



Twin Falls Parks and Recreation Commission Agenda

Tuesday, September 8, 2020, 11:30 AM

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

Members: Z J Martinez, Chairman; Chance Munns, Vice-Chairman; Richard Birrell; Sherry Murray; Gabe Ostyn; Brian Rice; Kirk Melton

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approve the minutes from the August 11, 2020 Commission Meeting
 - b) **ACTION ITEM:** Approve the minutes from the August 24, 2020 Special Meeting
 - c) **ACTION ITEM:** Request to remove a tree located at 127 Liberty Street
By: Kevin Skelton, Parks Superintendent
- 3) Items of Consideration
 - a) **ACTION ITEM:** Recommendation on a Parks In-Lieu application for the Andrea Subdivision located on the 300 Block of Harrison St S. (Application PZ20-0099).
By: Jonathan Spendlove, Planning & Zoning Director
 - b) **ACTION ITEM:** Recommendation on a Parks In-Lieu application for the Ensign Subdivision located at 1751 3rd Avenue East. (PZ20-0114)
By: Jonathan Spendlove, Planning & Zoning Director
 - c) **ACTION ITEM:** Request to increase fees at the Twin Falls Golf Club
By: Steve Meyerhoeffer, Twin Falls Golf Club
 - d) **INFORMATIONAL:** Commission Orientation
By: Mitch Humble, Deputy City Manager
- 4) Department Updates
 - a) Department Updates
- 5) Adjournment

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 address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
 - 2.** The Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.
- * 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 Chairman.



Twin Falls Parks and Recreation Commission Minutes

Tuesday, August 11, 2020, 11:30 AM

Members: Chairman, Z J Martinez; Vice-Chairman, Chance Munns; Richard Birrell; Sherry Murray; Gabe Ostyn; Brian Rice; Kirk Melton; Emily Huber; Corey King.

1) Confirmation of Quorum/Call Meeting to Order

ZJ Martinez called the meeting to order at 11:41 AM. A quorum was present.

Present: Gabe Ostyn, Kirk Melton, Richard Birrell, Sherry Murray, Chance Munns, ZJ Martinez, Corey King
Absent: Brian Rice, Emily Huber
Staff present: Wendy Davis, Kevin Skelton, Stacy McClintock, John Pauley, Nikki Miller
Council Present: Greg Lanting
Guest: James Starling

2) Consent Calendar

MOTION: Sherry Murray moved to approve the consent calendar. Kirk Melton seconded the motion. Roll call vote showed all members present voted in favor of the motion. Motion passed 6-0.

- a) Request to approve Meeting Minutes from July 14, 2020.
- b) Consider a request to approve a bench donation from Wiley and Christina Dobbs in memory of Austin Joel Dobbs.
- c) Consider a request to approve a bench donation from Twin Falls Subaru.

3) Items of Consideration

- a) Introduction of new Commissioners Corey King and Emily Huber

ZJ Martinez introduced Corey King and gave him the opportunity to speak about himself. The Commissioners all introduced themselves and gave a brief background.

Select Commission Chairperson

ZJ Martinez called for a nomination for Chairman for the Commission. Richard Birrell nominated Chance Munns for Chairman. Chance accepted the nomination. There were no other nominations and the nomination was approved 5-0. Chance Munns is the new Chairperson.

- b) Select Commission Vice Chairperson

Chance called for a nomination for Vice Chair. Sherry Murray nominated ZJ Martinez and Gabe Ostyn seconded. ZJ accepted the nomination and was approved 5-0.

Congratulations to Chance and ZJ.

c) Consider request to remove trees located at 201 4th Ave. East

James Starling, Twin Falls Public Library, gave a brief explanation on why the trees need to be removed. The project includes the removal of trees located at 201 4th Ave. East. The current landscaping around the library has been in existence for approximately thirty years. The project is to refresh the existing landscaping. The trees are starting to outgrow their enclosures. Removal of trees would allow for a total cleanup of the enclosures and replace with new plants and trees that are not quite as destructive as the honey locust. The existing tree roots are causing lifting of the asphalt in the parking lot. Commissioners reviewed the pictures displayed. Chance opened the floor for discussion. The Commissioners were concerned about removing healthy trees and losing the shade they provide. Chance indicated that perhaps one tree that leans over the road could be removed and that the enclosures are tight and perhaps these could be widened. The library's concern is losing parking spaces.

Discussion included merits of preserving the existing trees versus removing the trees. Discussion about the root system and losing lot space if the space for the existing trees was expanded. Many were concerned about removing healthy mature trees.

MOTON:

ZJ Martinez moved to deny the request. Sherry Murray seconded the motion. Roll call vote showed all members present voted in favor of the motion. Motion passed 7 to 0.

Wendy indicated the department would supply James with all the code information needed to discuss options with the landscape company.

4) Department Updates

Wendy updated the Commission on the challenges the recreation department is running in to. The basketball programs will be a go as long as the stage is orange or less. At this point it is unclear whether masks will be required or not.

Kevin, John and Wendy reviewed the updates with the Commissioners.

5) Adjournment

The meeting adjourned at 12:55 PM.



Twin Falls Parks and Recreation Commission Minutes

Monday, August 24, 2020, 12:00 PM

Special Meeting

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

Members: Chairman, Z J Martinez; Vice-Chairman, Chance Munns; Richard Birrell; Sherry Murray; Gabe Ostyn; Brian Rice; Kirk Melton; Emily Huber; Corey King

1) Confirmation of Quorum/Call Meeting to Order

Chance Munns called the meeting to order at 12:01 PM. A quorum was present.

Present: Chance Munns, Emily Huber, Kirk Melton, Corey King, Gabe Ostyn, Sherry Murray

Absent: ZJ Martinez, Richard Birrell, Brian Rice

Staff Present: Wendy Davis, Kevin Skelton, Nikki Miller

2) Items of Consideration

a) Consider request to remove trees located at 214 Shoshone St. N

Chance Munns reviewed the request for the removal of six trees located at 214 Shoshone St. N. with the Commissioners. Discussion followed. Chance recognized that a correction to the action item for the tree removal request at 256 Polk St. was needed. Under regulatory guidelines the verbiage was in reference to the Library tree removal request and should be stricken off this request.

MOTION:

Sherry Murray moved to amend the changes needed on the action item under regulatory guidelines. Gabe Ostyn seconded the motion. Roll call vote showed all members present voted in favor of the motion. Motion passed 6 -0.

Discussion continued on the request to remove trees at 214 Shoshone St. N. Chance said that tree #3 could be removed based on his review of the tree. There was also discussion on trees #4, #5, #6. Kirk asked for the department's recommendation. Kevin believes that tree #3 could be removed. All other trees are in good shape, and trees #4, #5, #6 show some lifting of the concrete. Chance indicated the Junipers that are around the base of the five remaining trees should be taken out. Discussion followed.

MOTION:

Sherry Murray moved to approve the request to remove six trees at 214 Shoshone St. N. Kirk Melton seconded the motion.

