Twin Falls City Council
Agenda

Monday, July 26, 2021, 5:00 PM

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

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

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

2) PLEDGE OF ALLEGIANCE

3) PROCLAMATIONS: None

4) CONSENT CALENDAR

   a) **ACTION ITEM:** Request to approve July 19, 2021, City Council Minutes.
   By: Amy Luna, Finance Administrative Assistant

   b) **ACTION ITEM:** Request to approve Accounts Payable for July 15-21, 2021.
   By: Amy Luna, Finance Administrative Assistant

   c) **ACTION ITEM:** Request to approve the Final Plat for the Vista Rim Townhomes, ZDA c/o EHM Engineers, Inc. on behalf of JJ McBride.(PZ21-0114)
   By: Ian Zollinger, City Planner

   d) **ACTION ITEM:** Request to approve the First Federal Paper Rock Scissors Tournament.
   By: Sergeant Lou Coronado

5) ITEMS OF CONSIDERATION

   a) **ACTION ITEM:** Request to confirm the Mayor's appointment of Lisa Buddecke and the re-appointment of Doug Baughman to the Historic Preservation Commission.
   By: Lisa Strickland, City Planner

   b) **PRESENTATION:** A presentation of the City Manager's Recommended Budget for FY 2022 followed by citizen input.
   By: Travis Rothweiler, City Manager

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS

   a) **ACTION ITEM:** Request for approval of the 2021 CDBG Action Plan.
   By: Ian Zollinger, City Planner

9) 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 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.

Twin Falls City Council
Minutes

Monday, July 19, 2021, 5:00 PM

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

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present:	Mayor Suzanne Hawkins, Vice Mayor Ruth Pierce, Council Member Shawn Barigar, Greg Lanting, Christopher Reid
Absent:	Council Member Craig Hawkins, & Nikki Boyd.
Staff Present:	City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, City Attorney Shayne Nope, CFO Breanna Howard, Police Chief Craig Kingsbury, Fire Chief Les Kenworthy, Code Enforcement Coordinator Sean Standley, Public Works Director Jon Caton, City Engineer Josh Baird, Senior Planner Liz Hart, Communication Center Manager Tami Lauda, Budget Coordinator Mat Farnes, Recruitment Coordinator Kristen Kohntopp, Wellness Coordinator Katy Touchette, Human Resources Director Gretchen Scott, Finance Administrative Assistant Amy Luna.

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

2) PLEDGE OF ALLEGIANCE

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

3) PROCLAMATIONS: None.

4) CONSENT CALENDAR

Council Member Barigar requested Item(j) be voted on separately due to it being a Chamber event.

MOTION: Council Member Reid moved to approve the Consent Calendar Items (a-i & k) as presented. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 5 to 0

MOTION: Council Member Lanting moved to approve the Consent Calendar Items (j) as presented. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 4 to 0, Council Member Barigar abstained.

a) Request to approve Accounts Payable for July 8 thru 14, 2021.
b) Request to approve July 12, 2021, City Council Minutes.
c) Request to approve a Parks In-Lieu application for the Federation Point Subdivision located at 211 Federation Road. (PZ21-0077). On July 13, 2021, the Parks and Recreation Commission voted unanimously to recommend approval to City Council.
d) Request to approve a Parks In-Lieu application for the Kenyon Meadow Subdivision located at the 1500 & 1600 blocks of Kenyon Road South (PZ21-0086). On July 13, 2021, the Parks and Recreation Commission voted unanimously to recommend approval to City Council.
e) Request to accept the Improvement Agreement for the purpose of developing Vista Rim Townhomes Subdivision, a ZDA.
f) Request to approve a Trust Agreement for Vista Rim Townhomes Subdivision, a ZDA, placing all lots in trust.
g) Request to hold the National Night Out event.
h) Request to approve the 10th Annual Optimist Club Wings and Things Ultimate Tailgate Challenge.
i) Request to hold the Christian Youth Band Concert.
j) Request to hold the Twin Falls Chamber Mini Masters event.
k) Request to hold the Arts in the Park.

5) ITEMS OF CONSIDERATION

a) Chief Craig Kingsbury would like to present Officer Tyler Kuder with his POST Basic Certificate, Officer Martin Becerra and Officer Cody Christensen with their POST-Intermediate Certificates, and Officer Brad Baisch, Officer Tracy Thompson, and Sergeant Steven Gassert with their POST-Advanced Certificates before City Council.

Police Chief Kingsbury would like to present Officer Tyler Kuder with his POST-Basic Certificate, Officer Martin Becerra and Officer Cody Christensen with their POST- Intermediate Certificates, and Officer Brad Baisch, Officer Tracy Thompson, and Sergeant Steven Gassert with their POST-Advanced Certificates before City Council.

Mayor Hawkins congratulated the officers for their achievements.

b) Formal ceremony promoting Detective Josh Hayes to the position of Corporal, Officer Eric Barzee to the position of Sergeant, and Corporal Steven Gassert to the position of Sergeant before the City Council.

Police Chief Kingsbury conducted a formal ceremony promoting Detective Josh Hayes to the position of Corporal, Officer Eric Barzee to the position of Sergeant, and Corporal Steven Gassert to the position of Sergeant before the City Council

Mayor Hawkins congratulated the officers for their achievements.

c) A presentation of the City Manager's Recommended Budget for FY 2022 followed bycitizen input.

City Manager Rothweiler made a presentation of the City Manager's Recommended Budget for FY 2022.

Library's presentation on the budget proposal.

- Air Handling Unit Replacement
- Sidewalk updates

Rescue Plan Act Grant – IcfL;

- Study Rooms
- Outdoor WiFi

Fire Department presentation on the budget proposal.

- Fire Truck Replacement (alternate financing)
- MSA Extendaire II Buddy Breather System
- Communication System for Special Rescue and Hazmat Situations

Police Department presentation on the budget proposal.

- Animal Control Vehicle - $80,000
- Police Patrol Vehicles
- Police Operations Women's Locker Room Addition
- Police Patrol Equipment
- Law Enforcement Officer Web Protect
- Property & Evidence Laboratory Refrigerator Addition
- Records Production Document Scanner
- Category B Items
  - Criminal Investigation Division Vehicle
  - Replacement Automated External Defibrillators (12)
  - Red Dot Pistol Optics
  - Travel & Training Expenditure Request

Discussion ensued on the following:
Council Member Lanting: Asked for clarification on the Water rate changes.
Council Member Reid: Asked for clarification on what the request is for the fire truck and the estimated price.
Council Member Lanting: Would the old fire truck be usable for another fire department?
Vice Mayor Pierce: Asked what the costs of the requested items are.
Mayor Hawkins: Do you have a plan for expansion in the future?

Council Member Reid: Is the 55 years an ongoing thing?
Council Member Lanting: Are we going to be able to get any of the budgeted vehicles?
Council Member Reid: Have we contacted an architect related to future expansion?
City Manager Rothweiler asked for guidance for the $770,000 Capital projects to be funded and the possibility of increasing the City Council Compensation.
Mayor Hawkins: Do we have to fund the Capital projects now, or can we wait until the end of all the presentations. Do we want to discuss the council compensation option?
Council Member Lanting: Would there be a possibility of increasing the compensation and use it to fund health insurance?
Vice Mayor Pierce: Spoke on the health insurance issue. Believes that it is time to look at the compensation.
Council Member Barigar: Is in favor of looking at the compensation options.
Council Member Lanting: Spoke in favor of discussing the compensation increase.
Council Member Reid: What year was the last increase.
Mayor Hawkins: Stated that the Council will have a decision by August 2, 2021

6) GENERAL PUBLIC INPUT

Citizen Tammy Billman spoke to the council about the following items:

- A gentleman in a wheelchair is collecting cans and making a mess. Is there something that the city can do?
- Harrison Park - When will it be started. Thought that it was on the 2020-2021 budget.
- Asked about the fireworks - Started in June and ended on July 8, 2021.

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Lanting: Reported of the "Friends of Muni Golf Tournament".
Mayor Hawkins: Reported on the "Chicks and Chaps" that will be held on September 3, 2021, at the Twin Falls County Fair.

8) PUBLIC HEARINGS: None.

9) ADJOURNMENT

a) ADJOURN TO 74-206 Executive Session:
(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student; (1)(c) To acquire an interest in real property not owned by a public agency; (1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.
MOTION: Council Member Barigar moved to Adjourn to Executive Session 74-206(1)(b)to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against a public officer, employee, staff member or individual agent, or public school student; 74-206(1)(c) to acquire an interest in real property not owned by a public agency; 74- 206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.
Vice Mayor Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 5 to 0.

Amy Luna, Finance Administrative Assistant

For a full account of this meeting please visit tfid.org for the recording of this meeting

Comprehensive Staff Report

To: City Council

Presenter: Ian Zollinger, City Planner

Request: for consideration of the **Final Plat** for the Vista Rim Townhomes Subdivision approximately 1.79 (+/-) acres to develop 24 commercial lots located on the north side of Canyon Crest Drive and adjacent to the west side of Canyon Crest Dining and Restaurant

Application: PZ21-00114

Applicant & Representative:

Vista Rim Townhomes, ZDA
100# Partners, LLC
c/o EHM Engineers, Inc Tim Vawser
621 N College Rd, Ste 100
Twin Falls, ID 83301

Public Meeting: July 26, 2021

Background:
This is a request to subdivide approximately 1.79 (+/-) acres to develop 24 commercial lots located on the north side of Canyon Crest Drive and adjacent to the west side of Canyon Crest Dining and Restaurant The property is currently zoned C-1 CRO ZDA.

Approval Process:
As per Twin Falls City Code 10-12-2.3 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. 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.

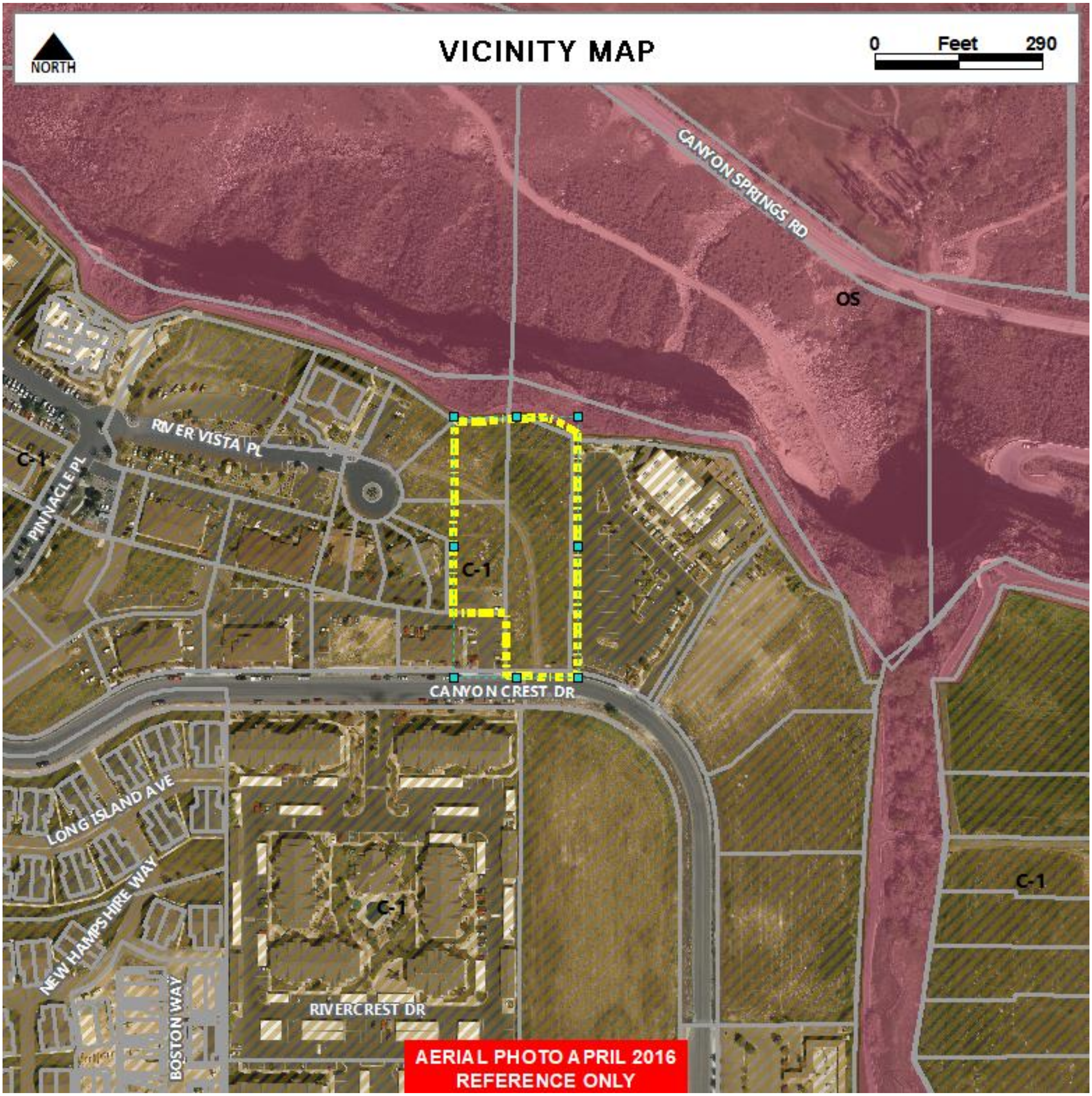
Applicable Zoning Regulations:
This Final Plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the C-1 Zoning District development standards as well as the Vista Rim ZDA.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Comprehensive Plan Compliance:
The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use". Staff has determined this request complies with the 2016 Comprehensive Plan.

