Twin Falls City Council
Agenda

Monday, August 22, 2022, 5:30 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

SPECIAL MEETING - Start time at 5:30PM - AMENDED
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.

Public Hearing starts at 6PM

Members: Ruth Pierce, Christopher Reid, Craig Hawkins, Nikki Boyd, Jason Brown, Spencer Cutler

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

2) EXECUTIVE SESSION

   a) **ACTION ITEM:** 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.

   By: Travis Rothweiler, City Manager

3) PLEDGE OF ALLEGIANCE

4) PROCLAMATIONS - None

5) CONSENT CALENDAR

   a) **ACTION ITEM:** Request to approve Accounts Payable for August 11-17, 2022.

   By: Amy Luna, Finance Administrative Assistant

   b) **ACTION ITEM:** Request to approve the Wells Fargo Credit Commercial Card for July 2022.

   By: Amy Luna, Finance Administrative Assistant

   c) **ACTION ITEM:** City Council Minutes August 15, 2022.

   By: Erin Parrish, Executive Assistant

   d) **ACTION ITEM:** Request to accept right-of-way dedication for Kasel Sidewalk Project on Eastland Dr N.

   By: Sam O'Leary, Engineer 1

   e) **ACTION ITEM:** A request from the Twin Falls School District to waive building permit and plan review fees for the construction of a storage shed at Rock Creek Elementary School.

   By: Matthew Long, Building Official

f) **ACTION ITEM:** Request to approve the Twin Falls Hispanic Heritage Festival.

By: Lou Coronado, Sergeant, Twin Falls Police Department

g) **ACTION ITEM:** Request for approval of the final plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South, c/o EHM Engineers, Inc. on behalf of BMB Development (app. PZ22-0138).

By: Lisa Strickland, City Planner

6) ITEMS OF CONSIDERATION - None

7) GENERAL PUBLIC INPUT

8) ADVISORY BOARD REPORT/ANNOUNCEMENTS

9) PUBLIC HEARINGS

a) **ACTION ITEM:** A public hearing to consider approval of the use of $267,420 of Foregone Revenue in the Fiscal Year 2022-2023 Budget and adoption of an associated resolution authorizing the same.

By: Travis Rothweiler, City Manager

b) **ACTION ITEM:** A public hearing to consider approval of the Fiscal Year 2022-2023 Budget and adoption of the associated appropriation ordinance for the City of Twin Falls.

By: Travis Rothweiler, City Manager

10) ADJOURNMENT

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

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, August 15, 2022, 4:30 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

SPECIAL MEETING starting at 4:30PM
Executive Session 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.

Regular meeting will begin at 5:00PM.

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present:	Mayor Ruth Pierce, Vice Mayor Reid, Council Members Jason Brown, Spencer Cutler, Craig Hawkins, Nikki Boyd.
Absent:	None.
Staff Present:	Travis Rothweiler, City Manager; Mitch Humble, Deputy City Manager; Gretchen Scott, Deputy City Manager; William Carberry, Airport Manager; Jonathan Spendlove, Planning and Zoning; Ian Zollinger, City Planner; Samantha Hammond, City Manager Intern; Erin Parrish, Executive Assistant; Dee Davidson, Network Administrator; Shayne Nope, City Attorney; Josh Palmer, Public Information Coordinator; Chief Craig Kingsbury, Twin Falls Police Department; Breanna Howard, Chief Financial Operator; Mathew Farnes, Budget Coordinator; Captain Brent Wright, Twin Falls Police Department; Tami Lauda, Communications Center Manager; Wendy Davis, Parks and Recreation Director; Kathy Marcus, ITC Manager; Josh Baird, Public Works Director; Chief Les Kenworthy, Twin Falls Fire Department; Ida Clark, Human Resource Director; Troy Vitek, City Engineer.

Mayor Pierce called the meeting to order at 4:30 PM.
A quorum was present.

2) EXECUTIVE SESSION

a) Executive Session 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.
MOTION: Vice Mayor Reid moved to convene into Executive Session 74-206(1)(f). **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted. Approved 5 to 0.

Moved into the Executive Session at 4:32PM.
The Executive Session ended at 5:01PM.

3) PLEDGE OF ALLEGIANCE

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

4) PROCLAMATIONS - None.

5) CONSENT CALENDAR

MOTION: Council Member Brown moved to approve the Consent Calendar as published. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

a) Request to approve Accounts Payable for August 4-10, 2022.

b) City Council August 08, 2022 Minutes.

6) ITEMS OF CONSIDERATION

a) Consideration of an agreement with J-U-B Engineers in the amount of $268,713.00 for engineering services associated with FAA Airport Improvement Project (AIP) 54, construction of an aircraft parking ramp.
William Carberry, Airport Manager, presented the request.

MOTION: Council Member Cutler moved to approve the agreement with JUB Engineers for the amount of $268,713.00 and authorize the Mayor to sign the agreement. **Council Member Hawkins** seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

b) Discussion of the Fiscal Year 2022-2023 Tentative Budget for the City of Twin Falls.
Travis Rothweiler, City Manager, presented the discussion.

Discussion ensued on the following:
Vice Mayor Reid thanked the staff for the time and energy put into the FY2022-2023 Budget.

7) GENERAL PUBLIC INPUT

None.

8) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Brown spoke about the Greater Twin Falls Transportation roundtable meeting, and an upcoming meeting on Wed, August 17 in Jerome, discussing the third bridge. **Council Member Brown** will be attending and report more on it.

Mayor Pierce reminded everyone of the State of the City Address in the Downtown Commons tomorrow at 7AM.

Travis Rothweiler, City Manager, informed everyone that next week's City Council will start at 5:30PM. Updated Council Members about the process and dates for filling the vacant seat on City Council.

Council motioned to move into Executive Session 74-206(1)(b) prior to the 6:00PM public hearing. See official minutes under 10a.

9) PUBLIC HEARINGS

a) Public Hearing with City Council to receive input on creating a residential historic district. (PZ22-0039)

Jonathan Spendlove, Planning and Zoning Director, gave an overview of the history of the request for a residential historic district.

Mayor Pierce asked about the zoning for a historic district and what it does to the existing zoning.
Vice Mayor Reid asked about the businesses on Shoshone and how the historical district would impact them.

Mayor Pierce asked about the Opportunity Zone.

Mayor Pierce explained the rules for a public hearing and will permit 3 minutes per speaker.

Mayor Pierce opened the Public Hearing comment portion at 6:28PM.
Kathy Learn, a citizen, spoke against the creation of the creation of a Historic District.
Courtney Stock, a citizen, spoke in favor of the Historic District.
Tom Neiwirth, a citizen, spoke about zoning and preserving the feel of the neighborhood.
Shannon Cream, a citizen, doesn't want a cookie cutter appearance in Twin Falls.
Dan Everhart, not a citizen, spoke about the Idaho State Historic Preservation Office (SHPO) and its relationship with Twin Falls in helping with grants.
Russ Tremene, speaking on behalf of Preservation Twin Falls, stated that the study by Elizabeth Shurow is not out of date and spoke about preserving our valuable history.
Jan Rogers, a citizen, had questions about the difference between the residential and non-residential, and spoke against the Historic District.
Alesha Cochran, a citizen, stated concerns about deferred maintenance and if people will be able to afford maintenance renovations.
Michael Alred, a citizen, spoke against the Historic District.
Patty Cameron, a citizen, spoke against the Historic District.
Phillya Valenta, a citizen, does not feel like creating a historical district is the appropriate way to go to keep apartment complexes out.
Kate Lopez, a citizen, spoke about creating the guidelines to help keep an area beautiful as it is now.
Mayor Pierce closed the public comment portion of the hearing at 7:00PM.
Vice Mayor Reid asked for clarification on why he feels the study is outdated and why it needs to be done.

