Twin Falls City Council
Agenda

Monday, July 31, 2017, 3:30 PM

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

1) 3:30 P.M. - Special Meeting Notice - PUBLIC SAFETY ADMINISTRATION AND CITY HALL BUILDING TOUR

   a) Notice

2) 5:00 P.M.
   CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

3) PLEDGE OF ALLEGIANCE

4) CONSIDERATION OF AMENDMENTS TO AGENDA

5) PROCLAMATIONS: None

6) GENERAL PUBLIC INPUT

7) CONSENT CALENDAR

   a) Request to approve the Accounts Payable for July 25 - July 31, 2017.

      Purpose: Action By: Sharon Bryan, Deputy City Clerk

   b) Request to approve the July 24, 2017, City Council Minutes.

      Purpose: Action By: Sharon Bryan, Deputy City Clerk

8) ITEMS OF CONSIDERATION

   a) Presentation of appreciation plaque to Billy Bello in recognition of his service on the Twin Falls Youth Council.

      Purpose: Presentation By: Suzanne Hawkins, Vice Mayor

   b) Presentation of the 2017-2018 Upcoming Initiatives for SIEDO.

      Purpose: Presentation By: Connie Stopher, SIEDO

   c) Update on status of Building Department's Scanning Project

      Purpose: Presentation By: Jarrod Bordi, Building Official

   d) Presentation of Building Department's New Mobile Platform

      Purpose: Presentation By: Jarrod Bordi, Building Official

e) Request to adopt an Ordinance for Annexation of property zoned R-4 CRO and R-6 consisting of 10 (+/-) acres located east of Harrison St and North of Canyon Falls, extended. (app. 2865)

Purpose: Action By: Rene'e V Carraway-Johnson, Zoning & Development Manager

f) Request to negotiate a contract and a detailed scope of work for architectural services with Pivot North, related to the possible remodel of Fire Stations 1 and 3, the relocation and construction of Fire Station 2, and the future construction of Fire Station 4.

Purpose: Action By: Brian Pike, Deputy City Manager

g) Presentation of the City Manager's Recommended Budget for FY 2018.

Purpose: Presentation By: Brian Pike, Deputy City Manager

9) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

10) PUBLIC HEARINGS: None

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

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

CITY OF TWIN FALLS, IDAHO

SPECIAL MEETING NOTICE

* * * *

The Monday, July 31, 2017, Twin Falls City Council meeting, will begin at 3:30 p.m., in the Twin Falls Council Chambers located at 305 Third Avenue East, for the purpose of: PUBLIC SAFETY ADMINISRATION AND CITY HALL BUILDING TOUR.

The regular meeting will follow at 5:00 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

Twin Falls City Council
Minutes

Monday, July 24, 2017, 5:00 PM

1) Call Meeting to Order/Confirmation of Quorum

Present:	Mayor Shawn Barigar, Vice Mayor Suzanne Hawkins, Councilmembers Nikki Boyd, Chris Talkington, Greg Lanting, Christopher Reid, Ruth Pierce
Absent:	None
Staff Present:	City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, Deputy City Manager Brian Pike, City Attorney Fritz Wonderlich, Zoning and Development Manager Renee Johnson, Parks and Recreation Director Wendy Davis, City Engineer Jackie Fields, Chief Finance Director Lorie Race, Deputy City Clerk Sharon Bryan

Mayor Barigar called the meeting to order at 05:02 PM
A quorum was present.

2) Pledge of Allegiance

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

3) Consideration of Amendments to the Agenda - None

4) Proclamations: None

5) General Public Input

Mary Ann Ward, Twin Falls - Commended City Council for the Welcoming Resolution. She also related an experience she had at Dierkies and thanked staff at Dierkies for their professionalism.

Ann Beck, Twin Falls - Spoke on the Downtown improvements and encouraged City Council to include downtown housing.

Discussion ensued on the following:
Utility improvements
Downtown businesses attitudes have become more positive since the first block has been completed.

6) Consent Calendar

MOTION:

Councilmember Reid moved to approve the Consent Calendar as presented. Councilmember Boyd seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

a) Request to approve the Accounts Payable for July 18-24, 2017.

b) Request to approve the July 17, 2017, City Council Minutes.

c) Request for approval of the Ricki Lezamiz Commercial Subdivision Final Plat consisting of 1.58 (+/-) acres and 2 lots located at the NW corner of Kimberly Road and Aspenwood Drive, also known as 2441 Kimberly Road. c/o Sid Lezamiz

7) Items of Consideration

a) Request for **Annexation with a Zoning District Change and Zoning Map Amendment** for approximately 9.75 (+/-) acres to be rezoned to R-6, currently zoned R-1 VAR for property located east of Harrison Street and north of Canyon Falls Drive, extended. c/o Rob Struthers on behalf of Susan and Katherine Breckenridge (app. 2865)

City Attorney Wonderlich reviewed the legal issues regarding this request.

Discussion ensued on the following:
Canyon rim overlay boundary.
Land use maps and comprehensive plan
Traffic
Challenging piece of ground - person who buys will have to develop it and could ask for zoning change.
Needs to be zoned to attract developers.
Two zones would make it marketable.
Property needs to be annexed.
Buffering residents to commercial property.
Concerned with traffic flow - limited exits.

Zoning and Development Director Johnson reviewed the land use maps and comprehensive plan.

MOTION:

Vice Mayor Hawkins moved to annex with a Zoning District Change and Zoning Map Amendment for approximately 9.75 (+/-) acres to be rezoned to R-6 in the area South of the Canyon Rim Overlay and R-4 between the Canyon Rim Overlay and Northern property line. Councilmember Lanting seconded the motion. Roll call vote showed those voting AYE: Barigar, Boyd, Hawkins, Lanting, Pierce, Talkington. Those voting NAY: Reid. Motion passed 6 to 1.

b) Request to approve the appointment of Mr. Ryan Bowman, Twin Falls School District Director of Operations, as a Commissioner to the Traffic Safety Commission. Mr. Bowman will represent the Twin Falls School District. He will take the position Dr. Brady Dickinson has held since August 2013.

Mayor Barigar asked City Council to approve the appointment of Mr Ryan Bowman, Twin Falls School District Director of Operations, as a Commissioner to the Traffic Safety Commission.

MOTION:

Councilmember Lanting moved to approve the appointment of Mr. Ryan Bowman, Twin Falls School District Director of Operations, as a Commissioner to the Traffic Safety Commission as a representative for the Twin Falls School District. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

c) Request to approve the appointment of 13 citizens to the Recreation Center Ad Hoc Committee.

Parks and Recreation Director Davis reviewed the following recommended appointments to the Recreation Center Ad Hoc Committee.

1) Bill Brulotte, Twin Falls School District
2) Jon Myers, St Lukes
3) Bryan Wright, Physical Therapy Dave Dickerson at large
4) Eric Smallwood at large
5) Daragh Maccabee, Adult Sports
6) Jan Mittleider, Senior Fitness and Health
7) Brad Wills. Urban Renewal Agency and Building Community Chris Scholes, Recreation
8) Angela Heider at large
9) John Twiss, College of Southern Idaho Recreation Kyli Gough, Community Health - St Lukes
10) Trevor Morga at large
11) Dave Dickerson at large
12) Chris Scholes, Recreation
13) Kyli Gough, Community Health, St Lukes

Discussion ensued on the following:
Mike McClimans suggested to be included.
Reasons why only 13 members manageable.
Funding
Recreation District Community
Fundraising Citizen involvement
important
Twin Falls Community Committee wants to be involved down the road.

MOTION:

Councilmember Pierce moved to approve the appointment of 13 citizens to the Recreation Center Ad Hoc Committee as presented. Councilmember Boyd seconded the motion. Roll call

vote showed all members present voted in favor of the motion. 7 to 0.

MOTION:

Councilmember Talkington moved to amend the motion to include Mike McClimans to the Recreation Center Ad Hoc Committee. Councilmember Lanting seconded the motion. Roll call vote showed all those voting AYE: Lanting, Talkington. Those voting NAY: Barigar, Boyd, Hawkins, Pierce, Reid. Motion fails 5 to 2.

d) Request to use contingency funds or pool fund mid-year funding to purchase items for the pool.

Parks and Recreation Director Davis reviewed pool funding and ask to use contingency fund or pool fund mid-year funding to purchase the following items for the pool.

Pool blankets - $16,450 New
metal doors - $3,600 Handicap
lift - $5,016 Total request -
$25,066

Discussion ensued on the following: Where would the funds come from Pool Funds - Enterprise fund
Contingency funds available if pool fund does not have enough to cover repairs. Prices include installation and shipping.
Safety issues

MOTION:

Councilmember Talkington moved to approve the purchase of the items for the pool not to exceed $25,066 with funds coming from the Pool Fund and additional funds from Contingency if needed. Vice Mayor Hawkins seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

e) Request to adopt a Resolution to authorize the Mayor to sign the State Local Agreement for Construction for Project No. A020(295) Signals and Turn Bays, Shoshone Street, Key No. 20295 and authorize payment of $34,897.

City Engineer Fields reviewed the construction for Project #A020(295) signals and turn bays, Shoshone Street.

Discussion ensued on the following:
Signals
Flashing signals at night. Cost
concerns
City, State and Federal Aid will be paying for project.

