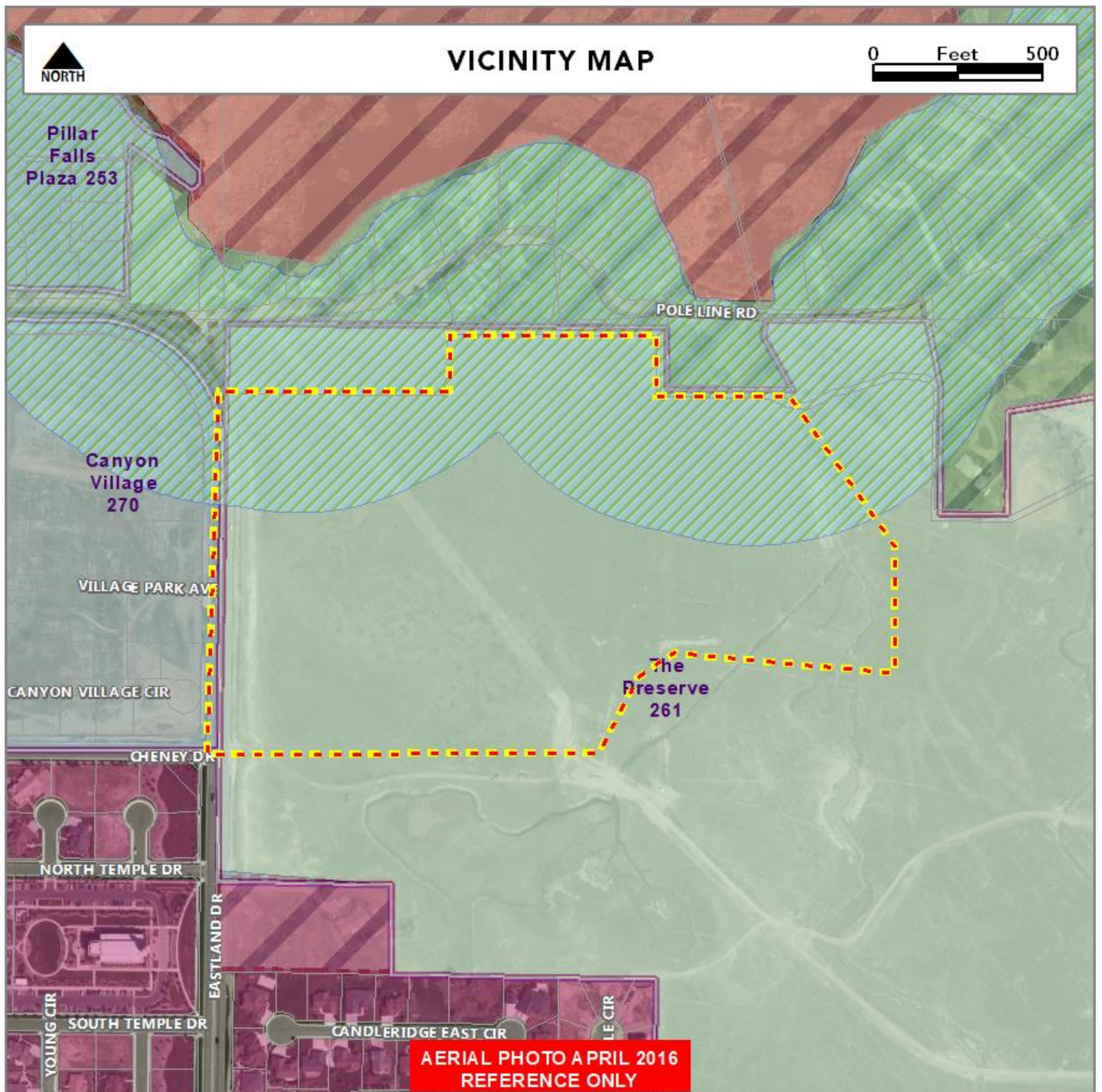
Should Council approve this request as presented, staff recommends approval be subject to the following conditions:

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.

Attachments

1. Vicinity Map
2. Final Plat
3. Photos

Public Meeting: August 14th, 2018



	CRO		R-1 VAR
	PUD		R-2
	C-1		SUI
	OS		AOI

Current Zoning: R-2 PUD
Comprehensive Plan: Town
Neighborhood

Existing Land Use: Vacant/Pasture
Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: Pole Line Rd. Extended; East: SUI Aol; Residential
SUI Aol; Residential

South: R-2 PUD: Vacant West: SUI & R-2 PUD; Vacant

Applicable Regulations

10-1-4, 10-1-5, 10-4-2, 10-12-1 thru 5, The Preserve PUD

THE SPRINGS AT THE PRESERVE, A P.U.D. RECEIVED
 Located In
 A Portion of Gov't Lots 3 & 4 and the
 NW⁴, Section 2
 Township 10 South, Range 17 East Boise Meridian
 Twin Falls County, Idaho
 2019

APR 09 2019
 CITY OF TWIN FALLS
 ENGINEERING DEPT

Sheet List Table

Sheet Number	Sheet Title
1 OF 7	PLAT FACE
2 OF 7	SHEET 2
3 OF 7	SHEET 3
4 OF 7	SHEET 4
5 OF 7	CURVE & LINE DATA
6 OF 7	CERTIFICATE OF OWNERS
7 OF 7	ACKNOWLEDGEMENTS



NORTH
 0 75 150 300
 SCALE IN FEET

Legend

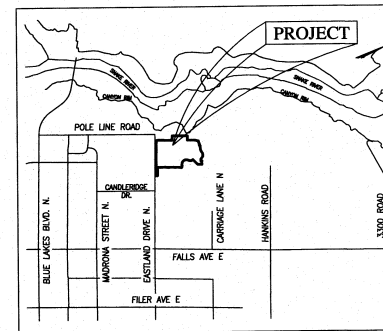
SUBDIVISION BOUNDARY LINE	—
SECTION LINE	- - -
EASEMENT LINE	- - - - -
UTILITY EASEMENT LINE	- - - - -
CENTERLINE OF STREET	—
LOT LINE	—
FOUND BRASS CAP	⊙
FOUND 5/8" REBAR, LS 10110 OR AS NOTED	○
FOUND 1/2" REBAR (AS NOTED)	○
FOUND ALUMINUM CAP	⊠
MONUMENT (AS NOTED)	⊙
5/8" x 24" REBAR & CAP TO BE SET - LS 10110	○
1/2" x 24" REBAR & CAP TO BE SET - LS 10110	○
SET 5/8" x 24" REBAR & CAP - LS 10110	●
SET 1/2" x 24" REBAR & CAP - LS 10110	●
FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110	⊙

Survey References

- #2018-016980
- #2014-001587
- "CANDLEIDGE EAST SUBDIVISION" -
#2005-016975
- #2005-007713
- #2004-004471
- #2004-001802
- #2000-013683
- #1998-003717
- #1998-003716
- #843436
- #629565

Deed References

- #2018-000648
 #2017-002593



Vicinity Map

n.t.s.

Health Certificate

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

DISTRICT HEALTH DEPARTMENT, EHS

DATE:

Monument Certification

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

Note:

IT IS THE INTENT OF THE DEVELOPER TO RESERVE LOT 1, BLOCK 1 FOR FUTURE DEVELOPMENT.

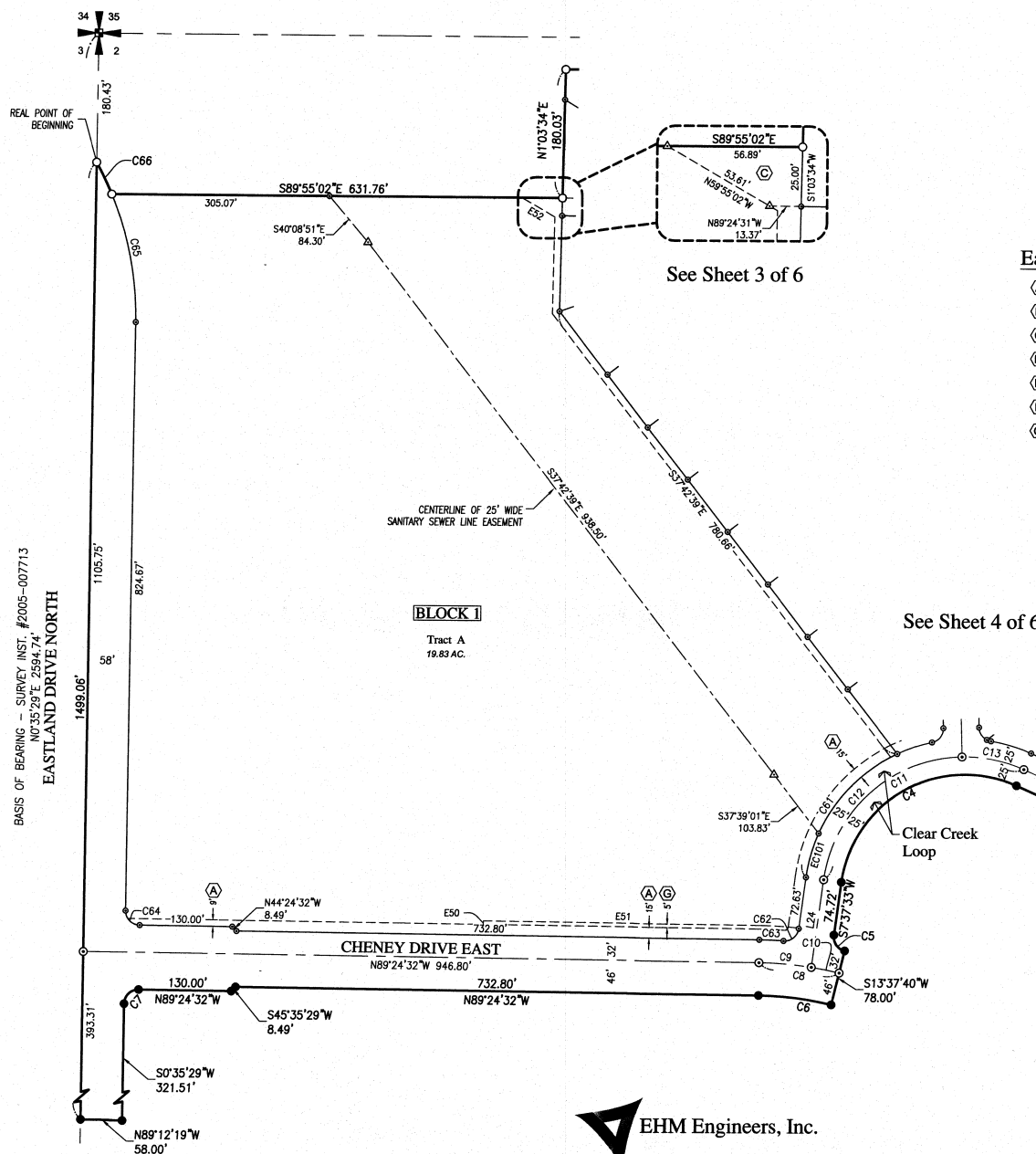
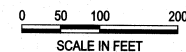


EHM Engineers, Inc.



V 161-17 FP1
 SHEET 1 OF 7

NORTH



Easement Key

- (A) UTILITY, DRAINAGE & IRRIGATION EASEMENT
- (B) TWIN FALLS CANAL COMPANY EASEMENT
- (C) SIDEWALK & UTILITY EASEMENT
- (D) DRAINAGE & TRAIL ACCESS EASEMENT
- (E) DRAINAGE EASEMENT
- (F) ACCESS & UTILITY EASEMENT
- (G) PRIVATE PRESSURE IRRIGATION EASEMENT

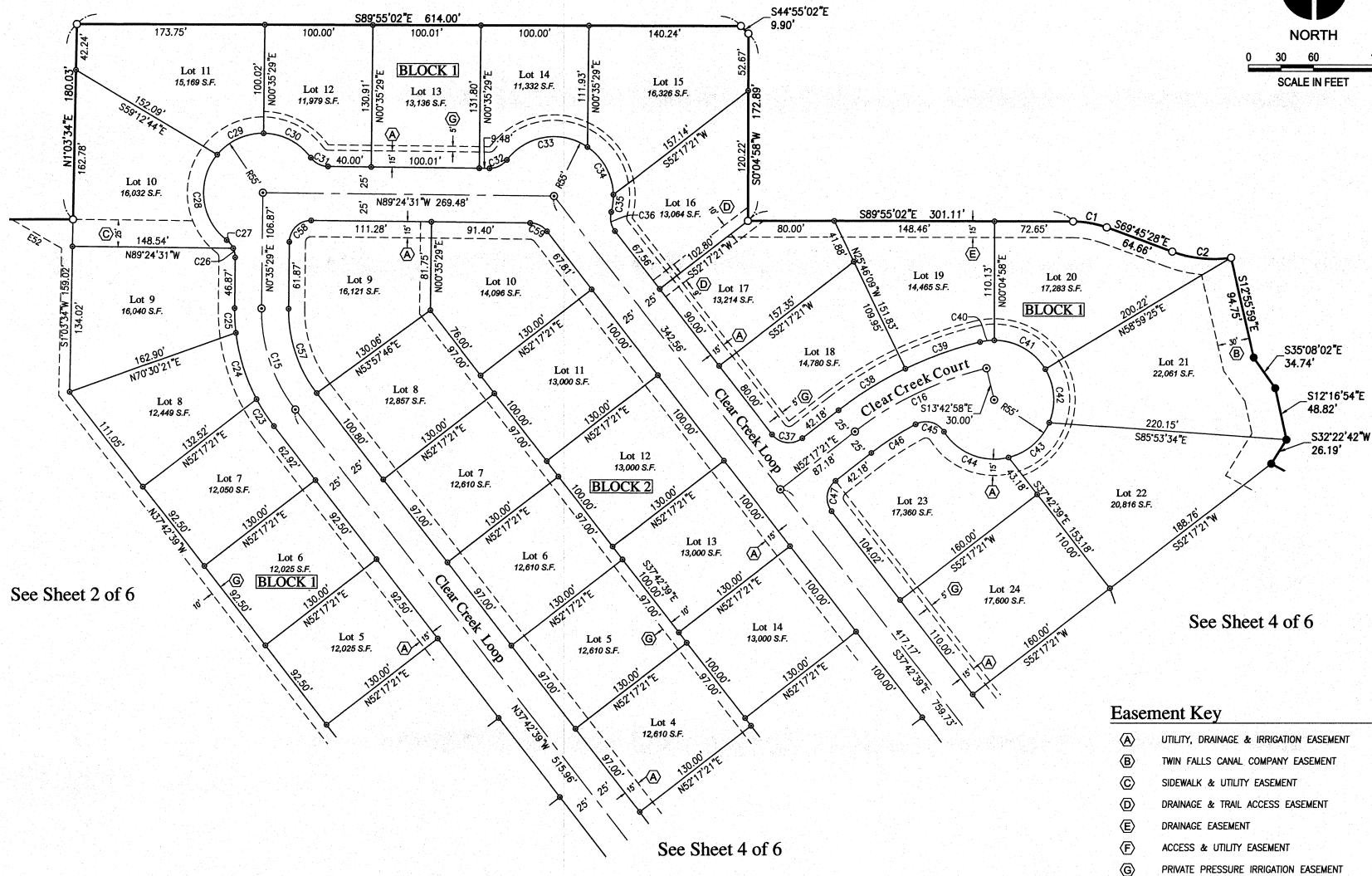
See Sheet 4 of 6

EHM Engineers, Inc.