Conclusion:
Upon conclusion, should the 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:
Vicinity Map
Exhibits

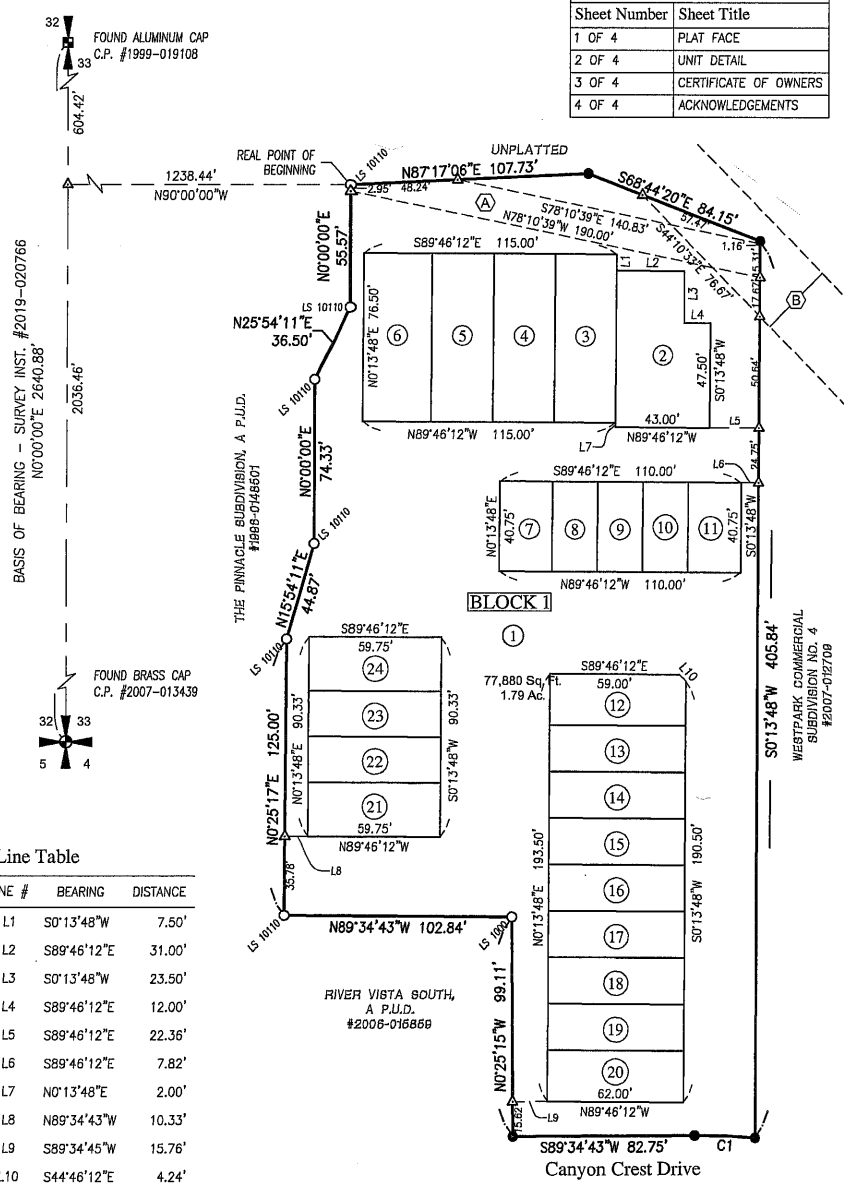


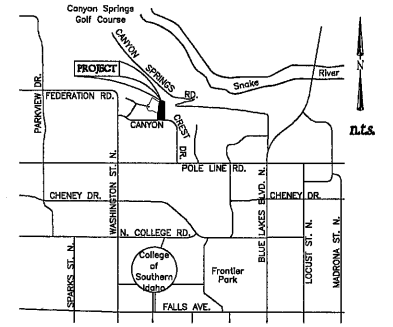
Current Zoning: C-1, CRO	**Existing Land Use:** Vacant/Undeveloped
Comprehensive Plan: Mixed Use	**Proposed Land Use:** Multi Family
Surrounding Zoning Designations & Land Use(s)	
North: Canyon Rim	**East:** Commercial
South: Commercial	**West:** Commercial
Applicable Regulations	
10-1-4, 10-1-5, 10-4-4, 10-12-2-3	

VISTA RIM TOWNHOMES SUBDIVISION, A ZDA

Located In
A Portion of
Lots 10 & 11, Block 1, The Pinnacle Subdivision
and a Portion of the
N 2 SW 4 , Section 33
Township 9 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2021

Sheet List Table	
Sheet Number	Sheet Title
1 OF 4	PLAT FACE
2 OF 4	UNIT DETAIL
3 OF 4	CERTIFICATE OF OWNERS
4 OF 4	ACKNOWLEDGEMENTS





Vicinity Map n.t.s

0 20 40 80
SCALE IN FEET

Line Table

LINE #	BEARING	DISTANCE
L1	S0°13'48"W	7.50'
L2	S89°46'12"E	31.00'
L3	S0°13'48"W	23.50'
L4	S89°46'12"E	12.00'
L5	S89°46'12"E	22.36'
L6	S89°46'12"E	7.82'
L7	N0°13'48"E	2.00'
L8	N89°34'43"W	10.33'
L9	S89°34'45"W	15.76'
L10	S44°46'12"E	4.24'

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	5°32'36"	282.00'	27.28'	27.27'	13.65'	N87°38'57"W

Notes:

LOT 1, BLOCK 1 SHALL BE RESERVED AS AN EASEMENT FOR CROSS-USE COMMON AREA, PUBLIC UTILITIES, VEHICULAR AND PEDESTRIAN ACCESS, DRAINAGE AND STORM WATER RETENTION AND SHALL BE OWNED AND MAINTAINED BY THE VISTA RIM TOWNHOMES HOMEOWNERS ASSOCIATION. CERTAIN PROJECTIONS, INCLUDING BUT NOT LIMITED TO, BUILDING EAVES, DECKS, AND ARCHITECTURAL PROJECTIONS AS WELL AS PERMANENT TRASH ENCLOSURES AND OTHER ALLOWABLE STRUCTURES SHALL BE ALLOWED AS SET FORTH IN THE VISTA RIM TOWNHOMES ZDA. PERMANENT STRUCTURES WITHIN LOT 1 SHALL BE PLACED A MINIMUM OF 7.5' FEET FROM THE CENTER OF SEWER, WATER AND PRESSURE IRRIGATION MAINS.

ALL BUILDING SETBACKS SHALL BE SUBJECT TO THE VISTA RIM TOWNHOMES ZONING DEVELOPMENT AGREEMENT, ORDINANCE #0-2021-004 RECORDED MARCH 12, 2021, RECORDED IN THE OFFICE OF THE TWIN FALLS COUNTY RECORDER AS INSTRUMENT NO. 2021-006134. CANYON RIM SETBACKS SHALL CONFORM TO THE ZDA AGREEMENT AND THE BELLA VISTA CANYON RIM STUDY DATED 6-25-2019 CONDUCTED BY EHM ENGINEERS AND THE CITY OF TWIN FALLS ENGINEERING DEPARTMENT.

Surveyor's Narrative

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE PARCEL OF LAND SHOWN HEREON FOR A FINAL SUBDIVISION PLAT, AT THE REQUEST OF THE OWNER. MONUMENTS WERE FOUND AT THE BOUNDARY CORNERS, SECTION AND QUARTER CORNERS SHOWN HEREON. THESE MONUMENTS ARE OF RECORD PER PREVIOUS RECORD OF SURVEYS AND/OR CORNER PERPETUATION AND FILING RECORDS.

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: ____________

Legend

SUBDIVISION BOUNDARY LINE	
SECTION LINE	
TIE LINE	
EASEMENT LINE	
LOT LINE	
CALCULATED POINT (NOT SET)	△
FOUND BRASS CAP	
FOUND 5/8" REBAR (AS NOTED)	○
MONUMENT (AS NOTED)	⊕
SET 5/8" x 24" REBAR & CAP - LS 10110	●
SET 1/2" x 24" REBAR & CAP - LS 10110	•

Survey References

#2019-020766
#2009-018990 - RIVER VISTA CONDOMINIUMS
#2008-020074
#2007-012709 - WESTPARK COMMERCIAL SUBDIVISION NO. 4
#2006-015859 - RIVER VISTA SOUTH, P.U.D.
#1996-0148501 - THE PINNACLE SUBDIVISION, P.U.D.

Deed References

#2021-006762

Easement Key

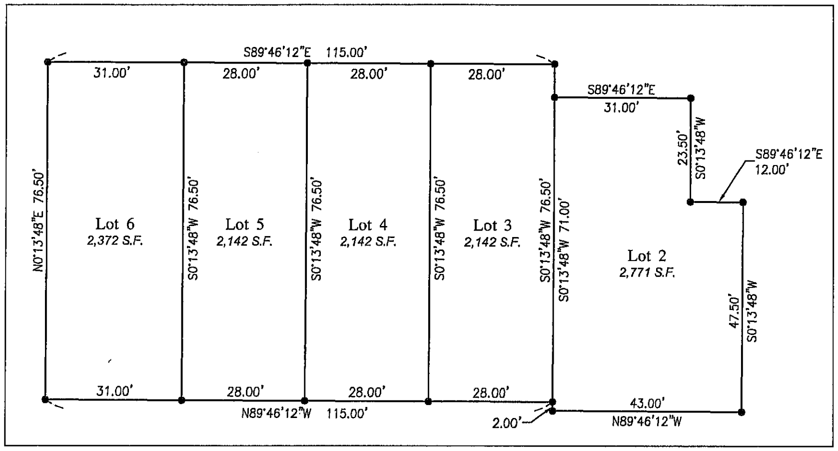
(A) EXISTING 15' SEWER EASEMENT #504099

(B) EXISTING 34' IDAHO POWER EASEMENT #404021

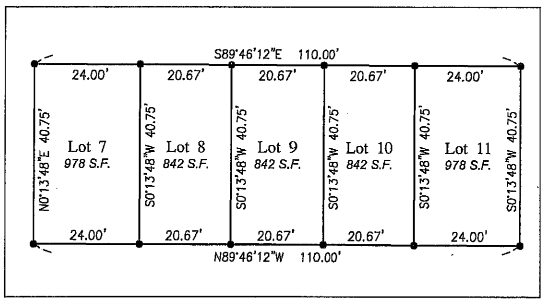
PROFESSIONAL LAND SURVEYOR REGISTERED 10110 STATE OF IDAHO CHRISTOPHER S. HARMISON

PRELIMINARY

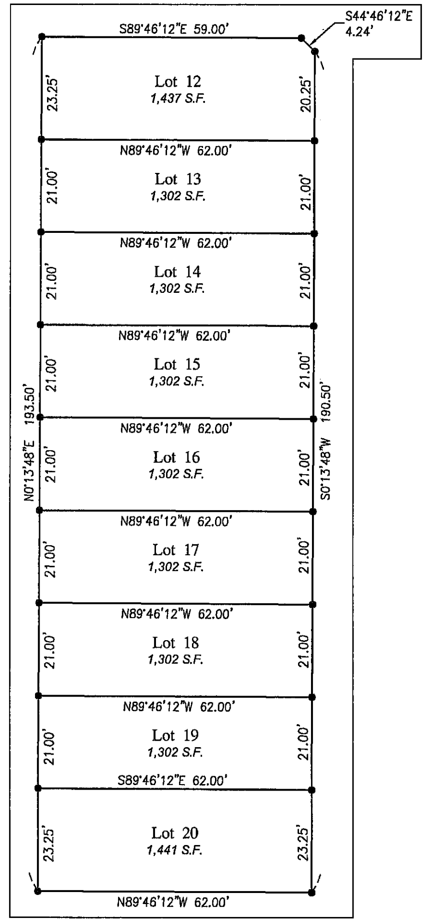
EHM Engineers, Inc.