MOTION:

Councilmember Lanting moved to adopt **Resolution 2017-012** and authorize the Mayor to Sign the State Local Agreement for Construction for Project No. A020(295) Signals and Turn Bays, Shoshone Street, Key No. 20295 and authorize payment of $34,897. Councilmember Boyd seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

f) Presentation on the finances of the City of Twin Falls for nine months of fiscal year 2016- 2017. This presentation will be an overview of the tax-supported funds, and the three major enterprise funds: Water, Wastewater and Sanitation

Chief Finance Director Race presented an overview of the tax-supported funds, and the three major enterprises funds: Water, Wastewater and Sanitation of the City of Twin Falls for nine months of fiscal year 2016-2017.

Discussion ensued on the following:
Clarifications on the enterprise funds
AIC projections coming in this year lower.
Golf course has an enterprise fund. Why does the pool not operate the same. Concern with low water pressure 9th and Addison.

g) Presentation of the City Manager's Recommended Budget for FY 2018 followed by citizen input.

Deputy City Manager Humble presented the City Manager's Recommended Budget for Fiscal Year 2018 Healthy and Learning Community.

Discussion ensued on the following:

- SRO's use of body cams on school property.
- Historic preservation, recreation programs, senior center activities are a part of Learning Community.

City Manager Rottweiler explained the foregone balance.

Discussion ensued on the following:

Property tax dollars

Taxable value Public input - None

h) Advisory Board Report/Announcements

Councilmember Lanting - Said that while watching the Mariners Baseball Game he saw a post from the Chief of Police Kingsbury at Shoshone Falls. Good plug for our City.

Deputy City Manager Pike explained that the School Resource Officers would not be in the student restrooms unless a confrontation in the restroom occurred.

Deputy City Manager Humble announced that Senior Planner Spendlove was not at tonight's meeting because he is home tending to a new baby boy.

i) Public Hearings - None

j) General Input/Announcements - Public/Staff - None

k) Upcoming Meeting(s)

l) Adjournment

The meeting adjourned at 6::56 PM

Sharon Bryan, Deputy City Clerk

Date: Monday, July 31, 2017

To: Honorable Mayor and City Council

From: Suzanne Hawkins, Vice Mayor

Request:

Presentation of appreciation plaque to Billy Bello in recognition of his service on the Twin Falls Youth Council.

Time Estimate:

The anticipated total time for presentation and comments is five minutes.

Background:

N/A

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

1. Billy Bello

Certificate of Appreciation

We, the Mayor and City Council of the City of Twin Falls, Idaho, do hereby award this certificate to

Billy Bello

in recognition of his years of service to this great City and its residents as a leader and member of the Youth Council. We do express our sincere gratitude and honor for his demonstrated civic pride and duty, reminiscent of that of the ancient Athenians.

Awarded this
31st day of July, 2017

Mayor Shawn Barigar

The Athenian Oath

We will never bring disgrace to this our city by any act of dishonesty or cowardice, nor ever desert our suffering comrades in the ranks; We will fight for the ideals and sacred things of the city, both alone and with many; We will revere and obey this city's laws and do our best to incite to a like respect and reverence those who are prone to annul or set them at naught; We will strive unceasingly to quicken the public sense of public duty; That this, in all these ways, we will transmit this city, not only, not less, but greater, better and more beautiful than it was transmitted to us.

Southern IDAHO Feed Your Soul!

2017-2018 Upcoming Initiatives for SIEDO

In addition to traditional SIEDO activities such as marketing in business trade magazines, attending trade shows, and working with the Idaho Department of Commerce and Site Selectors to answer RFP's for projects, we'll also be taking on the following initiatives to continue to grow the Southern Idaho economy.

- Expanding Marketing Specialist position to full time. This will allow:
    - Adding a marketing focus on talent recruitment
    - Expanding business and talent recruitment to online and other digital media
    - Expanded social media presence
    - Increase budgetary efficiencies by being able to do more marketing work in-house
- Revamped SIEDO website
    - Will have modern and appealing appearance
    - Will make finding information and data easier for businesses, site selectors, and individuals looking to relocate
- Hosting a FAM Tour "Familiarization Tour"
    - Bringing in 3-4 site selectors who are unfamiliar with our region, but who specialize in food
    - Will provide us with insight into our strengths and weaknesses when it comes to future recruitment
    - Will provide site selectors with a heightened awareness of our region for future projects that they're working on
- Expanding Administrative Assistant Positon to full time
    - This will provide additional resources and assistance to communities and partners
    - Greater assistance in maintaining and updating the website
    - Greater assistance with organizing events and programs for businesses, communities, and partners

We've begun working on all of these initiatives to enhance the value that SIEDO provides the Southern Idaho region. We're excited to roll each of these out over the next year and to work with all our partners to assist in the continued growth of our economy.

If you have any questions, please don't hesitate to ask.

Sincerely,

Connie Stopher

SIEDO
Southern Idaho Economic Development Organization

(208) 732-6459 202 Falls Ave Twin Falls, ID 83301 www. Southernidaho.org

Proposed Fee Structure

SIEDO Fiscal Year 2017/2018

Member City	Civilian Labor Force 2017	FY16/17 Request	Proposed Fee FY 17/18
Twin Falls, city	22,929	$ 13,036	$ 15,400
Jerome, city	4,791	$ 8,137	$ 9,900
Burley	4,397	$ 8,049	$ 9,900
Rupert	2,443	$ 4,929	$ 5,500
Buhl	1,941	$ 4,738	$ 4,400
Kimberly	1,681	$ 3,391	$ 4,400
Gooding	1,599	$ 4,747	$ 3,300
Filer	1,140	$ 987	$ 1,100
Heyburn	1,451	$ 2,475	$ 3,300
Paul	664	$ 823	$ 1,100
Glenns Ferry	449	$ 2,034	$ 1,100
Wendell	1,249		
Shoshone	685		
Member County			
Twin Falls*	40,387	$ 8,137	$ 15,400
Jerome	11,859	$ 8,137	$ 12,100
Cassia*	11,663	$ 7,671	$ 12,100
Minidoka	10,820	$ 7,671	$ 12,100
Gooding	7,984		
Lincoln	2,678		
Blaine	11,852		
Total Fees		**$ 84,962**	**$ 111,100**
* Difference			
Business Plus	Assess	$ 90,000	$ 90,000
Idaho Power	Grant	$ 3,090	$ -
Idaho Power	Assess	$ 4,069	$ 5,000
Eastern Id R/R	Assess	$ 2,252	$ 2,500
Century Link	Assess	$ 1,591	$ 2,500
Intermountain Gas	Assess	$ 1,398	$ 2,500
Business Plus	Grant Hubspot	$ 7,000	$ -
CSI	Assess	$ 110,100	$ 110,100

Proposed Tiers	Proposed Factor
0 - 1,199	1%
1,200 - 1,299	2%
1,300 - 1,599	3%
1,600 - 1,999	4%
2,000 - 2,499	5%
2,500 - 2,999	6%
3,000 - 3,499	7%
3,500 - 3,999	8%
4,000 - 5,999	9%
6,000 - 8,999	10%
9,000 - 12,999	11%
13,000 - 16,999	12%
17,000 - 21,999	13%
22,000 +	14%
Proposed Total $110,000	

Date: Monday, July 31, 2017

To: Honorable Mayor and City Council

From: Jarrod Bordi, Building Official

Request:

Update on status of Building Department's Scanning Project

Time Estimate:

Presentation to take approximately 10-15 minutes.

Background:

The Building Department has hired Integra Information Technologies, Inc. to scan all of our building permit records stored at the Hansen building. We started scanning our records in October of 2016 and expect to be completed by the end of September.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

None

Date: Monday, July 31, 2017

To: Honorable Mayor and City Council

From: Jarrod Bordi, Building Official

Request:

Presentation of Building Department's New Mobile Platform

Time Estimate:

Presentation to take approximately 10-15 minutes.

Background:

The Building Department has recently launched a new mobile platform for our inspectors. We have upgraded our outdated iPads to a new Microsoft Surface Pro platform.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

None

Date: Monday, July 31, 2017

To: Honorable Mayor and City Council

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

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Request:

Request to adopt an Ordinance for Annexation of property zoned R-4 CRO and R-6 consisting of 10 (+/-) acres located east of Harrison St and North of Canyon Falls, extended. (app. 2865)

Time Estimate:

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

Background:

N/A

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

On **June 13, 2017**, the Commission held a public hearing on this request. Presentations were given by the applicant and by staff. The public hearing portion was opened. Many residents of the Breckenridge Estates Development came to express their concerns over the requested zoning designation. Upon conclusion of the presentations, public hearing, and deliberations the Planning and Zoning Commission stated upon annexation they felt a zoning designation of R-4 was appropriate. All members present voted in favor of the motion.

On **July 17, 2017**,the City Council held a public hearing on this request. Presentations were given by the applicant and by staff. The public hearing was opened. Upon conclusion of the public hearing and council deliberations, the City Council unanimously voted to table this item until the July 24th meeting. The reason for tabling was to consult with legal counsel prior to a motion.

On **July 24, 2017**, The City Council opened deliberations and upon conclusion, Vice-Mayor Hawkins made a motion to annex the property with an R-4 CRO zoning designation for that property within the Canyon Rim Overlay and R-6 for that part of the property located South of the Canyon Rim Overlay. Councilmember Lanting seconded the motion. The motion was approved.