NORTH

0 30 60 120
SCALE IN FEET

EHM Engineers, Inc.





NORTH

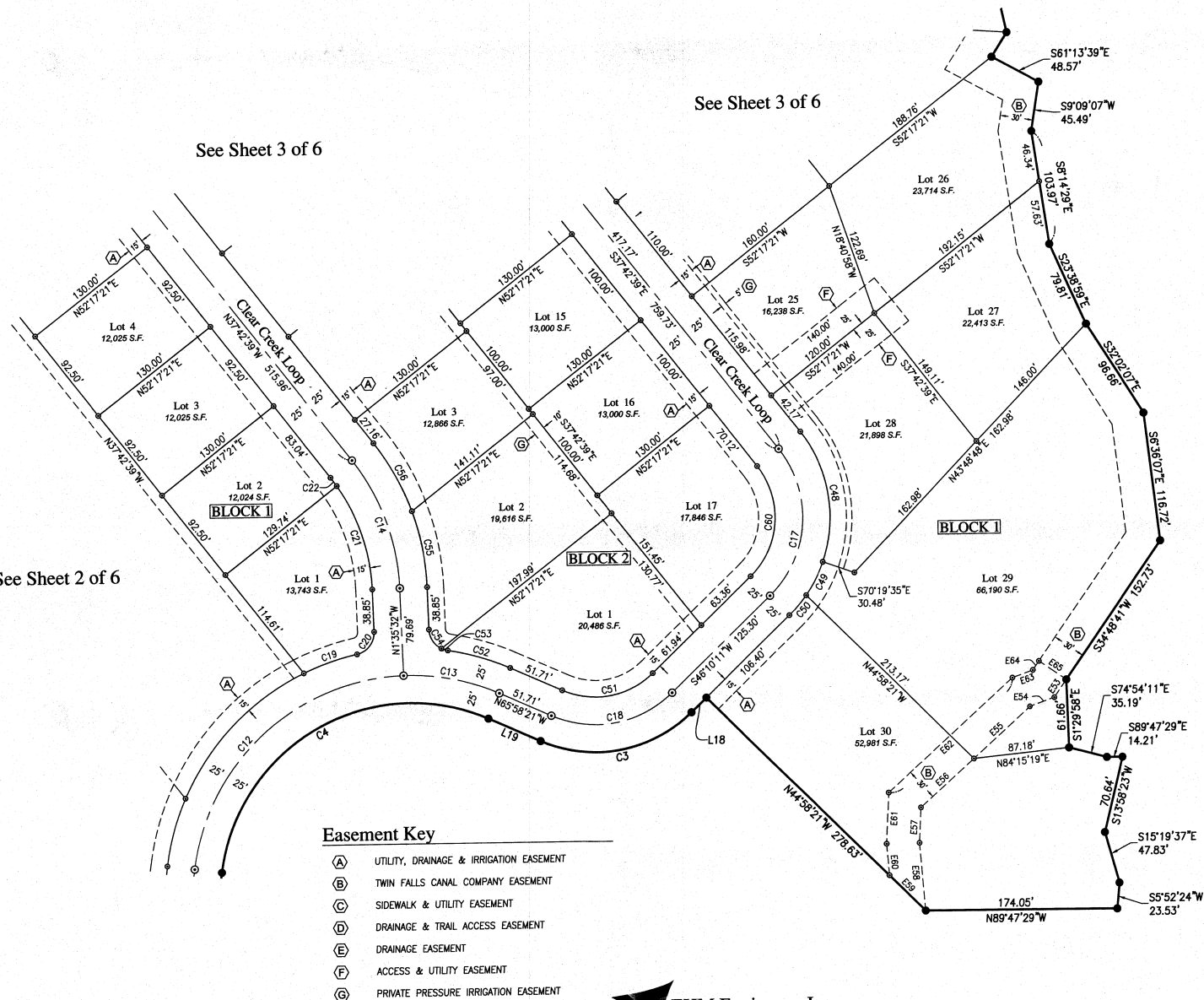
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SCALE IN FEET

See Sheet 3 of 6

See Sheet 3 of 6

See Sheet 2 of 6



Easement Key

- (A) UTILITY, DRAINAGE & IRRIGATION EASEMENT
- (B) TWIN FALLS CANAL COMPANY EASEMENT
- (C) SIDEWALK & UTILITY EASEMENT
- (D) DRAINAGE & TRAIL ACCESS EASEMENT
- (E) DRAINAGE EASEMENT
- (F) ACCESS & UTILITY EASEMENT
- (G) PRIVATE PRESSURE IRRIGATION EASEMENT



EHM Engineers, Inc.

V 161-17 FP1
SHEET 4 OF 7

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	20°09'33"	90.00'	31.67'	31.50'	16.00'	S79°50'15"E
C2	28°40'09"	110.00'	55.04'	54.47'	28.11'	S84°05'33"E
C3	67°51'28"	125.00'	148.04'	139.54'	84.09'	S80°05'55"W
C4	106°24'07"	175.00'	324.99'	280.26'	233.94'	S60°49'36"W
C5	83°59'53"	20.00'	29.32'	26.76'	18.01'	S34°22'24"E
C6	13°02'12"	454.00'	103.30'	103.08'	51.87'	N82°53'26"W
C7	89°59'59"	20.00'	31.42'	28.28'	20.00'	S45°35'29"W
C8	13°02'12"	500.00'	113.77'	113.52'	57.13'	N82°53'26"W
C9	8°29'31"	500.00'	74.11'	74.04'	37.12'	N85°09'46"W
C10	4°32'40"	500.00'	39.66'	39.65'	19.84'	N78°38'40"W
C11	106°24'06"	200.00'	371.41'	320.30'	267.35'	S60°49'36"W
C12	80°46'56"	200.00'	281.98'	259.20'	170.16'	S48°01'01"W
C13	25°37'10"	200.00'	89.43'	88.69'	45.47'	N78°46'56"W
C14	36°07'06"	200.00'	126.08'	124.00'	65.21'	N19°39'05"W
C15	38°18'08"	150.00'	100.27'	98.42'	52.09'	S18°33'35"E
C16	23°59'41"	325.00'	136.11'	135.11'	69.07'	S64°17'12"W
C17	83°52'50"	100.00'	146.40'	133.67'	89.85'	N4°13'46"E
C18	67°51'28"	100.00'	118.43'	111.63'	67.27'	N80°05'55"E

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C19	13°08'17"	225.00'	51.59'	51.48'	25.91'	S71°15'18"W
C20	79°24'14"	20.00'	27.72'	25.55'	16.61'	N38°07'19"E
C21	33°01'13"	175.00'	100.85'	99.46'	51.87'	N18°06'09"W
C22	3°05'54"	175.00'	9.46'	9.46'	4.73'	N36°09'42"W
C23	9°43'54"	175.00'	29.72'	29.69'	14.90'	S32°50'42"E
C24	21°06'18"	175.00'	64.46'	64.10'	32.60'	S17°25'36"E
C25	7°27'56"	175.00'	22.80'	22.79'	11.42'	S3°08'29"E
C26	25°01'36"	20.00'	8.74'	8.67'	4.44'	N11°55'19"W
C27	28°06'12"	20.00'	9.81'	9.71'	5.01'	N38°29'13"W
C28	92°18'20"	55.00'	88.61'	79.33'	57.26'	S6°23'09"E
C29	50°49'28"	55.00'	48.79'	47.20'	26.13'	S65°10'45"W
C30	53°07'48"	55.00'	51.00'	49.19'	27.50'	N62°50'37"W
C31	53°07'48"	20.00'	18.55'	17.89'	10.00'	S62°50'37"E
C32	53°07'48"	20.00'	18.55'	17.89'	10.00'	N64°01'35"E
C33	86°50'01"	55.00'	83.35'	75.60'	52.04'	S80°52'41"W
C34	54°17'16"	55.00'	52.11'	50.18'	28.20'	N28°33'40"W
C35	16°50'12"	55.00'	16.16'	16.10'	8.14'	N70°00'04"E
C36	53°07'48"	20.00'	18.55'	17.89'	10.00'	S11°08'44"E

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C37	90°00'00"	20.00'	31.42'	28.28'	20.00'	S82°42'39"E
C38	11°56'30"	350.00'	72.95'	72.82'	36.61'	S58°15'36"W
C39	12°03'11"	350.00'	73.63'	73.49'	36.95'	S70°15'27"W
C40	13°47'56"	55.00'	13.25'	13.21'	6.66'	S83°11'00"W
C41	58°54'27"	55.00'	56.55'	54.09'	31.06'	N60°27'48"W
C42	53°41'32"	55.00'	51.54'	49.68'	27.84'	N4°09'48"W
C43	53°20'45"	55.00'	51.21'	49.38'	27.63'	N49°21'20"E
C44	71°28'10"	55.00'	68.61'	64.24'	39.57'	S68°14'12"E
C45	85°54'14"	20.00'	29.99'	27.26'	18.62'	N75°27'14"W
C46	9°18'17"	300.00'	48.72'	48.67'	24.41'	S56°56'30"W
C47	90°00'00"	20.00'	31.42'	28.28'	20.00'	S71°17'21"W
C48	57°23'04"	125.00'	125.19'	120.03'	68.41'	N9°01'07"W
C49	15°37'27"	125.00'	34.09'	33.98'	17.15'	N27°29'08"E
C50	10°52'20"	125.00'	23.72'	23.68'	11.90'	N40°44'02"E
C51	67°51'28"	75.00'	88.83'	83.72'	50.45'	N80°05'55"E
C52	15°02'10"	225.00'	59.05'	58.88'	29.69'	N73°29'26"W
C53	17°27'44"	20.00'	6.10'	6.07'	3.07'	S72°16'39"E
C54	61°57'14"	20.00'	21.63'	20.59'	12.01'	S32°34'09"E

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C55	18°02'09"	225.00'	70.83'	70.53'	35.71'	N10°36'37"W
C56	18°04'58"	225.00'	71.01'	70.72'	35.80'	N28°40'10"W
C57	38°18'08"	125.00'	83.56'	82.01'	43.41'	S18°33'35"E
C58	90°00'00"	20.00'	31.42'	28.28'	20.00'	S45°35'29"W
C59	51°41'52"	20.00'	18.05'	17.44'	9.69'	N63°33'35"W
C60	83°52'50"	75.00'	109.80'	100.25'	67.39'	N4°13'46"E
C61	57°03'37"	225.00'	224.08'	214.93'	122.32'	S36°09'21"W
C62	86°38'57"	20.00'	30.25'	27.45'	18.86'	N50°57'09"E
C63	3°40'55"	532.00'	34.19'	34.18'	17.10'	N87°35'12"W
C64	90°00'01"	20.00'	31.42'	28.28'	20.00'	S44°24'31"E
C65	22°57'53"	458.00'	183.57'	182.35'	93.03'	N10°53'28"W
C66	6°11'00"	458.00'	49.43'	49.40'	24.74'	S25°27'55"E

Easement Curve Table

CURVE E#	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
EC101	16°19'31"	225.00'	64.11'	63.89'	32.27'	S15°47'18"W

Line Table

LINE #	BEARING	DISTANCE
L1	S69°45'28"E	64.66'
L2	S12°55'59"E	94.75'
L3	S35°08'02"E	34.74'
L4	S12°16'54"E	48.82'
L5	S32°22'42"W	26.19'
L6	S61°13'39"E	48.57'
L7	S9°09'07"W	45.49'
L8	S8°14'29"E	103.97'
L9	S23°38'59"E	79.81'
L10	S32°02'07"E	96.66'
L11	S6°36'07"E	116.72'
L12	S1°29'58"E	61.66'

Line Table

LINE #	BEARING	DISTANCE
L13	S74°54'11"E	35.19'
L14	S89°47'29"E	14.21'
L15	S13°58'23"W	70.64'
L16	S15°19'37"E	47.83'
L17	S5°52'24"W	23.53'
L18	S46°10'11"W	18.89'
L19	S65°58'21"E	51.71'
L20	S7°37'33"W	74.72'
L21	S13°37'40"W	78.00'
L22	S45°35'29"W	8.49'
L23	N89°24'32"W	130.00'
L24	S7°37'33"W	123.86'