Discussion followed.

Chance recommended to remove tree #3 and to save the rest of the trees. Corey asked about repairing the sidewalk and preventing future damage. Chance described several methods for mitigating root damage, including foam and a paver section. Chance indicated that the trees have probably 30 more years of life.

Chance call for a roll call vote. Motion failed 0-6.

MOTION:

Gabe moved to place a condition that tree #3 be removed. Kirk seconded the motion. Motion passed 5-1.

b) Consider request to remove trees at 256 Polk St.

Chance moved on to the request to remove trees at 256 Polk St. No discussion followed.

MOTION:

Sherry moved to approve the request to remove the trees at 256 Polk St. Emily seconded the motion. Roll call vote showed all members present voted in favor of the motion. Motion passed 6-0.

3) Adjournment

The meeting adjourned at 12:35 PM



Date: Tuesday, September 8, 2020
To: Parks and Recreation Commission
From: Kevin Skelton, Parks Superintendent

ACTION ITEM

Request:

Request to remove a tree located at 127 Liberty Street

Time Estimate:

Allow 5 minutes for discussion

Background:

City of Twin Falls Tree Ordinance, (Ord. 2791, 7-6-2004), 8-4-6 (B) 2. states that Upon inspection, the Twin Falls Tree Commission may issue a permit through the Twin Falls Parks and Recreation Dept. The Twin Falls Tree Commission was absorbed into the Twin Falls Parks and Recreation Commission in 2010. This commission is being asked to review all tree removal requests and either approve or deny each as part of the Tree Commission duties.

This combined application request is for the removal of one tree located at 127 Liberty St. and two trees located at 562 2nd Ave. E. both having one property owner. This request is part of a sidewalk replacement grant application.

Staff has visited this site and believes that this is a valid request

Approval Process:

A simple majority will approve this request.

Budget Impact:

There is no budget impact with this request.

Regulatory Impact:

Approval of this request will enable the Parks and Recreation Director to approve the request and set conditions, allowing applicant to proceed with their proposed project.

History:

N/A

Analysis:

N/A

Conclusion:

Staff Arborist has visited this site and recommends approval. All three trees have extensive decay with hollow limbs and trunk, dead and broken limbs and may be deemed hazardous if assessed by an Arborist with hazard assessment credentials.

Attachments:

1. 127 Liberty St (1)
2. 127 Liberty St (2)
3. 127 Liberty St (3)
4. 127 Liberty St (4)
5. 127 Liberty St (5)
6. 127 Liberty St (6)
7. 127 Liberty St (7)
8. 127 Liberty St (8)
9. 127 Liberty St (9)
10. 127 Liberty St (10)
11. Request 127 Liberty
12. 562 2nd Ave., & Liberty
13. vmacocss05_1181030834342-4-3
14. vmacocss05_1181030834342-2-1
15. vmacocss05_1181030834342-1-0
16. vmacocss05_1181030834342-3-2
17. 103-127 Liberty St- letter from Customer
18. 103-127 Liberty St
19. 127 Liberty St & 567 2nd Ave E Tree Removal Application
20. 4 Seasons Bid Tree Removal
21. Bid Allen Construction
22. Bid Winsor's Nursery
23. Image of Tree and Sidewalk Damage
24. Picture of Trees
25. ROW Permit Application 127 Liberty St
26. Sketch of Tree Removal and replacement and sidewalk replacement
27. V& V Drywall Co Bid
28. V& V Drywall Co Bid (1)
29. V& V Drywall Co Bid (2)
30. Willies Concrete Bid
31. 104-567 2nd Ave E. Purdy
32. 127 Liberty St & 567 2nd Ave E Tree Removal Application (3)





SCHOOL
SPEED
LIMIT
20

STOP

W 1st

SCHOOL



AHEAD

SCHOOL
SPEED
LIMIT
20

7:00 AM to 4:30 PM
Monday - Friday



















City of Twin Falls Permit For Tree Removal

Today's Date *

8/27/2020

First Name *

wesley

Last Name *

purdy

Phone Number *

(208)309-1024

Email *

wesleypurdy1@gmail.com

Address of work to
be done *

Street Address

127 Liberty street

Address Line 2

City

Twin Falls

State / Province / Region

Idaho

Postal / Zip Code

83301

Country

USA

The tree(s) in
question reside on *

☒ Public right-of-way

☐ Public Property

Contractor Information

Contractor must be a licensed arborist with the City of Twin Falls

Contractor First
Name *

Randy

Contractor Last
Name *

Steadham

Contractor Phone
Number *

(208)404-2346

Contractor Email*

steadham11@gmail.com

Tree Species

Tree Species*

(1) Poplar

Description of This Tree's Location on Property*

In front of house at 127 liberty street

Reason for Request*

Dead, dying and dangerous. Also broken up the side walk where it is not usable.

[Add Additional Tree](#)**Signature***nestley purdy*

By signing this form, I agree to abide by the conditions set herein.

Arborist Review

Comments

Tree Images

File Upload

Upload

[Add](#)**Comments**

Submit



City of Twin Falls Permit For Tree Removal

Today's Date *

8/27/2020

First Name *

wesley

Last Name *

purdy

Phone Number *

(208)309-1024

Email *

wesleypurdy1@gmail.com

Address of work to
be done *

Street Address

corner of 562 2nd Ave East and Liberty street

Address Line 2

City

Twin Falls

State / Province / Region

Idaho

Postal / Zip Code

83301

Country

USA

The tree(s) in
question reside on *

☒ Public right-of-way

☐ Public Property

Contractor Information

Contractor must be a licensed arborist with the City of Twin Falls

Contractor First
Name *

Randy

Contractor Last
Name *

Steadham

Contractor Phone
Number *

(208)404-2346

Contractor Email *

steadham11@gmail.com

Tree Species

Tree Species *

(2) poplar trees

Description of This Tree's Location on Property *

(2) Poplar trees located on the city right of way on liberty street

Reason for Request *

trees are dead and dangerous. They have broken the sidewalk where it is not walk able.

[Add Additional Tree](#)**Signature***nesley purdy*

By signing this form, I agree to abide by the conditions set herein.

Arborist Review

Comments

Tree Images

File Upload

Upload

[Add](#)**Comments**

Submit



Croch of tree is hollowed out, this constitutes a serious weakness in the trees structure.



10" deep

10" wide



Split in bark from
crotch going down
trunk and split
continuing up limb.
This tree will split in
time.

Hollow, very deep



Wesley Purdy
P.O. Box 4878
Ketchum, Idaho
83340

August 27, 2020

The Engineering Department
City of Twin Falls
P.O. Box 1907
Twin Falls, Idaho
83303

City Officials,

Please find attached two grant applications to repair and replace sidewalks and remove and replace three dead and dying poplar trees. Photographs and drawings are also included.