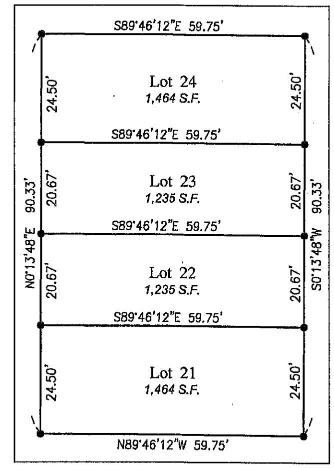
Lots 2-6



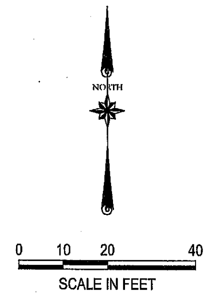
Lots 7-11



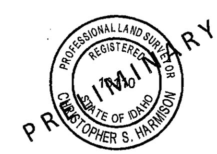
Lots 12-20



Lots 21-24



EHM Engineers, Inc.



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 LOTS 10 AND 11, BLOCK 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED "THE PINNACLE SUBDIVISION, A PLANNED UNIT DEVELOPMENT", RECORDED AUGUST 26, 1996 AS INSTRUMENT NO. 1996-014850 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS, AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN , TWIN FALLS COUNTY, IDAHO, SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33, SAID CORNER BEARS NORTH 00°00'00" EAST 2640.88 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 33;
THENCE, ALONG THE WEST BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 33, SOUTH 00°00'00" WEST 604.42 FEET;
THENCE, LEAVING SAID WEST BOUNDARY, SOUTH 90°00'00" EAST 1238.44 FEET TO NORTHWEST CORNER OF PARCEL B AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED DECEMBER 4, 2019 AS INSTRUMENT NO. 2019-020766 IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY AND TO THE REAL POINT OF BEGINNING;
THENCE, NORTH 87°17'06" EAST 107.73 FEET;
THENCE, SOUTH 68°44'23" EAST 84.15 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN MAP ENTITLED "WESTPARK COMMERCIAL SUBDIVISION NO. 4", RECORDED MAY 25, 2007 AS INSTRUMENT NO. 2007-012709 IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;
THENCE, ALONG THE WEST BOUNDARY OF SAID MAP (2007-012709), SOUTH 00°13'48" WEST 405.84 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE, ALONG THE NORTH RIGHT-OF-WAY OF CANYON CREST DRIVE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 282.00 FEET, THROUGH A CENTRAL ANGLE OF 05°32'36", AN ARC DISTANCE OF 27.28 FEET AND LONG CHORD THAT BEARS NORTH 87°38'57" WEST 27.27 FEET;
THENCE, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 89°34'43" WEST 82.75 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN MAP ENTITLED "RIVER VISTA SOUTH SUBDIVISION, A PLANNED UNIT DEVELOPMENT", RECORDED JUNE 29, 2006 AS INSTRUMENT NO. 2006-015859;
THENCE, ALONG THE EAST BOUNDARY OF SAID MAP (2006-015859), NORTH 00°25'15" WEST 99.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11;
THENCE, ALONG THE SOUTH BOUNDARY OF SAID LOT 11, NORTH 89°34'43" WEST 102.84 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE, ALONG THE WEST BOUNDARY OF SAID LOT 11, NORTH 00°25'17" EAST 125.00 FEET;
THENCE, LEAVING SAID WEST BOUNDARY, NORTH 15°54'11" EAST 44.87 FEET;
THENCE, NORTH 00°00'00" EAST 24.02 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 11;
THENCE, LEAVING SAID NORTH BOUNDARY, NORTH 00°00'00" EAST 50.31 FEET;
THENCE, NORTH 25°54'11" EAST 36.50 FEET;
THENCE, NORTH 00°00'00" EAST 55.57 FEET TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 1.79 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO, THEY DO HEREBY INCLUDE SAID LAND IN 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.

PURSUANT TO IDAHO CODE 50-1334, WE, THE UNDERSIGNED, AS OWNERS, 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, WE, THE UNDERSIGNED, AS OWNERS, 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 IRRIGATION DISTRICT / CANAL COMPANY.

100# PARTNERS, LLC, A LIMITED LIABILITY COMPANY

____
BY: JONATHAN J. MCBRIDE, MANAGER

100# PARTNERS, LLC, A LIMITED LIABILITY COMPANY
BY: M & J INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY

____
BY: JESSE R. HAMILTON, MANAGER

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS) SS

ON THIS_______DAY OF___________________, 2021, AT __________M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JONATHAN J. MCBRIDE, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF 100# PARTNERS, LLC, A LIMITED LIABILITY COMPANY, THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

____
NOTARY PUBLIC

____
RESIDING AT

____
COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS) SS

ON THIS_______DAY OF___________________, 2021, AT __________M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JESSE R. HAMILTON, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF M & J INVESTMENTS, LLC, AS A MEMBER OF 100# PARTNERS. LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

____
NOTARY PUBLIC

____
RESIDING AT

____
COMMISSION EXPIRES

EHM Engineers, Inc.

PROFESSIONAL LAND SURVEYOR REGISTERED 17640 STATE OF IDAHO CHRISTOPHER S. HARMISON

PRELIMINARY

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.

PROFESSIONAL LAND SURVEYOR
REGISTERED
STATE OF IDAHO
CHRISTOPHER S. HARMISON

PRELIMINARY

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 ____________________ , 2021.

______________________ 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
PROFESSIONAL LAND SURVEYOR

______________________ PLS#

______________________ DATE

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss

ON THIS ______ DAY OF____________________ , 2021, 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 ____________________ , 2021, 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

EHM Engineers, Inc.

Date: Monday, July 26, 2021

To: Honorable Mayor and City Council

From: Sergeant Lou Coronado, Twin Falls Police Department

Request:

Request to approve the First Federal Paper Rock Scissors Tournament.

Time Estimate:

Staff requests this item be placed on the consent calendar.

Background:

Ashley Frodin, on behalf of First Federal Bank, has submitted a special event application requesting to hold the First Federal Paper Rock Scissors Tournament on August 19, 2021. This event is scheduled in the Downtown Commons area from 5:00 p.m. to 8:00 p.m.

This will be the third annual event hosted in this area. It will involve the participation of 64 local businesses. Each business will send their "Paper Rock Scissors Champion" to compete for a cash prize to be donated to their pre-selected charity.

This event is open to the public and there will be several food vendors on location. Additionally, there will be alcohol served at this event. Identifications will be checked, and wrist bands will be issued to those of legal drinking age.

There will be amplified sound in the form a public address system for speaking and music.

This event requires the temporary closure of the 100 block of Main Ave East/South and the 200 block of Hansen St. East, beginning at 3:30 p.m.; like other events hosted in the downtown commons.

With alcohol being served at this event, the Twin Falls Police Department recommends that two (2) on duty police officers be assigned for security. The organizers have agreed to pay for this expense.

Approval Process:

Consent of the City Council.

Budget Impact:

This event will require security and First Federal Bank has agreed to pay for two (2) on duty officers. Therefore, there will be no cost to the City of Twin Falls.

Regulatory Impact:

N/A

Conclusion:

This Special Events Application has been approved by several relevant City Staff members and the Twin Falls Police Department Staff. It is recommended that this request be approved by the City Council as presented.

Attachments:

None

Date: Monday, July 26, 2021

To: Honorable Mayor and City Council

From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request to confirm the Mayor's appointment of Lisa Buddecke and the re-appointment of Doug Baughman to the Historic Preservation Commission.

Time Estimate:

Approximately 5 minute presentation with questions/comments to follow.

Background:

The Historic Preservation Commission has a full 3-year term vacancy available. Criteria for the commission is to fill vacancies with an individuals that owns a business within a historic district or has a background/interest in history, archeology, engineering, or architecture.

Lisa Buddecke, owner of a local business within the Warehouse Historic District has offered to fill the vacancy on the commission. Lisa has experience with the Certificate of Appropriateness process, making her a great candidate for serving on the commission. Staff is in support of her appointment.

Doug Baughman's first full term expired June 2021. Doug has served on the commission since 2018 and has a background in Archeology and has been a valued member. Staff would like to recommend that Doug be re-appointed to the commission for another 3-year term. Staff is in support of his re-appointment.

Approval Process:

City Code 2-7-3 states that Historic Preservation Commissioners are appointed by the Mayor and confirmed by the City Council.

Budget Impact:

N/A

Regulatory Impact:

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

History:

N/A

Analysis:

N/A

Conclusion:

I request that the Council confirm the appointment of Lisa Buddecke and the re-appointment of Doug Baughman to the Historic Preservation Commission.

Attachments:

None

Date: Monday, July 26, 2021

To: Mayor and City Council

From: Travis Rothweiler, City Manager

Request
A presentation of the City Manager's Recommended Budget for FY 2022 followed by citizen input.

Time Estimate
The estimated amount of time this item will take is one hour plus time to answer questions.

Background
The City of Twin Falls is in south-central Idaho along the scenic Snake River canyon. With a population of approximately 51,165 residents, Twin Falls is the eighth largest city in Idaho and encompasses 18.16 square miles. It is located in Twin Falls County, which covers approximately 1,928 square miles of mostly irrigated agriculture land and has a total population of 86,081. Twin Falls is located 135 miles east of Boise and 218 miles north of Salt Lake City.

The State of Idaho defines city government as a municipal corporation. It is with that mindset this budget has been developed. We are pleased to present to you the recommended Budget for Fiscal Year 2021-2022 (FY2022). This budget represents hundreds of hours of thoughtful work by dozens of people in developing the spending plan for our organization for the coming fiscal year.

The proposed budget is presented for your consideration with the commitment and confidence that it effectively funds the varying needs of the community. It provides a strong financial plan, while ensuring a superior level of municipal services to our citizens. We are confident the projections and estimates are conservative, yet reasonable, and accurately reflect anticipated revenues and municipal needs. We look forward to working with you to achieve all the goals set forth in this proposed budget.

Underlying Twin Falls' success is a unifying commitment across the organization to exercise fiscal discipline, deliver services with maximum efficiency, and provide improved results to the entire community. Undoubtedly, we will be continually challenged to maintain a structurally balanced budget once it is achieved.

The City of Twin Falls has 313.25 full-time employees and a taxable value of $4.041 billion. The City's taxable value excludes the taxable value of the properties located in the Twin Falls Urban Renewal Agency revenue allocation areas, which have a total value of $654 million. Collectively, the taxable values for both the City of Twin Falls and the Twin Falls Urban Renewal Agency total $4.695 billion. To put these values into perspective, the City of Twin Falls' taxable value a decade ago (FY 2013) was $2.152 billion.

Most cities, including the City of Twin Falls, have historically focused on the "net budget," which is the total budget, as presented above, less fund transfers. The total net budget for FY 2022 is $69,325,603, or $3,476,771 (4.78%) smaller than the $72,802,374 total for the current fiscal year. Both methods are acceptable. From this point forward, and just as we have done historically, we will be focusing on the net budget.

While the budget does not fund all capital initiatives and projects in the entire organization, it does meet the City Council priorities for service delivery. It recognizes that our local economy continues to experience unprecedented growth.

The budget has been formulated by reflecting on the following philosophies:

- Providing solid, efficient, high-quality, core governmental services
- Effectively allocating resources to meet citizen needs
- Ensuring affordability and long-term sustainability
- Pursuing opportunities to partner with other public providers
- Valuing our employees

Public Input and Transparency

The City of Twin Falls strives to communicate, operate, function, and conduct the business of the people in an open and transparent manner. Equally, we recognize the value and importance of honoring and upholding our fiduciary duties and responsibilities. Because openness and transparency are part of our organizational culture and values, we have taken several steps designed to afford our citizens and stakeholders several opportunities to actively participate and contribute to the budgeting process.

The City of Twin Falls has taken additional steps designed to illustrate our commitment to effective community involvement in the annual budget process. The Council provided an opportunity for our citizens and stakeholders to communicate their thoughts about specific programs, strategic initiatives and priorities for the upcoming fiscal year prior to the more customary, internal staff conversations.