Discussion ensued on the following:
Council Member Cutler offered a proposal for creating the guidelines, so people have a clear idea of what to expect when voting for the Historic District.
Council Member Hawkins stated this is a two-sided situation that's hard to decide on. Spoke on the letters received for and against the Historical District. Asked **Jonathan Spendlove, Planning and Zoning Director,** about historical properties.
Council Member Boyd stated that there seems to be two issues with what can be built verses what color they can paint their house.
Council Member Brown stated this is a tough topic and that his concern is if we were to pass a Historic District and what happens with the next group of people that come in and want to make things more stringent.
Mayor Pierce spoke on the option of directing staff to do something different.
Vice Mayor Reid thanked everyone for their input and the value it brings. Stated it seems like

a moving target for what is wanted. What is actually being asked for isn't specific and it is asking for taxpayers to pay for the study to be updated. The suggested next step would be to get a group together to update this.
Council Member Cutler suggested writing the guidelines before updating the study.
Jonathan Spendlove, Planning and Zoning Director, asked for very clear directions on what needs to go in guidelines or not and who writes that and who doesn't.
Mayor Pierce spoke of the time it would take for staff to write the guidelines already being short on staffing.
Council Member Boyd agreed on the concern of time for staff to undertake this.
Mayor Pierce questioned where the money would come from to fund things.
Council Member Cutler asked if there was a template from the State Historic Preservations Organization.
Mayor Pierce asked if SHPO has state funds or grants that would allow us to hire a consultant.
Russ Tremene, Preservation Twin Falls, is willing to sponsor the match to help complete the study.

MOTION: Council Member Cutler moved to have city staff to invest time in the creation of design guidelines and present that plan formally to City Council. None seconded the motion. Motion dies for lack of a second.

MOTION: Council Member Brown moved to have staff investigate the grant opportunity through the State Historic Preservation Organization (SHPO) and consider the match with Preservation Twin Falls. Council Member Hawkins seconded the motion. Roll call vote showed all members present voted. Declined 2 to 4.
Vice Mayor Reid stated that he will be voting no and that individuals that are in the group to continue with the target, but not including staff.
Council Member Hawkins asked about the grants that we apply for each year.
Mayor Pierce asked **Jonathan Spendlove, Planning and Zoning Director**, to clarify who grants would be granted to and managed by and how much time that would take for parties to manage.
Council Member Cutler stated that he would vote no if it is seconded.

Mayor Pierce stated we need to make some sort of decision.
Travis Rothweiler, City Manager, offered options that the City Council has for tonight.
Council Member Boyd stated that they are struggling to help a group of citizens but doesn't feel there is anything specific to move forward to at this time.
Vice Mayor Reid used an example to show the need for specific requests.
Council Member Hawkins asked how to pursue the historical properties angle.
Mayor Pierce read statute 67-41614 and then clarified it.
Vice Mayor Reid would like to do more research on this topic.
Mayor Pierce is asking staff to look more specifically into legislative section 67-416 and report back the 19th of Sept.
Council Member Boyd asked residents who want this to continue to work together and become more educated.

10) EXECUTIVE SESSION

a) 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.
MOTION: Council Member Brown moved to convene into Executive Session 74-206(1)(b).
Council Member Boyd seconded the motion. Roll call vote showed all members present

voted. Approved 6 to 0.

The Executive Session convened at 5:29PM.
The Executive Session concluded at 6:01PM.

11) ADJOURNMENT

The meeting adjourned at 07:57 PM.

_____

Erin Parrish, Executive Assistant

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

Date: Monday, August 22, 2022

To: Honorable Mayor and City Council

From: Sam O'Leary, Staff Engineer

ACTION ITEM

Request:

Request to accept right-of-way dedication for Kasel Sidewalk Project on Eastland Dr N.

Time Estimate:

10 minutes

Background:

The Council has dedicated funds for the completion of sidewalk on the eastern side of Eastland Dr N. The City needs to own the property in order to continue forward with this project. Therefore, the acceptance of right-of-way is necessary to complete the Council Directed Capital sidewalk project.

Approval Process:

A majority vote by council will approve the request to accept the dedication of right-of-way on Eastland Dr N.

Budget Impact:

Construction of the sidewalk and the maintenance of the sidewalk until a change in ownership of the property as outlined in the agreement attached. The funds are coming from the FY2022 Council Directed Capital Sidewalk Projects fund. Total amount $39,000.

Regulatory Impact:

Property conveyed will become right-of-way and regulated according to State Law and City Code.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends Council approve the request for acceptance of right-of-way dedication for Kasel Sidewalk Project on Eastland Dr N and executing the agreement.

Attachments:

1. 2011.10AGREE-DEVELOP
2. Kasel Property - ROW Dedication

DEVELOPMENT AGREEMENT

This Development Agreement (the "Agreement") is made and entered into this 3rd day of August, 2022, by and between **RONALD A. KASEL and CAROLE J. KASEL, as Trustees of the RONALD A. AND CAROLE J. KASEL TRUST DATED AUGUST 27, 1991** (hereinafter "Grantor"), and the **CITY OF TWIN FALLS, IDAHO** (hereinafter "Grantee"), and is made with respect to the following facts and objectives:

WITNESSETH:

Grantor will dedicate property (Exhibit "A") within two weeks of acceptance of the Agreement by the City Council of Twin Falls.

WHEREAS, it is the desire and interest of Grantor and Grantee to arrange, by and through this Agreement, for the orderly development and responsibilities of development of the property, in a manner that is conductive to achieving full compliance with applicable rules and regulations of Twin Falls County, Idaho, and the City of Twin Falls, Idaho.

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

Grantee Shall:

1. Construct multi-use path on the east side of Eastland Drive North adjacent to Grantor's property in accordance with City standards.
2. Provide landscaping between back of curb and detached sidewalk.
3. Provide sidewalk maintenance for current property owner only. Upon new ownership of the property, maintenance shall be transferred to the new owner per City Code 7-5-1 and 7-5-2.
4. Retain and protect fencing;
5. Approximate location of proposed property line will be marked.
6. Once the contract times commence, contractor shall being and shall prosecute the work regularly and uninterruptedly thereafter (unless otherwise directed by the Owner) with such force as to secure the completion of the work within the contract times.

Grantor Shall:

1. Dedicate right of way as describe in Exhibit "A" to the Grantee within two weeks of acceptance of the Agreement by the Grantee.

"GRANTOR"

Ronald A Kasel

BY: RONALD A. KASEL, as Trustee of the RONALD A. AND CAROLE J. KASEL TRUST DATED AUGUST 27, 1991

BY: CAROLE J. KASEL, as Trustee of the RONALD A. AND CAROLE J. KASEL TRUST DATED AUGUST 27, 1991

"GRANTEE"
CITY OF TWIN FALLS, IDAHO

BY: RUTH PIECE, MAYOR

STATE OF IDAHO)
: ss.
COUNTY OF TWIN FALLS)

On this 3rd day of August, 2022, before me the undersigned, a Notary Public for Idaho, personally appeared **RONALD A. KASEL and CAROLE J. KASEL**, known or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, as trustees of The Ronald A. and Carole J. Kasel Trust Dated August 27, 1991, and acknowledged to me that they executed the same as such trustee.

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

RUSSELL G. KVANVIG
COMMISSION #9395
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for Idaho
My Commission Expires on 8-17-2023

STATE OF IDAHO,)
: ss.
COUNTY OF TWIN FALLS)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public for Idaho, personally appeared **RUTH PIERCE**, known or identified to me to be the Mayor of the City of Twin Falls, Idaho, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same as such Mayor of the City of Twin Falls, Idaho.