Easement Line Table

LINE E#	BEARING	DISTANCE
E50	S0°35'29"W	5.00'
E51	N89°24'31"W	386.78'
E52	S59°55'02"E	49.76'
E53	N34°48'41"E	19.52'
E54	S70°33'03"W	23.76'
E55	S48°00'27"W	69.39'
E56	S48°00'27"W	65.77'
E57	S3°06'15"W	32.27'
E58	S4°20'11"E	61.90'
E59	N44°58'21"W	46.06'
E59	N44°58'21"W	46.06'
E60	S4°20'11"E	28.89'
E61	S3°06'15"W	46.62'
E62	S48°00'27"W	153.54'
E63	S70°33'03"W	20.07'
E63	S70°33'03"W	20.07'
E64	S34°48'41"W	9.85'
E65	N55°11'19"W	30.00'

CERTIFICATE

OF

OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, LOCATED IN A PORTION OF GOVERNMENT LOTS 3 & 4 AND THE NW 1/4, SECTION 2, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO; SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, SAID CORNER LIES NORTH 00°35'29" EAST 2594.74 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED OCTOBER 24, 2018 AS INSTRUMENT NO. 2018-016880 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;

THENCE, ALONG THE WEST BOUNDARY OF SAID GOVERNMENT LOT 4, SOUTH 00°35'29" WEST 180.43 FEET AND BEING THE REAL POINT OF BEGINNING;

THENCE, ALONG THE SOUTHERN BOUNDARY OF SAID RECORD OF SURVEY, ALONG AN ARC OF A NON-TANGENT 458.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°11'00", AN ARC DISTANCE OF 49.43 FEET AND A CHORD DISTANCE OF 49.40 FEET THAT BEARS SOUTH 25°27'55" EAST;

THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, SOUTH 89°55'02" EAST 631.76 FEET;

THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, NORTH 01°03'34" EAST 180.03 FEET;

THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, SOUTH 89°55'02" EAST 614.00 FEET;

THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, SOUTH 44°55'02" EAST 9.90 FEET;

THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, SOUTH 00°04'58" WEST 172.89 FEET;

THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, SOUTH 89°55'02" EAST 301.11 FEET;

THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, ALONG AN ARC OF A TANGENT 90.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°09'33", AN ARC DISTANCE OF 31.67 FEET AND A CHORD DISTANCE OF 31.50 FEET THAT BEARS SOUTH 79°50'15" EAST;

THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, SOUTH 69°45'28" EAST 64.66 FEET;

THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, ALONG AN ARC OF A TANGENT 110.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°40'09", AN ARC DISTANCE OF 55.04 FEET AND A CHORD DISTANCE OF 54.47 FEET THAT BEARS SOUTH 84°05'33" EAST;

THENCE, LEAVING SAID SOUTHERN BOUNDARY, SOUTH 12°55'59" EAST 94.75 FEET;

THENCE, SOUTH 35°08'02" EAST 34.74 FEET;

THENCE, SOUTH 12°16'54" EAST 48.82 FEET;

THENCE, SOUTH 32°22'42" WEST 26.19 FEET;

THENCE, SOUTH 61°13'39" EAST 48.57 FEET;

THENCE, SOUTH 09°09'07" WEST 45.49 FEET;

THENCE, SOUTH 08°14'29" EAST 103.97 FEET;

THENCE, SOUTH 23°38'59" EAST 79.81 FEET;

THENCE, SOUTH 32°02'07" EAST 96.66 FEET;

THENCE, SOUTH 06°36'07" EAST 116.72 FEET;

THENCE, SOUTH 34°48'41" WEST 152.73 FEET;

THENCE, SOUTH 01°29'58" EAST 61.66 FEET;

THENCE, SOUTH 74°54'11" EAST 35.19 FEET;

THENCE, SOUTH 89°47'29" EAST 14.21 FEET;

THENCE, SOUTH 13°58'23" WEST 70.64 FEET;

THENCE, SOUTH 15°19'37" EAST 47.83 FEET;

THENCE, SOUTH 05°52'24" WEST 23.53 FEET;

THENCE, NORTH 89°47'29" WEST 174.05 FEET;

THENCE, NORTH 44°58'21" WEST 278.63 FEET;

THENCE, SOUTH 46°10'11" WEST 18.89 FEET;

THENCE, ALONG AN ARC OF A TANGENT 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67°51'28", AN ARC DISTANCE OF 148.04 FEET AND A CHORD DISTANCE OF 139.54 FEET THAT BEARS SOUTH 80°05'55" WEST;

THENCE, NORTH 65°58'21" WEST 51.71 FEET;

THENCE, ALONG AN ARC OF A TANGENT 175.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 106°24'07", AN ARC DISTANCE OF 324.99 FEET AND A CHORD DISTANCE OF 280.26 FEET THAT BEARS SOUTH 60°49'36" WEST;

THENCE, SOUTH 07°37'33" WEST 74.72 FEET;

THENCE, ALONG AN ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 83°59'53", AN ARC DISTANCE OF 29.32 FEET AND A CHORD DISTANCE OF 26.76 FEET THAT BEARS SOUTH 34°22'24" EAST;

THENCE, SOUTH 13°37'40" WEST 78.00 FEET;

THENCE, ALONG AN ARC OF A NON-TANGENT 454.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°02'12", AN ARC DISTANCE OF 103.30 FEET AND A CHORD DISTANCE OF 103.08 FEET THAT BEARS NORTH 82°53'26" WEST;

THENCE, NORTH 89°24'32" WEST 732.80 FEET;

THENCE, SOUTH 45°35'29" WEST 8.49 FEET;

THENCE, NORTH 89°24'32" WEST 130.00 FEET;

THENCE, ALONG AN ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°59'59", AN ARC DISTANCE OF 31.42 FEET AND A CHORD DISTANCE OF 28.28 FEET THAT BEARS SOUTH 45°35'29" WEST;

THENCE, SOUTH 00°35'29" WEST 321.51 FEET;

THENCE, NORTH 89°12'19" WEST 58.00 FEET TO A POINT ON THE EAST BOUNDARY OF SAID NW 1/4 OF SECTION 2;

THENCE, ALONG SAID EAST BOUNDARY AND ALONG SAID EAST BOUNDARY OF SAID GOVERNMENT LOT 4, NORTH 00°35'29" EAST 1499.06 FEET TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 45.64 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO, AND SHE DOES HEREBY INCLUDE SAID LAND IN THIS PLAT, THAT THE UNDERSIGNED BY THESE PRESENTS DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE ROAD RIGHT OF WAY AS SHOWN ON THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT. NO STRUCTURE OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

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

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

GARY STORRER AND CONNIE STORRER, TRUSTEES OF THE GARY AND CONNIE STORRER TRUST, DATED DECEMBER 27, 2012

BY: CONNIE STORRER

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

ON THIS _____ DAY OF _____, 2019, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CONNIE STORRER KNOWN OR IDENTIFIED TO ME TO BE THE PERSON(S), WHOSE NAME(S) SUBSCRIBED TO THE FOREGOING CERTIFICATE, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

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

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

CERTIFICATE OF SURVEYOR

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



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS _____ DAY OF _____, 2019.

MAYOR

CITY CLERK

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER

ATTEST

COUNTY SURVEYOR'S CERTIFICATE

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

GEORGE A. YERION
COUNTY SURVEYOR

DATE

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

ON THIS _____ DAY OF _____, 2019, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER

DATE

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. _____

STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

ON THIS _____ DAY OF _____, 2019, 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



Canyon Rim Trail Looking S



Trailhead Park looking SE



End of Candelridge Dr.



Cheney Dr. ENtrance





Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Wendy Davis, Parks & Recreation Director

PRESENTATION

Request:

PRESENTATION: Plaque Presentation and Recognition of Service to Aaron Camacho, Parks and Recreation Commission.

Time Estimate:

Presentation will take approximately 5 minutes. Allow some time for comments and photo opportunity.

Background:

Aaron Camacho was appointed to the Parks and Recreation Commission in April of 2016. He served a full three year term on the Commission. Aaron brought enthusiasm, critical thinking and a great deal of personal experience as a parent, climber, participant and one who personally enjoyed many of the City's parks, facilities and programs. Aaron was thorough and diligent in preparing for meetings, and had a great deal to contribute to discussions. During his term, the Commission established priorities through the Parks and Recreation Master Plan, worked through aquatic fee structures and youth program fees, and set parameters for park plans for Cascade Park, Dierkes Lake Park, and Harmon Park. His perspective and thoughtful approach to topics will be missed.

I wish him the best of luck in his next adventure.

Approval Process:

N/A

Budget Impact:

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends council recognize Aaron for his dedication and service.

Attachments:

None



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Nathan Murray, Executive Director

ACTION ITEM

Request:

ACTION ITEM: Request to confirm the re-appointment of Rudy Ashenbrener to the Urban Renewal Agency board.

Time Estimate:

Approximately 2 minutes. Following the presentation, additional time may be necessary for questions.

Background:

Rudy Ashenbrener was appointed in September, 2017, to finish Gary Garnand's 3-year term ending June 30, 2019. Staff recommends that we confirm his appointment to the 1st full-term of 3 years. The term would run from July 1, 2019 to June 30, 2022.

Approval Process:

City Code 2-1-1 states that the board members be appointed by the Mayor and confirmed by the Council and can serve two 3-year terms.

Budget Impact:

None

Regulatory Impact:

Approval of this request will maintain full membership on the TFURA board.

History:

N/A

Analysis:

N/A

Conclusion:

It is requested that the Council confirm the appointment of Rudy Ashenbrener.

Attachments:

None



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Mandi Thompson, Grant and Community Relations Manager

ACTION ITEM

Request:

ACTION ITEM: 2019 Municipal Powers Outsource Grant (MPOG) Applications

Time Estimate:

Approximately 30 minutes - presentations by the four applicants and discussion by the Council

Background:

In an effort to formalize the process, and move away from subjective decisions to more objective ones, the Council voted in November to alter the process by which MPOG funds are awarded. The biggest changes to the process include the following:

- All interested applicants must attend a mandatory pre-grant meeting in order to be eligible to submit an application.
- The applicant could not be providing a service that is already being provided by the City.
- All eligible applicants must provide a direct tie to the City's 2030 Community Strategic Plan at the goal or initiative level. The goal/initiative must be listed and clear justification for the tie needs to be established.
- Requests for funds are capped at \$10,000.
- There will be no partial awards.
- All applications will be scored against a matrix by each member of Council prior to the established Council meeting set aside for MPOG awards.

The pre-grant meeting was held on April 22. Mandi Thompson conducted the meeting and Shayne Nope attended to address any questions regarding applicant or project eligibility questions. Representatives from 11 non-profit organizations attended this meeting. That same day, all attendees received an email from Mandi containing the application and important information regarding the grant. Included in this email was the due date for applications – May 15, 2019.

Five applications were submitted for the 2019 MPOG program, but only four were eligible for consideration. The four applications under consideration have all been deemed eligible by City Attorney Shayne Nope and Mandi has performed a cursory review to ensure they fully answered all of the questions in the application and if they complied with all of the new requirements of the program. The four requests for funds are:

- Magic Valley Arts Council: \$9,000
- Twin Falls Senior Center: \$8,500
- Safe House: \$5,000

- LINC: \$9,800

Approval Process:

In past years requests for funds have far exceeded the funds available. One of the changes to the MPOG process was to score each application against a matrix in order to more objectively score the merits of each application. Because the requests this year are far less than the allotted funds, it was decided not to use the scoring matrix beyond verifying all requirements of the application have been met.

Budget Impact:

\$32,300

Regulatory Impact:

None

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that all four requests for MPOG funds be funded.

Attachments:

1. Agenda Packet_MPOG Applications

2019 Municipal Powers Outsource Grants Application

Organization: Living Independence Network Corporation

Contact: Melva Heinrich, Twin Falls Director

Phone: 208-733-1712

Email: mheinrich@lincidaho.org

Budget Request: \$9,800.

Strategic Plan

- Demonstrate how the proposed project/program is directly linked to the City's Strategic Plan.
RC2.1: The city will revive and support the community dialogue regarding issues impacting this population
RC2.1. Goal LINC partners with existing organization to solve senior's issues regarding transportation and other senior issues.

AC1.3: City will plan for an increasing demand for public transportation
AC1.3: Goal continue to develop relationships and educate the community of the importance of transportation to those who are unable to drive.

HC1.2: The city will provide facilities, programs, and services that support healthy lifestyles
HC1.2 goal The Twin Falls city strategic plan addresses the need for people with disabilities and seniors to get to recreation opportunities. Also the need to expand recreation to include the active adult population (55+) with many of them needing transportation to get to recreation and aquatic programs.

Demonstration of Need

See narrative

Partnerships

- We work with the local offices: Office on Aging, College of Southern Idaho, Trans IV, Interlink Volunteer Caregivers, Mustard Seed as well a few Veterans services and St. Luke's hospital. All of these partnerships are beneficial to each of our programs.
- Our mission could be expanded with additional community support and as we continue to develop these relationships all the while educating the community the importance of transportation to those who are unable to drive. As well as what the importance of living independently means to our community members.

Demonstrated Outcomes

- LINC measures success by the number of rides we provide, the last 12 months we provided 13,461 rides
- LINC continues to provide this service for people with disabilities and seniors year in and year out this proves the program is needed and is successful.