A summary presentation of the proposed budget has been placed on the City's website. On August 9, 2021, the City Council will adopt the preliminary budget for FY 2022, with a public hearing and final adoption scheduled to occur on August 23, 2021 at 6:00 PM.

Connection to the City's 2030 Strategic Plan

Twin Falls is a vital, growing, and changing city. We have constructed processes and policies that help us in shaping growth and taking advantage of opportunities as they are presented. We continue to emphasize focus areas contained in the City's 2030 Strategic Plan, just as we have for the past seven budget cycles. The current Strategic Plan was updated in March 2018 after an extensive open, citizen-driven process. The City's FY2022 budget allocates funds for needed projects and critical services collectively designed to help the City take the "next step" in realizing the community's 2030 vision of Twin Falls.

Significant Issues Driving Budgetary Considerations

Uncertainty in our budgeting process remains; albeit for entirely different reasons. The environment within which we are constructing the budget for FY 2022 is entirely different than last year. The Twin Falls economy has recovered. Terms like "boom" and "robust" are now used to describe our local economy. Over the course of the last year, cases and deaths attributed to COVID-19 have peaked and are now in decline. Vaccinations have proven to be effective and are available to anyone over the age of 12 who chooses to get one. Restaurants and retailers are once again open. Single-family home construction continues on a record pace, even with significant building material shortages and supply chain disruptions. As the unemployment rate fell to 3.7% in April 2021, the City is again considered to be at full employment, which has traditionally been defined as anything below 4%. We expect this economic indicator to realize continued improvement. The Dow Jones has recovered. On March 19, 2021, just a few days removed from a year from the 2020 low, the Dow closed at a 32,627.97. Record high closings have once again become common. Masks are no longer required or needed. Offices are open; however, remote work and virtual meetings remain, largely out of convenience.

The environment is ***entirely*** different. The four main drivers that influenced the development of the City Manager's Recommended Budget for FY 2020-2021 were:

1. Property Tax Reform and House Bill 389
   In Idaho, property taxes are the primary source of revenue for local governments. The method for calculating property taxes applies individual tax rates for each taxing entity against the assessed value of the property. When home values are increasing at a faster rate than income levels, the result is a significant increase in a property tax burden to homeowners. Prior to COVID-19, housing prices in Idaho were increasing between 8% and 10% each year. During and after COVID-19, Idaho's property values were among the fastest growing in the country. Even with the City's continual efforts to reduce its tax rate, the increase realized in assessed valuation has caused increases in property taxes to homeowners and businesses.

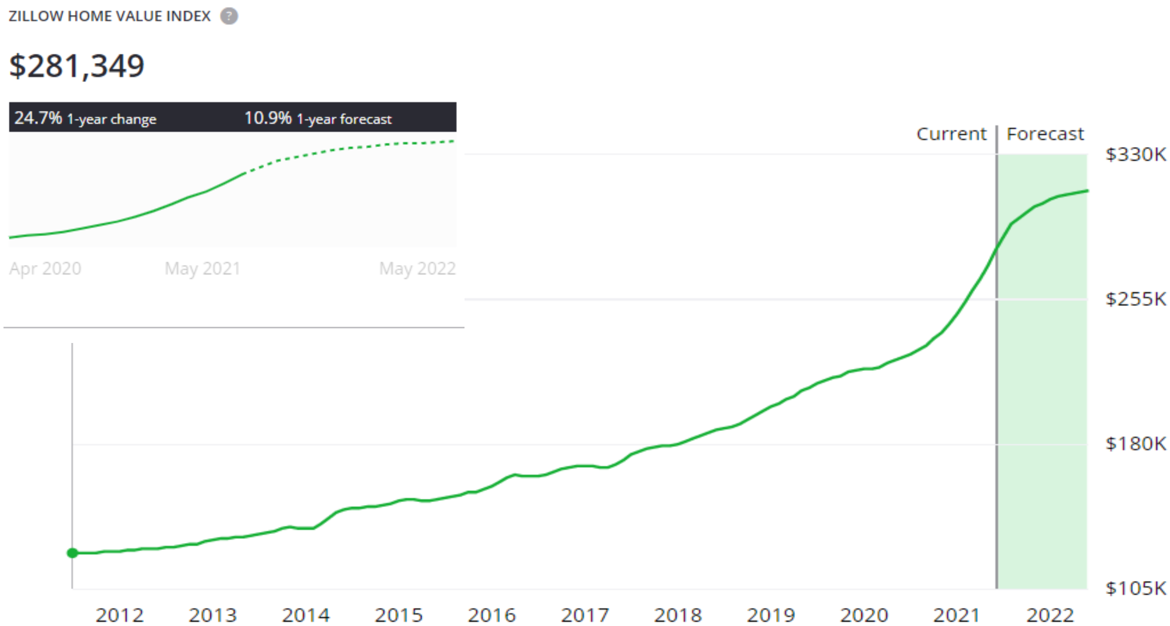
   At the conclusion of the longest session in Idaho history, the Idaho Legislature passed House Bill 389. Many are still trying to understand the impacts of this legislative measure. The bill is advertised to provide property tax reform; how much is yet to be determined. What is known is House Bill 389 will decrease local government's ability to collect sustainable revenues, in some cases significantly, to help pay for expenses attributed to growth. While we do not want to downplay the concern about rising home values and increasing property taxes, overall, Twin Falls remains affordable with a low cost of living in comparison to larger cities like Boise and Meridian. House Bill 389 contained an emergency provision. As a result, many parts of the bill are retroactive to January 1, 2021 and are required to be implemented immediately.

   The City will continue to bring forward a balanced budget regardless of the actions at the State level, with the understanding that if our revenues from property taxes are significantly decreased, there will be a resulting decrease in services the City is able to provide.

2. Housing Costs
   Just as we witnessed last year, there has been a lot of attention on housing prices across Idaho recently. Housing prices are rapidly increasing when compared to income levels, which has caused concerns about affordability. Idaho continues to lead the nation in population growth. For the last few years, Idaho's population increases have been among the largest in the country. Population increases, low housing inventories, significant material increases, and labor shortage are all contributors to the problem. Large increases in the price of homes can equate to an increase in property taxes for Idahoans, due to the means by which property taxes are assessed.

   Each year, the county assessor's office must estimate how much a typical buyer would pay for your property as of January 1. It's assessed at 100% of market value, less any exemptions. Generally, assessors use sales prices from properties in the county to develop guidelines. They also consider features that could influence what a buyer would pay for the property. These features include size, location, quality of construction, age, and condition.

   In January 2019, the median home value in the City of Twin Falls was $201,000. It increased to $219,000 in January 2020, which represents a 9% increase. In January 2021, the value of a median home in Twin Falls grew to an estimated $253,000, which represents a 16% increase. In the first five months of 2021, a median home in Twin Falls has increased by more than $28,000 (January 2021 to May 2021) and has a value of $281,349. This represents a year-over-year (May 2020 compared to May 2021) increase of 24.7%. Zillow is conservatively estimating the median home in Twin Falls will continue to grow in value by nearly an additional 11% over the next calendar year.



The following table illustrated the median home value in Twin Falls, Idaho and the nation.

	Twin Falls	Idaho	National
Median home value	$281,349	$389,218	$287,148
Increase in value of the prior 12 months	24.7%	27.8%	13.2%
Project increase in value over the next 12 months	10.9%	uncertain	14.90%

Even though Idaho is seeing housing prices increase at rates similar to other states, Twin Falls remains a very affordable place to live.

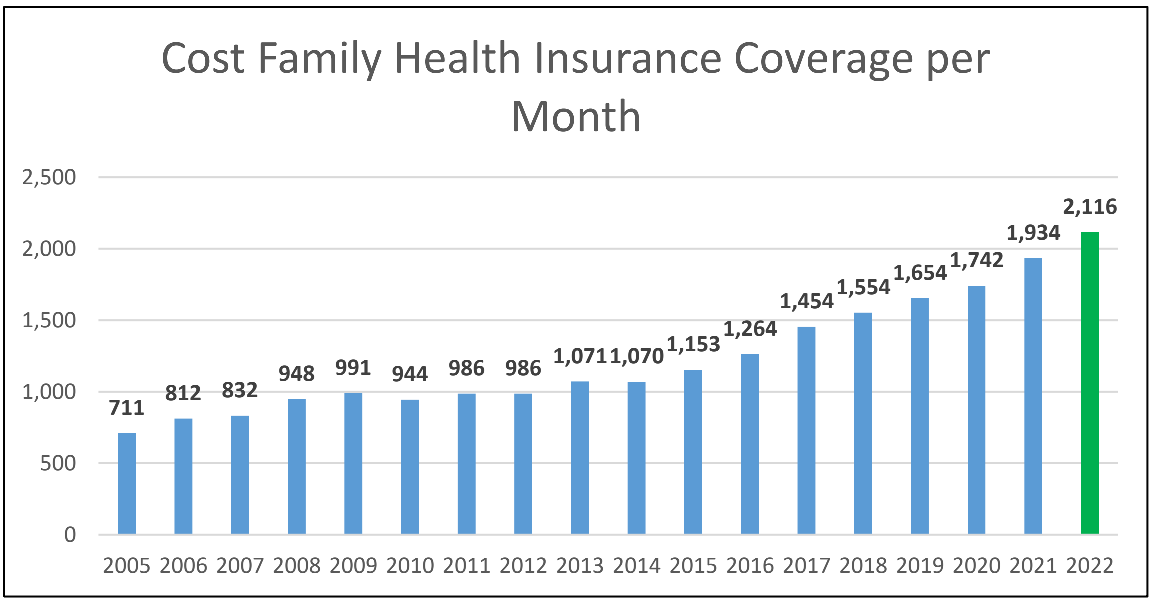
In addition, Salary Expert powered by ERI updates the cost-of-living index for urban areas and each of the fifty states, assigning each area a value as a percent of the average of all sampled. This index bundles a variety of goods and service costs, like food, transportation, housing, and health. For years, Twin Falls has consistently ranked well below the national average. That trend appears to be continuing. The following table illustrates the cost of living in Twin Falls, Idaho Falls and Boise compared to national and state averages.

	Twin Falls	Idaho Falls	Boise
Compared to National Average	-10%	-7%	+2%
Compared to Idaho Average	-6%	-2%	+6%
Rank Among Idaho Cities	60th	36th	7th

Its reputation for political stability, quality management, and a commitment to long-term planning puts Twin Falls in the right place to continue its healthy financial position. The City has adopted financial policies for the overall operation of the City of Twin Falls, which help us achieve and maintain a long-term positive financial condition. The policies include direction on providing a conservative approach to budgeting that generally means expenditures are calculated using the best estimate of a true cost without discounting, and revenues are estimated at a level that would reasonably be collected within the fiscal year based on historical collection data, as well as realistic expectations about existing and future economic conditions and activities. Overall, the City maintains a strong financial position by continuing to utilize conservative fiscal practices and by making strategic decisions that support the community's vision.

3. Health Insurance and Compensation

Providing quality benefits to our employees remains an important ingredient in our overall attraction and retention strategy. As we have stated for the past five years, health insurance continues to be a difficult subject to navigate in our budgeting efforts. Members of the City's executive leadership team recognize the importance of continuing to offer competitive benefit packages as a critical component in our efforts to be an employer of choice. However, the cost of our health plan continues to outpace the Consumer Price Index, the Municipal Cost Index, and available resources. Because members of our employee family have dealt with serious and costly health challenges, our overall experience rate (our group's medical history and claims experience) have caused our organization to realize significant increases in overall health insurance costs. The cost of our insurance monthly premium to cover an employee and his/her family has almost doubled in the last ten years. The table below shows the changes to our monthly health insurance premiums since 2005.



Significant changes were made to both the traditional and high deductible plans in FY 2020 in response to a proposed increase of 14%. Employees saw modest increases to co-pays, deductibles, and out of pocket maximums, as well as a prescription deductible to the traditional plan. Not only was this increase too large to fund in FY 2020, it was completely unsustainable moving forward in subsequent years. With these plan changes, the insurance premium cost increase was reduced to 5% in FY 2020.

This year, the City of Twin Falls realized a 9.4% increase in our overall premiums, which will cost the organization $415,093 to simply maintain the same level of benefits. In FY 2021, the City realized a 10% increase. When considering options to reduce this increase, we compared our offering to what other public employers are offering their employees. Our health care benefit remains competitive, but further changes to our plan could affect that competitive position.