Analysis:

N/A

Conclusion:

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

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

Attachments:

1. Breckenridge_Annexation Ordinance
2. Zoning Map
3. Aerial Map

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **ANNEXING** CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, Susan G Breckenridge & Katherine B Breckenridge c/o Robert Struthers has made application for annexation of property located east of Harrison Street and north of Canyon Falls Drive extended, aka 647 Pole Line Road East; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 13 day of June, 2017, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 17 day of July, 2017, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

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

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

See "Exhibit A"

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned R-4 CRO for the property within the Canyon Rim Overlay, and R-6 for that part of the property located south of the Canyon Rim Overlay.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of

development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL , 20____

SIGNED BY THE MAYOR , 20____

_____
Mayor

ATTEST:

_____
Deputy City Clerk

PUBLISH: Thursday, _____, 20____

Exhibit A

ANNEXATION DESCRIPTION
for
City of Twin Falls

Parcel One of TBS Subdivision Conveyance Plat located in part of Government Lot 5 and the Southwest Quarter of the Southeast Quarter of Section 33, Township 9 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, and more particularly described as follows:

Commencing at the South Quarter corner of said Section 33, from which the Southeast corner of said Section 33 bears North 89° 51′ 19″ East, 2638.59 feet;

THENCE North 00°40'01" East along the westerly boundary of the SW4 SE4 for a distance of 513.48 feet to a found 5/8 inch rebar and cap;

THENCE North 89°29'59" East along the southerly boundary of Parcel Two of TBS Subdivision Conveyance Plat for a distance of 60.01 feet;

THENCE North 00°40'01" East parallel with the westerly boundary of said Parcel Two for a distance of 15.00 feet to a set 5/8 inch rebar and cap and being the POINT OF BEGINNING;

THENCE North 00°40'01" East parallel with the westerly boundary of said Parcel Two for a distance of 573.61 feet to a set 5/8 inch rebar and cap;

THENCE South 84°12'50" East for a distance of 808.65 feet to a set 5/8 inch rebar and cap;

THENCE South 01°25'51" West parallel with the easterly boundary of said Parcel Two for a distance of 485.22 feet to a set 5/8 inch rebar and cap;

THENCE South 89°29'59" West parallel with the southerly boundary of said Parcel Two for a distance of 799.12 feet to the POINT OF BEGINNING.

Said Parcel One contains 9.75 acres, more or less and is subject to easements, covenants and restrictions of record.

AND

A strip of land located in part of Parcel Two of TBS Subdivision Conveyance Plat in the Southwest Quarter of the Southeast Quarter of Section 33, Township 9 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, and more particularly described as follows:

Commencing at the South Quarter corner of said Section 33, from which the Southeast corner of said Section 33 bears North 89° 51′ 19″ East, 2638.59 feet;;

THENCE North 00°40'01" East along the West boundary of the SW4 SE4 for a distance of 513.48 feet to the southwest corner of said Parcel Two and the POINT OF BEGINNING;

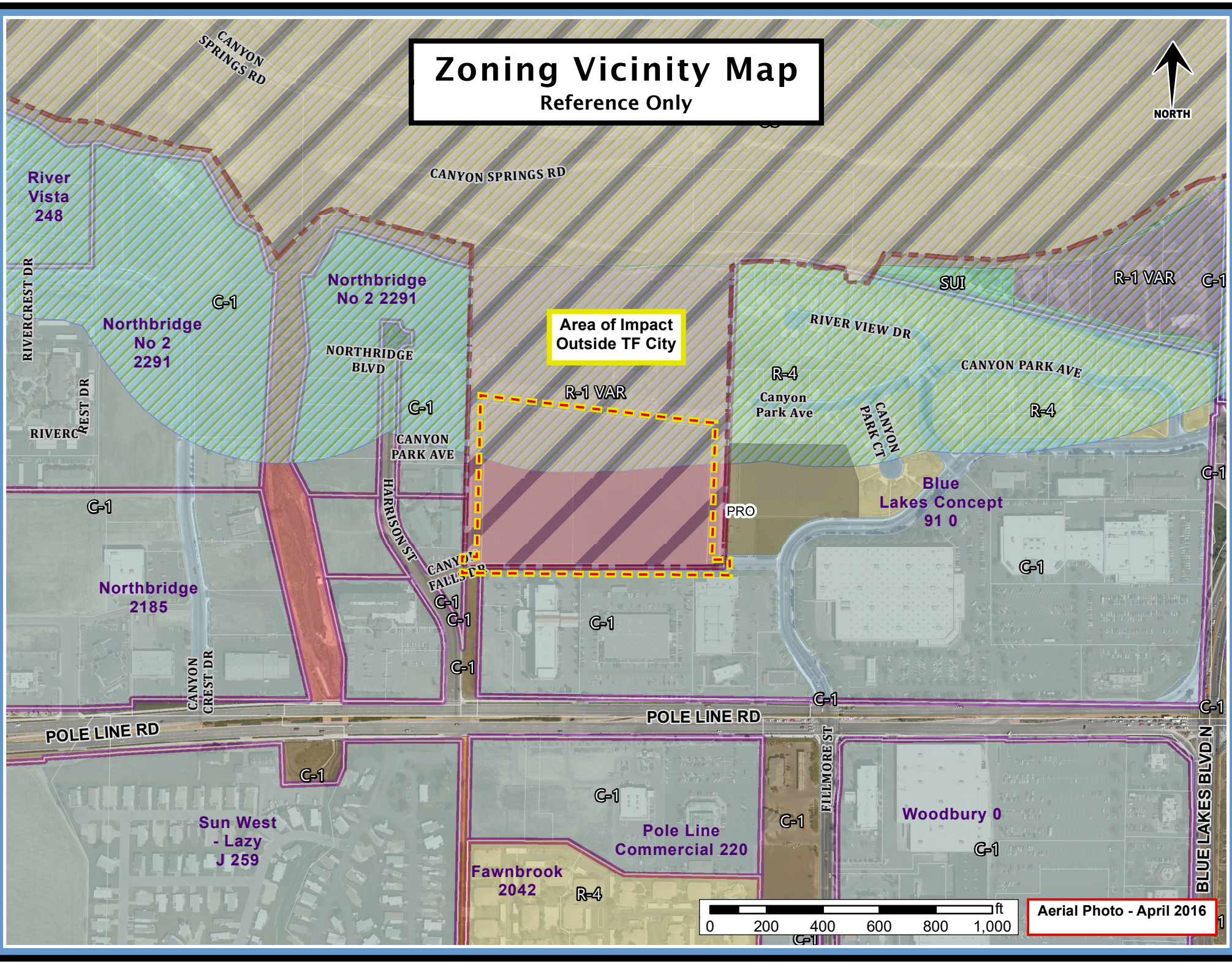
THENCE North 00°40'01" East along the West boundary of the SW4 SE4 and the westerly boundary of said Parcel Two for a distance of 15.00 feet;

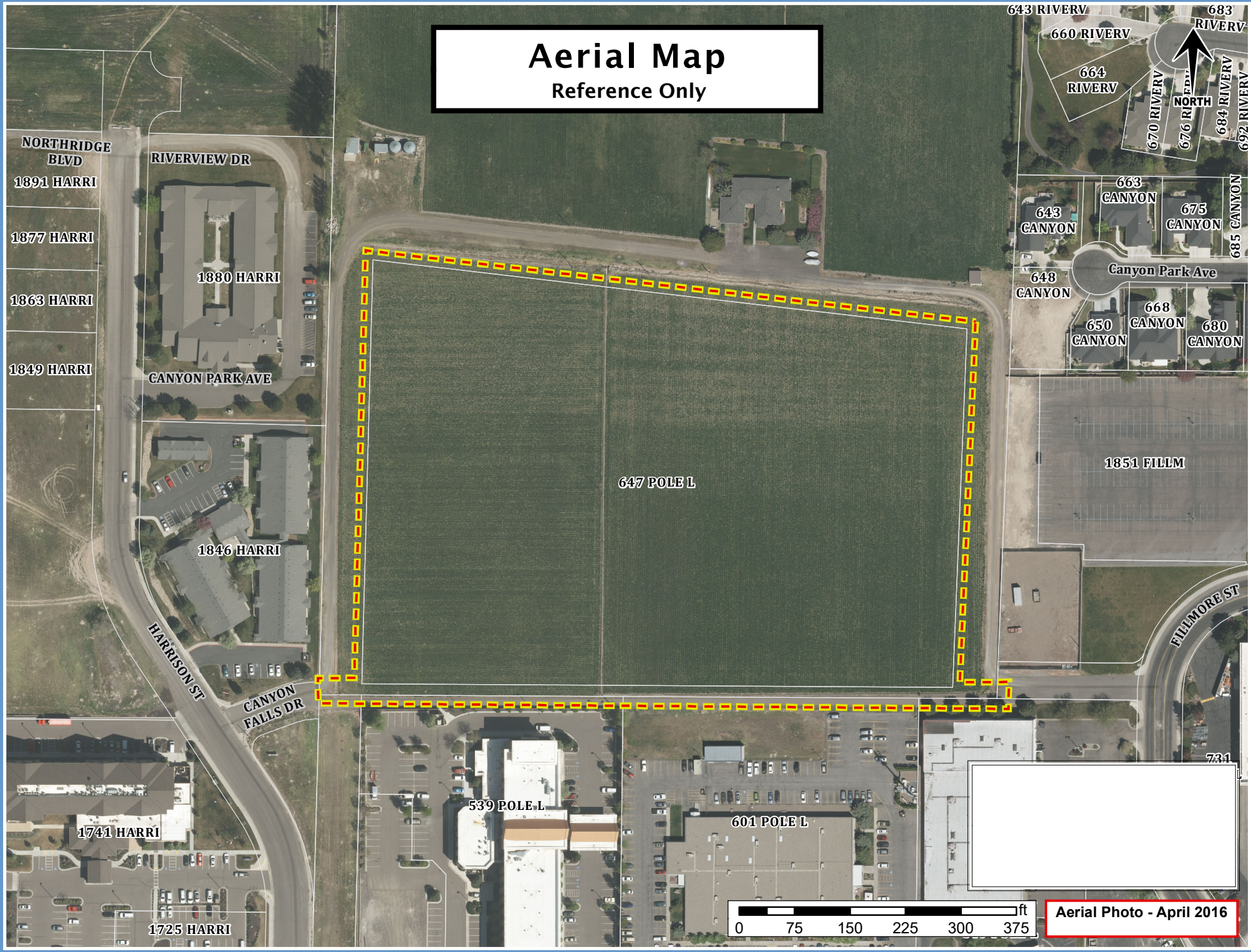
THENCE North 89°29'59" East parallel with the southerly boundary of said Parcel Two for a distance of 919.17 feet to the easterly boundary of said Parcel Two;