The addresses are:

562 @nd Ave East
127 Liberty Street East

Because these property addresses are adjacent to one another I will remove the trees on both properties at the same time. Also, I will remove and replace the sidewalk for both properties at the same time. The best two bids are:

Willies Concrete, LLC.	\$3,300.00
4 Seasons	\$2,850.00
Total	\$6,150.00

Tree replacement cost:	
Windsor Nursery	\$1,205.60

Grand Total	\$7,355.60
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I have prorated the costs for each property here below.

The first application is for 127 Liberty street East. The lowest bid costs are:

Willies Concrete, LLC.	\$1,595.00
4 Seasons	\$ 950.00
Total	\$2,545.00

Windsor's Nursery	\$ 401.86
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Grand Total	\$2,946.86
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The second application is for 562 2nd Ave east. The lowest bids are:

Willies Concrete, LLC.	\$1,705.00
4 Seasons	\$1,900.00
Total	\$3,605.00

Windsor's Nursery	\$ 803.72
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Grand Total	\$4,408.72
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The total gross Grant Request for the addresses is \$2545.00, and \$3,605.00 for a total of \$6,150.00.

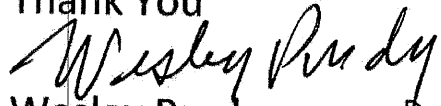
If I have my numbers correct the city should reimburse the full amount of the bids for both properties to replace the concrete as they are under the \$3,000.00 reimbursement guideline. And the city should reimburse \$2,000.00, one thousand dollars for each property for the removal of the three trees. This is a total of \$5,000.00.

Also as pictured here I want the abandoned or unused power pole removed by the city. It interferes with my driveway and access to a potential garage or car port.

Attached: 20 pages total

- (2) Grant Applications
- (2) Tree removal permit requests
- (1) sidewalk drawing
- (5) Bids
- (1) tree replacement drawing

Thank You


Wesley Purdy

708-309-1024



D

#103

SIDEWALK REPAIR GRANT APPLICATION

Owner Applicant Name: WESLEY PURDY

Circle one: Residential Commercial

Mailing Address: P.O. Box 4878 Ketchum, Id 83340

Phone Number(s): 208-309-1024

Email Address: WesleyPurdy1@gmail.com

Project Location Address: 127 ~~Liberty~~ LIBERTY ST. TWIN FALLS

Project description: REMOVE Poplar TREES AND REPLACE CONCRETE SIDE WALK.

Size of project: 58' x 5'
290 square feet

Estimated Cost: 1,595.00

Attach Copies of Sidewalk Bids:

WILLIES CONCRETE, LLC \$ 3300.00

ALLEN CONSTRUCTION, INC \$ 4625.00

Tree Removal Required: ☒ Yes ☐ No

(1) 950.00

Attach Copies of Tree Removal Bids:

4 SEASONS \$ 2850.00

V & V DRYWALL CO \$ 3400.00

Certification:

By signing this application, I certify that, 1) I am the legal owner of the property where the proposed sidewalk repair project will take place, 2) that all the information on this application and accompanying material is true and accurate to the best of my knowledge. If awarded a grant, I agree to comply with all the rules and conditions set forth in the application packet and on the permit forms.

Signature: Wesley Purdy

Date: 8/31/20

Applications are available online at www.tfid.org and may be emailed to: sidewalkgrant@tfid.org; or by mail to Engineering Department, City of Twin Falls, PO Box 1907, Twin Falls, ID 83303.



TREE CITY USA

City of Twin Falls Permit For Tree Removal

Property Owner Informatoin

Today's Date * 08/27/2020

First Name * wesley

Last Name * purdy

Phone Number * (208)309-1024

Email * wesleypurdy1@gmail.com

Address of work to
be done * Street Address
127 Liberty street

Address Line 2

City

Twin Falls

Postal / Zip Code

83301

State / Province / Region

Idaho

Country

USA

The tree(s) in
question reside on * ☒ Public right-of-way

☐ Public Property

Contractor Information

Contractor must be a licensed arborist with the City of Twin Falls

Contractor First
Name * Randy

Contractor Last
Name * Steadham

Contractor Phone
Number * (208)404-2346



City of Twin Falls Permit For Tree Removal

Property Owner Informatoin

Today's Date* 08/27/2020

First Name* wesley

Last Name* purdy

Phone Number* (208)309-1024

Email* wesleypurdy1@gmail.com

Address of work to be done*
Street Address
corner of 562 2nd Ave East and Liberty street
Address Line 2

City

Twin Falls

Postal / Zip Code

83301

State / Province / Region

Idaho

Country

USA

The tree(s) in question reside on*
☒ Public right-of-way

☐ Public Property

Contractor Information

Contractor must be a licensed arborist with the City of Twin Falls

Contractor First Name* Randy

Contractor Last Name* Steadham

Contractor Phone Number* (208)404-2346

Contractor Email * steadham11@gmail.com

Tree Species

Tree Species * (1) Poplar

Description of This Tree's Location on Property * In front of house at 127 liberty street

Reason for Request * Dead, dying and dangerous. Also broken up the side walk where it is not usable.

By submitting this form, I hereby make an application to the City of Twin Falls for permission to remove a tree(s)

The City of Twin Falls will respond to your request within five (5) working days from the date of application.

Signature *

nestley purdy

By signing this form, I agree to abide by the conditions set herein.

4 Seasons Tree Service

P.O Box 1 | Jerome, ID 83338

RECIPIENT:

Wes Purdy

127 liberty st

Twin Fair, ID

SERVICE ADDRESS:

127 liberty st

Twin Falls, ID 83301

Quote #60

Sent on

01/12/2020

Total

\$2,850.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
Tree Removal	Remove 3 poplar trees, stumps, pull up concrete, and haul off concrete	3	\$950.00	\$2,850.00

This quote is valid for the next 30 days, after which values may be subject to change.

Total

\$2,850.00

ALLEN CONSTRUCTION, INC.
CONCRETE CONTRACTOR

1/27/2020

PROPOSAL

1/27/2020

Wesley Purdy
wesleypurdy1@gmail.com

RE: CONCRETE WORK
SIDEWALK

BID INCLUDES:
CONCRETE
LABOR ON GRAVEL
SIDEWALK WITH GRAVEL 120' X 5'

BID PRICE \$4,625.00

Windsor's Nursery

3796 N. 3386 E.
Kimberly Road
Kimberly, Idaho 83341 United States
208-734-2481

Quote

08/19/2020 2:49 pm

Quote #: 490
Ticker: 220000042512
Register: Register 1
Employee: Oak
Customer: Wes Purdy

JOYCE

Item	#	Price
Plum, Thundercloud #20 1 1/2"	3	\$551.76
Labor-Plant Material Planting Fee*		
90% of the FULL retail price. Planting of trees, shrubs, grasses, perennials. Fish compost, root simulator and granule seasonal fertilizers applied to each plant to give it the best start in its new home. A one year guarantee on full retail priced plant material (SALE price does not apply) as long as there is adequate watering and care provided by you the owner. NO GUARANTEE for fungus, insects or frost/winter damage. This is out of our control and has nothing to do with the plant material itself. *		
	3	\$620.73