One of the philosophies that has continued to guide the creation of the City's budget is that of valuing our employees. They appear at the center of our strategic plan. Without the service of our employees, we cannot accomplish any of our strategic planning goals. Caring for our employees continues to be a guiding principle of our budget. The FY 2022 budget includes funding for the following changes in compensation:

- A 3% performance adjustment
- A continuation of our retention pay program

As an organization, we have made significant strides toward improving our competitive place in the hiring market over the last several years. Our salary tables have increased by almost 50% since 2011, and we began offering our retention pay program in December 2018. Compensation is a key component in being an employer of choice, and we feel that these continued adjustments will help us do that. We also believe that we still have room to improve the competitiveness of our salaries for specific positions. We plan to continue to push salaries forward in the coming fiscal years as the economy recovers.

4. <u>Leveraging CDBG (Community Development Block Grant) Entitlement Community</u>
The City of Twin Falls accepted the status of an Entitlement Community through the U.S. Department of Housing and Urban Development (HUD) in September 2019. With our population estimated to be in excess of 50,000 residents, Twin Falls is now considered small urban and is subject to additional federal requirements. The CDBG program provides annual formula grants based on population to states, cities and counties, to develop programs that provide decent housing and suitable living environments and to expand economic opportunities for low and low-moderate income persons.

In 2021, the City developed a Consolidated Plan and corresponding annual Action Plan, which will guide us in developing programs and services for members and areas of our community that fall into the low-to-moderate income category. For FY 2022, the City will be carrying over its 2020 allocation of $340,897, the COVID-19 enhanced allocation of $403,407 and the 2021 allocation of $356,536. In accordance with the City's plans, the City will fund capital projects (sidewalks, curbs and gutter, homelessness, affordable housing initiatives) and partner with community groups working with low-to-moderate services lanes to cover administrative costs.

<u>Economic Indicators Considered in the Recommended Budget</u>

The City of Twin Falls closely monitors and examines international, national, state, and local economic indicators when developing and tracking its annual appropriation measures. Over the course of the last several years, economic conditions on all levels have reflected growth and prosperity, but the effects of the Covid-19 pandemic created a swift and destabilizing level of economic uncertainty not seen since the Great Depression. When analyzing the statistics of the City of Twin Falls and as a nation, comparatively, there is an expected prosperity that is simultaneous with caution, creating an uncertainty that will influence budgetary decisions for the foreseeable future.

National

- U.S. house prices rose 12.6% in the first quarter of 2021 according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). House prices rose 3.5% from the fourth quarter of 2020 to the first quarter of 2021. The impact of COVID-19 has strongly impacted the housing market and the United States is seeing unsurpassed housing prices and demand for homes. As cited in the FHFA HPI, "House price growth over the prior year clocked in at more than twice the rate of growth observed in the first quarter of 2020. . . and In March, rates of appreciation continued to climb, exceeding 15 percent over the year in the Pacific, Mountain and New England census divisions."

- Nationwide unemployment rates increased significantly in the first half of the year, then continued a gradual decrease throughout the remainder of the year 2020 and into 2021, ending at 5.8% in May 2021. According to the Bureau of Labor Statistics, the national unemployment rate increased from January 2020's 3.5% to a high of 14.8% in April 2020, decreasing around 1-2% each month from May to October, 2020 and then hovering around 6% through May 2021.
- The stock market experienced eight of the ten largest point losses in its history in the first six months of 2020 (June 2020 – June 2020) and the Dow Jones fell to a low of 18,591 on March 23, 2020, from a high of 29,423 that had occurred just six weeks before on February 12, 2020. On March 19, 2021, just a few days removed from the 2020 low, the Dow closed at a 32,627. Record high closings have once again become common.
- Since the start of the COVID-19 pandemic, consumer confidence has continued to rebound, but has a long way from being back to pre-pandemic levels. The University of Michigan compiles a consumer sentiment rating, in which the rating for June 2021 was 86.4, up from 82.9 in May but still below April's 88.3. Confidence remains down more than 14 points from February of last year, before the pandemic. Consumers are less enthusiastic about the future, based on expectations of decelerating growth and softening labor market conditions in the months ahead. Consumers are less optimistic due to rising inflation expectations that seem to be eroding their purchasing power, as witnessed by the decline in their plans to buy cars, homes, and major appliances. Inflation expectations reversed about half of their April gain.

State of Idaho

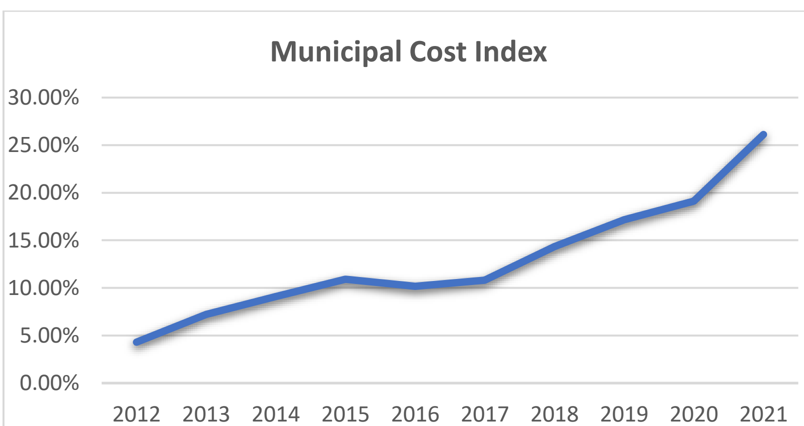
- Home prices rose in all 50 states and the District of Columbia between the first quarter of 2020 and 2021. Idaho realized the highest level of annual appreciation in the nation at 23.7%.
- Home prices rose in 99 of the 100 largest metropolitan areas in the U.S over that four quarters. Annual price increases were the greatest in Boise, Idaho at 28.2%.
- The median home value in Idaho is $389,218, an increase of 27.8% over the past year. The median list price per square foot in Idaho is $255. The median price of homes currently listed in Idaho is $575,000. Housing prices are rapidly increasing when compared to income levels, which has caused concerns about affordability.
- Statewide unemployment was 3.1% in April 2021. Year over year, April's labor market changes are dramatic and represent the magnitude of Idaho's rebound to economic recovery. Idaho's labor force is the only exception and did not experience a sharp decline during the pandemic.
- Non-farm employment, which is one of the key metrics of the state's economic health, continued to experience strong increases. In April 2021, Idaho's nonfarm jobs were up 13.1% (91,100) over last year, with every sector showing year-over-year gains after a precipitous loss of 61,700 jobs (-8.2%) in April 2020.
- Today, Idaho's total employment number is up 12.5% to 872,168, recovering from the pandemic low of 775,219 in April 2020.
- Per capita personal income (PCPI) continues to grow, but at a slower pace than in previous years. PCPI in Idaho grew by 5.8% from 2019 to 2020. At $48,616, Idaho is ranked 44th in the United States and was 81 percent of the national average of $59,729. Idaho was 24th in the nation for real personal income growth, which takes into account the cost of living, measured by regional price parity (the average price paid by consumers for the mix of goods and services in each region). Idaho's real personal income growth was 4.64% for 2019-2020.
- The May 2021 revenue projections for the State of Idaho were up significantly from what was anticipated, but much of the comparative revenue analysis is distorted because of the differing income tax filing deadlines in 2020 and 2021. Of the revenue projections: sales tax distributions are up 45.5% or $273.6 million compared to this point in the previous fiscal year, while individual income taxes are running a total of $452.2 ahead of the forecast or 61.4% more than anticipated.

City of Twin Falls

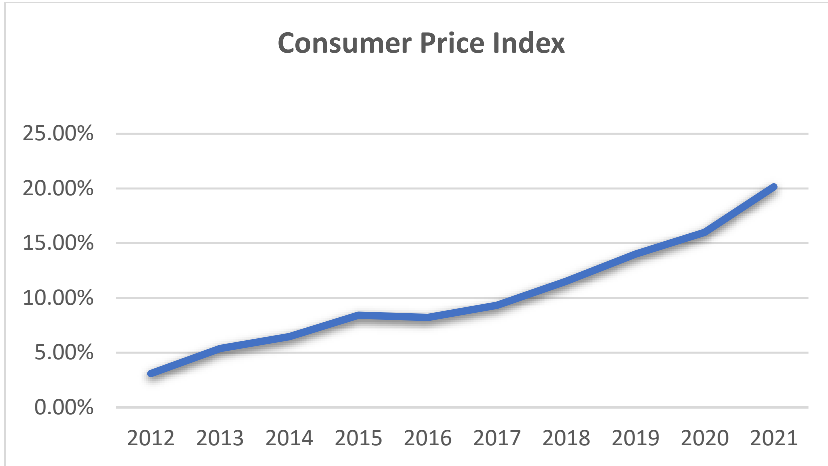
- According to the Idaho Department of Labor's Workforce Trends report, the Twin Falls metropolitan statistical area had an unemployment rate of 3.4% in April 2021. This compares to the State of Idaho unemployment rate of 3.1% and a national unemployment rate of 5.8%. The uncertainty over the danger of the virus, plus the shuttering of many businesses and industries as states implemented shut-down orders, damaged many sectors of the economy. Investors predicted that workers would be laid off, resulting in high unemployment and decreased purchasing power. Unemployment rates tripled, and in some placed quadrupled, over the span of a few weeks. In April 2020, the unemployment rate in the City of Twin Falls grew to 12.8%.
- Construction activity for Twin Falls continued on a similar pace in 2020 in terms of single-family building permits issued. There were 573 single family permits issued in 2020, which was the highest level since 2006. There have been 388 permits issued to- date in FY 2021, which exceeds the same period in 2020 by 75 permits and is 123.6% of total FY2021 permits with four months left in the fiscal year. It remains to be seen what, if any, long term impacts COVID-19 will have on the housing market and if the pace of construction will be affected.
- There were 78 new commercial building permits issued in FY2019, far surpassing the high of 61 in 2008. In FY2021, there were 58 new commercial building permits issued and to-date there have been 49 issued in the first eight months of FY2021.

Municipal Cost Index

- The economy has been improving on many fronts, the cost of offering public services and programs has also increased. The Municipal Cost Index (MCI) is designed to show the effects of inflation on the cost of providing municipal services.
- State and local government officials rely on American City & County's Municipal Cost Index to stay on top of price trends, help control price increases for commodities, make informed government contract decisions and intelligent budget planning. The MCI draws on the monthly statistical data collected by the U.S. Departments of Commerce and Labor as well as independently compiled data to project a composite cost picture. From April 2020 to April 2021, the most recent data available, the MCI increased 17.56 points or 6.99% to 268.69. The graph below shows the increase in the MCI since 2012.



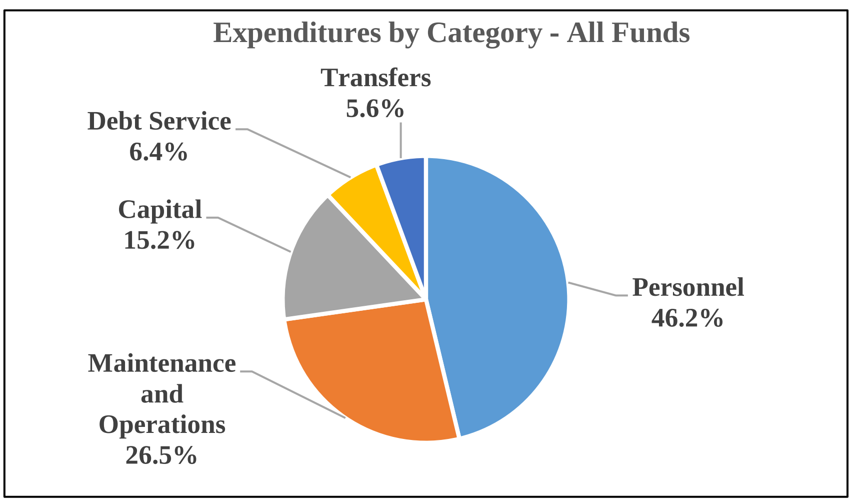
- The Consumer Price Index (CPI) is designed to show the effects of inflation on typical household goods and services. The Consumer Price Index increased 1.4 in February, 1.8 in March, and 2.2 in April 2021 for a final 267.05. The graph below shows the increase in the CPI since 2012.



2021 Fiscal Year Budget Summary

Most cities, including the City of Twin Falls, have historically focused on the "net budget," which is the total budget, as presented above, less fund transfers. The total net budget for FY 2022 is $69,325,603, or $3,476,771 (-4.78%) smaller than the $72,802,374 total for the current fiscal year.