THENCE South 01°25'51" West along said easterly boundary for a distance of 15.01 feet to the southeast corner of said Parcel Two;

THENCE South 89°29'59" West along the southerly boundary of said Parcel Two for a distance of 918.97 feet to the POINT OF BEGINNING.

Said parcel contains 0.32 acres, more or less and is subject to easements, covenants and restrictions of record.


Zoning Vicinity Map
Reference Only
NORTH
CANYON SPRINGS RD
River Vista 248
Northbridge No 2 2291
Northbridge No 2 2291
Area of Impact Outside TF City
SUI
R-1 VAR
C-1
RIVER VIEW DR
CANYON PARK AVE
R-4
Canyon Park Ave
CANYON PARK CT
NORTHRIDGE BLVD
RIVERCREST DR
HARRISON ST
PRO
Blue Lakes Concept 91 0
Northbridge 2185
CANYON CREST DR
POLE LINE RD
FILLMORE ST
BLUE LAKES BLVD N
Sun West - Lazy J 259
Pole Line Commercial 220
Woodbury 0
Fawnbrook 2042
0 200 400 600 800 1,000 ft
Aerial Photo - April 2016


Aerial Map
Reference Only
NORTH
643 RIVERV
660 RIVERV
664 RIVERV
670 RIVERV
676 RIVERV
683 RIVERV
684 RIVERV
692 RIVERV
NORTHRIDGE BLVD
1891 HARRI
1877 HARRI
1863 HARRI
1849 HARRI
RIVERVIEW DR
1880 HARRI
CANYON PARK AVE
1846 HARRI
HARRISON ST
CANYON FALLS DR
647 POLE L
643 CANYON
663 CANYON
675 CANYON
685 CANYON
Canyon Park Ave
648 CANYON
650 CANYON
668 CANYON
680 CANYON
1851 FILLM
FILLMORE ST
731
539 POLE L
601 POLE L
1741 HARRI
1725 HARRI
0 75 150 225 300 375 ft
Aerial Photo - April 2016

Date: Monday, July 31, 2017

To: Honorable Mayor and City Council

From: Brian Pike, Deputy City Manager

Request:

Request to negotiate a contract and a detailed scope of work for architectural services with Pivot North, related to the possible remodel of Fire Stations 1 and 3, the relocation and construction of Fire Station 2, and the future construction of Fire Station 4.

Time Estimate:

15 Minutes

Background:

On May 4, 2017, the City of Twin Falls published a Request for Qualifications for the Fire Station(s) Remodel or Build Project as directed by the City Council. The intent of the RFQ was to establish a firm to assist with comprehensive architectural services related to the possible remodel of Fire Stations 1 and 3, the relocation and construction of Fire Station 2, and the possible construction of Fire Station 4. Our desire was to establish a phased approach to the project and seek professional guidance as we move forward with the specific projects.

The RFQ included the following phases:

- A Needs Analysis
- The Design of Fire Stations Remodels (Station 1 and Station 3)
- Construction Management of the remodel project
- Design of a new Fire Station (Station 2)
- Construction Management of Fire Station 2
- Design of a new Fire Station (Station 4)
- Construction Management of Fire Station 4

We received proposals from the following firms:

1. EDA Architects, INC
2. Cole Architects
3. Bliss Architecture
4. Balteus Design Group
5. Insight Architects
6. ZGA Architects and Planners, Chartered
7. Meyers/Anderson
8. Design West
9. Pivot North, PLLC
10. Hummel
11. LCA
12. CSHQA

The initial proposals were evaluated by Chief Tim Soule, Chief Craig Kingsbury and Deputy City Manager Brian Pike. The list was narrowed down to the five finalist: Design West, Hummel, Pivot North, LCA and CSHQA.

The five finalist made presentations to the selection committee comprised of Councilperson Nikki Boyd, Deputy City Manager Brian Pike, Deputy City Manager Mitch Humble, Chief Craig Kingsbury and Chief Tim Soule. All five of the finalist represented their firms in a professional manner. The selection committee evaluated and ranked the top three firms:

1. Pivot North
2. CSHQA
3. LCA

The selection committee is recommending Pivot North as its first choice and would ask Council's permission to negotiate a contract and a detailed scope of work. We would also ask if we are unable to reach an agreement with Pivot North, the Council would allow us to negotiate with the second finalist,CSHQA.

Approval Process:

A simple majority vote of the Council will approve this request.

Council approval to negotiate a contract and a detailed scope of work for architectural services with Pivot North, related to the possible remodel of Fire Stations 1 and 3, the relocation and construction of Fire Station 2, and the future construction of Fire Station 4.

Budget Impact:

Regulatory Impact:

No regulatory impact.

History:

N/A

Analysis:

N/A

Conclusion:

.

Attachments:

1. RFQ - Fire Station(s) Remodel or Build

City of Twin Falls
Fire Department Station(s) Remodel and Build

Request of Qualifications

This City of Twin Falls is requesting qualifications (RFQ) from all interested persons and/or firms for comprehensive architectural services for the design and development for the Remodel and Build of Fire Station(s).

ADVERTISEMENT FOR REQUEST FOR QUALIFICATIONS
Fire Station(s) Remodel and Build

The City of Twin Falls (City) is seeking qualified and experienced professionals to submit Statements of Qualifications to provide comprehensive architectural services as outlines in the Request for Qualifications.

Sealed proposals will be received in the City of Twin Falls – Office of the City Manager at:

103 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83301

until 3:00 p.m. local prevailing time on June 15, 2017.

The criteria and procedures to be used for selection of qualified persons or firms to perform such services may be obtained at the City of Twin Falls – Office of the City Manager, as listed above. The City reserves the right to accept or reject any or all qualification statements.

This Notice is being published in compliance with Idaho Code Section 67-2320(2)(g).

Dated this May 1, 2017

Brian Pike
Deputy City Manager

Publish: May 4, 2017 & May 11, 2017
Open Through: June 15, 2017

City of Twin Falls

Request for Qualifications

May 2017

City of Twin Falls, Idaho in accordance with Idaho Code 67-2320 is soliciting "Requests for Qualifications" (RFQ) from architects to provide professional architectural and planning services to the City.

PROJECT INFORMATION

The successful firm selected through the City's effort by this Request for Qualification (RFQ) will provide comprehensive architectural services for the following phases:

- A Needs Analysis
- The Design of Fire Stations Remodels (Station 1 and Station 3)
- Construction Management of the remodel project
- Design of a new Fire Station (Station 2)
- Construction Management of Fire Station 2
- Design of a new Fire Station (Station 4)
- Construction Management of Fire Station 4

The selected Architect will be required to perform the basic architectural services related the phased project. The contract agreement will provide for the aforementioned phases of work, completed in multiple potential contracts, without guarantee of any future contracts. It would be the intention of the City of Twin Falls to establish a long-term relationship with the selected firm.

The City anticipates that the selected firm will provide a full complement of architectural services. It is envisioned that the successful architectural firm will assist and guide the City in the planning, design and construction management of the projects. Required services should be substantially similar to those identified in the American Institute of Architectural document, B141, with modifications to meet City requirements.

The final projects must be designed to be cost effective and functionally efficient while relating aesthetically to and becoming an integral component of the overall City.

The successful architectural firm will be required to independently retain the services of licensed engineers and landscape architects to provide the City with the professional services required for the projects. The City reserves the right to approve engineering consulting service providers contracted directly with architectural service provider.

PURPOSE OF PROCEDURE

The City's "Qualification Based Selection" (QBS) is to comply with Idaho Code 67-2320. This procedure provides for an orderly process of:

(1) Solicitation of professional qualifications,
(2) Evaluation and ranking of qualifications,
(3) Establishment of a ranked list of service providers, and
(4) Negotiation of scope of services and fees.

TIMELINE:

RFQ Notice Publication	Thursday, May 4, 2017 & Thursday, May 11, 2017
RFQ Availability and Response Period	Thursday, June 15, 2017
RFQ Response Due	Friday, June 16, 2017 by 3 p.m.*
Evaluation and Ranking	Week of June 19, 2017
Interview Notice	Monday, June 26, 2017
Interviews Scheduled	Thursday, July 13, 2017
Selection Recommendation to Twin Falls City Council	Monday, July 24, 2017

* *Local Prevailing Time.*

PROPOSAL FORMAT CONTENT

At a minimum, proposals must include the following information in the sequence listed. Proposing firm to submit technical information to meet the requirements stated below. **Proposals need not be exhaustive in the information presented,** rather, the proposing firm is encouraged to present only concise information relevant to your pertinent qualifications.