Subtotal- \$1310.43
Discounts -\$137.94
Tax (\$551.76 @ 6%) \$33.11
TOTAL \$1205.60

1205.60
÷ 3 =
401.86
x (2) = 803.72

Labor-Plant Material
Planting Fee*

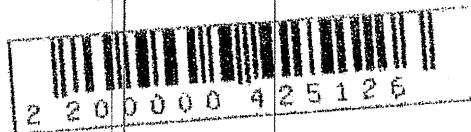
90% of the FULL retail price. Planting of trees, shrubs, grasses, perennials. Fish compost, root stimulator and granule seasonal fertilizers applied to each plant to give it the best start in its new home. A one year guarantee on full retail priced plant material (SALE price does not apply) as long as there is adequate watering and care provided by you the owner. NO GUARANTEE for fungus, insects or frost/winter damage. This is out of our control and has nothing to do with the plant material itself. *

3 \$820.73

Subtotal	\$1310.43
Discounts	-\$137.94
Tax (\$551.76 @ 6%)	\$33.11
Total Tax	\$33.11
Total	\$1205.60

No cash refunds after the day of sale.
IN-STORE CREDIT ONLY
Plant Guarantee: 50% of the purchase price within 90 days of purchase. **NO Guarantee on-- sale items, all annual flowers, weather, insects and lack of water**

* No Tax Applied
Thank You Wes Purdy!



1/15/2020

IMG_3195.JPG



7/20/2020

IMG_3282.JPG





Know what's below.
Call before you dig.

PO Box 1907

203 Main Ave East

Twin Falls, ID 83301-1907

Phone (208) 735-7248

**CITY OF TWIN FALLS RIGHT-OF-WAY PERMIT
FOR: SIDEWALK / CURB & GUTTER / DRIVEWAY**

PROPERTY OWNER: WESLEY PURDY

ADDRESS: 127 LIBERTY STREET PHONE: 208-309-1024

CONTRACTOR: WILLIES CONCRETE LLC PHONE: 208-308-2947

CONTRACTOR CONTACT PERSON: STEVE WILLIE CELL PHONE: ²⁰⁸308-2947

DESCRIPTION OF WORK: REMOVE AND REPLACE CONCRETE SIDEWALK

NEW CONSTRUCTION ☐ REMOVE & REPLACE EXISTING ☒

SKETCH SHOWING AREA OF WORK: On Permit ☒ See Attachment ☒

PROPERTY CLASSIFICATION: Commercial ☐ Multi-Family ☐ Residential ☒

As the applicant, I understand the conditions of the permit and will comply with the requirements set forth therein. Non-compliance to these conditions may affect approval of future right-of-way permits.

Signature: Wesley Purdy Date: 8-31-20

\$10.00 PERMIT FEE: Collected by: _____ Date: _____

This permit is for the use of the City right-of-way only. No survey has been conducted by the City to determine the location of the right-of-way in this permit. Verification of right-of-way is the responsibility of the applicant. This permit does not alter franchise agreements. This permit is valid for 90 days from the approval date.

Engineering Dept. Approval

Date

Engineering Dept. Final Sign Off

Date

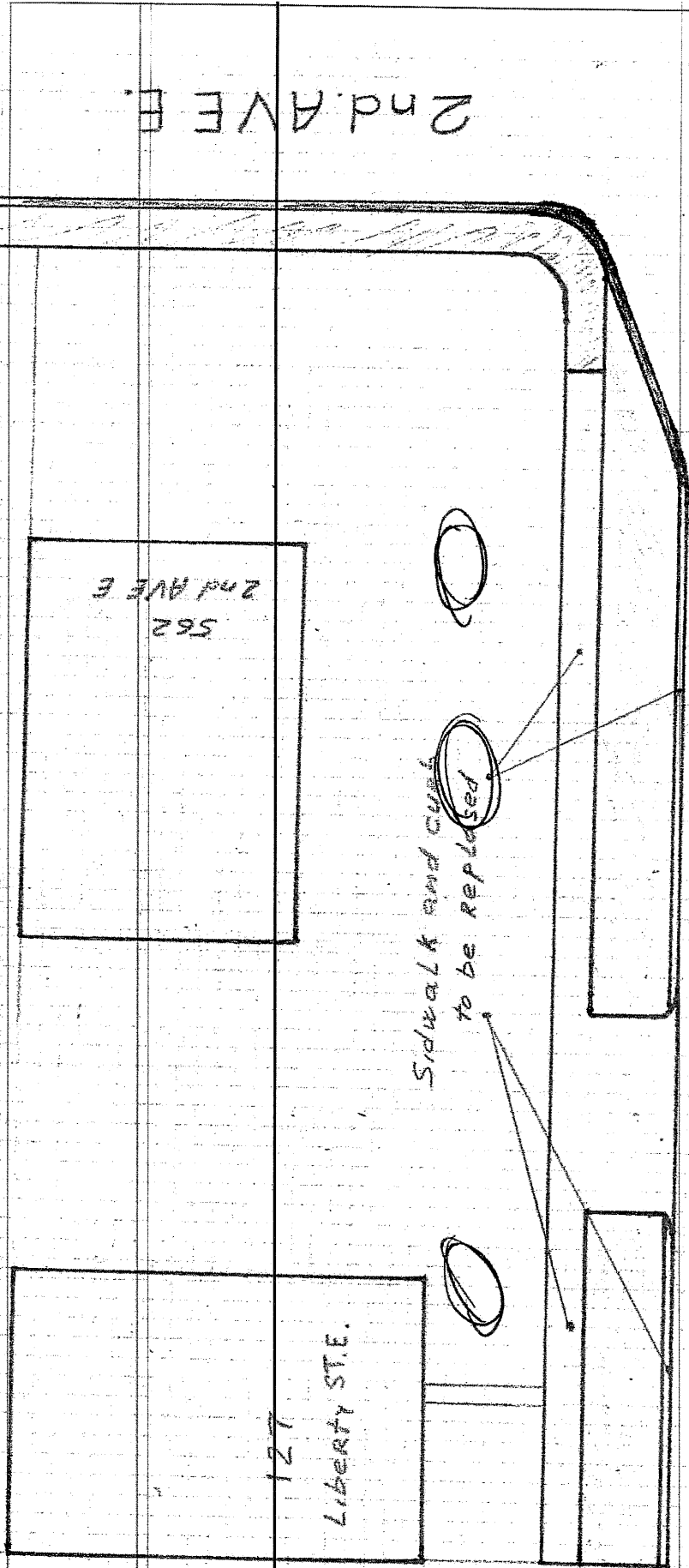
- Please contact **Darren Scott** at 308-1865 or at dscott@tfid.org; or **Garry Denton** at 308-7255 or at gdenton@tfid.org for final sign off to close out this permit.
- See Page 2 for construction, inspection & testing requirements.