Expenditures in this budget are classified under one of five major categories: Personnel, Maintenance and Operations, Capital, Debt Service and Transfers. The graph below shows the relative percentage of FY 2022 budget expenditures for the five major categories in all funds combined.



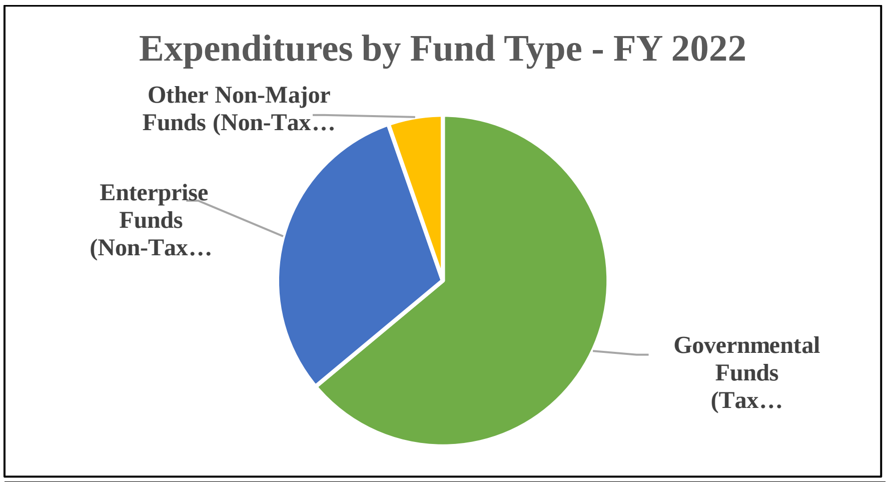
In most government agencies, personnel costs (salaries, wages and benefits) normally represent the largest of the expenditure categories. While municipal governments also devote a large amount of their resources to personnel, the significant investment in infrastructure drives the percentage of the budget devoted to operating and capital costs higher than most other government agencies.

Fiscal Year 2021-2022 Expenditures

The most commonly recognized government activities are conducted through **Tax Supported or Governmental Funds**. The Tax Supported or Governmental Fund umbrella includes the following funds: General, Street, Street Light, Airport, Library, Capital Improvement, Pool, Insurance, and Fireworks. Revenues in these funds are derived primarily from property taxes, licenses and permits, intergovernmental grants, shared revenues from the state of Idaho (sales tax, gas tax, etc.), and federal entitlements. The governmental funds include funding to support personnel, maintenance and operations, contractual services, equipment acquisitions, and capital construction projects.

Enterprise Funds account for services financed through the assessment of user fees. The main goal or purpose of these business-like funds is to provide services to customers at a price that will cover both the current cost of operations and the purchase and maintenance of necessary capital assets. The City has five separate and distinct Enterprise Funds, which include the City's Water (supply, distribution, irrigation and utility services), Wastewater (collection and treatment), Sanitation, Dierkes/Shoshone Falls, and Common Area Maintenance Funds.

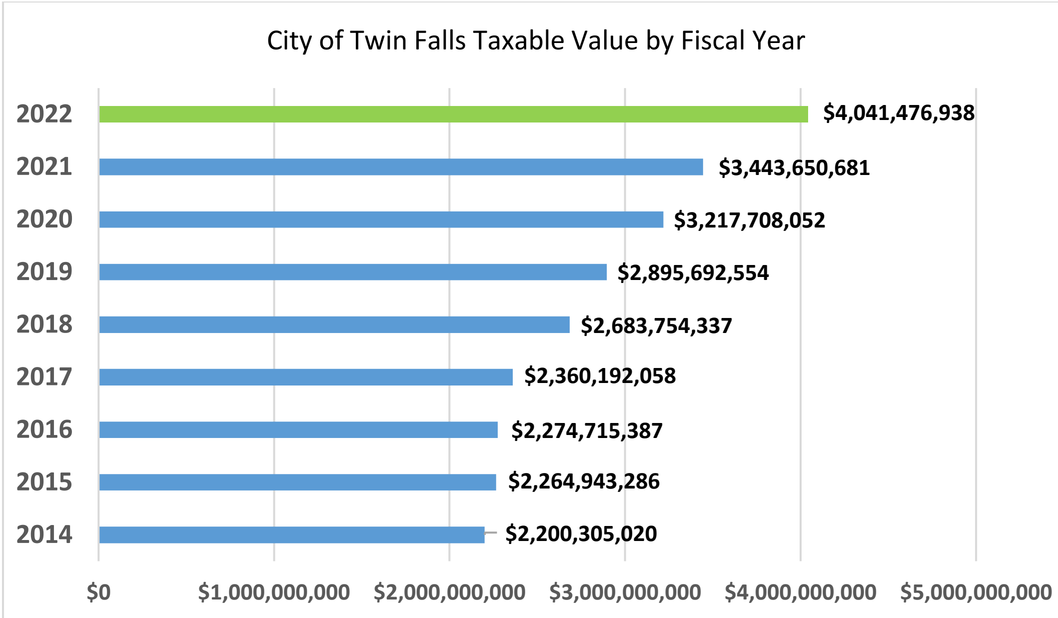
Other Non-Major Funds account for capital project, internal service, and miscellaneous funds. Included are the Impact Fee, Historic Preservation, Airport Construction, Shop, Seizures & Restitution, and CDBG Funds.



<u>Total Assessed Valuation</u>

According to the Twin Falls County Assessor's Office, from FY 2021 to FY 2022, the City of Twin Falls' total taxable valuation increased by $597,826,257, or 17.36%, from $3,443,650,681 to $4,041,476,938, of which $103,086,201 is the from the net new construction roll (90% of the total valuation of $114,540,223). The total increase in valuation is in addition to the $225,942,629 that was realized in the prior fiscal year. Over the course of the past two fiscal years, the City's total taxable valuation has increased by $832,768,886, or by 25.6%

As illustrated below, the taxable value used to calculate the FY 2022 tax rate for the City of Twin Falls is the largest in its history.



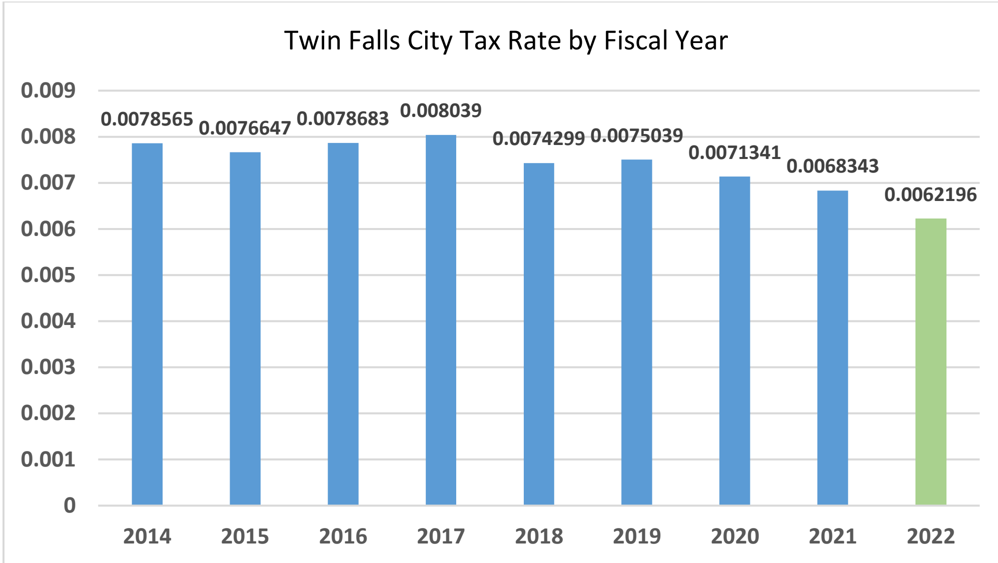
It is important to note the City's taxable value excludes the taxable value of the properties located in the Twin Falls Urban Renewal Agency revenue allocation areas. The entirety of the URA properties are in the City and have a value of in excess of $654 million. Collectively, the taxable values for both the City of Twin Falls and Twin Falls Urban Renewal Agency exceed $4,695,000,000. There are many factors that influence the City's total taxable value. Some of the larger factors include an increase in the base value from reappraisals performed by the Twin Falls County Assessor's Office, growth from new construction, and property incorporated into the City through annexation.

Property Taxes

For FY 2022, the City of Twin Falls has an estimated total taxable value of $4,041,476,938; an increase of $597,826,257 compared to the FY 2021 value of $3,443,650,681. The New Construction Roll for FY 2022 is $103,086,201, which will yield $626,259 in new property tax revenue. The Annexation Roll is $363,589, which will yield an additional $1,785. Property tax revenue derived from the New Construction and Annexation Roll is commonly referred to as the "growth formula."

The FY 2022 budget relies on property taxes to raise 55.9% of the funds needed to support municipal operations in the Governmental and Tax Supported Funds. In June 2021, the City Council and City Manager made the decision to assess the statutorily allowed three percent (3%) property tax increase as provided for in Idaho Code §63-802, plus revenue from the growth formula, and the equivalence of one-percent revenue from the City's forgone balance. The City's projected tax rate for FY 2022 is expected to decrease from $6.83/$1,000 to $6.22/$1,000 of taxable value. Based on the median value of an owner-occupied home, this will create an estimated savings of $16.61. It is anticipated total property tax collections for FY 2022 will be $25,432,235, or $1,594,967 more than the FY 2021 total of $23,837,268.

Over the last ten fiscal years, the City's tax rate has fluctuated significantly, ranging from a high of $8.04/$1,000 (FY 2017) of taxable value to a low of $6.83/$1,000 (FY 2021) of taxable value. The average of the tax rate assessed over the course of the last seven fiscal years (2015-2021) is $7.50/$1,000 of taxable value. <u>It is important to recognize the tax rate does not necessarily indicate an individual's tax burdens.</u> The tax rate is simply a multiplier used to determine a property owner's proportionate share of property tax liability. It is a fraction of a local government's total property tax collections divided by the total taxable value of that local government unit.



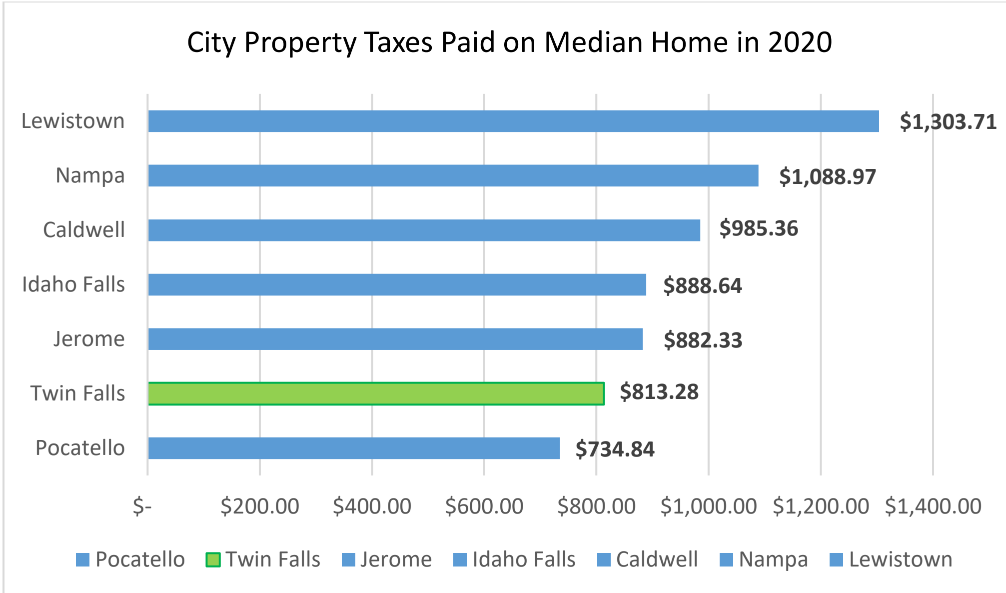
How does our Tax Rate compare to the other, large full-service Idaho cities?

We are often asked the question, "how does our tax rate compare?" The table and graph provided below are intended to provide an approximate answer to that question. Although only intended to be a rough illustration, the table and graph represent the amount of property tax paid on a median-valued, owner occupied home in each of the larger, full-service cities in Idaho. The information used in the table was collected from the Associated Taxpayers of Idaho's 2020 Levy Book (tax rate) and Zillow.