_____
Notary Public for Idaho
My Commission Expires on _____

EXHIBIT "A"

KASEL
A parcel of land located in a portion of the SW4NW4, Section 2, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

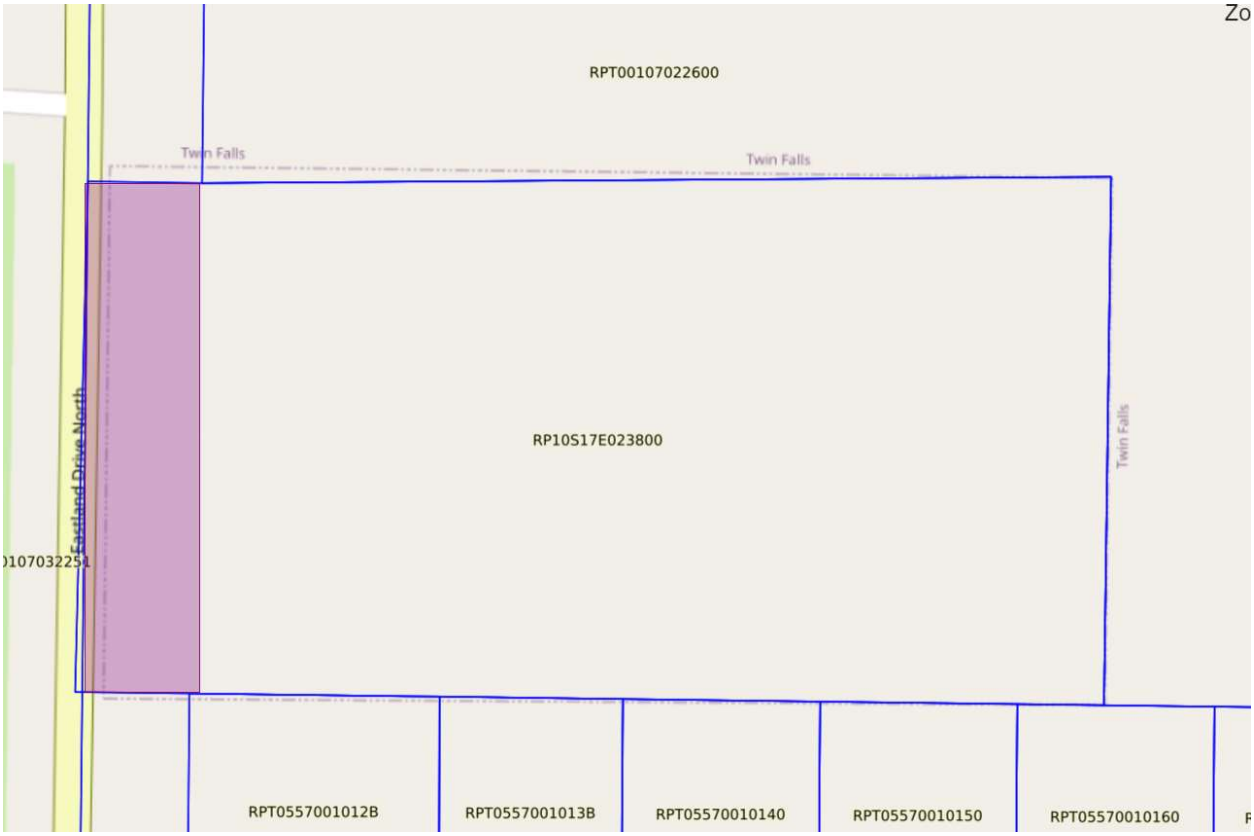
Commencing at the Northwest corner of Section 2. Thence South 00°48'17" West 1679.50 feet along the West boundary of Section 2 to the REAL POINT OF BEGINNING.

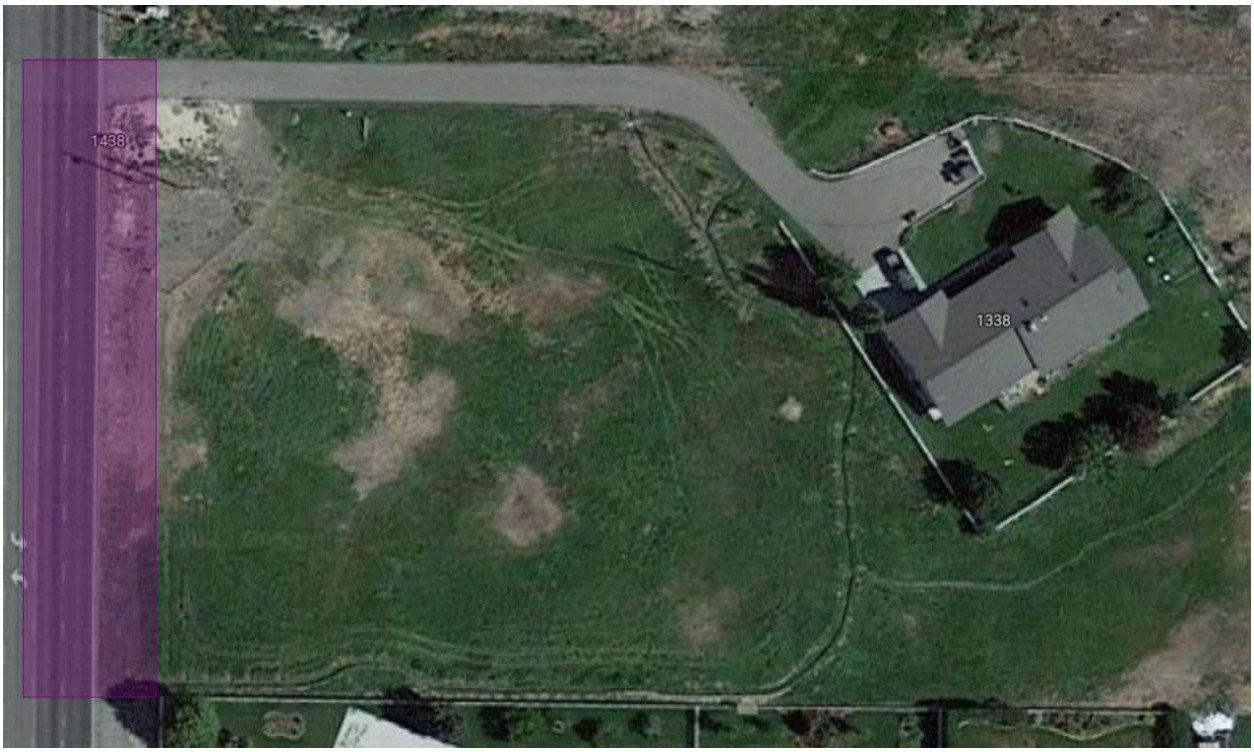
Thence South 00°48'17" West 261.00 feet along a line 25.00 feet East of and parallel with the West boundary of Section 2.

Thence South 88°59'31" East 58.00 feet along the North boundary of "Candleridge East Subdivision".

Thence North 00°48'17" East 261.00 feet.

Thence North 88°59'31" West 58.00 feet to the REAL POINT OF BEGINNING.


RPT00107022600
Twin Falls
Twin Falls
RP10S17E023800
Twin Falls
Eastland Drive North
RPT0557001012B
RPT0557001013B
RPT05570010140
RPT05570010150
RPT05570010160


1438
1338

Date: Monday, August 22, 2022

To: Honorable Mayor and City Council

From: Matthew Long, Building Official

ACTION ITEM

Request:

A request from the Twin Falls School District to waive building permit and plan review fees for the construction of a storage shed at Rock Creek Elementary School.

Time Estimate:

As part of the Consent Agenda, no presentation is planned for this request.

Background:

The Twin Falls School District is proposing to construct a storage shed at Rock Creek Elementary School. The project requires the City to issue a building permit, which has been requested. The project has a $36,000 construction value. The fees for this permit are $451 for the permit fee and $294 for the plan review fee, for a total of $745. The District has submitted a letter (see attached) requesting that the City waive the building permit and plan review fees for this project.

The City has granted several fee waivers in the past to the District. We have a strong relationship with the District, and we recognize that the City and the District share the same taxpayers. To save our shared taxpayers money, staff recommends that the City Council approve the request to waive the building permit and plan review fees for the proposed storage shed at Rock Creek Elementary School.

Approval Process:

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

Budget Impact:

Should the Council approve this request, the City will forgo the $745 in revenue that would otherwise have been collected.