Work Plan and Budget

- These funds will all be used for cost of the rides themselves. Administration funds for this program are approx. \$52,000.00 which LINC pays the bulk of these costs. We are however, looking to having some of these cost covered by additional grant funding as LINC has born these cost for many years and needs to reduce this expenditure.
- LINC will receive \$89,000.00 from Idaho Transportation Department beginning October 1, 2019 good for the following 12 months.
- LINC will receive \$89,000.00 from Idaho Transportation Department beginning October 1, 2019 good for the following 12 months, we also expect to receive \$8,000.00 from OOA to be used as match funds. We are required to have \$17,800. In match funds since we received \$8,0000. from OOA we are in need of an additional \$9,800.
- See narrative
- **Documentation**
- See attached

2019Municipal Powers Outsource Grant Application

Living Independence Network Corporation, LINC
Melva Heinrich, Community and Resource Integration Director
208-733-1712
mheinrich@lincidaho.org

LINC, is a 501 (C) 3 nonresidential center for independent living. We have three offices, our Boise location is our home office with Twin Falls and Caldwell being satellite offices. We provide information and referral services, advocacy, peer counseling and assistance with transitions, from high school to adulthood and from long term care back into the community. We also have a self-directed in home care program, which allows us to provide care for people with disabilities and seniors so they may live in their homes and remain in the community. The revenues we make from this program are used to provide other services within the community, one of these programs is the transportation program we run in Twin Falls, and several surrounding areas.

LINC's transportation program is run from grant money from Idaho Department of Transportation, 5310 which is for people with disabilities and seniors. This program has received about the same dollar amount for the last few years. Although the number of riders increases and the interest in this program continues to grow. We have had to cut back the number of rides each person gets to just cover the basic needs of the rider for each month. We are continually working to build the program but the need grows as fast as we can get additional funding. We are currently serving about 525 of the most vulnerable citizens and community members with disabilities in our city, by providing transportation services to essential services on a monthly basis. We receive referrals from our partnering agencies weekly to assist people who need transportation for essential needs.

We continue to strive to work with other transportation providers in Twin Falls. With these providers LINC is able to give each rider six free rides per month before they start charging. To keep charges and rides to a minimal we encourage people who qualify to also work with the seniors helping seniors to make the rides go through the month. We also encourage our participants to make good choices on rides so they can get more done with less driving. This allows LINC to not duplicate services we are enhancing what is available. This may seem like all the rides a person might need for the month and in some cases it is enough, but as an example a person shops for groceries twice a month, has an eye appointment, and two dr.'s appointments, and gets their hair done. This would be 12 trips, we could cover 6 of those but they still need to pay for the other 6 rides, at a cost of \$42.00 to \$60.00 depending on who they ride with and the distance they go. Currently some of our providers are generously waving co pays and giving our participants free rides as they recognize this much needed resource in the community. For someone on a limited income that could be more than they have. That is why we are trying to increase the number of rides we can permit. And eliminate any stresses that this may cause to a person on limited income and still allow them to remain independent.

LINC's transportation program has been a constant for 26 years and with assistance from the city of Twin Falls we will be able to continue the program at a needed level of service. Our mission of providing services to people with disabilities is to assist them in maintaining their independence and transportation is the number one need in maintaining that independence.

LINC has a long history in collaborating with other community members who have also been involved with transportation planning, within the city, regional and at the state level. LINC is willing to work with the city of Twin Falls as they transition from the current to future public transportation system. We work with the local offices: Office on Aging, College of Southern Idaho, Trans IV, Interlink Volunteer Caregivers, Mustard Seed as well as a few Veterans services and St. Luke's hospital. All of these partnerships are beneficial to each of our programs. Our mission could be expanded with additional community support and as we continue to develop these relationships all the while educating the community the importance of transportation to those who are unable to drive. As well as what the importance of living independently means to our community members.

LINC maintains detailed records as to the number of trips we provide, where people travel and how often they travel. We are able to track the flow of usage over time, as well as track the increase of needs throughout the city. With this information we are attempting to get more grants and or donations from businesses where the riders shop. With this tracking LINC can show where the need is and where people are traveling. In the last 12 months we have provided over 13,461 rides, to shopping, doctor's appointments, also to recreation and the senior center. The Twin Falls city strategic plan addresses the need for people with disabilities and seniors to get to recreation opportunities. Also the need to expand recreation to include the active adult population (55+) with many of them needing transportation to get to recreation and aquatic programs.

Twin Falls City dollars would be used to provide funding for direct services and support services such as postage, printing and the cost of the ride itself. When LINC receives funds we average the funds to cover the entire year to ensure that there are no gaps in services. Twin Falls City funds would be used in that manner.

LINC will receive \$89,000.00 from Idaho Transportation Department beginning October 1, 2019 good for the following 12 months, we also expect to receive \$8,000.00 from OOA to be used as match funds. These funds will all be used for cost of the rides themselves. Administration funds for this program are approx. \$52,000.00 which LINC pays the bulk of these costs. We are however, looking to having some of these cost covered by additional grant funding as LINC has born these cost for many years and needs to reduce this expenditure. All of the services provided by LINC are essential to the in the Magic Valley. Twin Falls is a great place to live and its community members would benefit from these services allowing everyone involved to be independent. LINC has noticed more participation in city events when people can get out and get to those locations and with our transportation providers more of our community members are spending more monies in our local stores all the while being more independent. A person's independence helps reduce so many factors from depression and anxiety making Twin Falls a beautiful and safe to live for everyone.

	Budget
Income	
4000 Individual Donations	500.00
4010 IDACorp	700.00
4110 AT Donation	4,000.00
4115 Ramp Income	12,000.00
4120 Restricted Donation	0.00
4200 RSA Grant	200,684.00
4210 Transportation Grant	133,000.00
4230 RTAP Funds	7,750.00
4300 Medicaid Reimbursement	4,340,000.00
4310 Share of Cost	17,500.00
4320 Private Pay	372,250.00
4340 CSI OOA Homebased Service	15,000.00
4370 Training and Consultation	0.00
4400 Misc Income	0.00
Sponsorship	
Total Income	\$ 5,103,384.00
Gross Profit	\$ 5,103,384.00
Expenses	
5000 Accounting and Legal	13,000.00
5010 Advertising/Promotional	10,000.00
5020 Bad Debts Expense	5,000.00
5040 Dues, Memberships & Subscriptions	10,400.00
5060 Financial Transaction Expense	1,000.00
5070 Fingerprint Expense	700.00
5080 Insurance Expense	42,000.00
5100 Meeting Expense	1,250.00
5110 Misc	2,000.00
5120 Office/General Administrative Expenses	7,400.00
5130 Outreach	500.00
5140 Postage	12,000.00
5150 Printing	13,500.00
5160 Reasonable Accomodation	500.00
5180 Resources	250.00
5190 Restricted Donations/Grant Expense	0.00
5200 Special Projects	1,500.00
6000 Building Repair/Maintenance	6,500.00
6020 Equipment	6,000.00
6025 Equipment Expense-Ramps	9,000.00
6030 Equipmnet Repair/Maintenance	14,000.00
6040 Janitorial	7,400.00
6050 Lease/Maintenance Agreements	39,000.00
6060 Property Taxes	2,000.00
6070 Rent	44,300.00
6080 Telephone	20,300.00
6090 Utilities exp	13,000.00
7000 Attendent Mileage Differential	12,000.00
7020 Attendent Training	600.00
7030 Contractors and Consultants	118,500.00
7040 Nurse Mileage	4,000.00
7045 RTAP Training Expense	7,750.00
7050 Staff Training	12,800.00
7060 Staff travel	24,000.00
7080 Vehicle Expense	5,500.00
8000 Salaries and Wages	1,044,000.00
8010 Payroll Taxes/Insurance	335,000.00
8020 Workers Compensation exp	78,000.00
8030 Health Insurance	144,500.00
8050 Life & Disability Insurance	16,000.00
8060 SEP Employer Contribution	52,200.00
8070 Attendent Wages	2,934,000.00
8080 State Unemployment Benefits	30,000.00
Total Expenses	\$ 5,101,450.00

Net Operating Income	\$	1,934.00
Net Income	\$	1,934.00

2019 Municipal Powers Outsource Grants Application

Organization: Magic Valley Arts Council

Contact: Carolyn White, Executive Director

Phone: 208-734-2787

Email: carolyn@twinfallscenter.org

Budget Request: \$9,000

Strategic Plan

- Demonstrate how the proposed project/program is directly linked to the City's Strategic Plan. The Magic Valley Arts Council's proposed program for MPOG support is *Art & Soul of the Magic Valley*, a city-wide art contest and community event. *Art & Soul* directly supports the City's Strategic **Goal PC1: Create and implement a comprehensive economic development plan.** The conservative estimated total economic impact of *Art & Soul of the Magic Valley*, based on the number of artists, supporters and venues participating in the 16-day event, is \$646,729 to the City of Twin Falls. In 2019 *Art & Soul* had 566 participants. This event drives tourism to Twin Falls, hotel stays, meals in restaurants, and visits to retail locations.
- Include the specific goal or initiative within one of the eight focus areas of the plan.
Initiative PC2.1 The City will provide leadership in the creation of partnership for revitalizing downtown. Objective PCS.1.3. The City will continue to support events which activate and enliven downtown. In 2019, *Art & Soul of the Magic Valley* partnered with 105 Twin Falls businesses to showcase the art of 320 artists and highlighted 42 special activities, known as Soul Searching events, into businesses and public spaces for artist receptions, entertainment, concerts, lectures and special business offerings. Thirty-nine downtown business participated, making the Downtown Neighborhood the largest of area for viewing the entries. The annual Downtown Art Stroll invites the public to take advantage of all the assets offered by the area businesses. The annual *Art & Soul Awards Ceremony* is hosted at The Orpheum Theatre and encourages people to meet for lunch before the event and linger and mingle after the ceremony concludes.
Goal PC3: Provide public services that support travel and tourism/Initiative PC3.2: Use tourism as a tool for Economic Development: Objective PC3.2.3: The City will support community partners who host sporting contests and other community events that promote Twin Falls. *Art & Soul of the Magic Valley* attracts more than 1,000 visitors and engages thousands of community members during the 16-day event. Documented numbers included: Over four hundred visitors from out of town that officially registered to vote plus an additional forty-two visitors from out of state! Many of our visitors opt not to register, as they are often unable to see all the art. They have stated that they don't feel their votes would be fair if they are unable to see a majority of the work on display. However, they love being able to see what they can fit into their schedule.

Demonstration of Need

- Include a detailed Statement of Need.

What attracts artist to participate in *Art & Soul of the Magic Valley*, held annually during the last two weeks in the month of April is the \$43,000 in prize money that is awarded to nearly 50 winners. In 2019, the largest number of artists participated, representing 38 cities in Idaho and 15 states. The event attracts individuals from both within the community and surrounding area but also from visitors both out of town and out of state. The MVAC is committed to providing an arts education event in Twin Falls for residents of the Magic Valley. Additionally, we see the enormous protentional this event has to our city's economic growth. Businesses benefit as we entice more visitors to our area.

MVAC is requesting funding to assist with expanded promotion of *Art & Soul of the Magic Valley*. These funds would be used to expand the marketing and promotion of this event to a larger audience, including Eastern Idaho, Boise Metro, Northern Utah, and Northern Nevada.

Our staff of three full-time employees works tirelessly to generate funding for prize money and expenses. Generating additional funds for marketing has been an un-met priority.

- **Does your organization provide a service that is not provided by local government?**

The services provided by the Magic Valley Arts Council are not provided by local government. MVAC provides various arts and cultural opportunities to all citizens of the Magic Valley. Our mission is "To foster and promote experiences in the art and culture for all people of the greater Twin Falls area." We fulfill our mission through our programs, which offer support to artists, and activities for community members and visitors. Our programs create a community of engagement and involvement, bringing us together. Programs offered by MVAC are *Art & Soul of the Magic Valley*, *Brown Bag Lecture Series*, *Indie Lens Pop-Up Free Film Screenings*, *Art in the Park*, *Kids Art in the Park*, *Art Classes for Adults and Students*, *Thousand Springs Festival of the Arts*, *Missoula Children's Theatre*, *Full Moon Gallery of Art & Contemporary Craft*, *Free Guest Artist exhibitions*, and *Art of the Gift: Authors and Artisans on the Rim*.

We also continue to help administer "a call to artists" for public art projects within the City of Twin Falls, while sharing opportunities for local artists to participate in "calls" in other communities.

- **Are you providing a new service or improving access to existing services related to the City's Strategic Plan and Mission Statement?**

Art & Soul of the Magic Valley is not a new service, having just completed its 9th year, the most successful year to-date, attracting 320 artist participants. Our goal us to improve on the already successful event to make a greater economic impact in our community.

- **What is the importance of City funding to the overall mission of the organization?**

The Mission Statement of the Magic Valley Arts Council is: "to provide arts and cultural experiences for all people in the greater Twin Falls area." MPOG funding is vital to ensuring that we can fulfill this mission by providing continued support. Support for the arts should not be thought of as an act of charity, but as a wise investment in community. The estimated total economic impact of the Magic Valley Arts Council for 2018 was \$3,662,00 to our local economy. This data is calculated by using a valid input-output study methodology formula provided by the Americans for the Arts, www.artsusa.org. The input figures are publicly available information (the population of Twin Falls, our organization's total expenses for our last fiscal year, and the total number of people we reach annually).

A community strong in arts and cultural experiences attracts an educated and skilled workforce and promotes a region as a destination, as exemplified by *Art & Soul of the Magic Valley*.

Partnerships

- **Demonstrate existing partnerships and collaborative efforts with other community organizations, government entities or educational institutions.**

Art & Soul of the Magic Valley partnered this year with 105 local businesses including the Twin Falls County Board of Trustees, the City of Twin Falls and the Twin Falls Chamber of Commerce, the College of Southern Idaho, Plant Therapy, Premier Autogroup, Magic Valley Mall and Middlekauff Auto Mall. Our community partnerships are vital to the success of our programs. Each year we continue to cultivate new partnerships to expand the impact of our programs.