1.0 General Information and Company Profile – 5 page maximum

In this section, please provide an introductory statement of your firm. Be sure to describe your firm's history, size, resources, philosophy of service, volume of current work, and management techniques and methods along with any other information that would be helpful to characterize the firm.

2.0 Approach To Project and Team Organization – 5 page maximum

Describe your approach to providing the required services indicated in the "Project Information" section of this RFQ. Discuss how you provide leadership to facilitate teamwork and communication among all parties. Provide a professional resume for the Lead Principal and Project Manager who will be assigned to the City's projects. Provide a brief description of each of your consultant firms' experience in Public Safety and City Facility projects. Include an organizational chart of the proposed project team. Describe the proposed roles and responsibilities of key architectural and consultant personnel for the City's projects.

3.0 Past Performance – 5 page maximum

Briefly describe other projects executed by your firm that demonstrate relevant experience. Extensive descriptions of vaguely related projects are discouraged. For each project listed, include the name, address, and phone number of a person who may be contacted regarding your performance on the project. Projects listed for which your firm worked in an associated capacity or in a teaming venture with another architectural or engineering firm should include the name, address, and phone number of a contact person for the associated firm along with a description of what services and responsibility that firm provided on the project. Only list the Idaho cities for which you have performed similar work in the past ten years.

4.0 Specific Information - 5 page maximum

Briefly respond to each of the following items:

Describe your experience in facilitating the preliminary planning process, including community based meetings and how your approach could be beneficial to the City of Twin Falls process. Indicate the individuals on your team who will lead this process including their roles, responsibilities and techniques.

Describe your experience and relationship with the the City of Twin Falls Building Department.

5.0 Local Knowledge - 5 page maximum

Preference will be given to those firms having local construction knowledge and experience.

6.0 Evaluators Discretionary Rating

Each selection committee member will have discretionary points to rate factors such as specificity, clarity and completeness of proposal, and level of professionalism.

EVALUATION CRITERIA

Submittal will be rated by the following point evaluation method; the total of all evaluators' points will be used to determine rankings.

		Maximum Value
1.0	General Information and Company Profile	5 Points
2.0	Approach to Project and Team Organization	10 Points
3.0	Past Performance	10 Points
4.0	Specific Information	10 Points
5.0	Firms with Local Construction Knowledge and Experience	10 Points
6.0	Evaluator's Discretionary Rating	5 Points
	Total	50 Points

SELECTION PROCEDURE

A selection committee composed of City of Twin Falls Council Members and City employees will evaluate all submittals, tabulate the results, and prepare a shortlist of highest ranked respondents for interview by the selection committee. Prior to the interview, the short listed firms will be given a format to be followed during their presentation. The selection committee will make a final selection recommendation to the City Council.

The City will seek to negotiate a contract, a detailed scope of work, fees, schedule, etc. with the firm approved by the Board of Trustees. If unable to reach an agreement, the City has the right to terminate negotiations and commence negotiations with the second most qualified firm.

PROPOSAL SUBMISSION PROCEDURES

1. Written proposals in response to this RFQ will be accepted at the City of Twin Falls, Brian Pike, Deputy City Manager, 103 Main Avenue East, P.O Box 1907, Twin Falls, Idaho, Phone (208) 735-7205 or bpike@tfid.org until ***3 p.m. Friday, June 16, 2017, local prevailing time.***

2. Submittals shall include six (6) hard copies of the proposal and one electronic copy. Electronic copies can be emailed to Brian Pike at bpike@tfid.org. Proposals must be sealed in an opaque package and clearly marked: "Request For Qualifications, Fire Station(s) Remodel and Build Architectural Services".

3. Proposals shall be composed of not more 25 numbered pages, bound, single-sided 8 ½" x 11", and printed in at least twelve (12) point font. The cover sheet is not included in the page count.

4. Questions regarding this project may be directed to Brian Pike, Deputy City Manager, 103 Main Avenue East, P.O Box 1907, Twin Falls, Idaho, Phone (208) 735-7205 or bpike@tfid.org

   Any explanation desired by a firm must be requested of the City in writing, and if explanation is necessary, a reply will be made in the form of an addendum, a copy of which will be forwarded to each prospective firm that has requested that they it be furnished with a copy of each addendum. In order to receive addenda to the RFQ, the firm must email contact information to bpike@tfid.org and receive a confirming email that the request has been received. All questions must be emailed to bpike@tfid.org and received no later than June 15, 2017, at 10:00 a.m. local prevailing time.

5. The City is a Public Agency. All submittals, including bids, proposals, and any other information provided by a consultant may be considered a public record and, except as noted below, will be available for inspection and copying. Any information submitted to the City is subject to release as provided for by Idaho Public Records Law, Idaho Code, Title 9, Chapter 338 through 350.

The City will take reasonable efforts to protect any information marked "confidential", to the extent allowed by Idaho Public Records Law. Confidential information should be clearly identified. It is requested that the confidential information be placed in a separate envelope within the proposal to minimize accidental copying and release. Confidential information will be returned to the applicant upon request, after the award of the Agreement. It is understood, however, that the City will have no liability for disclosure of such information. Any proprietary or otherwise sensitive information contained in or with any proposal is subject to potential disclosure.

Should the Agency be challenged in court by a third party for a decision to withhold or redact information identified as proprietary by the professional or professional firm, by submitting a Qualification Statement in response to this request, the applicant agrees to indemnify, defend, and hold harmless the Agency for any judgments, attorney fees, and/or court costs associated with asserting the documents contain proprietary information. The applicant agrees and acknowledges that the Qualification Statement is a discloseable public record. The Agency reserves the right to make an independent discretionary decision whether or not the documents marked as proprietary contain trade secrets and to disclose the contents thereof pursuant to the Public Records Act. All documents not marked as proprietary are subject to release in compliance with the Public Records Act.

PROPOSAL GUIDELINES

1. The City will not be liable for any costs incurred in the preparation and production of a proposal or any work performed prior to the execution of a contract.

2. All Proposals and other materials will become the property of the City.

3. All Information contained in this RFQ and acceptable provisions of the selected firm's response will be made a part of the executed agreement for services.

4. Upon request, the submitting firm shall provide additional information as requested by the City.

5. The City reserves the right to: Waive any informalities or irregularities and reject any or all proposals received as a result of this RFQ; select all or part of the respondent's proposal; negotiate changes in the scope of work or services to be provided; conduct investigations required to determine the submitting firm's performance record and ability to perform the assignments specified as a part of this RFQ; negotiate separately with any source in a manner deemed to be in the best interests of the City.

GENERAL ARCHITECTURAL SERVICES QUALIFICATION STATEMENT

General Information:

Firm Name _____

Address _____

City, State, Zip _____

Telephone _____ Fax _____ E-mail _____

Principal-In-Charge _____ Idaho License _____

Legal status of your company: [ ] Corporation [ ] Partnership [ ] Individual [ ] Joint Venture

Questions:

What types of licenses in accordance with Idaho Code 67-2320 exist within your firm: _____

_____

Does your firm carry errors and omissions insurance? [ ] Yes [ ] No

What is the amount of your errors and omissions insurance liability limits? _____

What is the amount of your errors and omissions insurance deductible? _____

If yes to any of the following questions, please attach a separate sheet of explanation.

Does your firm have any conflict of interests regarding any City work? [ ] Yes [ ] No

Has your firm failed to complete a professional service contract? [ ] Yes [ ] No

Has your firm been involved in bankruptcy, litigation or arbitration proceedings? [ ] Yes [ ] No

Contact Regarding this Submittal (Principal, Partner, or Corporate Officer)

Name _____ Dated _____

Phone _____ Fax _____

Title_____

Signature_____

Date: Monday, July 31, 2017

To: Honorable Mayor and City Council

From: Brian Pike, Deputy City Manager

Request:

Presentation of the City Manager's Recommended Budget for FY 2018.

Time Estimate:

Approximately 25 minutes.

Background:

See attached City Manager's Recommended Budget for FY 2018 followed by citizen input.

Approval Process:

No action required tonight.

Budget Impact:

Regulatory Impact:

No regulatory impact.

History:

N/A

Analysis:

N/A

Conclusion:

Recommended Budget for FY 2018 can be found online.

Attachments:

1. City Manager's Recommended Budget

City Manager's Recommended Budget for FY 2018

We are pleased to present the City Manager's Recommended Budget for the fiscal year beginning October 1, 2017, and ending September 30, 2018. 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." This budget is submitted in accordance with these laws and requirements in mind.

The fiscal year 2018 (FY 2018) City Manager's Recommended budget is organized to serve as a useful and informative guide for our citizens, members of the City Council and staff. The organization of the document and the information provided is consistent with the criteria necessary to receive the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award.

The FY 2018 Recommended Budget is designed to serve as a policy document, a financial plan, an operations guide and a communications device.

A Policy Document
The budget is an expression of Council policy. It is the most comprehensive collection of Council policy that is produced on an annual basis. Council policy is implemented by the appropriations made along with the projects and programs funded.

A Financial Plan
The financial planning emphasis of the budget is the most familiar aspect. The budget lays out how expenditures are to be made and specifies anticipated revenues and other resources to fund those expenditures. The budget is balanced in all funds, meaning that total resources in each fund are equal to or greater than total expenditures.