Regulatory Impact:

Should the Council approve this request, City staff will issue the building permit for the storage shed without collecting the permit and plan review fees.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the request from the Twin Falls School District to waive building permit and plan review fees for the construction of a storage shed at Rock Creek Elementary School.

Attachments:

1. Letter to City - Permit Waiver for Rock Creek Storage Shed

Twin Falls School District #411
201 Main Ave. W
Twin Falls, ID 83301

P 208.733.6900
F 208.733.6987
www.tfsd.org

Ryan Bowman. Operations & Educational Technology Director

August 11, 2022

Mr. Matthew Long
Certified Building Official
203 Main Avenue East
PO Box 1907
Twin Falls, ID 83303-1907

Dear Mathew:

First, I want to thank you for your support of the Twin Falls School District. Few communities enjoy the high level of cooperation that exists between the City of Twin Falls and the Twin Falls School District #411. We have a shared facilities use agreement and have representation on the various committees within the city and school district. In addition, the city has faithfully waived building permit fees and other fees associated with building projects by the school district. This has allowed the district to maximize our taxpayer dollars to benefit the children of our community. On behalf of the TFSD #411 Board of Trustees, I want to thank the City of Twin Falls for that spirit of cooperation.

The purpose of this letter is to request a waiver of the permit and plan review fees for the construction of the storage shed at Rock Creek Elementary School. This building will provide additional storage space for school. The fees for this project is $451 – permit fee and $293.15 – plan review fee. Although not a tremendous cost, our budget for this project is tight and all savings will be invested directly into the project.

Thank you for taking the time to consider this request. If you have any questions or require additional information, please call me.

Sincerely,

Ryan Bowman
Operations & Educational Technology Director

Date: Monday, August 22, 2022

To: Honorable Mayor and City Council

From: Lou Coronado, Sergeant, Twin Falls Police Department

ACTION ITEM

Request:

Request to approve the Twin Falls Hispanic Heritage Festival.

Time Estimate:

Staff recommends this item be placed on the Consent Calendar.

Background:

Alex Castaneda has submitted a special events application requesting to hold the Twin Falls Hispanic Heritage Festival on September 10, 2022. This event will be held in the Twin Falls Downtown Commons located across from City Hall. The event is scheduled to take place from 2:00 p.m. until 10:00 p.m.

The Twin Falls Hispanic Heritage Festival will feature live music, dancing, and multiple activities for people of all ages. The music will be provided by several live acts and there will be Latin dance groups performing.

There will be multiple food vendors on location with food and non-alcoholic beverages for sale. There will also be a beer garden selling and distributing alcoholic beverages.

The event organizer is anticipating 1500 -3000 people in attendance based on prior events. Due to the number of people planning on attending and having a beer garden, Twin Falls Police Department is requiring four off-duty Twin Falls Police Officers to provide security for the event. The cost for police security will be $65 an hour per officer. The total cost for security will be $2,080, which the event organizer will be required to pay.

The event sponsors will be required to provide cleanup in all areas affected by the event, to include outlying areas surrounding the event location. There will be portable toilets and additional trash receptacles provided in different locations throughout the event area.

Approval Process:

Consent of the City Council

Budget Impact:

This event will require security and the event organizers will be required to pay for the Twin Falls Police Department to provide security. Therefore, there will be no cost to the City of Twin Falls.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

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

Based on this request, and the information provided, the staff recommends that this event be approved.

Attachments:

None

Date: Monday, August 22, 2022

To: Planning and Zoning Commission

From: Lisa Strickland

ACTION ITEM

Request:

Request for approval of the final plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South, c/o EHM Engineers, Inc. on behalf of BMB Development (app. PZ22-0138).

Time Estimate:

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

Background:

This is a request for approval of the final plat Kenyon Meadow Subdivision, approximately 16.87 acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South. To the east of this proposed subdivision is a planned subdivision known as Pheasant Meadows. Property to the north, south and west is undeveloped. There will be a regional PI Station located on lot 8 of the subdivision with a retention basin located on lot 11. The property is zoned R-4 with a minimum lot size requirement for single family dwellings that is 4000 sq. ft. The lot sizes for this development range between 4028 sq. ft. - 6390 sq. ft. meeting this requirement.

Approval Process:

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plan.

Approval of the Preliminary Plat set many parameters for which the Final Plat must substantially conform to. Including the total number of lots, street layout, sidewalk connections, and other similar items.

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, the plat will be recorded, and lots sold for development.

Budget Impact:

NA

Regulatory Impact:

This plat complies with the standards as outlined in City Code:
10-12-2-3: Preliminary Plat.
10-12-2-5: Final Plat
10-4-5: R4, Residential Medium Density District.
All general criteria for approval have been met, per State Statute Title 50 - Chapter 13.

History:

The property was annexed in 2007 and has remained undeveloped.

Analysis:

The 2016 Comprehensive Plan "Grow With Us" designates this area as Town Neighborhood. The staff has determined a residential development in this area is in conformance with the comprehensive plan and will be compatible with the ongoing development in the area.

Conclusion:

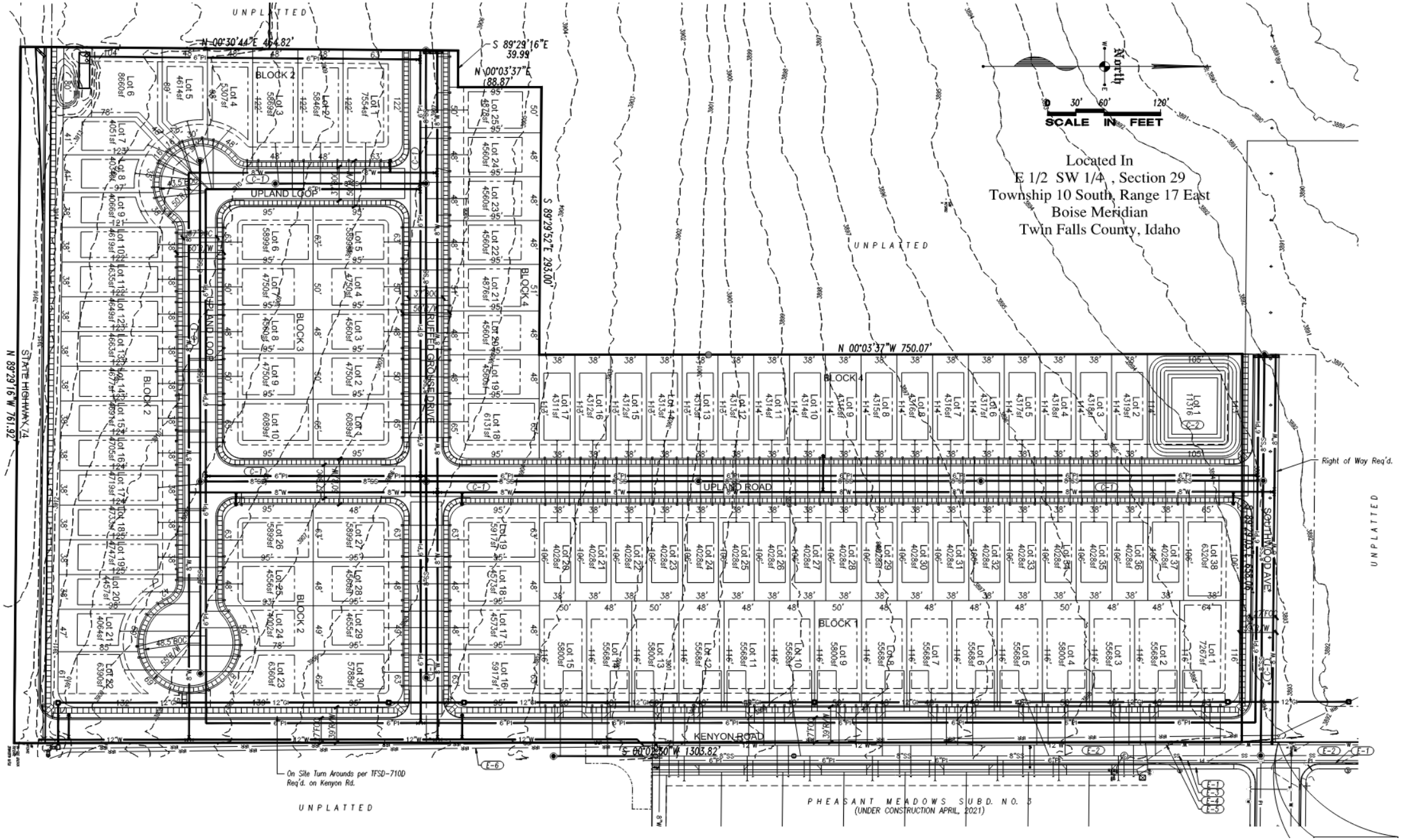
Upon conclusion, on December 14, 2021, the Planning & Zoning Commission unanimously approved the Kenyon Meadows Subdivision Preliminary Plat, and the applicant has submitted a Final Plat that complies with the applicable City Codes and Standards.