MVAC works in collaboration with: College of Southern Idaho, offering Student Outreach opportunities through Arts on Tour; Twin Falls School District Foundation and CSI's MusicFest!, offering Jazz on the Canyon events to support music education; Twin Falls Rotary Club, offering Ice Cream Funday in conjunction with Art in the Park and Kids Art in the Park; Magic Valley Festival of Giving, supporting 30 local non-profit organizations;

- **Show how the mission of the organization could be furthered by establishing new partnerships.**

The Magic Valley Arts Council continually seek partnerships for all the programs we offer the residents of Twin Falls. These partnerships help us further our mission of providing arts and cultural experiences by expanding and enhancing our programs. In the past six year, MVAC has been able to add to its programs: Indie Lens Pop-Up Free Film Screenings; expand free Missoula Children's Theatre workshops to eight area schools; increase the number of Guest Artist opportunities; offer Art of the Gift: Authors and Artisans on the Rim; and continue to offer Art & Soul of the Magic Valley, Thousand Springs Festival of the Arts and Art in the Park.

Demonstrated Outcomes

- **How will the organization measure successful use of City funds?**

The Magic Valley Arts Council will be able to measure success of increased promotion by tracking how many artists enter from identified markets; track visitors who register to vote in the *Art and Soul of the Magic Valley* and compare any increase from identified areas, as well as review hotel room occupancy numbers compared to 2019 data.

- **Provide at least one outcome against which performance can be measured.**

Outcomes MVAC will measure are:

Increased artist participation from identified areas

Increased voter registration from identified areas

Work Plan and Budget

- **State how the funds will be used by the organization, including specific projects or activities if applicable**

Grant funds will be used to increase our promotional outreach utilizing print, social media, TV and radio advertising to Eastern Idaho, Boise Metro, Northern Utah, and Northern Nevada.

We will focus on garnering greater artist participation from these areas, as well as, increased visitors from these locations to Twin Falls to view the art.

- **Provide a timeline of activities that will be funded by City funds.**

Promotional materials for *Art & Soul of the Magic Valley* begin annually in mid-November and run through the end of April of each year.

Mid-November through December: Artists, arts organizations and galleries begin receiving "Save the Date" information to remind them that *Art & Soul of the Magic Valley* registration opens January 1.

January 1 – 31: Artists, arts organizations and galleries receive reminders to register for *Art & Soul of the Magic Valley*, which closes Jan. 31.

January 1 – 31: Advertising campaign developed

February: Marketing materials created

Mid-March through Mid-April: Marketing campaign launches in target markets

- **Include a detailed budget for grant funds. If City funds are a part of an overall budget, please demonstrate what areas of the budget will be funded by the grant.**

2019 Budget:

Income:

Major Support: \$9,875

Artist/Sponsor entry fees: \$34,250

Venue entry fees: \$16,250

Sales of Souvenir Program: \$3,750

Total: \$64,125

Expense:

Printing: \$4,700

Marketing: \$2,200

Contract Services (website tech support, online voting fees): \$3,500

Materials/supplies: \$2,019

Professional Judges: \$800

Unveiling/Kickoff events: \$841

Awards to Participants: \$43,000

Staff Salaries: \$7,065

Total: \$64,125

- **Include costs for any materials and/or services.**

Included above budget

- **Is the organization and its programs sustainable?**

As we move into our 31st year in operation, MVAC continues to be a fiscally responsible organization, bringing art and cultural opportunities to the greater Twin Falls area.

Art & Soul of the Magic Valley exceeded our growth expectations. We know this beloved community event is sustainable, however, the growth of our economic impact is directly linked to the MPOG support we receive, allowing for expansion of marketing efforts. Without these funds, we will be forced to abandon the effort to extend our reach and increase tourism or cut support of youth programs.

Documentation

- **Most recent financial statements and a copy of the last three Form 990 Return for Organizations Exempt from Income Tax or equivalent filing for your organization.**

Included

MAGIC VALLEY ARTS COUNCIL, INC

PROFIT AND LOSS

May 2018 - April 2019

	TOTAL
Income	
Direct Public Support	
Contributions	13,627.47
Grants	19,899.70
Membership Due Income	30,950.00
Sponsors	46,330.00
Total Direct Public Support	110,807.17
Investment Income	11.72
Other Revenue	33,996.57
Program Income	220,424.95
Unapplied Cash Payment Income	140.00
Total Income	\$365,380.41
GROSS PROFIT	\$365,380.41
Expenses	\$345,642.18
NET OPERATING INCOME	\$19,738.23
Other Expenses	
Reconciliation Discrepancies-1	-0.28
Total Other Expenses	\$ -0.28
NET OTHER INCOME	\$0.28
NET INCOME	\$19,738.51

MAGIC VALLEY ARTS COUNCIL, INC

BALANCE SHEET

As of May 13, 2019

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	\$108,281.97
Accounts Receivable	
Accounts Receivable	0.00
Total Accounts Receivable	\$0.00
Other Current Assets	\$ -355.00
Total Current Assets	\$107,926.97
Fixed Assets	
Accumulated Depreciation	-402,197.00
Arts Center Building	1,146,640.11
Furniture, Fixtures & Equipment	253,778.69
Land	75,000.00
Total Fixed Assets	\$1,073,221.80
TOTAL ASSETS	\$1,181,148.77
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	\$1,255.11
Total Current Liabilities	\$1,255.11
Total Liabilities	\$1,255.11
Equity	\$1,179,893.66
TOTAL LIABILITIES AND EQUITY	\$1,181,148.77

2019 Municipal Powers Outsource Grants

Organization: Safe House
Contact: Val Stotts, Safe House Director
Phone: 208-735-8087
Email: vstotts@co.twin-falls.id.us
Budget Request: \$5,000

Strategic Plan:

The City of Twin Falls overall mission is *“To meet current and future needs of the community, promote citizen input, preserve our heritage, conserve and protect our social and physical resources and enhance the quality of life in Twin Falls.”* **The Safe House provides temporary holds for TFPD and provides immediate placement, shelter and services for “at risk” youth in crisis situations, (the majorities of which are from the City of Twin Falls) to improve their health, safety, quality of life and outcomes.**

Safe House services are directly linked to the City’s Strategic Plan via Focus Area 1 Healthy Community, 2030 Vision *by committing to the long range health of its citizen and visitors*; Goal HC1: *The City will be an effective partner in a broad-based focus on community health* and Objective HC1.2.2; *Work with partners to promote programs and services designed to build a culture of well-being and target specific health needs.* **The Safe House provides for the long range health of area youth in crisis, by preventing youth victimization and homelessness and by diverting youths from escalating crime and incarceration in the Juvenile Justice system.** Historically the Safe House has been successful in preventing 75% of at-risk homeless youth from being incarcerated in the Juvenile Justice system by transitioning them from the Safe House to safe and stable environments with the necessary support from healthy, permanent relationships with family or others.

Need: Each year approximately 44-75 Magic Valley at-risk and economically disadvantaged youths enter the Safe House in crisis, sometimes with only the clothes on their back and without the economic resources to support their stay at the facility. They “fall through the cracks” of the mental health, child welfare, juvenile justice or school systems and either services aren’t available to help them or they do not qualify for services through these entities.

The Safe House program has been in continuous operation in the City of Twin Falls since 1997 and has provided shelter services to 1,033 youth from January 2001-December 2018. The Safe House operates under the umbrella of Twin Falls County and is the only state licensed, non-profit Youth Group Home that exists in the 8 south central Idaho counties of the Magic Valley that serves youths ages 11-17. The Safe House was created to fill a void in services for at-risk youth that cannot return home, should not be incarcerated and are assessed as not ready for foster care or adoption.

The Safe House mission is, “To provide immediate placement, shelter and services for “at risk” youth in crisis situations.” The primary purpose of the Safe House is to improve the health and safety of “at risk” youth in crisis situations, by providing 24-hour crisis response with positive youth and adult role models for “at risk” youths of all genders ages 11-17 that cannot or should not be returned home for a wide variety of reasons including neglect, abandonment or abuse. Many are “Runaways” (homeless youth that left without parental consent) or “Throwaways” (youth that were forced to leave by parents or circumstances) and most often they had been previously assessed by Health and Welfare as not being ready to live in a foster home or to be adopted due to serious behavioral or other at-risk issues.

The Safe House also provides the Twin Falls Police Department with free 4-hour temporary holds for youth; providing a positive option for police to prevent booking youth into detention for minor offenses. Temporary holds prevent officers from waiting with youth at the police station until parents or guardians pick them up; at times this can be several hours, (i.e. if parents are out-of-town or at work).

Idaho Health and Welfare (H&W) revenue alone was enough to support the Safe House until the budget crisis of 2008 when the (H&W) budget was slashed and several H&W offices closed and remain closed today. Consequently, H&W revenue to support the Safe House has been reduced greatly due to fewer H&W youth placements and those placed at the Safe House stayed for shorter periods.

Financial help is needed from Municipal Powers Outsource Grants to help keep the Safe House operational and providing critical services needed to help improve the health, safety and outcomes for City of Twin Falls “at risk” homeless youth and families in crisis. In the FY2018 a budget deficit of \$82,766 occurred and was covered by a private donation that is expected to run out in March of 2019. Cutting Safe House expenses is difficult because to retain operational licenses and continue providing services to youths the Safe House is required to retain specific staff to youth ratios, to provide ample staff training and must retain an explicit level of care.

If the Safe House were to close; where would homeless youth in crisis go? National statistics indicate that the majorities would likely be victimized or turn to committing property crimes to survive; and many will die from assault, disease or suicide.

Collaboration, Coordination and Partnerships: A strong collaboration of business, government, emergency responders, faith based providers, justice, education and resource agencies rally to help youth in crisis situations and have created a high level of continuum of care services for youth. Referrals are made by phone, in person, and through the mediation process.

Collaborating agencies that the Safe House works with to serve youth and families in crisis are extensive and include the following: Health and Welfare Child Protection, South Central Public Health, Boys and Girls Club, Mustard Seed, Planned Parenthood, Juvenile Probation, Status Offender Services, the Fifth Judicial District Court juvenile judges, prosecutors and public defenders, **law enforcement agencies**, the county’s Treatment and Recovery Clinic and other state approved mental health and substance use disorder treatment providers. The Safe House also works with a host of service and social clubs; local foundations and businesses; doctors and dentists; and schools, teachers and school counselors. The Safe House utilizes 126 resource agencies to refer victims, families and youth to get needed resources and services. Resource categories include the following: Abuse, Child Care, Legal Help, Financial Assistance, Employment, Shelters, Parenting, Counseling, Medical, Psycho-Social Rehab, Drug and Alcohol, local Victim’s Coordinators, Victims Compensation Fund and Support Groups.

These dynamic and evolving partnerships are utilized to help stabilize and provide services to homeless youth and their families or caregivers to help improve the health, safety and outcomes for City of Twin Falls “at risk” homeless youth and families in crisis.

Demonstrate Outcomes:

The performance measures used to measure success and track outcomes, (during the term of the grant):

- The total number of youth provided Safe House shelter and preventative services.
- The total number of city of Twin Falls youths provided Safe House shelter and preventative services.

- Percentage of city of Twin Falls Safe House sheltered youths diverted from the Juvenile Justice system.

For example, in calendar year 2018, the Safe House provided services to 75 youths; 33 youths were provided prevention services but were not admitted to the Safe House and 42 were provided shelter services at the Safe House. Of the 75 youths served, 39 were from the City of Twin Falls, (14 were provided prevention services and 25 were provided shelter services, 2 of which were referred by TFPD). In the period June 2018-March 2019, the number of city of Twin Falls youths that were provided shelter services at the Safe House was 17 and 12 of those were diverted from the Juvenile Justice System (70.6%).

Work Plan

Goal is to assist City of Twin Falls youth and families in crisis by improving access to youth group home care and referral services (mental health, mediation, family intervention, substance use disorder treatment & etc.) needed to stabilize youth and families in crisis and transition youth to safe and stable living environments.

Objective: In FY2020, provide at-risk and in crisis city of Twin Falls youths ages 11-17, (of all genders) and their families with access to youth group home care and referral services; designed to divert approximately 75% of youths served from the Juvenile Justice system and to transition them successfully to other safe and stable living environments with the necessary support from healthy, permanent relationships with family or significant others, to enable youth to become more independent, self-sufficient and contributing members of society.

Group home care includes: basic living necessities, (food, clothing, safe shelter services and personal hygiene items) 24/7/365 adult supervised youth care and access to community resources for needed medical concerns, employment, educational/vocational services, mental health, and social connectedness. **Referral services include:** mental health, mediation, family intervention, substance use disorder treatment & etc. needed to stabilize youth and families in crisis and to transition youth to safe and stable living environments.

Expectations: The Safe House will provide 24/7/365 crisis response with positive youth and adult role models to City of Twin Falls runaway and homeless youth. Youth served will experience a sense of well-being and general good health, with basic living necessities provided including: food, clothing, safe shelter services and personal hygiene items, as well as, access to community resources for needed medical concerns, employment, educational/vocational services, mental health, social connectedness and support.

Municipal Powers Outsource Grants and grants from local businesses and foundations allow the Safe House to stay in operation and continue to provide needed shelter and prevention services to City of Twin Falls youth and families in crisis to improve their health, safety and outcomes.

MPOG grant funds will be used for general support of Safe House and will be used to help provide shelter services to Twin Falls youth and provide temporary juvenile holds for the TFPD.

Costs/Day and Timelines: At an actual cost of \$150 per day, per youth the MPOG funds will only provide a little over 33 days of service to Twin Falls youth however; the Safe House plans to track all Twin Falls sheltered youths served and report on their progress during the term of the grant.