	Total Taxes Paid	**Median Home Value January 2020**	**Tax Rate FY 2020**
Pocatello	$ 734.84	$189,000	0.0077761
Twin Falls	$ 813.28	$219,000	0.0068343
Jerome	$ 882.33	$211,000	0.0079490
Idaho Falls	$ 888.64	$233,500	0.0066565
Caldwell	$ 985.36	$244,000	0.0068428
Nampa	$ 1,088.97	$255,000	0.0070256
Lewistown	$ 1,303.71	$260,000	0.0081482

Note: Idaho's median value of an owner-occupied home for this same period of time was $293,000.

For purposes of analysis, the property tax rate used is the pre-CAREs Property Tax Relief rate because not all cities elected to participate in the program due to legal concerns.

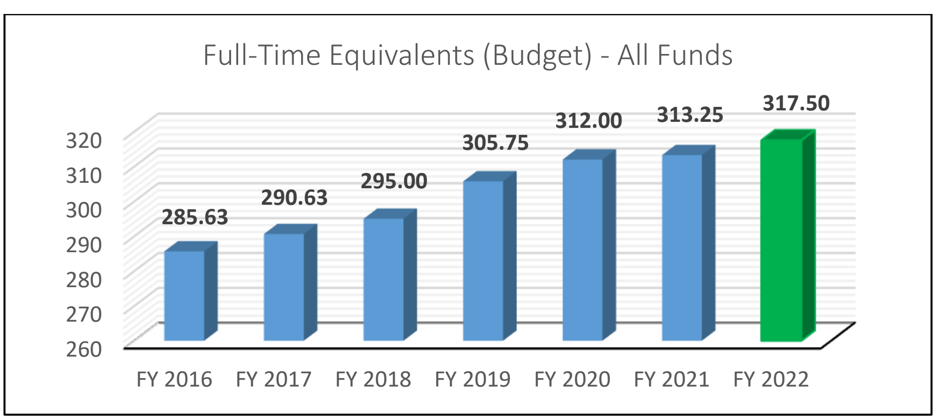


For the purposes of this analysis, the cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. For FY 2022, the Street Fund budget for the City of Twin Falls is $5,103,149, or approximately 11.22% of the total for tax supported funds.

Personnel

Focus area 8 of the City's 2030 Strategic Plan states, *"The City of Twin Falls strives to carry out its mission with unquestioned integrity, and the highest ethical standards…In support of the desired effectiveness, the elected leadership works in close partnership with appointed professionals carrying out clear policy directives. A high level of competency is provided from a lean, properly compensated and respected core staff."*

The City has a philosophy of adding full-time employees only when "need" and "sustainability" can be demonstrated. The City has an estimated population of 51,165. Based on that estimate, it has six employees per 1,000 of population. However, as the regional and urban center for a geographic area having a population of approximately 250,000, the City's daily census population grows to an estimated 90,000. This daily increase causes the number of City employees per 1,000 of population to drop to less than four.



For FY 2022, a net total of 4.25 Full-Time Equivalents were added to the budget. These additions bring the FTE count for the City of Twin Falls to 317.5.

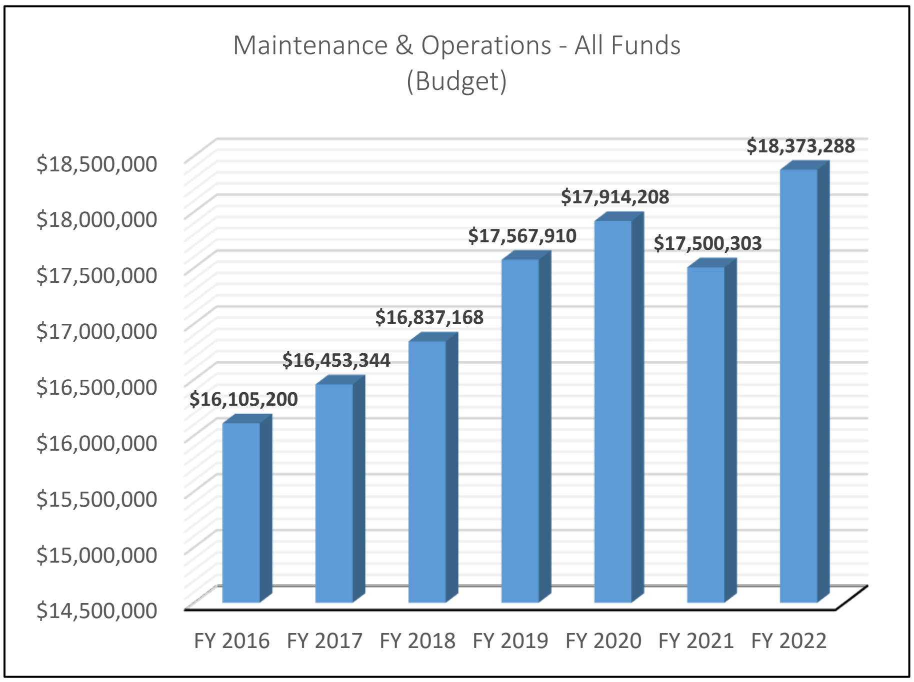
The other increased expenditures associated with personnel in the FY 2022 budget:

- Performance-based adjustment for all employees (3%)
- Increased funding for health care insurance (9.4%)

Maintenance & Operational Costs

This category includes funding for a wide range of typical activities, including office supplies, fuels, electricity, travel, training, uniforms, building/equipment repair and maintenance, and expenditures for durable goods. The City makes allocations in these areas that are based on actual expenditures from previous fiscal years, economic trends, and the municipal cost index.

The FY 2022 budget allocates $18,373,288 to cover expenses associated with maintenance and operations. In comparison, the allocation for FY 2021 was $17,500,303. This is an increase of $872,985 (4.99%) across all funds. CDBG amounts for FY 2021 ($342,000) and FY 2022 ($1,100,840) are not included in the totals. The FY 2022 CDBG amount is under a M&O line in the budget, but will be re-distributed to Personnel and Capital as needed.



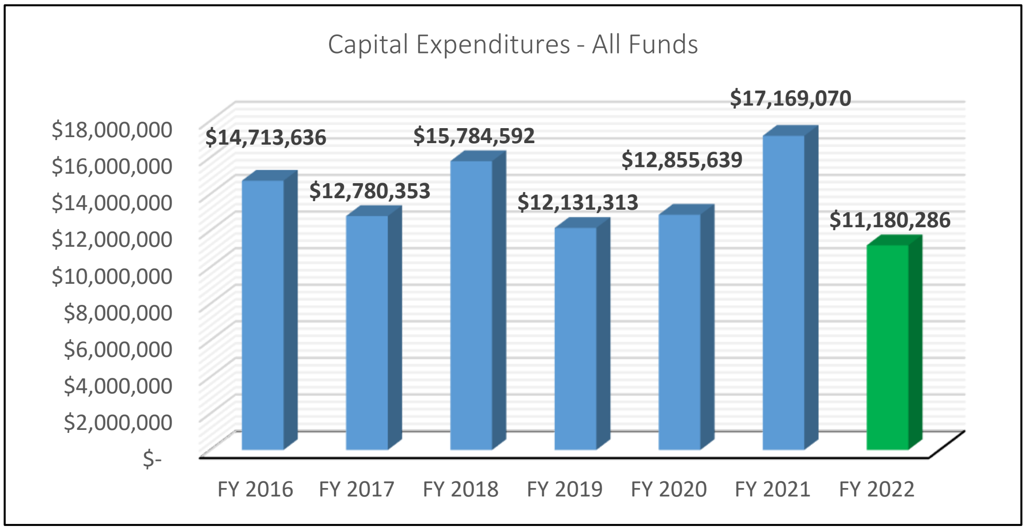
Capital Improvements

Capital improvements are investments made in our infrastructure. Six of the eight primary focus areas in the City of Twin Falls 2030 Strategic Plan are considered "capital dependent." Capital financing is necessary for the ongoing development, expansion, maintenance, and repair of these capital assets, recognizing the critical value of civic infrastructure to the economic, aesthetic, and functional viability of the City.

The City of Twin Falls owns and maintains a diverse collection of assets and facilities, which include:

- 103 buildings and structures throughout Twin Falls, ranging from the Magic Valley Regional Airport to administrative buildings; from police and fire stations to water delivery and treatment structures;
- 1,476 acres of open spaces and developed park lands, including world-class amenities such as Auger Falls, Shoshone Falls and Dierkes Lake; and
- 640 lane miles of roadways.

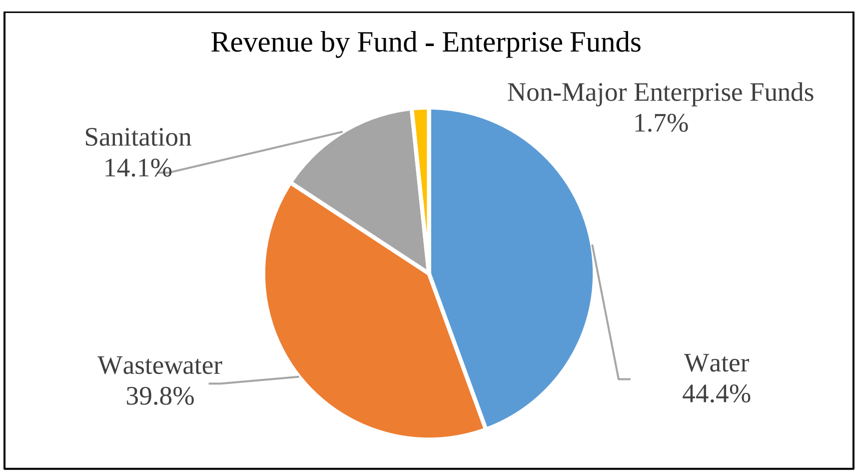
In total, the FY 2022 budget allocates $11,180,286 to fund needed, critical, and desired capital improvements, one-time equipment purchases and projects, and community amenities. Compared to the FY 2021 budget of $17,169,070, this is a decrease of $5,988,784, or 34.88%.



As illustrated in the graph above, the City of Twin Falls has budgeted $96,614,889 for capital expenditures since 2016. In addition (not included in graph), since 2012, $57,429,311 has been spent on the Wastewater Treatment Plant Improvement ($45,570,000), City Hall ($7,695,204), and Public Safety Complex ($4,164,107) projects.

Major Enterprise Fund Revenues

Enterprise Funds account for $27.88 million of the total revenues and reserves in the FY 2022 budget. Of this amount, $.29 million is cash reserves being used for capital projects.



Water Fund
The Water Fund supports the following water-related activities: water supply, water distribution, pressurized irrigation, and utility billing. For FY 2022, the City Manager is recommending a series of changes to the City's water rate structure. In 2010, the City issued a water bond to pay for improvements to the City's water system to comply with enhanced arsenic standards established by the EPA. The project paid for capital improvements (booster pump station, 24" and 30" water mainlines, and blending station) and water rights at Pristine Springs and Sunnybrook Springs. The total bond was $18.595M and each user has been paying a flat fee of $10.75 per month since its issuance.

The City has collected twenty-five percent (25%) more than what was required to make its annual debt service payment and has earmarked the additional amount for early repayment. Since its issuance, the City has collected a total of $6,410,000 and is able to pay off the bond in September 2021. Early repayment will save the City $578,000 in interest costs.

The City Manager is recommending the City Council increase its existing base water fee from $11.73 per month to $20.33 per month and its consumption fee by $0.11/1,000 gallons consumed after the first 2,000 gallons. It is anticipated the City will generate revenues similar to the mandatory arsenic compliance fee that was able to capture ($2,318,083). Residential customers and small-to-medium commercial users will see a slight decrease in their overall rate (-$1.82 per month for a 5,000 gallon per month user and -$1.27 per month for a customer using 10,000 gallons per month). Larger water users will see slightly larger monthly water bills. If adopted, the City Manager is recommending the proceeds be used to fund capital projects and mainline maintenance/replacement.

The City will have two bond issuances in the water fund remaining after the 2021 payment is made: the 2012C Bond Issuance that has one payment left of $372,000 and; the 2017A Bond that has $2.3M left, with annual payments around $850,000 until 2024.

Budgeted revenue in the Water Fund totals $13,154,559. Compared to the FY 2021 revenue and reserve total of $12,908,486, this is an increase of $246,073 (1.91%).

Wastewater Fund
The Wastewater Fund is used to support all wastewater services provided by the City of Twin Falls, namely wastewater collection and wastewater treatment. FY 2022 wastewater user rates remain the same as they were in FY 2020 and FY 2021. Budgeted revenues and reserves in the Wastewater Fund total $10,348,425, which compared to FY 2021 funding of $9,951,795 is an increase of $396,630 (3.99%).