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

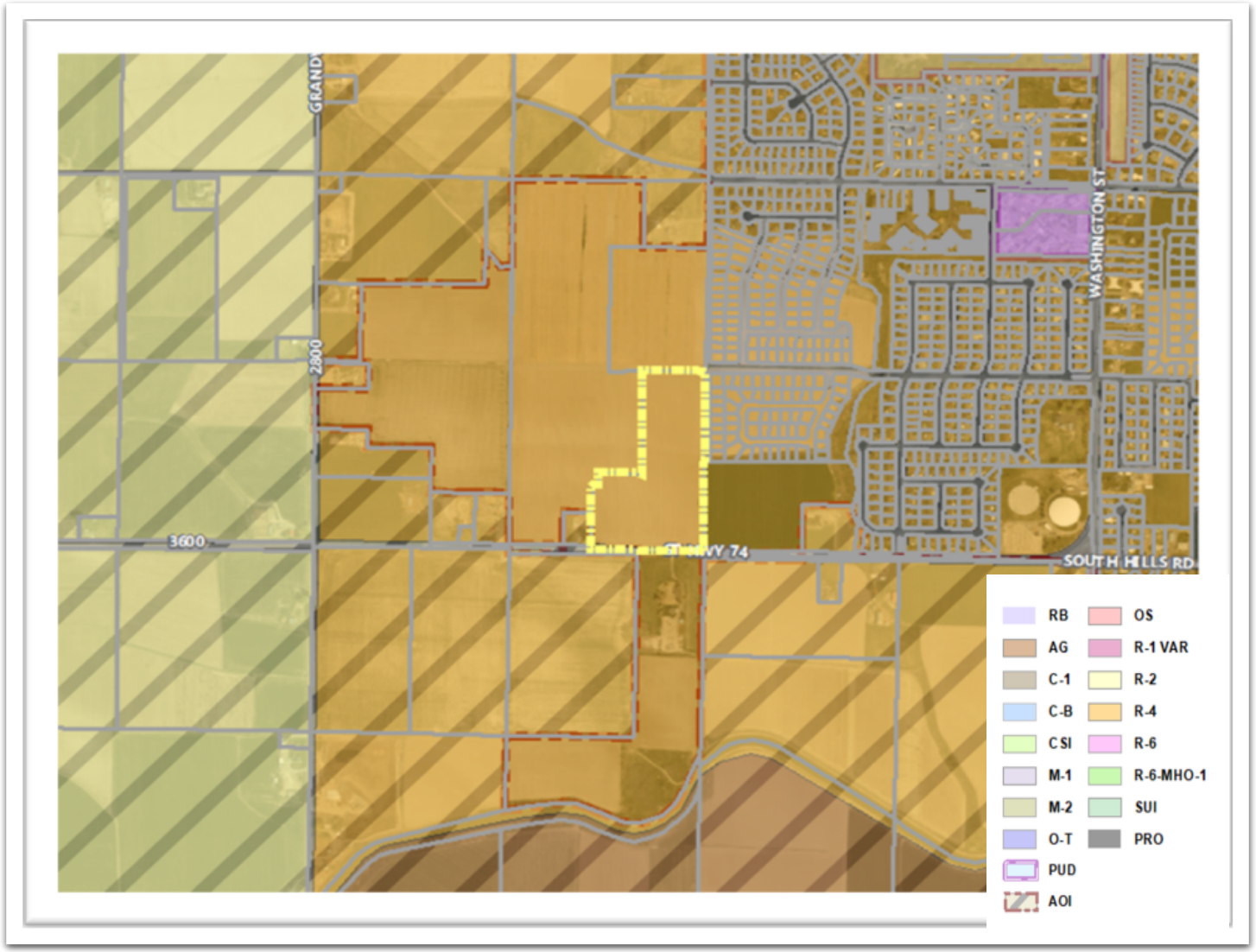
1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards

Attachments:

1. Preliminay Plat
2. Map Exhibits
3. 12-14-21 PZC minutes


UNPLATTED
N 00°30'44"E 464.82'
S 89°29'16"E 39.99'
N 00°03'37"E (88.87')
S 89°29'52"E 293.00'
N 00°03'37"W 750.07'
N 89°29'16"W 761.92'
STATE HIGHWAY 74
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 1
UPLAND LOOP
RUFFED GROUSE DRIVE
UPLAND ROAD
SOUTHWOOD AVE.
KENYON ROAD
S 00°02'50"W 1303.82'
Right of Way Req'd.
On Site Turn Arounds per TFSD-710D Req'd. on Kenyon Rd.
PHEASANT MEADOWS SUBD. NO. 3
(UNDER CONSTRUCTION APRIL, 2021)
North
30' 60' 120'
SCALE IN FEET
Located In
E 1/2 SW 1/4 , Section 29
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho

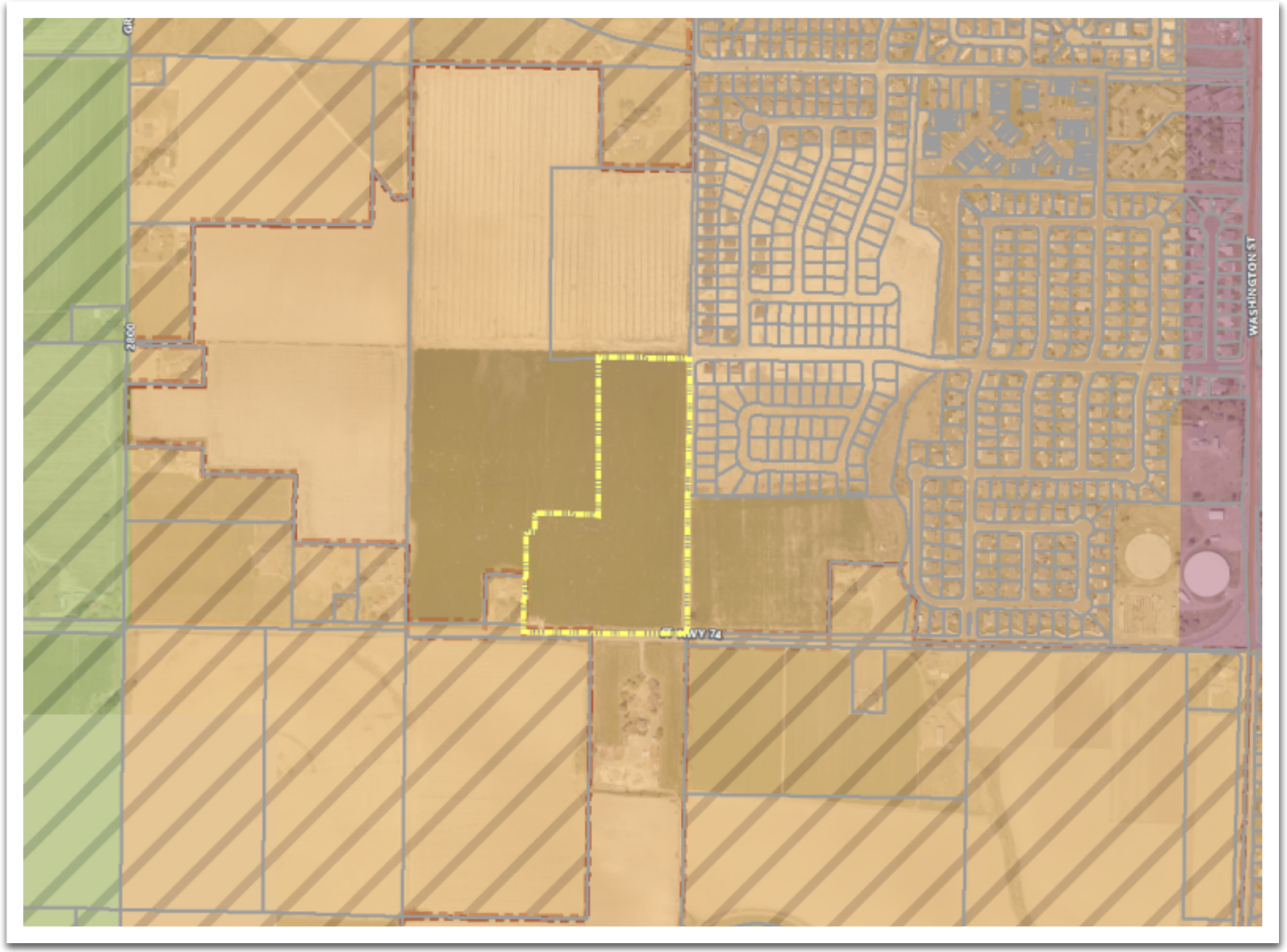
Zoning Map



Current Zoning: R-4

Subject Property	
Current Zoning	R-4; Residential Medium Density
Existing Land Use	Undeveloped
Proposed Land Use	Residential Subdivision
Comprehensive Plan Designation	Town Neighborhood
Surrounding Properties	
North	Undeveloped/Farm ground
South	Undeveloped/Farm ground/3600 North
East	Kenyon Rd Extended/Pheasant Meadows Subdivision
West	Undeveloped/Farm ground
Applicable Regulations	
Applicable Regulations	10-1, 10-4-5, 10-12

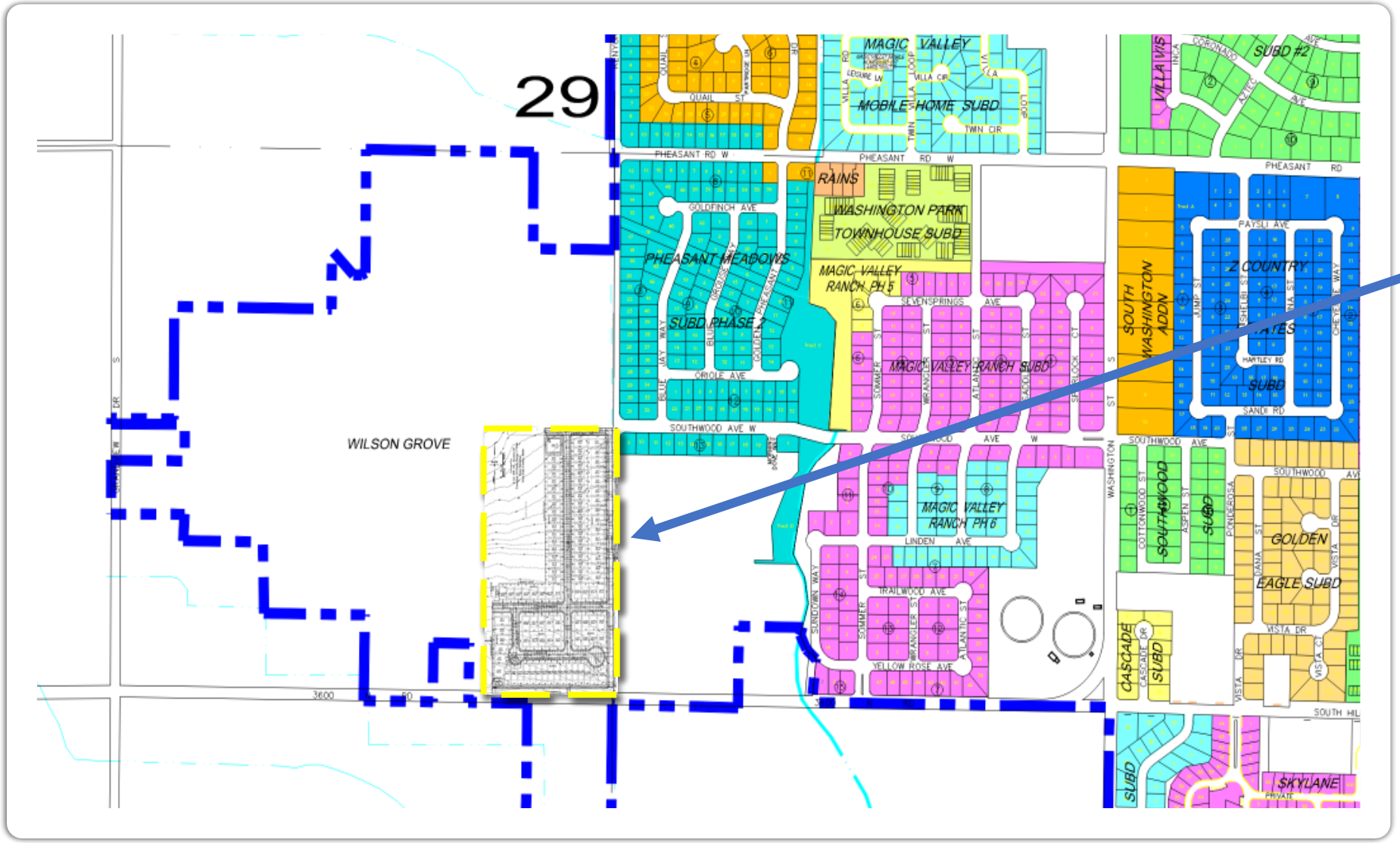
Future Land Use Map



Comprehensive Plan Designation:
Town Neighborhood

- Agriculture
- Airport
- College of Southern Idaho
- Commercial
- Downtown
- Industrial
- Mixed Use
- Neighborhood Commercial
- Natural Areas
- Rural Residential
- Town Neighborhood

Subdivision Map



Preliminary Plat

103 Proposed Residential Lots

Twin Falls Planning & Zoning Commission
Minutes

Tuesday, December 14, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -
City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez
Area of Impact: David Detweiler

1) **Confirmation of Quorum/Call Meeting to Order**
Chairperson Titus called the meeting to order at 06:00 PM
A quorum was present.

Members Present: Titus, Kelley, Bolton, Musser, Perez, Hansen
Staff Present: Spendlove, Nope, Vitek, Hart, Zollinger, Strickland, Ebersole

2) **Consent Calendar**
MOTION: Vice Chair Kelley moved to approve the Consent Calendar, as presented. Commissioner Musser seconded the motion.

Motion Approved by a vote of 5-0-1.

a) Approval of Minutes from the following meeting: November 30, 2021

3) **Public Hearings**

a) Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be annexed with a C-1 zoning designation, located at the northwest corner of Kimberly Road and Hankins Road c/o EHM Engineers, Inc., on behalf of The Housing Company/Blake Jumper for MN&R Wood LLC. (PZ21-0174)

Staff Presentation:
IZ presented the Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be annexed with a C-1 zoning designation, located at the northwest corner of Kimberly Road and Hankins Road c/o EHM Engineers, Inc., on behalf of The Housing Company/Blake Jumper for MN&R Wood LLC. (PZ21-0174)

Per City Code 10-15-1 Prior to annexation of an unincorporated area, the council shall

request and receive a recommendation from the commission on the proposed plan and zoning ordinance changes for the unincorporated area.