DISTRIBUTION: Street Department, Engineering Lab

SIDEWALK TO BE REPLACED FOR
127 LIBERTY ST AND 562 2nd AVE EAST



Location of (3) New Trees



Liberty St. E.

BID

208.309.1024

Job Description:

[illegible]

Price valid until:

BID

208.309.1024

Job Description:

[illegible]

Price valid until:

BID

208.309.1024

Job Description:

[illegible]

Price valid until:

A-NC1819/T-3850-3-part carbonless

contractor proposal

Proposal

PROPOSAL SUBMITTED TO <i>WPS</i>	JOB NAME <i>187 Liberty ST Twin Falls</i>	DATE <i>1-13-20</i>
ADDRESS <i>187 Liberty ST Twin Falls</i>	PROPOSAL NUMBER <i>008-308-2947</i>	DATE <i>1-13-20</i>

We hereby submit specifications and estimates for:
130' of sidewalk Tare out and Replace
at 187 Liberty ST Twin Falls
Half down at start of Job
concrete about 9 yards
Gravel For sub Grade

Bureau of Occupational Licenses
 Department of Self-Governing Agencies
 The contractor has met the requirements for registration and is
 entitled under the laws and rules of the State of Idaho to license as a

REGISTERED ENTITY CONTRACTOR

WILLIES CONCRETE LLC
 STEVE WILLIE
 3719 48 N 2300 E
 TWIN FALLS ID 83301

Kelley Packer
 Chief, B.O.L.

RCE-43638
 Number

01/13/2021
 Expires

WILLIES CONCRETE LLC
 STEVE WILLIE
 3719 48 N 2300 E
 TWIN FALLS ID 83301

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of \$ *3300.00*

with payments to be made as follows: *Half down at start of Job*

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will incur an extra charge over and above the estimate. All agreements contingent upon plans, accidents, or design waived and accepted.

Respectfully submitted *Steve Willie*

Note - This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

Signature

Date of Acceptance

B-NC1819/T-3850 (Rev. 1)



D

#104

SIDEWALK REPAIR GRANT APPLICATION

Owner Applicant Name: WESLEY PURDY

Circle one: Residential Commercial

Mailing Address: P.O. Box 4878 Ketchum, ID 83340

Phone Number(s): 208-309-1024

Email Address: WesleyPurdy1@gmail.com

Project Location Address: ~~CORE~~ 562 2nd AVE East & Liberty

Project description: REMOVE AND REPLACE CONCRETE sidewalk.

Size of project: 62 x 5
310 square feet

Estimated Cost: 1705.00

Attach Copies of Sidewalk Bids:

Willies Concrete, LLC \$ 3300.00

ALLEN Construction, INC \$ 4625.00

Tree Removal Required: ☐ Yes ☐ No

Attach Copies of Tree Removal Bids:

4 SEASONS \$ 2850.00

V+V DRYWALL CO \$ 3400.00

Certification:

By signing this application, I certify that, 1) I am the legal owner of the property where the proposed sidewalk repair project will take place, 2) that all the information on this application and accompanying material is true and accurate to the best of my knowledge. If awarded a grant, I agree to comply with all the rules and conditions set forth in the application packet and on the permit forms.

Signature: _____ Date: _____

Applications are available online at www.tfid.org and may be emailed to: sidewalkgrant@tfid.org; or by mail to Engineering Department, City of Twin Falls, PO Box 1907, Twin Falls, ID 83303.



TREE CITY USA

City of Twin Falls Permit For Tree Removal

Property Owner Informatoin

Today's Date * 08/27/2020

First Name * wesley

Last Name * purdy

Phone Number * (208)309-1024

Email * wesleypurdy1@gmail.com

Address of work to
be done * Street Address
127 Liberty street

Address Line 2

City

Twin Falls

Postal / Zip Code

83301

State / Province / Region

Idaho

Country

USA

The tree(s) in
question reside on * ☒ Public right-of-way

☐ Public Property

Contractor Information

Contractor must be a licensed arborist with the City of Twin Falls

Contractor First
Name * Randy

Contractor Last
Name * Steadham

Contractor Phone
Number * (208)404-2346



City of Twin Falls Permit For Tree Removal

Property Owner Informatoin

Today's Date* 08/27/2020

First Name* wesley

Last Name* purdy

Phone Number* (208)309-1024

Email* wesleypurdy1@gmail.com

Address of work to be done*
Street Address
corner of 562 2nd Ave East and Liberty street
Address Line 2

City

Twin Falls

Postal / Zip Code

83301

State / Province / Region

Idaho

Country

USA

The tree(s) in question reside on*
☒ Public right-of-way

☐ Public Property

Contractor Information

Contractor must be a licensed arborist with the City of Twin Falls

Contractor First Name* Randy

Contractor Last Name* Steadham

Contractor Phone Number* (208)404-2346

Contractor Email * steadham11@gmail.com

Tree Species

Tree Species * (1) Poplar

Description of This Tree's Location on Property * In front of house at 127 liberty street

Reason for Request * Dead, dying and dangerous. Also broken up the side walk where it is not usable.

By submitting this form, I hereby make an application to the City of Twin Falls for permission to remove a tree(s)

The City of Twin Falls will respond to your request within five (5) working days from the date of application.

Signature *

nestley purdy

By signing this form, I agree to abide by the conditions set herein.



Date: Tuesday, September 8, 2020
To: Parks and Recreation Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Recommendation on a Parks In-Lieu application for the Andrea Subdivision located on the 300 Block of Harrison St S. (Application PZ20-0099).

Time Estimate:

Presentation will take approximately 5 minutes. Staff expects a few minutes for questions and answers.

Background:

The Andrea Subdivision is a 1.8 acre development with 14 lots. The development located on the West side of the 300 Block of Harrison Street South. The Benno's Point Subdivision is located towards the East across Harrison St South.

An appraisal conducted in June, 2020 was used to establish the property value.

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

Approval Process:

A vote by the the Commission will be forwarded to the City Council for a final decision regarding acceptance of the In-Lieu Fees.

Budget Impact:

N/A

Regulatory Impact:

A decision on the Parks In-Lieu Fee is required prior to the approval of any Plat.

History:

N/A

Analysis:

N/A

Conclusion:

Based on the proximity to existing Parks, and the limited size of the potential Park Dedication, Staff Recommends approval of this InLieu request.

The Parks Commission is tasked with making a recommendation on this item. The Commission may recommend approval, recommend approval with conditions, recommend denial, or table the item for more information.