Sanitation Fund
The City's Sanitation Fund supports the City's sanitation and recycling programs. FY 2022 sanitation user rates are projected to increase by .68%, or on average, by $.13 per customer, per month. Budgeted revenue in the Sanitation Fund totals $3,781,162, which compared to the FY 2021 total of $3,522,406 is an increase of $258,756 (7.35%)

Discussion on the City's Foregone Balance
Over the past several years, considerable time has been spent illustrating the cost-benefit analysis of using the City's forgone balance. Each year the City has elected not to take the statutory maximum increase has impacted the amount of revenue available in the following fiscal year. Simply, the base by which the three percent is calculated is smaller.

With the recent changes to local government budgeting laws (House Bill 389), cities in Idaho can only take the equivalence of 1% revenue to support ongoing operational costs and up to 3% from one-time capital projects. The forgone balance is not required to fall under the 8% property tax revenue cap.

The City of Twin Falls has had a forgone balance since the adoption of the 2009-2010 fiscal year budget. The forgone balance grew to a high of $2,186,253 in FY2017 and FY2018. Each year the Council elected not to take the statutory allowed increase; the forgone balance increased.

During the creation of the FY 2019 budget, the Council had extensive discussions about funding Council priority capital projects with forgone revenue. At the conclusion of these discussions, the Council elected to incorporate a portion of the forgone balance into the FY 2019 budget. That budget included $770,000 for the completion of several capital projects, including parks, street overlays, and the installation of curbs and gutters. The FY 2022 Budget also sets aside the $770,000 for one-time City Council directed capital projects. The list of projects will be defined during the budgeting process.

Additionally, the City Manager is requesting the City Council include the equivalence of one percent revenue, or $251,804, of forgone balance into the City's operations budget.

The table below illustrates the changes to the City's forgone balance since FY2010.

	Amount by Year	Cumulative Amount
FY 2010	$539,902	$539,902
FY 2011	$476,376	$1,016,278
FY 2012	$463,422	$1,479,700
FY 2013	-$1,123	$1,478,577
FY 2014	$8,630	$1,487,207
FY 2015	$395,464	$1,882,671
FY 2016	$266,548	$2,149,219
FY 2017	$37,034	$2,186,253
FY 2018	$0	$2,186,253
FY 2019	-$770,000	$1,416,284
FY 2020	$530	$1,416,814
FY 2021	$697,681	$2,114,495
FY 2022	-$251,804	$1,862,691

Will it cost more for City Services?

As developed and submitted for consideration, City staff projects the average citizen will save $1.64 per month or just under $20.00 per year ($19.68). The table illustrates the projected impact on the average resident in Twin Falls.

	FY 20-21 Adopted Budget	FY 21-22 Proposed Budget	Variance
Property Tax	Tax Rate: $6.83/$1,000 of taxable value	Tax Rate: $6.22/$1,000 of taxable value	Tax Rate: -$.61/$1,000 of taxable value
Median Value of Owner-Occupied Home:			
	$812.77	**$796.16**	**-$16.61**
FY 2022 - $253,000 (January 2021)	*(annual)*	*(annual)*	*(annual)*
FY 2021 - $219,000 (January 2020)	**$67.73**	**$66.35**	**-$1.38**
	(monthly)	*(monthly)*	*(monthly)*
Utility Bills			
Average Residential Customer			
Comsumption of:			
Water - 18,000 gallons	$52.27	$51.88	-$0.39
Sewer - 12,000 gallons	$30.07	$30.07	$0.00
Sanitation & Recycling	$19.06	$19.19	$0.13
Total Utility Bills	$101.40	$101.14	-$0.26
Monthly Total of Property Tax and Utility Bills	**$169.13**	**$167.49**	**-$1.64**

Approval

There is no approval process at this point in the process. The City Council will be holding a series of public hearings prior to adopting the Appropriations Ordinance for the 2021-2022 Fiscal Year. The public hearings are scheduled for August 9, 2021 (rate and fees) and August 23, 2021 (preservation for forgone balance and appropriations ordinance). Final adoption of Appropriations Ordinance is also scheduled for the evening of August 23, 2021.

Budget Impact:

There are no current budgetary or financial impacts from the conversation. From this process, we will establish the Fiscal Year 2021-2022 City Manager’s Recommended Budget.

Regulatory Impact:

- Idaho Code Section 50-811 states the City Manager shall “...keep the council fully advised of the financial condition of the city and its future needs...” and “…prepare and submit to the council a tentative budget for the next fiscal year.”
- Idaho Code §50-235 empowers each city council of each city to levy taxes for general revenue purposes
- Idaho Code §50-1002 requires the city council of each city in the State of Idaho to pass a budget, referred to as an annual appropriation ordinance
- Idaho Code §63-802 sets limitations on all taxing district budget requests on the amount of property tax revenues that can be used to fund programs and services. This section also states that taxing entities can only increase property tax collections by a maximum of three percent (3%) annually, plus value of new construction and annexation added during the previous calendar year, and forgone taxes that have been accumulated and reserved in prior fiscal years

Attachments

Recommended Budget for FY 2022 can be found online.

Date: Monday, July 26, 2021

To: Honorable Mayor and City Council

From: Ian Zollinger, City Planner

ACTION ITEM

Request:

Request for approval of the 2021 CDBG Action Plan.

Time Estimate:

15 Minutes for presentation from the Consultant and Staff

Background:

Background

This is a request to approve the 2021 Annual Action Plan for the Community Development Block Grant (CDBG) program.

Approval Process:

Each year the City Council will approve an Annual Action Plan that was prepared in accordance with the Consolidated Plan. Before approval, the Action Plan will undergo a 30-day comment period. At the conclusion of the 30-day comment period staff will present the Plan for approval. Once approved the Plan will be submitted to HUD for review and approval.

Budget Impact:

Regulatory Impact:

The Community Development Block Grant is regulated by 24 CFR 570, which is a section of Federal Code that deals specifically with the Grant and how it is administered.

History:

N/A

Analysis:

The 2021 Annual Action Plan serves as the City's funding application for the Community Development Block Grant (CDBG) Program. The Annual Action Plan identifies how Twin Falls will spend CDBG Funds to address priorities and goals of the Consolidated Plan which was approved earlier this year.

For the Program Year 2021 the Community Development Block Grant budget is broken down in the 2021 Action Plan as the Following:

1. Housing Rehabilitation $106,004
2. Public Facilities and Infrastructure $129,160
1. Public Services $54,268
1. Program Administration $72,358

Total 361,790

No comments were received during the 30-day comment period.

Conclusion:

Staff Recommends approval of the 2021 Action Plan

Attachments:

1. City Council Approval 2021 Action Plan - Staff Report
2. Mosaic 2021 AAP Presentation_July 26

Comprehensive Staff Report

To: Honorable Mayor and City Council

Presenter: Ian Zollinger, City Planner

Request: Request for approval of the 2021 CDBG Annual Action Plan

Public Hearing: July 26, 2021

Background

This is a request to approve the 2021 Annual Action Plan for the Community Development Block Grant (CDBG) program.

Approval Process

Each year the City Council will approve an Annual Action Plan that was prepared in accordance with the Consolidated Plan. Before approval, the Action Plan will undergo a 30-day comment period. At the conclusion of the 30-day comment period staff will present the Plan for approval. Once approved the Plan will be submitted to HUD for review and approval.

Applicable Regulations or Codes

The Community Development Block Grant is regulated by 24 CFR 570, which is a section of Federal Code that deals specifically with the Grant and how it is administered.

Analysis:

The 2021 Annual Action Plan serves as the City's funding application for the Community Development Block Grant (CDBG) Program. The Annual Action Plan identifies how Twin Falls will spend CDBG Funds to address priorities and goals of the Consolidated Plan which was approved earlier this year.

For the Program Year 2021 the Community Development Block Grant budget is broken down in the 2021 Action Plan as the Following:

1. Housing Rehabilitation $106,004
2. Public Facilities and Infrastructure $129,160
3. Public Services $54,268
4. Program Administration $72,358

Total 361,790

No comments were received during the 30-day comment period.

Conclusion

Staff Recommends approval of the 2021 Action Plan

Attachments

1. 2021 Annual Action Plan





2021 Annual Action Plan for the Community Development Block Grant (CDBG) Program

City of Twin Falls

July 26, 2021

2021 ANNUAL ACTION PLAN

- Serves as the City's funding application for the Community Development Block Grant (CDBG) program

- Identifies how Twin Falls will spend CDBG funds in 2021 to address priorities from the Consolidated Plan

2021 Funding for Twin Falls

$361,790 in CDBG funds

CDBG OBJECTIVES

- Develop communities through:
  - Decent Housing
  - Expanded Economic Opportunity
  - Suitable Living Environment
- Benefit low-income households or specific groups
  - Seniors, people with disabilities, people who are homeless, domestic violence survivors
- Can also be used to reduce slum/blight or respond to an urgent need
- Activities can be completed by the City or through sub-grants to partner organizations

HOW CAN GRANTEES SPEND CDBG?

- **Housing Activities**
- **Improvements to Facilities & Public Infrastructure**
- **Public Services (up to 15%)**
- **Economic Development**
- **Property Acquisition, Demolition & Cleanup**
- **Program Administration (up to 20%)**

PUBLIC COMMENT PERIOD

- Draft Annual Action Plan was available for public review for 30 days
- No comments were received

ANNUAL ACTION PLAN

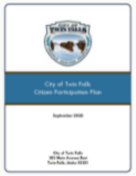
The City of Twin Falls invites members of the public to review and offer comments on its draft 2021 Annual Action Plan.

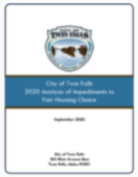
Plan Summaries

The City of Twin Falls' Annual Action Plan identify the city's community development and affordable housing needs and set priorities for investment of federal grant funds to address them. These plans are required by the U.S. Department of Housing and Urban Development (HUD) for the City to receive federal money through the Community Development Block Grant (CDBG) program. Twin Falls will receive $361,790 in CDBG funding for its 2021-2022 program year.

PY2021 Community Development Block Grant Budget

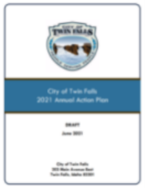
1. Housing Rehabilitation	**$106,004**
2. Public Facilities and Infrastructure	**$129,160**
3. Public Services	**$54,268**
4. Program Administration	**$72,358**
Total CDBG Budget	**$361,790**





Public Review Period

The Annual Action Plan will be available for public review and comment for a 30-day period from Monday, June 21 to Wednesday, July 21, 2021. The documents can be viewed or downloaded below:



Public Hearing

The City will hold a public hearing to present information from the Annual Action Plan and to receive comments from the public regarding the draft. Twin Falls will hold a Public Hearing open to the general public on Monday, July 26, 2021 at 6:00 pm.

To Make Comments

A 30-day public comment period on the drafts will be provided through from Monday, June 21 to Wednesday, July 21, 2021. Comments concerning the plans can be submitted to the City in writing by 5 pm on Wednesday, July 21, 2021. Public Comments can be made by clicking on the **Public Testimony Form** or by mail to City of Twin Falls City Manager Department, 203 Main Avenue East, Twin Falls, ID 83301. Alternatively, comments may be made orally at the public hearing described above. All comments received will be included with the Plan in submission to HUD.

Following the public comment period, Annual Action Plan will go before City Council for approval prior to submission to HUD.

Other Information

If you anticipate needing any type of accommodations or language translation or interpretation assistance to participate, please contact Ian Zollinger, Planning and Zoning Department at 208-735-7294, or by email to keebersole@tfid.org, at least 48 hours in advance of the hearing.

5-YEAR CONSOLIDATED PLAN PRIORITIES

- **Housing Affordability & Condition**
- **Fair Housing**
- **Public Facility & Infrastructure Improvements**
- **Public Services**
- **COVID-19 Response**
- **Program Administration**

YEAR 2 CDBG PROJECTS

2021 TOTAL	**$361,790**
HOUSING REHABILITATION Housing rehabilitation/repair for homeowners or rental housing properties	$106,004
SIDEWALKS AND ADA RAMPS Construction of sidewalks and ADA ramps in low- and moderate-income neighborhoods	$129,160
PUBLIC SERVICES Youth activities, children's services/childcare, senior activities, transportation assistance, homeless services, or other critical services for low- and moderate-income groups	$54,268
PROGRAM ADMINISTRATION City staff and office expenses for administering CDBG, planning/consultant costs	$72,358

THANK YOU!