Per City Code 10-15-2 (A) The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

The properties are located within the Area of Impact and are undeveloped.
The subject properties are located within the area of impact and have a zoning designation of C-1.

The applicant intends to annex the property into the city to receive city utilities and to develop the property in accordance with the permitted uses of the C-1 Commercial Highway Zoning District. The applicant is proposing a multi-family residential development, which the C1 zoning district permits. The subject property and surrounding properties are all within the C-1 zoning district. The subject property and the proposed development would be compatible with surrounding properties and their uses and would act as a natural transition between various types of uses permitted in the C-1 zoning district.

The Commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to approve the request as presented, request a different zoning designation, or deny the request, or request additional information be provided.

Applicant Presentation:
Tim Vawser, EHM Engineers, representing applicant, presented request for a recommendation to City Council on the appropriate Zoning District for property proposed to be annexed with a C-1 zoning designation, located at the northwest corner of Kimberly Road and Hankins Road. The request is for an annexation with a zoning overlay that is compatible with the future land use map. The buyers project fits in the C-1 zone, so a zoning change is not necessary. He stated the proposed project is for a housing development, similar to the Fieldstream Apts.

PZ/Questions & Comments:

- Commissioner Musser asked about alternate zoning to C-1 and why is the applicant not requesting residential zoning.
- City Planner Zollinger answered R-6 zoning is the equivalent for residential, but the C-1 zoning allows for multi-family residential of 5 units or more.
- Commissioner Hansen asked what the first step in development for this project is.
- Planning and Zoning Director Spendlove stated, depending on the project, if the

land use is permitted, the applicant may be able to go to building permits process.

- Planning and Zoning Director Spendlove reviewed commission's decision tonight is the appropriate zoning if the property is annexed.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to recommend approval of the C-1 zoning for the property proposed to be annexed located at the northwest corner of Kimberly Road and Hankins Road c/o EHM Engineers, Inc., on behalf of The Housing Company/Blake Jumper for MN&R Wood LLC. (PZ21-0174), as presented with staff recommendations.
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 6-0.

4) Items of Consideration

a) Request for approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South, c/o EHM Engineers, Inc. on behalf of BMB Development (app. PZ21-0171)

Staff Presentation:
City Planner Strickland presented the request for approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South, c/o EHM Engineers, Inc. on behalf of BMB Development (app. PZ21-0171)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plan.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including the total number of lots, street layout, sidewalk connections, and other similar items.

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, the plat will be recorded, and lots sold for development.

The property was annexed in 2007 and has remained undeveloped.

The 2016 Comprehensive Plan "Grow With Us" designates this area as Town Neighborhood. The staff has determined a residential development in this area is in conformance with the comprehensive plan and will be compatible with the ongoing development in the area.

Upon conclusion, should the Commission 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

Applicant Presentation:
David Thibault, EHM Engineers, Inc., representing applicant, presented the request for approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road. He stated this project type is new to area. He stated the request is for a higher density development, meeting the minimum lot size requirement in the R-4 zone. He stated this project is in conformance with the Comprehensive Plan. He stated the access points will be at the collector street, Kenyon Road and at 3600 E(South Hills Drive).

PZ/Questions & Comments:

- Commissioner Hansen asked about the lot lines and required distance between homes.
- Planning and Zoning Director Spendlove answered setback on the side yard is 5 feet to the property line or the homes must be 10 feet apart. He stated the front and rear setbacks are 20' each.
- Chairperson Titus asked about unplanted portion circled in the map.
- City Planner Strickland stated the unplanted portion is not part of request.

Public Hearing: Opened

- Ann Bentley, citizen, shared her concern of no green space/park in this subdivision.
- Mr. Thibault addressed her concern.

Public Hearing: Closed

Discussions Followed:

- Commissioner Musser asked about closest park to the area.
- Planning and Zoning Director Spendlove answered the city's Parks Master Plan has a park in the area. He explained the new parks impact fee program and

how the parks director will choose needed parks in area. He stated the Parks Master Plan is available for view. He stated the parks are determined on the preliminary plat. He pointed out the park area at Pheasant Meadows dedicated to the city for a park with walkways.

- Commissioner Bolton asked if other neighborhoods in town where the density is similar to this project.
- Planning and Zoning Director Spendlove gave examples of areas of density.
- Commissioner Hansen stated even though this meets the minimum requirement for setbacks, is this what is wanted for the area.
- Chairperson Titus asked for clarification on parks. What is in the commission's jurisdiction?
- Planning and Zoning Director Spendlove stated there is limit on a commission's decision, as dictated by the State. He stated the commission can't change the minimum code requirement.

MOTION: Vice Chair Kelley moved to approve the Request for approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South, c/o EHM Engineers, Inc. on behalf of BMB Development (app. PZ21-0171), as presented, with staff recommendations.
Commissioner Bolton seconded the motion.

Motion Approved by a vote of 5 to 1.

5) Upcoming Meeting(s)

a) Tuesday, January 11, 2022

6) Adjournment
The meeting adjourned at 06:33 PM

Kelli Ebersole
Kelli Ebersole, Administrative Assistant

Date: Monday, August 22, 2022

To: Honorable Mayor and City Council

From: Travis Rothweiler, City Manager

ACTION ITEM

Request:

ACTION: A public hearing on use of $267,420 of Forgone Revenue in the Fiscal Year 2022-2023 budget, beginning on October 1, 2022 and ending on September 30, 2023.

ACTION: Adoption of a Resolution of the City Council for the City of Twin Falls including $267,420 of Forgone Revenue in the Fiscal Year 2022-2023 budget, beginning on October 1, 2022 and ending on September 30, 2023.

Time Estimate:

This item should take ten minutes plus time for the public hearing and to answer questions.

Background:

House Bill 474 was passed during the 2016 Idaho Legislature. It set forth a process to be followed when a city uses forgone levying authority. Per Idaho Code Section 63-802, a city must provide notice of intent to use its forgone balance, hold a public hearing, and certify by resolution the amount of forgone increase to be budgeted and the specific purpose for which the forgone increase is being budgeted. House Bill 389 was passed in 2021 and limited the amount of forgone that could be taken to 1% or 3% depending on use.

Notice of the City Council's intent to use forgone levying authority was published in the Times News on August 11, 2022, and August 18, 2022. The public hearing date given was August 22, 2022. The $267,420 of forgone revenue to be levied will be used for operational and maintenance costs included in the FY 2022-2023 budget.

Approval Process:

Approving the resolution to include forgone revenue in the FY 2022-2023 budget requires a simple majority (50%+1) of the members in attendance at this meeting.

Budget Impact:

Without adoption of the resolution to include forgone revenue, the FY 2022-2023 budget will need to be reduced by $267,420.

Regulatory Impact:

Idaho Code Section 63-802. LIMITATION ON BUDGET REQUESTS — LIMITATION ON TAX CHARGES — EXCEPTIONS. (1) Except as otherwise provided in this section, no taxing district shall certify a budget request for an amount of property tax revenues to finance an annual budget that exceeds the maximum sum permitted under this section:

(e) (i) In the case of a nonschool 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, any or all of the increase originally forgone. Provided however, that prior to budgeting any forgone increase, the district must provide notice of its intent to do so, hold a public hearing, which may be in conjunction with its annual budget hearing, and certify by resolution the amount of forgone increase to be budgeted and the specific purpose for which the forgone increase is being budgeted. Upon adoption of the resolution, the clerk of the district shall file a copy of the resolution with the county clerk and the state tax commission. Said additional amount shall be included in future calculations for increases as allowed, except as provided in subparagraph (iii) of this paragraph.

(ii) If the forgone increase is budgeted for the purpose of maintenance and operations, the rate of recovering the reserved forgone moneys may increase the taxing district's budget by no more than one percent (1%) per year. Provided, however, this cap shall not apply to a taxing district that budgets its reserved forgone moneys for the purpose of maintenance and operations as long as it does not budget, or reserve as forgone, any portion of the three percent (3%) increase otherwise allowed and does not budget any new construction or annexation increases.