Attachments:

1. Parks In Lieu Contribution Application

Date: _____

PARKS IN LIEU CONTRIBUTION APPLICATION-2014

Subdivision Name: Andrea Subdivision

Number of Dwelling/Household Units/Acres: 14 Doors / 1.81 Acres

Developer: Greg & Andrea Olsen

Address/Phone #: 2689 Suncrest Cir. Twin Falls, ID 83301
(435) 279-0284

Appraiser: McKinlay & Klundt Appraisal Co.
Address/Phone #: P.O. Box 5698, Twin Falls, ID 83303
(208) 734-5522

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

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

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

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

- (a) Determine the per acre appraised value of the Land in the development.
See 10-12-3-11 (F). Appraisal value of the Land: (L) 35,715
- (b) The current Park Development cost is \$31,700 per acre. (PD) \$31,700
- (c) Total the number of Household units in the development. (H) 14

1-The proposed Cash Contribution using #1: (L+PD)(H)(.01) (CC) \$ 9,438.10

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

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

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

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

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

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

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

- (d) Developed Trail Cost:
- i. Cost of land underneath the trail (per square foot): (A) _____
- ii. Cost to develop the trail (per square foot): (B) _____
- Developed Trail Cost = (A + B) (total trail cost per square foot): (TC) _____

- (e) Land Portion = (L)(H)(0.01) – (TC) (LP) _____
- Note: Land portion cannot be less than 50% of (L)(H)(.01).

- (f) Park Improvement Portion = (31,700)(H)(.01): (PIP) _____

- (g) Land Portion + Park Improvement portion (LP + PIP) = _____

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

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

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

PRIOR TO SUBMITTAL OF THIS APPLICATION HAVE YOU:

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

Date Submitted: _____

City Council Agenda Date: _____

Application accepted by City Administrator: _____

Engineering Approval: _____



Date: Tuesday, September 8, 2020
To: Parks and Recreation Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Recommendation on a Parks In-Lieu application for the Ensign Subdivision located at 1751 3rd Avenue East. (PZ20-0114)

Time Estimate:

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

Background:

The Ensign Meadows subdivision is approximately 0.42 acres to be subdivided into 2 lots. The plan is to construct a duplex on each of these lots.

An appraisal conducted in April, 2020 was used to establish the property value.

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

Approval Process:

A vote by the Commission will be forwarded to the City Council for a final decision regarding acceptance of the In-Lieu Fees.

Budget Impact:

n/a

Regulatory Impact:

A decision on the Parks In-Lieu Fee is required prior to the approval of any Plat.

History:

n/a

Analysis:

n/a

Conclusion:

Based on the proximity to existing Parks, and the limited size of the potential Park Dedication, Staff Recommends approval of this In Lieu request.

The Parks Commission is tasked with making a recommendation on this item. The Commission may recommend approval, recommend approval with conditions, recommend denial, or table the item for more information.

Attachments:

1. PZ20-0114 Parls In Lieu Applcation

RECEIVED

AUG 26 2020

Date: 8-14-2020

CITY OF TWIN FALLS
PLANNING & ZONING

PARKS IN LIEU CONTRIBUTION APPLICATION-2014

P220-0114

Subdivision Name: Ensign Meadow Subdivision

Number of Dwelling/Household Units/Acres: 4 Doors / 0.42 Acres

Developer: Jason Horsley & Jacob Winters - Ensign Construction, LLC

Address/Phone #: 1001 W 6th St, Filer, ID 83328
208-886-0552

Appraiser: Purchase and Sales Agreement utilized

Address/Phone #: --

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

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

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

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

- | | |
|--|----------------------|
| (a) Determine the per acre appraised value of the Land in the development.
See 10-12-3-11 (F). Appraisal value of the Land: | (L) <u>178,571</u> |
| (b) The current Park Development cost is \$31,700 per acre. | (PD) <u>\$31,700</u> |
| (c) Total the number of Household units in the development. | (H) <u>4</u> |

1-The proposed Cash Contribution using #1: (L+PD)(H)(.01) (CC) \$ 8,410

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

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

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

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

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

(a) Determine the per acre appraised value of the Land in the development.
See 10-12-3-11 (F). Appraisal value of the Land: (L) _____

(b) The current Park Development cost is \$31,700 per acre. (PD) \$31,700

(c) Total the number of Household units in the development. (H) _____

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

(d) Developed Trail Cost:
i. Cost of land underneath the trail (per square foot): (A) _____
ii. Cost to develop the trail (per square foot): (B) _____

Developed Trail Cost = (A + B) (total trail cost per square foot): (TC) _____

(e) Land Portion = (L)(H)(0.01) - (TC) (LP) _____
Note: Land portion cannot be less than 50% of (L)(H)(.01).

(f) Park Improvement Portion = (31,700)(H)(.01): (PIP) _____

(g) Land Portion + Park Improvement portion (LP + PIP) = _____

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

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

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

PRIOR TO SUBMITTAL OF THIS APPLICATION HAVE YOU:

... Talked to the Parks & Recreation Department about the requirements?

... Enclosed a copy of the appraiser's value for the land.

... Enclosed a copy of bid/material costs to construct walking path/bike trail.

Date Submitted: _____

City Council Agenda Date: _____

Application accepted by City Administrator: _____

Engineering Approval: _____

PURCHASE SALE AGREEMENT

PARTIES: Kevin Thomas Ranalli as Seller, and Ensign Construction, as Buyer, hereby agree that the Seller shall sell, and Buyer shall buy the following legally described property.

1. DESCRIPTION:

The South one-half of Lot 8, RITCHEY SUBDIVISION, Twin Falls County, Idaho, according to the official plat thereof recorded in Book 5 of Plats, page 21, records of Twin Falls County, Idaho.

- (a) Legal description of real estate: _____
- (b) Street address, if any, of the Property being conveyed is: 1751 3rd Ave E Twin Falls Idaho 83301
- (c) Personal property, free of liens, including all buildings and improvements on the property and all right, title, and interest of Seller in and to adjacent streets, roads, alleys and rights-of-way, and all existing permanently installed fixtures and fittings that are attached to the Property are included in the purchase price and transfer to the Buyer. Certain fixtures and fittings are included in the purchase price and transfer to the Buyer regardless of whether they are in fact permanently installed and attached to the Property. These fixtures and fittings include electrical, plumbing and heating fixtures, stoves, built-in appliances, screens, storm doors, storm windows, curtain rods and hardware, window treatments, attached floor coverings, hot tub, air cooler or conditioner, garage door openers and controls, fireplace inserts, storage sheds, and:
- _____

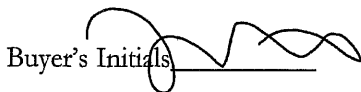
2. PURCHASE PRICE \$ Seventy Five Thousand (\$75,000)

PAYMENT:

- (a) Earnest money(s) to be held in escrow by Title One Corporation in the amount of \$ 1,000 (Credited to Buyer at closing).
- (b) Balance to close, (U.S. Cash, certified or cashier's check) subject to adjustments and prorations:
- (c) \$ 74,000.
- (d) All funds held in escrow shall be placed in an interest-bearing account at the direction of Buyer, with interest accruing to the benefit of Buyer and either applied toward the purchase price at closing or returned to Buyer in the event and for any reason the transaction does not close.