Listed below is the Safe House FY2019 budgeted expenses and projected revenue from a wide variety of funding sources. The budgeted items are necessary to continue to provide youth group home services and to retain the Safe House operations licenses.

Safe House Budget FY 2019 Total Budgeted & Actual Expenses, Oct 2018-March 2019

<u>Budgeted</u>	<u>Actual 6 months</u>	
\$318,908	\$106,171.46	Salaries
\$149,113	\$ 57,727.81	Fringe Benefits
\$ 7,000	\$ 2,112.88	Operating Costs (Fuel \$3,000, Phones \$2,000 & Building M&O \$2,000)
\$ 21,500	\$ 7,517.82	Supplies (Groceries \$15,000 & 6,500 Office/youth supplies)
\$ 2,000	\$ 1,250.35	Other (specify) Travel/Training
\$498,521	\$174,780.32	Totals

Safe House Revenue Sources FY 2019 Budgeted & Actual Oct 2018-March 2019

<u>Budgeted</u>	<u>Actual 6 months</u>	
\$155,821	\$155,821	Deficit; Reserves needed to balance the FY2019 budget.
\$8,000	\$4,794.92	Misc. Donations & Income,
\$300,000	\$114,276.85	State Reimbursements,
\$20,000	-\$950	Health Initiatives Trust Grant (TFHIT)
		(Repay unused 2018 TFHIT funds)
\$10,000	\$8,000	Community Health Improvement (CHI) St Luke's Round 1
\$3,750	\$0	MPOG
\$498,521	\$281,942.77	Totals

The revenues shown in the first 6 months of FY2019 includes **\$155,821** of carried forward revenue from Safe House reserves needed to balance the projected expenditures in FY2019 and represents the amount of **projected deficit in FY2019 budget**. Safe House Reserves are expected to be fully depleted by the end of March, 2019.

The carried forward funds from reserves of \$155,821 give the illusion that revenue of \$281,942.77 is exceeding \$174,780.32 of expenses during the period. In reality the actual revenue generated was only \$126,121.77 (total revenue raised \$281,942.77 minus carried forward funds of \$155,821= \$126,121.77). **A deficit of \$48,658.55 occurred in the first 6 months** of the FY2019 Safe House budget; (\$126,121.77 actual revenue minus \$174,780.32 actual expenses = -\$48,658.55).

Twin Falls County also received a \$91,023 Basic Center Program grant in FY2018-19 that is tracked separately and is not reflected in the annual Safe House budget above. This grant is fully expended before the end of the budget year and helps to fund additional part-time Safe House Youth Advocates needed to retain staff to client licensing and operations ratios.

All of these resources are helping to keep the Safe House doors open and providing services to homeless youth and families in crisis.

Support is needed from local grants like the Municipal Powers Outsource Grants to continue to improve the health and safety of some of the area's most vulnerable citizens; homeless City of Twin Falls youth in crisis.

Thanks for your time and consideration of this application!

106 SAFEHOUSE
496 SAFEHOUSE

Line	Account Name	Annual Budget	Current Actual	Year-To-Date Actual	Remaining Balance	YTD %
01.001.00	SAFEHOUSE PROGRAM DIRECTOR	72,260.00	41,688.00	41,688.00	30,572.00	57.69
01.002.00	P.T. YOUTH ADVOCATES	64,440.00	12,960.04	12,960.04	51,479.96	20.11
01.003.00	ADMINISTRATIVE SPECIALIST	37,877.00	21,890.46	21,890.46	15,986.54	57.79
01.004.00	CASE MANAGER	54,205.00	31,272.00	31,272.00	22,933.00	57.69
01.005.00	F.T. SHELTER MANAGER	34,424.00	20,013.84	20,013.84	14,410.16	58.14
01.008.00	FT GRAVEYARD YOUTH ADVOCATE	55,702.00	31,421.72	31,421.72	24,280.28	56.41
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	-- Total A-Budget	318,908.00	159,246.06	159,246.06	159,661.94	49.93
02.002.00	FUEL	3,000.00	1,320.12	1,320.12	1,679.88	44.00
02.003.00	GROCERIES	15,000.00	6,930.17	6,930.17	8,069.83	46.20
02.004.00	MAINTENANCE	2,000.00	240.00	240.00	1,760.00	12.00
02.005.00	TRAINING	2,000.00	1,329.35	1,329.35	670.65	66.47
02.006.00	MISCELLANEOUS & OFFICE SUPPLIES	6,500.00	3,518.80	3,518.80	2,981.20	54.14
02.007.00	CELL PHONES	2,000.00	1,074.09	1,074.09	925.91	53.70
02.051.00	ICF GRANT		3,130.54	3,130.54	3,130.54-	
02.070.00	FICA	25,363.00	12,354.06	12,354.06	13,008.94	48.71
02.070.03	MEDICARE	5,932.00	2,889.19	2,889.19	3,042.81	48.71
02.071.00	RETIREMENT	41,928.00	21,301.94	21,301.94	20,626.06	50.81
02.072.00	UNEMPLOYMENT	1,022.00	378.15	378.15	643.85	37.00
02.073.00	GROUP INS-HEALTH & LIFE	61,205.00	29,722.65	29,722.65	31,482.35	48.56
02.073.01	WORK COMP	13,663.00	9,415.83	9,415.83	4,247.17	68.91
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	-- Total B-Budget	179,613.00	93,604.89	93,604.89	86,008.11	52.11
	Department 496 Total	498,521.00	252,850.95	252,850.95	245,670.05	50.72
Revenue Accounts						
00.020.00	CARRY FORWARD	155,821.00	155,821.00	155,821.00		100.00
00.025.00	MISC. INCOME		120.00	120.00	120.00-	
00.030.06	DONATIONS/FUNDRAISERS	8,000.00	5,174.92	5,174.92	2,825.08	64.69
00.030.08	STATE REIMBURSEMENT	300,000.00	153,526.85	153,526.85	146,473.15	51.18
00.032.00	RESIDENTIAL CARE REIMB.					
00.035.00	TF HEALTH INITIATIVES GRANT	20,000.00	950.00-	950.00-	20,950.00	4.75-
00.040.00	ST. LUKE'S-CHI GRANT	10,000.00	8,000.00	8,000.00	2,000.00	80.00
00.050.00	MPOG GRANT	4,700.00			4,700.00	
00.051.00	ICF GRANT		2,500.00	2,500.00	2,500.00-	
		-----	-----	-----	-----	-----
	Total Department Revenue	498,521.00	324,192.77	324,192.77	174,328.23	65.03
	Department 496 Expenses	498,521.00	252,850.95	252,850.95	245,670.05	50.72

2019 Municipal Powers Outsource Grants Application

Organization: Twin Falls Senior Citizen's Federation, Inc.

Contact: Jeanette M. Roe

Phone: 208-734-5084

Email: jroe@tfseniorcenter.com

Budget Request: \$ 8,500.00

Strategic Plan

- Demonstrate how the proposed project/program is directly linked to the City's Strategic Plan.

The City's Strategic Plan is a broad-based commitment to the long-range health of its citizens and visitors. A wide array of activities exists through partnerships (Twin Falls Senior Center) which lead to a healthy, well-rounded community. The proposed project will allow the Twin Falls Senior Center to extend this commitment to an ever-increasing number of seniors utilizing the Center. The Center will be a warm inviting safe environment for seniors to participant in socialization, activities and meal programs. The security system will ensure the quality & safety of the food distribution from food service delivery to Meals on Wheels delivery; the safety of those who participate in activities at the Center during the day, evening, or special weekend events; and protect the City's/Center's assets from theft or vandalism. The sound system design would also provide a system that helps sound intelligibility comprehension, media and music for those individuals who have difficulty hearing due to hearing loss associated with the natural aging process. Daily announcements, guest speakers, presentations, funerals, and musical entertainment with a professionally zoned sound system will provide a blanket of crisp, clear sound that is easy to use for years to come.

The Center's main hall has problems reflecting too much sound and energy due to the hard reflective surfaces on the floor walls and ceiling. The Center has already paid over \$16,000 in new sound wall carpet and reflective areas of professional acoustical treatments to help mediate noises during daily activities, lunch and socialization. The current speaker-system does not compensate for hearing loss and speech intelligibility is greatly reduced when they cannot hear S-P-T pronounced because of the frequency loss. Some just cannot understand the message even with their hearing aids. Providing a balanced sound system along with the security system would greatly improve the safety and health of the Seniors who utilize the Center (currently approximately 1,600 different individuals per year).

- Include the specific goal or initiative within one of the eight focus areas of the plan.

RC2 (goal) – The City will create a focus on the needs of an aging community

RC2.1 (initiative) – The City will partner with citizens from the Twin Falls Senior Center to identify specific needs. Partnerships will be developed with existing organizations to assist with solving senior issues.

SC2 (goal) – The City will improve public facility safety

SC2.1 (initiative) – Remove or diminish physical hazards at public facilities.

SC2.2 (initiative) – Improve security at other facilities through the use of lighting, cameras, or other appropriate systems.

Demonstration of Need

- Include a detailed Statement of Need.

The Twin Falls Senior Center has two long-standing needs. One is to design a professional zoned sound system for a main gathering hall at the Center. The biggest challenge is the age of those who are participating in the Center's services who have some form of hearing loss. Nearly half of people older than seventy-five have difficulty hearing. Currently seniors are having difficulty comprehending the daily announcements and guest speaker presentations regarding vital information regarding their health & wellbeing which helps them remain healthy members of our community.

To be successful in the 75' X 65' space there are two issues to discuss. The room acoustics and the sound system design. A live room reflects too much sound and energy due to hard reflective surfaces on the floor walls and ceiling. Live rooms are stressful for both performers and the audience. In some cases, over time, high levels of sound energy in a live room may cause permanent hearing loss. The Center has already treated the walls and highly reflective areas with professional acoustical treatments. This greatly helps speech intelligibility, media and music.

The sound system must be well balanced to compensate for hearing loss. Speech intelligibility is greatly reduced when we cannot hear the letters S-P-T pronounced because of high frequency loss. No Sound system can fix permanent hearing loss but boosting the frequencies that the ear can still process greatly helps to understand. Typically, if you boost high frequency and turn the volume up a little for people to hear, too much treble can be harsh to people that can hear really well. A quality speaker can smooth out and soften the high frequency while keeping it crisp even at high volumes. Using an amplifier with extra power helps create headroom, which in turn causes greater frequency response even at low levels.

The second need is network video/security management system w/cameras. The Center currently has no system in place. Due to the Center's layout not all entrances are easily visible to employees to ensure safety and security of the Center's aging vulnerable participants. The Center is a possible soft target for a terrorist act, while the Center has no physical way to protect themselves and their seniors. The new system would allow the Center to have 24 hour monitoring to help protect the daily, evening, and special weekend events of the elderly population who rely on the Center to provide social interaction, activities, and meal programs. A highly visible video/security system is a great deterrent to crime.

- Does your organization provide a service that is not provided by local government?

Yes. The Center provides services including activities, socialization and a lunch meal program for those who can access the Center while providing meals to homebound seniors through the Meals on Wheels program. The Twin Falls Senior Center is the only facility in Twin Falls that provides these services on a large scale. The Twin Falls Senior Center has been operating for 41-years and has the ability to provide a variety of services, activities, and daily nutritional meals to the ever-increasing number of seniors. The Center is able to help those who have food insecurity and limited access to healthy foods (served over 79,636 meals annually for 2018). Providing a nutritionally balanced meal with protein, vegetables, fruits, whole grains and dairy is a top priority for the Center. Improper daily nutrition, depression, and lack of socialization can lead to many different chronic diseases, obesity, diabetes, mental illness, depression, suicide and death to our senior community. Enabling seniors to stay in their own homes has a powerful side effect – seniors can stay out of nursing facilities and hospitals, which saves taxpayers money in preventable healthcare and medical expenses; while having a positive impact on the community and the City's strategic plan and mission statement.

- Are you providing a new service or improving access to existing services related to the City's Strategic Plan and Mission Statement?

The Twin Falls Senior Center also believes in the 2030 Vision of the City's strategic plan and mission statement. The Center also a broad-based commitment to the long-range health of its citizens and visitors. A wide array of activities exists at the Center and through partnerships with the City of Twin Falls, private individuals, local businesses, and working together with other non-profits, will lead to a healthy, well-rounded community to serve the elder community members of Twin Falls.

The Center works hard to educate others about all the numerous functions and activities the Center has for the community. The Center also provides the Times News, KMVT, the Twin Falls Chamber of Commerce and others with monthly daily menu choices and daily activities to publish along with PSA's. The Center also maintains a current up to date website with applicable information. The Center's goal is to keep seniors happy, healthy and independent as long as possible. The Center also believes in serving the community one heart at

a time. The Twin Falls Senior Center is a valuable resource for an array of services, information, activities, socialization, and nutritional meal assistance.

- What is the importance of City funding to the overall mission of the organization?

The City funding will allow the Center to continue to serve elder members of the community by providing the Center with a quality zoned sound system to improve the overall acoustical environment. The security system will help secure the safety and security of those Seniors who frequent the facility on a daily basis. The funds will improve the functionality, aesthetics, and surveillance of the building for years to come. The installation of a 7sound system will provide a better speech intelligibility, media and music for all individuals to hear while providing a great benefit for the current and increasing number of future members to the Center. Studies show that when elderly can't hear well they tend to socially withdraw; therefore, it is imperative that our seniors have a better opportunity to hear and then engage with activities at the Center.

Partnerships

- Demonstrate existing partnerships and collaborative efforts with other community organizations, government entities or educational institutions.

The Twin Falls Senior Center also partners with other agencies like the Twin Falls Health Initiative Trust, several private foundations, Salvation Army, Mustard Seed, St. Luke's Foundation, and the Idaho Food Bank to make sure seniors are getting the proper services that helps them live independently at home as long as possible. The Center also works with the CSI Office on Aging, the City of Twin Falls, the Twin Falls County Commissioners as well as other local non-profit organizations, government entities, and educational institutions. The Center welcomes other organizations who would like to bring even more activities and services to the Center.