An Operations Guide
Numbers are obviously an important aspect of the budget, but the FY 2018 Recommended Budget is much more. Also included are missions, highlights and accomplishments of programs and departments that provide a balanced perspective of the broad range of services we provide to our citizens. It demonstrates how much is being recommended for programs and departments and illustrates the return on their investment through the delivery of good and services.

The Operations Guide aspect of the budget focuses our financial planning to achieve the goals and objectives described in the City's 2030 Strategic Plan.

A Communications Device
Through the budget, we communicate City priorities to our citizens. The budget contains graphics, tables, summaries and directions that are designed to assist citizens, Council members, staff and others in getting needed information quickly and easily. These areas guide us in preparing a proposed and final document that balances the requirements of law with the needs and desires of citizens.

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 14, 2017, the City Council will adopt the preliminary budget for FY 2018, with a public hearing and final adoption scheduled to occur on August 28th.

Connection to the City's 2030 Strategic Plan

A FY 2018 Recommended Budget is developed to sustain and achieve the outcomes that the community has identified as most important. Each department determines what it does to support these common goals and the budget communicates to the public how the allocation of resources reflects community priorities and its vision for the future.

We relied on information provided in the City's 2030 Strategic Plan and the results of citizen surveys to provide guidance regarding the community's priorities.

The City's budgeting process begins each year shortly after the New Year with the formation of the Long Term Planning Committee (LTP). The LTP is a composed of a cross-section of employees representing all levels and departments of the City's organization. The LTP's work is instrumental and an integral part of the City's budget process. With focus and a commitment to exceptional public service based on innovation, professional expertise and creativity, the members of the LTP develop strategies designed to help the City take meaningful steps in realizing each of the eight articulated vision statements described in the City's 2030 Strategic Plan.

2018 Fiscal Year Budget Summary

The budget is balanced and in accordance with the state law and Government Finance Officers' Association (GFOA) best practices. The combined expenditures and transfers total $71,350,260, which is a $6,125,592 increase compared to the current year budget of $65,224,668. For this fiscal year, we are recommending Government Fund-Type expenditures, those funds that receive some of their funding from property tax revenues, in the amount of $40,629,364. This is an increase of $3,817,744 (9.4%), of which $1,341,141 is from cash reserves to fund one-time capital initiatives. We are also recommending total expenditures in the Enterprise Fund-Type funds of $30,720,896, which is an increase of $2,307,848, or by 8.12%, of which $2,330,677 is from cash reserves.

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 2018 is $66,209,908 or $5,251,542, or 8.6% more than the total net budget of $60,958,366 that was approved for FY 2017. Both methods are acceptable. From this point forward, and just as we have done historically, we will be focusing on the net budget.

Cities in Idaho have control over their annual expenditures in all funds and the rates they assess in the enterprise, or business-like, funds. Statutorily under Idaho Code, cities and counties are permitted to collect 3% more property tax revenue than it had in the prior fiscal years. The FY 2018 Recommend Budget requests the statutory allowed increases in property tax revenue and does not require the use of the City's foregone balance of $2,186,253.

Budget Overview

The role of local government is to protect the citizen's health and provide for their safety. To realize that end, local governments, like the City of Twin Falls, are responsible for providing accessible streets, dependable emergency responses, and safe and aesthetically pleasing parks and public facilities—all in a manner that is both effective and efficient. While the budget does not fund all capital initiatives and projects in the entire organization, it does meet the City Council's priorities and the citizen's service level expectations. It demonstrates restraint in the areas of taxation and rate adjustments. It appropriately incorporates the use of cash reserves to cover one-time, critical and needed capital projects in the General Fund, Capital Improvement Fund, Library Fund, the Impact Fee Fund, Airport Construction Fund, Shop Fund, and Seizures & Restitution Fund.

The City of Twin Falls is committed to the efficient delivery of quality services to its citizens. This commitment is the foundation behind policy decisions and priorities that ensures constructive and well-formulated plans for the growth and prosperity of our City. This year, we were committed to bringing you a balanced, sustainable budget that provides the desired services our citizens expect.
This budget was developed in partnership with our internal and external partners. It incorporates the goals and objectives articulated in the City's 2030 Strategic Plan, the guidelines described in the Financial Management Policies, department-specific facility plans, the results of our citizen survey, and the technical expertise provide by our employees.

The FY 2018 Recommended Budget has been created with the following philosophies in mind:

- Providing high-quality governmental services consistent with citizen expectations
- Constantly seeking opportunities to improve service delivery or increase efficiency through technology, partnerships, or improved processes
- Careful stewardship of city resources, emphasizing affordability and sustainability
- Valuing our employees

The budget decisions outlined in this document influence the fiscal state of the city, the function of its government, and budget considerations for current and future needs. The City's budget, therefore, is the most important working policy and planning tool used by the City Council and staff to provide quality services to the citizens of Twin Falls, as determined by the City Council and for which funds are available.

Budget concepts and funding strategies grew out of many internal conversations, public informational listening sessions and planning meetings. Five primary focus areas were developed. Those areas are:

- Implement 2030 City of Twin Falls Strategic Planning goals and objectives to realize outcomes. Several of the Ongoing and Priority 1 goals and objectives that are expressed in the City of Twin Falls 2030 Strategic Plan receive funding in the FY 2018 Budget. The specific allocations are outlined in subsequent sections of this budget. To ensure that we are incrementally improving each year, we will continue to review and develop performance plans to advance established vision statements. Additionally, we will use the City's 2030 Strategic Plan to build collaborative

partnerships with our public, private and other community partners. Examples include the Economic Development Ready Team, Magic Valley Trail Enhancement Committee (MaVTEC), First Federal, and St. Luke's are just a few examples of the many opportunities that we have to collaborate with our partners to create the ideal community.

- Limit Tax Collections and Rate Increase. During the initial budget development conversations, the members of the City Council said that they wanted the budget to be sensitive towards tax and rate adjustments. This Recommended Budget requires the 3.0% statutorily allowed revenue increase, plus growth. The City Manager's FY 2018 Recommended Budget estimates a 2.5% increase in water rates, a 5.0% increase in sewer rates, and a 2.4% increase in sanitation fees.

- Invest in our employees. Each year, the City of Twin Falls reviews the full compensation (salary and benefits) level of its employees to ensure it is competitive with the market. The Recommended Budget for FY 2018 provides competitive compensation and benefits adjustments as well as advanced training opportunities. It provides an across-the-board adjustment of 3.5% for all employees who meet job performance standards. It also provides funding to adjust the City's salary table by 5%. Both of these requests are consistent with the City's compensation. Moving the compensation table 5% does not constitute a 5% compensation adjustment for all employees. The movement of the market on the compression ratio table will allow the City to address wage compression issues for tenured employees. Employees that are below new market wage for their position will receive the larger increases, while those above the market wage will receive little to no adjustment associated with moving the salary table.

  Additionally, the Recommended Budget provides for a 7.9% increase in funding for health insurance benefits. Based on preliminary information received, we believe that we will have to make changes to the current benefit to ensure its long-term sustainability and affordability. A wellness committee has been established to look at options for promoting wellness among our employees.
- Continue to Invest in Our Infrastructure Systems– The recommended budget for FY 2018 provides increased funding for maintenance and planning activities in the City's Street, Water and Waste Water funds.

  Streets Fund – The Recommended Budget increases total capital funding in the Street Fund from $3,313,975 to $5,077,770, which represents an increase of $1,763,795 or 53.22%. The FY 2018 total Street Fund allocation is derived from anticipated revenues totaling $7,105,400, an increase of $1,809,084 compared to FY 2017. The recommended budget does not rely on the use of cash reserves to support infrastructure projects.

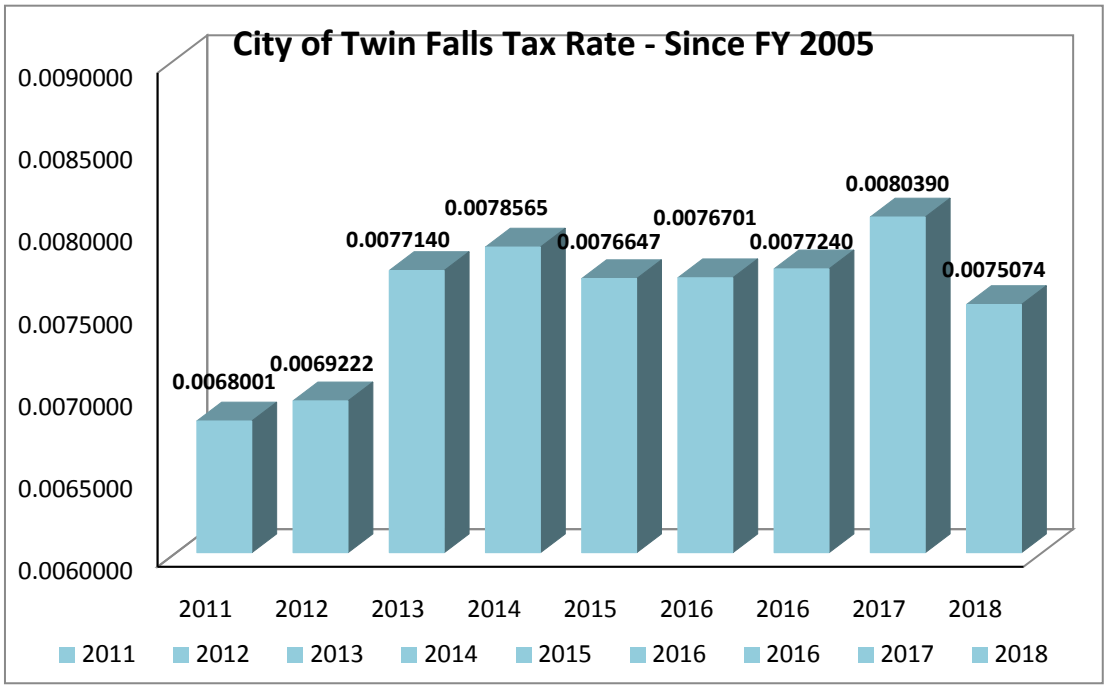
  Water Fund – The Recommended Budget recommends increasing the total capital funding in the Water Fund from $1,299,500 to $2,829,095, which represents an increase of $1,529,595 or 117.71%. The FY 2018 allocation is derived from anticipated revenues totaling $11,893,191, an increase of $1,709,202 or 16.8% compared to FY 2017.