3. ESCROW & DEPOSIT: Within Three (3) calendar days after the Effective Date Buyer shall open escrow with Title One Corporation (the "Escrow Holder") by the deposit of a copy of this Agreement and a deposit of the above mentioned earnest money with the Escrow Holder. Seller and Buyer agree to prepare and execute such escrow instructions as may be necessary and appropriate to close the transaction. Should said instructions fail to be executed as required, Escrow Holder shall and is hereby directed to close escrow pursuant to the terms and conditions of this Agreement. Close of escrow (or the "Closing Date", which shall mean the date on which the deed transferring title is recorded) shall occur on or before 4/17/2020. Escrow fee shall be paid fifty percent by Seller and fifty percent by Buyer.

Buyer's Initials

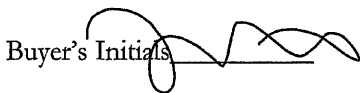


Seller's Initials



4. **TITLE INSURANCE:** Within 10 business days from the Effective Date, Buyer may at his option and at his expense, purchase a standard coverage owner's title insurance policy in an amount equal to the purchase price.
5. **TITLE CONDITION:** All mortgages, judgments and liens shall be paid or satisfied by the Seller at or prior to closing unless otherwise provided herein. Seller agrees that no additional encumbrances, restrictions, easements or other adverse title conditions will be placed against the title to the Property after the effective date of the preliminary title commitment approved by the Buyer.
6. **CONTINGENCIES:**
- a. **FINANCING CONTINGENCY:** This Agreement is contingent upon the Buyer obtaining a new first loan. Said loan shall be secured by a new first mortgage or deed of trust on the Property. Financing shall be obtained by the closing date or this Agreement shall be terminated, and earnest money will be refunded to Buyer.
- b. **TITLE CONTINGENCY:** Within 6 business days from the Effective Date, Seller, at Seller's sole expense, shall cause a title insurance company mutually acceptable to the Parties to issue and deliver to Buyer a preliminary title commitment ("Title Commitment") accompanied by one copy of all documents affecting the Property, and which constitute exceptions to the Title Commitment. Buyer shall give Seller written notice on or before 2 days from the date of receipt of the Title Commitment, if the condition of title as set forth in such Title Commitment is not satisfactory in Buyer's sole discretion. If the condition of title is not acceptable, Buyer shall state which exceptions to the Title Commitment are unacceptable. Seller shall have 2 days to undertake and use its best efforts to eliminate or modify all unacceptable matters to the reasonable satisfaction of Buyer. In the event Seller is unable or unwilling to satisfy said objections before Closing Date, Buyer may, at its option: (i) extend the time period for Seller to satisfy said objections, (ii) accept title subject to the objections raised by Buyer, without an adjustment in the purchase price, in which event said objections shall be deemed to be waived for all purposes, or (iii) rescind this Agreement, whereupon half the earnest money described herein shall be returned to Buyer and this Agreement shall be of no further force and effect.
8. **PRORATION OF TAXES AND HOA FEES:** Taxes and HOA fees for the year of the closing, shall be prorated to the date of closing.
9. **RISK OF LOSS:** Risk of loss is assumed by the Seller through the time of closing.

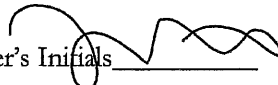
Buyer's Initials



Seller's Initials



10. **MAINTENANCE:** Between Effective Date and Closing Date, all personal property on the premises and real property, including lawn, shrubbery, and pool, if any, shall be maintained by Seller in the condition they existed as of Effective Date, ordinary wear and tear excepted, and Buyer or Buyer's designee will be permitted access for inspection prior to closing to confirm compliance with this standard.
11. **CONVEYANCE AND POSSESSION:** Seller shall convey the Property by warranty deed free of liens and encumbrances except for those approved by Buyer. Upon recording of the deed Seller shall deliver to Buyer possession of the Property.
12. **DEFAULT BY SELLER:** In the event that Seller should fail to consummate the transaction contemplated herein for any reason, except Buyer's default: (i) Buyer may enforce specific performance of this Agreement in a court of competent jurisdiction and in such action shall have the right to recover damages suffered by Buyer by reason of the delay in the acquisition of the Property, or (ii) Buyer may bring suit for damages for breach of this Agreement, in which event, the deposit made hereunder shall be forthwith returned to Buyer, or (iii) Buyer may declare a default, demand and receive the return of the deposit. All rights, powers, options, or remedies afforded to Buyer either hereunder or by law shall be cumulative and not alternative and the exercise of one right, power, option, or remedy shall not bar other rights, powers, options or remedies allowed herein or by law.
13. **DEFAULT BY BUYER:** In the event Buyer should fail to consummate the transaction contemplated herein for any reason, except default by Seller or the failure of Seller to satisfy any of the conditions to Buyer's obligations, as set forth herein, Seller shall be entitled to retain the earnest money deposit, such sum being agreed upon as liquidated damages for the failure of Buyer to perform the duties and obligations imposed upon it by the terms and provisions of this Agreement and because of the difficulty, inconvenience, and uncertainty of ascertaining actual damages, and no other damages, rights or remedies shall in any case be collectible, enforceable, or available to Seller other than as provided in this Section, and Seller agrees to accept and take said deposit as Seller's total damages and relief hereunder in such event.
14. **CONSENT TO DISCLOSE INFORMATION:** Buyer and Seller hereby consent to the disclosure by Buyer, Seller, and Salespersons and other parties having interests essential to this Agreement, of all information reasonably necessary to consummate the transaction anticipated by this Agreement. Seller consents to disclose all known adverse material facts concerning the Property. If required by Title 55, Chapter 25 Idaho Code Seller shall within 5 business days after the Effective Date of this Agreement provide to Buyer Seller's Property Condition Disclosure Form or other acceptable form. Seller agrees to disclose Books and Records to Buyer which are reasonably necessary for the above

Buyer's Initials 

Seller's Initials 

mentioned inspections. Books and Records shall include but not be limited to tax records, operating statements and rent rolls.

15. **TIME FOR ACCEPTANCE AND EFFECTIVE DATE:** If this offer is not executed by both parties hereto on or before 3/27/2020 at 1200, the aforesaid deposit(s) shall be, at the option of the Buyer, returned to him and this offer shall thereafter be null and void. The Effective Date of Agreement shall be the date when the last one of the Seller and Buyer has signed this offer.
16. **BUYER'S COMMITMENT:** Buyer agrees to purchase the above-described Property on the terms and conditions set forth herein. Buyer may withdraw this offer at any time prior to Buyer being notified of Seller's written acceptance.
17. **SELLERS COMMITMENT:** Seller agrees to sell and convey to Buyer the above described Property on the terms and conditions set forth herein.
18. **FENCE:** Buyer and Seller agree that a fence will be installed along the east side of this S1/2 LOT 8. Buyer agrees to purchase the materials for and Seller agrees to construct and install to industry building standards said fence in accordance with Exhibit A - Fence Diagram. Buyer agrees to purchased materials for said fence in accordance with Exhibit A - Fence Diagram within 60 days of the close of this sale. If Buyer fails to purchase the required materials within 60 days of the close of this sale, Seller may at Sellers discretion purchase required materials and charge Buyer 120% of expenses incurred by Seller as shown on Seller receipts. Seller agrees that Said fence shall be constructed and installed to industry building standards in accordance with Exhibit A - Fence Diagram within 90 days of the close of this sale. If Seller fails to cause the fence to be constructed and installed as above explained within 90 days of the close of this sale, Buyer may at Buyers discretion construct and install the fence as above explained and charge Seller the fair market value for said labor. Buyer and Seller agree to pay own expenses, legal or otherwise, arising from disputes concerning this "Fence" clause. "Exhibit A - Fence Diagram," which must accompany this Purchase and Sale Agreement.