- Show how the mission of the organization could be furthered by establishing new partnerships.

As a higher percentage of community members turn age 60, the services of the Center become more vital to the City of Twin Falls and their strategic plan. Knowledge and education is very powerful. Developing new partnerships with other agencies helps get the word out to those who would benefit from our services. Education is critical to make sure individuals fully understand the numerous activities and services the Center provides to the area Seniors who need assistance.

Demonstrated Outcomes

- How will the organization measure successful use of City funds?

The Center keeps daily, monthly and yearly records to show the increased use of the facility including daily meals, activities, socialization, and volunteer opportunities. History indicates the trend for more and more individuals to use the facility in the coming years as a larger percentage of the population of the City of Twin Falls becomes age 60 and over. As individuals continue to live longer, they will continue to seek services from the Center to remain active, social, and independent.

- Provide at least one outcome against which performance can be measured.

Success will also be measured when the Center's main hall with large number of individuals who are able to completely understand what the speaker is saying without having hearing difficulty. Being able to effectively cover the varied seating arrangements, activities, and functions the Center provides will be a huge benefit for the individuals who utilize the Center today, tomorrow or into the future.

Work Plan and Budget

- State how the funds will be used by the organization, including specific projects or activities if applicable

The MPOG funds will be used in conjunction with funds from the Center to help cover a percentage of the cost of the new sound system along with network video/security management system w/cameras. The Center's current sound system is not adequate for the increasing number of individuals along with those, who have a difficulty hearing, attending the Center's activities and functions. The new network video/security management system w/cameras will help protect the safety of all seniors who utilize the Center for years to come.

- Provide a timeline of activities that will be funded by City funds.

The Center will spend the funds within 180 days from the date received. The work will be done in the timeliest manner possible. The Center has already received acceptable bids from local companies.

- Include a detailed budget for grant funds. If City funds are a part of an overall budget, please demonstrate what areas of the budget will be funded by the grant.

PROJECT FUNDING BUDGET & SOURCES		FUNDING PERCENTAGE
Twin Falls Senior Center	\$ 6,606.58	44 %
City of Twin Falls MPOG Funds	<u>\$ 8,500.00</u>	<u>56 %</u>
TOTAL PROJECT FUNDING	\$ 15,106.58	100 %

- Include costs for any materials and/or services.

Professional Zoned Sound system for Center	\$ 9,931.00	65 %
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Includes 2 surface mount speakers, 8 flush mounted speakers, mixing console, self-powered monitor speaker, 2 wireless microphones, wireless receiver w/handheld mic & wireless lapel microphone, enclosed rack assembly wiring, and installation.

Network video/security management system w/cameras	<u>\$ 5,275.58</u>	<u>35 %</u>
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Includes network video recorder, 4 interior cameras, 2 exterior cameras, Cable, cabling, installation and programming

TOTAL PROJECT COST	\$ 15,106.58	100 %
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- Is the organization and its programs sustainable?

Yes, the Twin Falls Senior Center has been operating since 1978. The stability of the Center improved greatly beginning in 2012 with the hiring of the current Executive Director, Jeanette Roe. Financial reports are prepared monthly and reviewed by all Board members. On a yearly basis an independent CPA, makes sure the center is operating in a viable manner. The independent CPA prepares yearly financial statements annually along with tax Form 990; which, is also submitted timely to the IRS. All financial records and documents are available to the public for inspection.

Documentation

- Most recent financial statements and a copy of the last three Form 990 Return for Organizations Exempt from Income Tax or equivalent filing for your organization.

Attached are the most recent financial statements for years ending in December 2018, and December 2017. Also included is tax Form 990 for years 2018, 2017, and 2016.



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

ACTION ITEM

Request:

ACTION ITEM: Request to accept public right-of-way at the southeast corner of Eastland Drive and 4th Avenue East.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

The developer of Eastland Storage Solutions is dedicating the right-of-way along the frontage of their storage unit development located on the southeast corner of Eastland Drive and 4th Avenue East. This right-of-way dedication is 21 feet in width along Eastland Drive and 29 feet in width along 4th Avenue East. The dedication of this right-of-way will provide the total required right-of-way per the Master Transportation Plan. City code states all right-of-way dedicated to the City shall be accepted by the City Council.

Approval Process:

A majority vote of the Council is required to approve this request.

Budget Impact:

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

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the Council approve the request as presented.

Attachments:

1. Public ROW Deed - Eastland & 4th

PUBLIC RIGHT-OF-WAY DEED

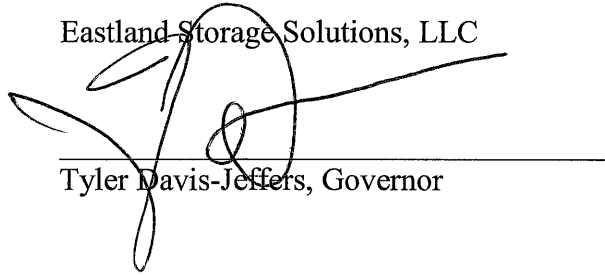
Eastland Storage Solutions, LLC, (Grantors), do hereby grant, convey and dedicate fee simple title to the public as public right of way under the jurisdiction of The City of Twin Falls, A Municipal Corporation, whose address is P.O. Box 1907, Twin Falls, Idaho 83303, (Grantee) a permanent and perpetual public right-of-way, for construction, continued operation, maintenance, repair, alteration, inspection and replacement of a public street and utilities, and legally described as follows:

(See attached Exhibit A - Legal Description)

And the said Grantor does hereby covenant that the Grantor is the owner in fee simple of said premises; that they are free from encumbrances, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Executed and delivered this 9th day of January, 2019

Eastland Storage Solutions, LLC


Tyler Davis-Jeffers, Governor

ACCEPTANCE OF PUBLIC RIGHT-OF-WAY

Grantee City of Twin Falls does hereby accept dedication of the public right-of-way.

Shawn Barigar, Mayor

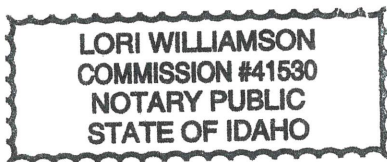
STATE OF IDAHO

) ss.

County of Twin Falls

On this 9 day of January, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Tyler Davis-Jeffers, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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



Lori Williamson
NOTARY PUBLIC
Residing at: Twin Falls
Commission expires: 11/28/22

STATE OF IDAHO

) ss.

County of Twin Falls

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, personally appeared Shawn Barigar, Mayor of The City Twin Falls, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the The City of Twin Falls.

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

NOTARY PUBLIC
Residing at: _____
Commission expires: _____

Exhibit A
Legal Description
Right-of-Way Dedication
Twin Falls, Idaho

Being a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Section 14 as shown on that certain Record of Survey recorded August 8, 2018 as Instrument No. 2018-012374 in the office of the County Recorder of Twin Falls County;

Thence, along the West Boundary of the SW $\frac{1}{4}$ of Section 14, North 00°04'43" West 731.50 feet;

Thence, leaving said West Boundary, North 89°55'17" East 25.00 feet to the Southeast corner of that certain Parcel of Land as shown on said Survey and being the REAL POINT OF BEGINNING;

Thence, along the West Boundary of said Survey, North 00°04'43" West 584.84 feet to the Northwest corner thereof;

Thence, along the North Boundary of said Survey, South 89°08'23" East 624.33 feet to the Northwest corner thereof;

Thence, along the East Boundary of said Survey, South 00°00'38" West 29.00 feet;

Thence, leaving said East Boundary, North 89°08'23" West 572.79 feet along a line parallel with and twenty-nine (29.00) feet Southerly of said North Boundary;

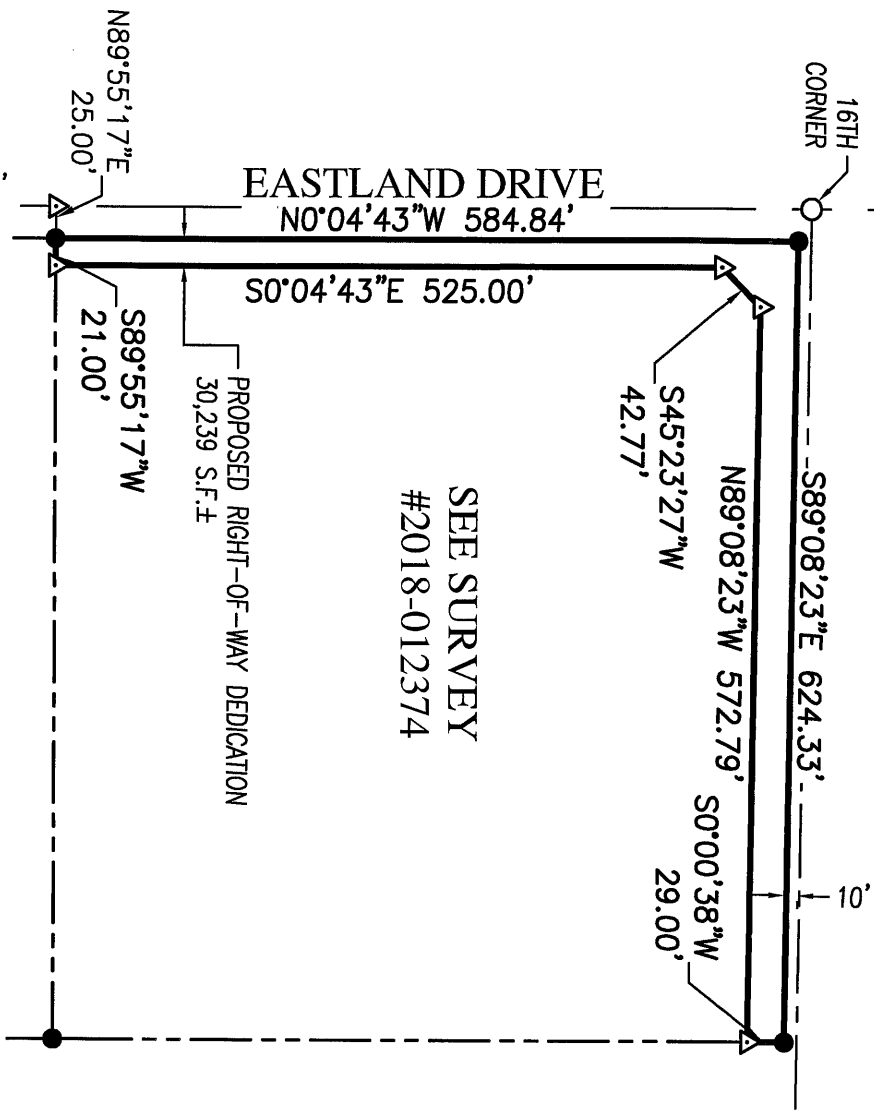
Thence, South 45°23'27" West 42.77 feet;

Thence, South 00°04'43" East 525.00 feet along a line parallel with and twenty-one (21.00) feet Easterly of said West Boundary to a point on the South Boundary of said Survey;

Thence, along said South Boundary, South 89°55'17" West 21.00 feet to said REAL POINT OF BEGINNING.

Containing approximately 30,239 square feet.

End of Description



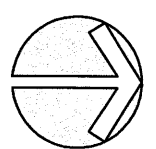
EASTLAND DRIVE
N0°04'43"W 584.84'

S0°04'43"E 525.00'

SEE SURVEY
#2018-012374

PROPOSED RIGHT-OF-WAY DEDICATION
30,239 S.F.±

NORTH



Located In
A Portion of
SW ⁴ SW ⁴, Section 14
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2019

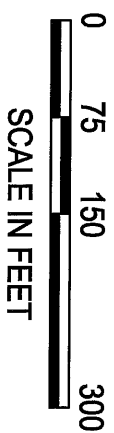
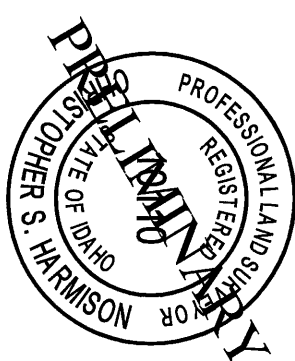


EXHIBIT RIGHT-OF-WAY DEDICATION TWIN FALLS, IDAHO



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

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

JOB NO.:	366-18
APPROVED	
DESIGN	
DRAWN	CSH
DATE	JAN. 2019
SCALE	AS SHOWN
V. 366-18 EXH-RDW	
Sheet No.:	1



Date: Monday, June 3, 2019
To: Honorable Mayor and City Council
From: Nathan Murray, Economic Development Director

PRESENTATION

Request:

PRESENTATION: Presentation from Twin Falls Economic Development on increased marketing efforts and the Twin Falls Tess social media campaign.

Time Estimate:

Approximately 10 minutes. Following the presentation, additional time may be necessary for questions.

Background:

As part of the 2018-19 Budget, the Twin Falls City Council appropriated additional monies to the Economic Development Department for improved marketing and promotion of the City. The initial goal was to develop a stand-alone digital platform better suited to carry out economic development initiatives and be a stronger resource for the public, as expressed in the Strategic Plan Goal, PC1.1.

In February, 2019, the website twinfallsidaho.org was launched with an emphasis on providing specific information to meet the needs of corporate real estate site selectors, and to have a landing page for our social media campaigns regarding talent attraction. You can also find Twin Falls Economic Development on Facebook and Instagram. With the help of our "official" mascot, Twin Falls Tess, we've been able to create a presence, have conversations with existing businesses and residents across multiple platforms, and add content that is engaging and shareable.