  Waste Water Fund – The Recommended Budget includes total capital funding in the Waste Water Fund from $685,600 to $983,625, which represents an increase of $298,025 or 43.47%. The FY 2018 allocation is derived from anticipated revenues totaling $10,413,664, an increase of $1,114,233 or 12% compared to FY 2017.

- Continue to Pursue Innovative Strategies and Find More Effective Outcomes. In our continued pursuit of excellence, we will continue to review our processes beyond the budget conversations. This budget allocates funding to implement the City's new strategic planning objectives, update water and waste water facility master plans, and update development and implement a performance measurement and management system as developed by the International City Management Association's Insights, formally known as the Center for Performance Measurement.

How does the FY 2018 Budget's Tax Rate compare to ones issued in past years?

Cities in Idaho do not have control or determine its community's taxable value. That responsibility is assigned to County Assessor's Office. If the taxable value for FY 2018 remains unchanged, we are projecting the maximum the City's tax rate will be $7.51 per $1,000 (0.007507382) in taxable value. The tax rate for FY 2017 was $8.03/$1,000 (0.008039014) of taxable value. Below is a graph illustrating the tax rate of that has been issued in each of the past fiscal years.



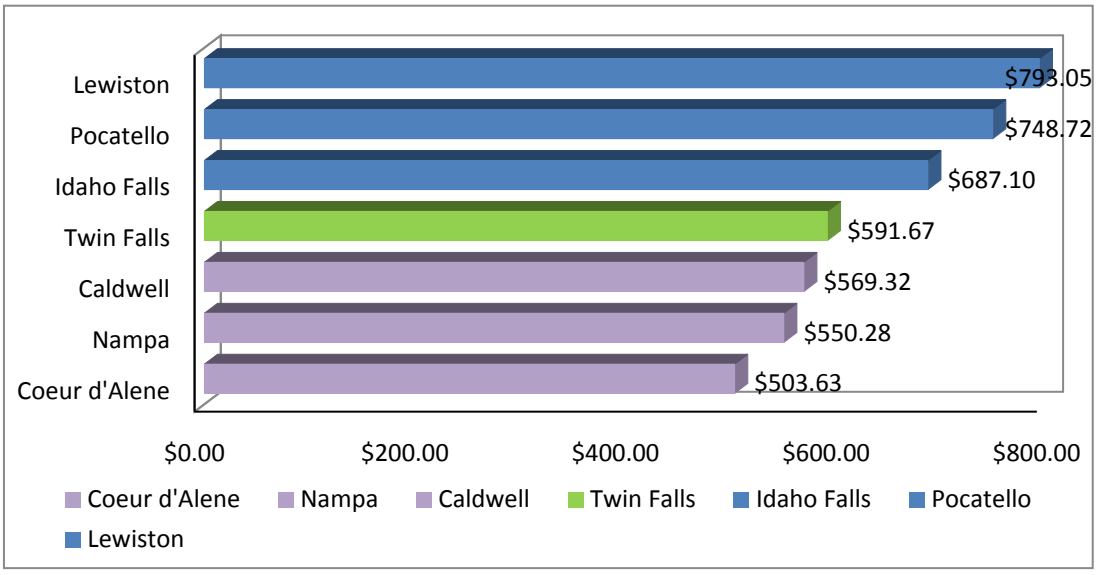
Additional property tax collections and comparison, rate adjustments, expenditures and economic indexes are discussed in great detail in subsequent sections of the City Manager's Recommended Budget Message.

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 below are intended to provide a "ballpark" answer to that question. Although only intended to be a rough illustration, the table and graph below show the amount of property tax paid on a median-valued, owner-occupied home in each of the larger, full-service cities in Idaho.

	Total Taxes	2016 Median Property Value	FY 2016
Coeur d'Alene	$503.63	$170,600	0.0059043
Nampa	$550.28	$121,900	0.0090285
Caldwell	$569.32	$114,600	0.0099358
Twin Falls	$591.67	$147,200	0.0080390
Idaho Falls	$687.10	$142,400	0.0096503
Pocatello	$748.72	$133,700	0.0112000
Lewiston	$793.05	$166,700	0.0095147

Note: Idaho's median value of an owner-occupied home for this same period of time was $162,900 and had a maximum exemption of $81,450, for a 2013 taxable value of $88,410.



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. In FY 2018, the Street Fund for the City of Twin Falls will be $7,105,399 or approximately 18% of the total Government Fund-Type budget. Information used was from the Associated Taxpayers of Idaho's 2014 Levy Book (tax rate) and the US Census Bureau – 2013 Census data (median home value).

General Fund

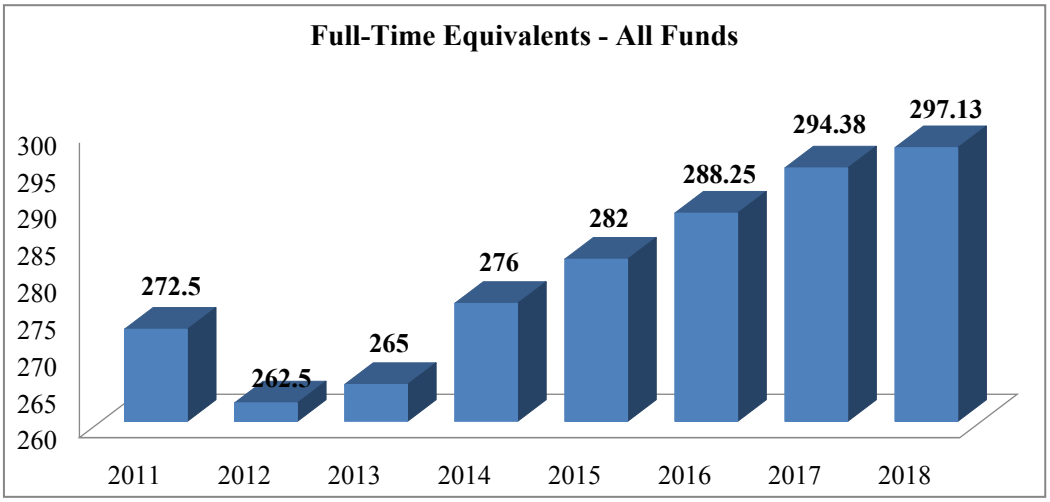
The General Fund is the chief operating fund of the city, and is used to account for all financial resources except those required by Generally Accepted Accounting Principles (GAAP) to be accounted for in another fund. The General Fund supports many departments, programs and contracts, which include City Council, City Manager's Office, Finance, Legal, Planning and Zoning, Economic Development, Human Resources, Information Services, Police Department, Fire Department, Building Inspections, Animal Control, Engineering, and Parks and Recreation. In FY 2018, General Fund revenues are projected to be $26,507,450 and expenses are projected to be $26,516,144.

Personnel

The City of Twin Falls has a philosophy of adding full-time employees only when "need" and "sustainability" can be demonstrated. Based on updated US Census data, the City of Twin Falls has a population of 47,468. Based on that estimate, the City of Twin Falls 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 population of 70,000. This causes the number of City employees per 1,000 of population to drop to four.

The City of Twin Falls has a total of 294.38 full-time professionals working to deliver services to the citizens of Twin Falls. The FY 2018 City Manager's Recommended Budget adds an additional 2.75 full-time equivalent (FTE) positions to assist with increase workloads and to meet the service delivery demands of our citizens and partners. The positions are:

- Two positions in the Legal Department: a Paralegal ($50,183) and a deputy prosecuting attorney ($52,497) in anticipation of the retirement of the current prosecutor bringing this service "in-house"
- A total of approximately 1.86 FTEs custodial/janitors to be assigned to the new and expanded facilities: City Hall complex, Public Safety Complex and expanded Airport Terminal



A majority of the funding (and in some cases all) for the new positions proposed in the City Manager's Recommended Budget for FY 2018 are a result of modifying existing contracts for service with external/private partners. If all of the positions are approved, the City of Twin Falls total FTE count would increase to 297.13.

The FY 2018 City Manager's Recommended Budget includes other expenditures associated with personnel, the FY 2018 Recommended Budget:

- Provides for performance-based adjustment of 3.5% for all employees
- Moves the City's compensation table (5%)
- Increased funding for health care insurance (7.9%)

Capital Fund and Total Capital Investment

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 civil 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.
- 640 lane miles of roadway to maintain.