Kevin Thomas Ranalli

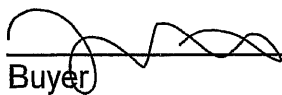
3/26/2020 at 9:30 pm

Seller

Date/Time

Seller

Date/Time



Jason Horsley, Partner Ensign Construction 3/26/2020 at 1952

Buyer

Date/Time

Buyer

Date/Time

Buyer's Initials

Seller's Initials





Date: Tuesday, September 8, 2020
To: Parks and Recreation Commission
From:

ACTION ITEM

Request:

Request to increase fees at the Twin Falls Golf Club

Time Estimate:

Allow approximately 5 minutes for presentation, then some time for questions and deliberation.

Background:

Steve Meyerhoeffer (Steva LLC) holds a concession agreement with the City of Twin Falls to maintain and operate the City owned Twin Falls Golf Club. Under item 7. QUALITY AND COST OF GOLF SERVICES, the concessionaire has the privilege to operate a golf program at its own cost, risk, profit and expense. 7. c. requires consent of the Golf Commission to raise rates less than 5%. Therefore, Steve is requesting the following:

The last three seasons we have operated under the same pricing structure across the board. I am asking for a 5% or less increase in season passes for the 2021 season. This doesn't even cover the cost of living increase but will still be helpful and hope to avoid any big increases in the future. Our rates are currently about 40% less than Canyon Springs and Ranch 93. Green fees and cart fees will remain unchanged at this time.

The new price proposals are below:

Thanks

Adult	540.00	Proposed	565.00
Couple	800.00		840.00
Senior	470.00		490.00
Senior Couple	730.00		765.00
College	300.00		315.00
Junior	155.00		160.00

Approval Process:

A simple majority will approve this request

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Attachments:

None

Parks and Recreation Department Update September, 2020

Recreation Update Brandy Mason & Justin Wolters Recreation Coordinator

FALL SOCCER: We have completed registration and the season started on Monday August 31st. We have 602 participants enrolled, with 50 volunteer coaches assisting us with making this program a success.

Year	Participants
2020	602
2019	776
2018	815
2017	803

GIRLS BASKETBALL: Registration for girls' basketball is August 24th –September 16th. Practices will begin the week of September 28th. This year with the help of Carol Warner from the school district, we secured practice gyms at Oregon Trail, Perrine, Robert Stuart, Harrison, Rock Creek, Bickel, Pillar Falls and Morningside for youth practices. O'Leary and Robert Stuart Middle Schools will be used for Saturday games.

FALL YOUTH VOLLEYBALL CAMP:

Registration for the 2020 Fall Volleyball camp is August 24th to September 25th. Camp will be on Saturday September 26th and will consist of drills and then players will be divided into age groups and participate in tournament play in the afternoon. It will be held at TFHS and taught by Andrea Harshman and her Varsity Volleyball team.

Adult Volleyball: Registration opened up this week and will run through September 29th. The fee is \$425.00 for a 10 game season and a double elimination tournament. The league will start the week of October 19th.

Adult One pitch softball/Flag football: We are in our Third week of both of these programs.

Fall Cornhole: Our fall Cornhole season kicked off last week. We have 20 teams this fall which is an increase from the 13 teams we had in the Spring. Each team will play three matches a night for the four weeks in September and will end the season with a double elimination tournament on October 1st.

Recreation Supervisor Update Stacy McClintock

Parks Kevin Skelton & Todd Andersen

Irrigation checks and repairs are ongoing

Vandalism has been an issue this year more specifically tagging as opposed to destruction of property. Staff has spent considerable time removing or covering spray painted surfaces.

Seeking quotes for crack sealing and slurry sealing on our trail system is done and work should begin this month. We have our trail system sections on an approximate 7-year maintenance cycle for this type of work.

Pool Update

John Pauley

Fall Hours: The pool is in the beginning of the fall schedule. The facility is open Monday – Friday from 5:30am-1pm and 4-7pm. During the facility hours the shallow side is open from 5:30-10am and 4-7pm. The deep side is open from 5:30-8:30am, 10-1pm, and 5:15-7pm.

Bubble Setup: The bubble will go up on October 5 & 6 this year. Normally the bubble would go up in the middle of September, however with COVID we want to keep the pool outside as long as possible.

Fall Programs: Fall programs begin on October 26. Programs include swim lessons, Water Babies, and Mini-Hurricane Swim League. All of our programs are setup to ensure proper social distancing by having all participants and the instructor 6 feet apart at all times. For the beginning levels, the parents get in the water with the children and act as the instructor's hands. This was successful over the summer and we are excited to have the opportunity to continue lessons.

High School Swim Season: 4 high schools use their City Pool as their home pool. These schools include: Twin Falls, Canyon Ridge, Jerome, and Kimberly. Even in this odd year, HS swim team participation has been strong with each team having 20-30 swimmers.

CSI Water Fitness Class: The water fitness class that is taught 3 times per week by CSI for seniors restarted on August 31 for the first time since the pool shutdown in March. While the class was on hold, we filled in for the college and taught the class from June – August. We are happy to have the college back!

Golf Course Update

Steve Meyerhoeffer

We have had a very good summer out here at TFGC and are ready to progress into our fall schedule. All of our leagues, men's ladies and couples are all winding down or have been completed. Our fall schedule has several Saturday events but mostly just openly play for our patrons.

We do most of our course improvements in the fall and we several in mind: Hole #13 bunker is always full of water from ground water and pour drainage. We are going to work on improving current drainage and add more areas for the water to funnel to the canal. We will be also adding sand to this bunker and using sod to improve poor areas. Hole #6 has a small cart path around the tee box which we are going to extend around to the front of the teeing area and down the fairway a bit. This area always gets beaten down for cart traffic. Our new storage building is wonderful but is just a big building with no storage or shelves. We are planning on putting shelving up on two sides of the building so store some of the equipment and tools that are currently on the floor. All of these projects will be funded from the "Friends of Muni" fundraiser we put on.

I will try to keep full staff on through October and then will start laying employees off as needed. Currently we have 27 employees and will get down to five or six during winter months and then ramp back up in March.

Director's Update

Wendy Davis

We are working to complete our FY '20 capital improvement projects, or get contracts in place to encumber funds, including the golf course bridges, Cascade park restroom, Dierke's Lake improvements, and Shoshone Falls Grade road plan.