In addition to our online presence, new marketing dollars have enabled us to reach out directly in print and mailers to specific individuals targeted by our research. Again, the goal is to have meaningful conversations and create long-term relationships with partners in corporate real estate and site selection brokers. We are grateful to our many partners who've helped us leverage our dollars to have a wider reach and increase our brand recognition as a great city in which to find success whether starting a career or growing your business.

Approval Process:

N/A

Budget Impact:

Regulatory Impact:

History:

Analysis:**Conclusion:**

Twin Falls Economic Development will continue to be the primary promotion arm for the City of Twin Falls and accomplish are threefold mission of business retention, talent attraction and business recruitment.

Attachments:

1. City Council Update June 2019



MARKETING UPDATE 6.3.2019

Initial Marketing Goals

- Logo, Domain & Web Site for TF Economic Development
- Marketing Twin Falls
 - Business Recruitment
 - Talent Attraction
 - Business Retention

Logo, Domain & Web Site

- Logo Developed
- Domain Secured TWINFALLSIDAHO.ORG
 - Focus: Talent Attraction & Site Selector Info
- Web Site Launched February 2019



Business Recruitment

Twin Falls Mailer to Site Selectors



• In one year, \$100 million investment in a new facility
 • Third production line added | 290+ employees
SEEKING: Local facilities to process local grain into usable ingredients

"From the moment that we first stepped foot in Twin Falls, we felt an immediate connection with the city's people, natural surroundings and community... Twin Falls is a very special place."
 - Kell Crawford, co-owner and co-chief visionary officer, CLIF Bar & Company



• \$21 million expansion of Twin Falls location, beating out other U.S. markets
 "Our executive team considered several western states when searching for the right fit for expansion. We concluded that capitalizing on the benefits offered in Twin Falls out-weighted benefits outside the state of Idaho."
 - Matt Thompson, Jayco COO



"This place is going to be like a Silicon Valley of food innovation."
 - Harish Udaya, Founder and CEO, Chobani



Grow With Us
ECONOMIC DEVELOPMENT SPOTLIGHT

Chobani
 • \$21 million to build a 70,000 square foot Innovation and Community Center housing Chobani's Global Research and Development Center
 • 3rd expansion in five years solidifies Chobani's commitment to the Twin Falls community
 • Impact: Total capital investment: \$750 million | \$728.1 million in GDP annually | 1,000+ jobs
SEEKING: Food R&D companies to take advantage of Chobani's Global Research and Development Center

Community Investments

- \$27 million for a new City Hall and Historic Downtown Main Street Revitalization Project (streets, infrastructure, Downtown Commons Plaza)
- \$1.4 million to finalize the 8.5 mile Canyon Rim Trail above the Snake River 500 feet below
- \$4.3 million Magic Valley Regional Airport terminal expansion and addition of flights
- Tax Increment Financing to support infrastructure

Available Sites

- 100 acres on Jayco Manufacturing property for a commercial subdivision
- 154 acres of raw land for an industrial park with rail access in Twin Falls' southwest quadrant
- Approximately 65 acres of prime professional office space in the City's northeast quadrant near the Canyon Rim

CONTACT
NATHAN MURRAY
 Economic Development Director
 nmurray@tfid.org • 208.735.7240

Twin Falls is Ideal for Business Sectors Including:

- Food Production and R&D
- Food Processing
- Outdoor Recreation Manufacturing and R&D
- Dairy Processing and R&D
- Light Manufacturing

Photos Courtesy: 360 Vision of the Treasure Valley, Leanne Felling, Mayra M. Ochoa

Dairy Focus Mailer to Site Selectors & Dairy Trade Show Leads




"This place is going to be like a Silicon Valley of food innovation."
— Hamdi Ulukaya, Founder and CEO, Chobani

Chobani
Chobani has invested \$750 million in Twin Falls, creating 1,000 jobs. A \$21 million investment will build Chobani's Community Innovation Center housing their Global Research and Development Center.

All Things Food

Dairy is King

- 13.5% of total milk production in Idaho comes from Twin Falls - producing 1.97 billion pounds annually
- 280 dairies milking 72% of Idaho's dairy herd are located here
- 80% of Idaho's dairy processing capacity is represented in this region, producing 1125 billion pounds annually



In one year, Clif Bar has invested \$100 million in their Clif Bar Bakery in Twin Falls.

"From the moment we first stepped foot in Twin Falls, we felt an immediate connection with the city's people, natural surrounding and community... Twin Falls is a very special place."
— Kit Crawford, co-owner, chief visionary officer, Clif Bar & Company















Nathan Murray
Economic Development Director
nmurray@tffd.org
208-735-7240

TWIN FALLS IDAHO ALL THINGS FOOD



DAIRY POULTRY WHEAT CHEESE VEGETABLES POTATOES LAMB HAY BEEF HONEY SUGAR BEETS YOGURT SEEDS PORK BARLEY TROUT FRUIT BEANS MINK

Twin Falls is seeking

- Food R&D companies to take advantage of Chobani's Global Research and Development Center
- Local facilities to process local grain into usable ingredients for Clif Bar
- Processors to take advantage of 1.5 - 2 million pounds of extra milk generated here daily

Twin Falls is the largest community in the southern Idaho region – 1 of 4 regions in the nation to be recognized by the U.S. Economic Development Administration with the elite Federal Manufacturing Community designation in the food category.



Business Recruitment

Site Selectors Twin Falls Visit

July 30-August 2

3-4 With Food or Related Experience

Dairy Focus

Promote Website

Future Mailings to Leads – Tailor Message

Dairy

Food Production, Processing, R&D

Renewable Energy

Low Business Costs

Quality of Life

SelectUSA

Idaho Business Review: 9 TFED Articles/Nathan Interviews

Talent Attraction



- TFED Exclusive Page in Newsletter – 11 since Feb 2018
- TF News Appealing to Alumni
- Job links
- Growing Distribution
- Page in Admissions Manual – Promote TF



- Flyer Promoting Site to Members
- Future Speaking Engagement
- Input From Members on Needs

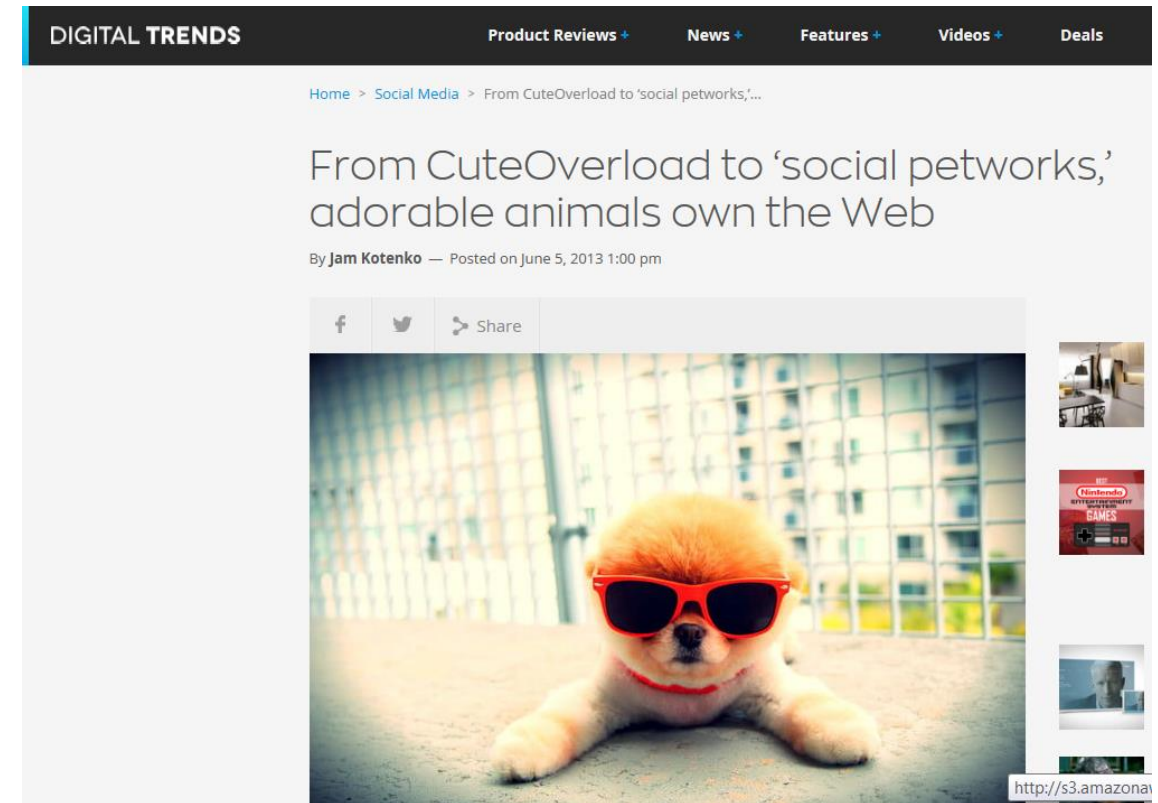
Social Media – Strategy

Develop Campaign That:

- Is Unique
- Stands Out From Other Communities
- Is Attractive to Millennials/Gen Z
- Encourages Tagging, Reposting, Sharing
- Supports – TF Businesses, Talent Attraction, Recreation
- Supports Future YouTube Segment Opportunities

Young Professionals Working Group:

- Confirmed Our Goals and Ideas on Talent Attraction
- Social Media – Hook = Animals and Kids!



Social Media – Tactics

TWIN FALLS *TESS*



Putting Tess to Work for Twin Falls Talent Attraction &
Business Retention on Social Media

February 14, 2019

Kick-Off Announcement



Meet the dog who will be representing Twin Falls on social media

HEATHER KENNISON hkennison@magicvalley.com Feb 19, 2019

99¢ YOUR FIRST MONTH!



Mayor Shawn Bariga takes a selfie with Hazel Murray, 11, and Twin Falls TESS during the Twin Falls Economic Development website launch announcement Thursday at the Twin Falls City Park in Twin Falls.



Meet Tess, Twin Falls economic development's mascot

The city of Twin Falls now has a new mascot to help promote economic development in the area.



IDAHO BUSINESS REVIEW

PEOPLE

Boise Convention and Visitors Bureau appoints new board members and leadership

Sarah Cortez joins Alliance Title & Escrow Corp.

Four join T-O Engineers

Anthony Flores joins Northwest Commercial Advisors as a brokerage associate

Susie Moore joined TitleOne as an escrow officer

TOP STORIES

Home / News / Business News / Twin Falls economic development hires spokesdog

Twin Falls economic development hires spokesdog

By: Sharon Fisher March 21, 2019



Twin Falls TESS, here pictured in front of the Perrine Bridge, is helping promote Twin Falls economic development. Photo courtesy of City of Twin Falls.

To help promote its economic development efforts, Twin Falls is going to the dogs.

The city, which became a Metropolitan Statistical Area in January 2018, launched a website, www.twinfallsidaho.org, to help promote the region and was looking for the perfect mascot, according to Nathan Murray, economic development director.

Dogs "represented things we wanted to espouse, and gave our media outreach a focus," Murray said.

Enter Twin Falls TESS, who belongs to Lisa Buddecke, a marketing consultant for the city. TESS is a 2-year-old rescue hound from a local shelter, Murray said.

"We're an outdoor-minded community, and we wanted people to know it's youthful," he said. "Dogs just seem to represent that."

Dogs also stand for positive characteristics such as loyalty and dependability – as well as being powerful social media influencers, he said.



Nathan Murray

FRIENDLY DOG HELPS TWIN FALLS ECONOMIC DEVELOPMENT LAUNCH NEW SOCIAL MEDIA CAMPAIGN

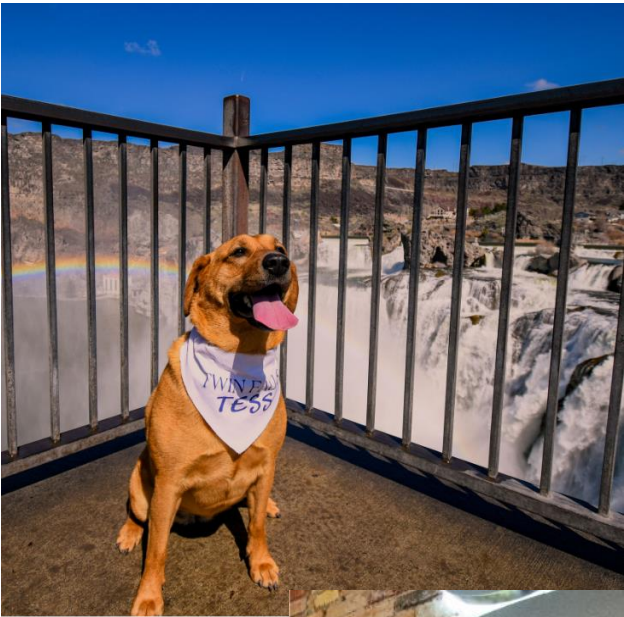
ANDREW WEEKS February 15, 2019

Twin Falls Economic Development

Twin Falls Tess Promotes:

- Jobs
- Businesses
- Business Events
- Community Events
- Education
- Youth Sports
- Tourism
- Business Retention





Reach: February 14 – June 2, 2019



2018-2019

- Twin Falls: Top 10 Terrific Facts, Infographics
- Partner with SI Tourism On:
 - Downtown Video
 - Summer Events Calendar
 - Give Aways for Hidden Gem Campaign
 - Rock Creek Frisbee Golf Event
 - BASE World Cup Competition
- Targeted Direct Mail Pieces to Site Selectors
- Follow-Up on Expansion Solutions Leads
- Push Job Openings via Website, TF Tess Posts
- More Business Engagement with TF Tess Posts
- Expand Partnerships: CSI Alumni Association, MV SHRM
- TF Tess YouTube Videos

Thank You!

Twin Falls
IDAHO
Grow With Us