A small sampling of the capital initiatives that have been funded in this budget include: making improvements to our water, waste water and transportation systems; improving our trail systems; making miscellaneous park improvements; rotating our fleet, vehicles, machinery and equipment; replacing the restrooms at City Park; and becoming more energy-wise through the use of LED lightings systems.

The ongoing development, expansion, maintenance, and repair of these capital assets is necessary, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City. For accounting purposes and based on best practices and recommendations of the Government Finance Officers Association (GFOA), the City of Twin Falls capitalizes acquisitions and improvements that are durable and in excess of $5,000.

In all funds, the FY 2018 budget allocates $15,807,275 to fund needed, critical and desired capital improvements and community amenities. In FY 2017, the City of Twin Falls budgeted to spend a total of $12,780,353 in capital improvements. The FY 2018 allocation is an increase of $3,026,922 or 23.68%.

Water Fund

The Water Fund supports the following water-related activities: water supply, water distribution, pressurized irrigation, and utility billing. To support each of these functions in FY 2018, the City Manager's Recommended Budget calls for total system expenditures in the amount of $11,893,191, an increase of $1,709,202, or 16.8%, when compared to the total allocation of $10,183,989 in FY 2017. The Recommended Budget recommends that the City increase water rates 2.5%. The average water user (18,000 gallons) will see an increase of $0.96 per month and $11.52 per year.

Sewer Fund

The Sewer Fund is used to support all waste water services provided by the City of Twin Falls, namely waste water collections and waste water treatment. For FY 2018, the City Manager's Recommended Budgets calls for expenditures totaling $10,413,664 in this Fund. This represents an increase of $1,114,233 when compared to FY 2017 Sewer Fund expenditures of $9,299,431. The Recommended Budget recommends that the City increase sewer rates 5.0%. The average residential customer who sends up to the maximum cap 8,000 gallons will see an increase of $1.30 per month and $15.60 per year.

We are monitoring a situation with residential billing that is causing some concern. With residential sewer billing, users are billed based on the amount of water that is used in the home. An assumption is made that most residential water use passes through the home and out into the sewer. This method of estimating sewer usage is preferred to metering actual sewer usage, since installing sewer flow meters to every residential connection in town is cost prohibitive. However, for homes in town that do not have access to pressurized irrigation, during the summer, water is used for irrigation and will not enter

into the sewer system. This increase is easily identified by examining the difference in water usage between the winter and summer months. If a home averages 8,000 gallons of water use in the winter months, then averages 12,000 gallons a month in the summer months, the likely cause is that 4,000 gallons of water a month are being used for irrigation and not entering the sewer system. Since it would be unfair to bill homeowners for water used that does not enter the system, we cap resediential sewer billing at 8,000 gallons, even when water usage exceeds that amount.

Annecdotally, we have noticed that it seems like more and more residential water acounts are tending to use more than the 8,000 gallon cap in the winter months, outside the irrigation season. A home that averages 12,000 gallons a month in the winter and 18,000 gallons a month in the summer is likely using 6,000 gallons a month for irrigation and 12,000 gallons a month on household uses that will end up in the sewer system. Yet, that same home will only be billed for 8,000 gallons a month, due to our sewer use cap. Not being billed for usage of the sewer system is just as unfair as being billed for irrigation water use that is not entering the sewer system. We are not prepared to propose an amendment to the sewer billing cap at this time. We would like to analyze this issue more closely in the coming year. It may be that we need to adjust our sewer billing cap to create a more equitable billing situation for those residential users that regularly exceed the current 8,000 gallon cap.

Sanitation

The City's Sanitation Fund supports the City's sanitation and recycling program. The City of Twin Falls is the only City in the Magic Valley to offer its residents a curbside single-stream recycling program. The program was started in 2010. Since the creation of the program, the City has diverted over 14,178 tons of garbage from entering into the regional landfill. Although we have seen a slight decrease in participation, the City's recycling program continues to meet and/or exceed initial expectations. It remains one of the highest rated services offered by the City.

Overall, the City Manager's Recommended Budget increases the cost of sanitation slightly. The monthly bill paid by the City's residential customers will increase from the current rate of $16.90 per month to $17.31 per month. This represents a $.41 per month per customer increase, or a fee increase of 2.4%.

How much more will City Services Cost?

In addition to understanding the levels of services and the amount of improvements programmed in the budget, it is also important that we recognize the impact this proposal has on our citizens and taxpaying shareholders.

The table below illustrates the impact the City Manager's Recommended Budget will have on the taxpayers residing or doing business in Twin Falls. For the average customer, the Recommended Budget has a total impact of $1.69 per month or $20.29 per year.

	FY 2017 Adopted Budget	FY 2018 Recommended Budget	Variance
Property Tax	Tax Rate of: $8.03/$1,000 tax value	Tax Rate of: $7.51/$1,000 tax value	Tax Rate of: $0.52/$1,000 tax value
Median Valued Home of an Owner-Occupied Home: $141,200 in FY 2017 $147,200 in FY 2018	**$566.92** *annual*	**$555.17** *annual*	**($11.75)** *annual*
Utility Bills			
Average Residential Customer Consumption of:			
Water - 18,000 gallons	$48.94	$49.90	$0.96
Sewer - 8,000 gallons	$25.97	$27.27	$1.30
Sanitation & Recycling	$16.90	$17.31	$0.41
Monthly Total of Property tax and Utility Bills	**$139.05** *monthly*	**$140.74** *monthly*	**$1.69** *monthly*

The annual property tax on a median-value home in Twin Falls may decrease to a maximum of $11.75 annually or by about $0.97 per month. However, it is important to note the total taxable value is subject to refinement by the Twin Falls County Assessor's Office and will not be available until after the FY 2018 Budget has been adopted.

The total monthly utility bill for the average resident in Twin Falls is expected to increase. The Recommended Budget requests modest increases to water, sewer and sanitation rates. The global utility bill for the average residential customers is expected to increase by $2.67 per month or $32.04 annually.

Incorporation of the City's Foregone Balance

Section 63-802 (e) of the Idaho Code states, "...In the case of a non-school district for which less than the maximum allowable increase in the dollar amount of property taxes is certified for annual budget purposes in any one (1) year, such a district may, in any following year, recover the forgone increase by certifying, in addition to any increase otherwise allowed, an amount not to exceed one hundred percent (100%) of the increase originally forgone."

The City Manager's Recommended Budget for FY 2018 does not rely on any portion of the City's foregone balance to support its operational or capital needs. The City's has had a foregone balance since the adoption of the 2009-2010 fiscal year. Over this time, the City's foregone balance has grown to $2,186,253. Each year the City elected not to take the statutory allowed increase, the foregone balance has increased. However, we would be remised if we did not share the opportunity cost this decision has had on the organization over time.

Opportunity cost is an economic term that is defined as "…the loss of potential gain from other alternatives when one alternative is chosen." Opportunity costs are referred to as a trade-off, or when an individual or firm forgoes one options for another. As reflected in the table below, the decision to not take the statutorily allowed increases has a total, cumulative opportunity cost of $13,279,422.

Should the City Council elect to take all, or a portion, of the City's current foregoing balance, we recommend that it be used only for one-time capital projects and not ongoing expenses. We believe the most effective use of the foregone balance would be to place foregone funds into "three pots" as follows:

- 50% should be placed into the Street Fund
- 25% into building community infrastructure (designed to assist the City with future place-making)
- 25% to be used for special projects determined by the City Council on an annual basis.

For every $500,000 taken, the City would be able to place an additional $250,000 annually towards advancing transportation system improvements, $125,000 towards park, trails and other community amenities, and $125,000 for one-time special projects or to take advantage of unanticipated opportunities or partnerships.

The City Manager's Recommended Budget for FY 2018 relies on a tax rate of $7.51/$1,000 of taxable value. The US Census Bureau estimates the median home value in the City of Twin Falls is $147,900. If the home is owner-occupied, the property owner would pay $555.17 in City property taxes. In FY 2017, this same home had a median value of $141,200 and a tax liability of $566.92, based on a tax rate of $8.03/$1,000.

The impact of incorporating the foregone balance into the City's budget does have a direct impact on the City's tax rate and the amount of property tax paid by our residents and businesses. For every $500,000 of the foregone balance taken, the City's tax rate would grow by an average of $13.91 annually or by 2.5%. The first $500,000 of the foregone balance that is incorporated, the City's tax rate for FY 2018 would increase to $7.70/$1,000. This would increase the tax liability on the median, owner-occupied home to $569.08 from $555.71, which is a variance of $13.91, or 2.51%. The following table reflects the impact of incorporating the foregone balance and the impact the amount of taxes paid by the owner of a median valued home that is owner-occupied.

Foregone Increment	Property Tax Collections	Tax Rate	Tax Liability	Variance
$0	$19,956,721	0.007507381	$555.17	
$500,000	$20,456,721	0.007695473	$569.08	$13.91
$500,000	$20,956,721	0.007883565	$582.99	$27.82
$500,000	$21,456,721	0.008071656	$596.90	$41.73
$500,000	$21,956,721	0.008259748	$610.81	$55.64
$186,253	$22,142,974	0.008329813	$615.99	$60.82

The decision to incorporate all, or a portion, of the City's foregone balance remains with the City Council. The decisions to incorporate, or not to incorporate, this funding stream into the budget is not without costs, whether it be direct costs or opportunity costs. In either case, the members of the City's team stand ready to assist the members of the City Council should it collectively choose to do so.