History:

N/A

Analysis:

N/A

Conclusion:

If the City Council intends to include $267,420 of the available forgone balance in the FY 2022-2023 budget, the resolution must be adopted.

Attachments:

1. Forgone Resolution

Resolution No. 2022-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, DECLARING THE INTENT TO LEVY AND USE $267,420 IN FORGONE PROPERTY TAX FUNDS IN FISCAL YEAR 2022-2023, AND DECLARING THE PURPOSE FOR WHICH THE FORGONE FUNDS ARE BUDGETED.

WHEREAS: In previous years, pursuant to Idaho Code §63-802(f), the City chose to levy taxes less than the maximum amount allowed by law, which amount not levied is referred to as forgone funds; and

WHEREAS: The City, pursuant to Idaho Code 63-802(e), intends to use forgone funds in the amount of $267,420 for operational and maintenance costs in Fiscal Year 2022-2023; and

WHEREAS: The City provided the required notice of its intention to use forgone funds and hold a public hearing by publishing a notice in the Magic Valley Times News on August 11, 2022 and August 18, 2022; and

WHEREAS: The City held a public hearing and accepted public testimony at its regular meeting held at City Council Chambers on August 22, 2022.

THEREFORE, BE IT RESOLVED THAT: The City Council Is using forgone funds in the amount of $267,420. The forgone funds will be included in the Fiscal Year 2022-2023 property tax levy and budget to fund operational and maintenance costs.

PASSED AND APPROVED THIS 22nd DAY OF August, 2022.

CITY OF TWIN FALLS

_____

Ruth Pierce, Mayor

ATTEST:

_____

Erin Parrish, Deputy City Clerk

Date: Monday, August 22, 2022

To: Mayor and City Council

From: Travis Rothweiler, City Manager

Request
ACTION: A public hearing on the FY 2023 Budget for the City of Twin Falls, Idaho.

ACTION: Adoption of the Appropriations Ordinance for City of Twin Falls for the 2022-2023 Fiscal Year (FY 2023), beginning on October 1, 2022, and ending on September 30, 2023.

Time Estimate
The estimated amount of time this item will take is 30 minutes 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 53,213 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 92,243. 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 2022-2023 (FY2023). 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 proposed budget is balanced and in accordance with the state law and GFOA best practices. The combined proposed expenditures and transfers total $83,636,229, which is a $9,273,530 (12.47%) increase compared to the current year budget of $74,362,699. In the 2023 fiscal year budget, we are recommending Government Fund-Type expenditures, those funds that receive some of their funding from property tax revenues, increase by $3,420,239 (7.37%). Enterprise and Non-Tax Supported Fund-Type expenditures have increased by $5,853,291 (20.94%).

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 a philosophy of the following:

- 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 Council will adopt the final budget for FY 2023 after the public hearing which is scheduled to occur on August 22, 2022 at 6:00 PM.

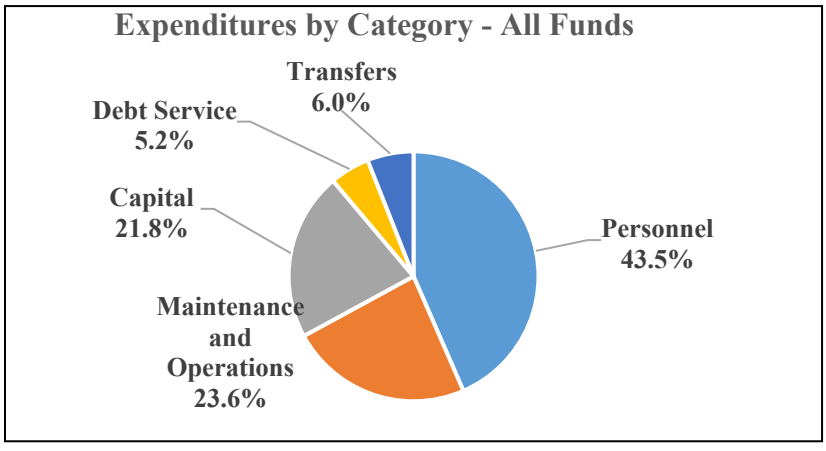
Connection to the City's 2030 Strategic Plan

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 focus on the focus area 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 FY2020 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.

2022-2023 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 2023 is $78,630,390, or $9,165,449 (13.19%) larger than the $69,464,941 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.

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 2023 budget expenditures for the five major categories in all funds combined.



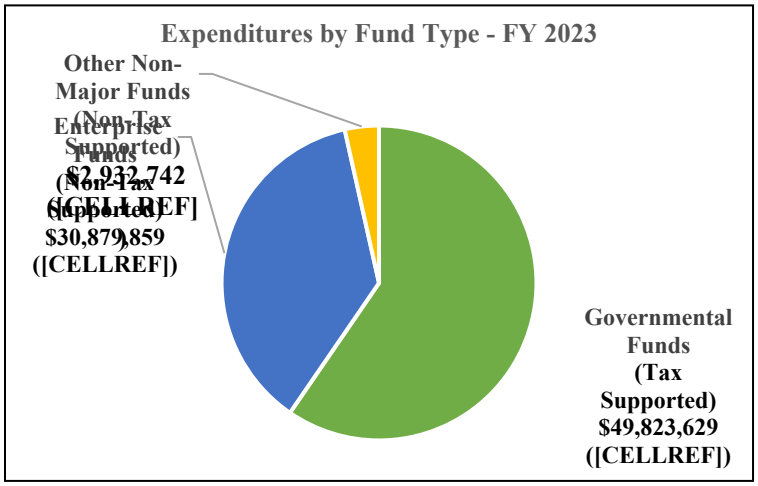
In most government agencies, personnel costs (salaries, wages and benefits) normally represent the largest of the expenditure categories. While municipal governments also devote a large amount of their resources to personnel, the significant investment in infrastructure drives the percentage of the budget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

Fiscal Year 2022-2023 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.

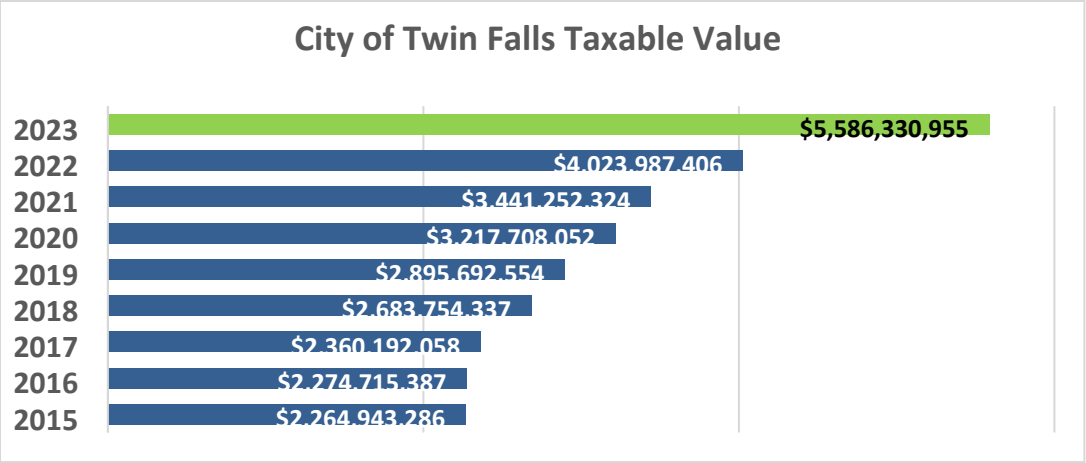
Enterprise Funds account for services financed through the assessment of user fees. The main goal or purpose of these business-like funds is to provide services to customers at a price that will cover both the current cost of operations and the purchase and maintenance of necessary capital assets. The 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.



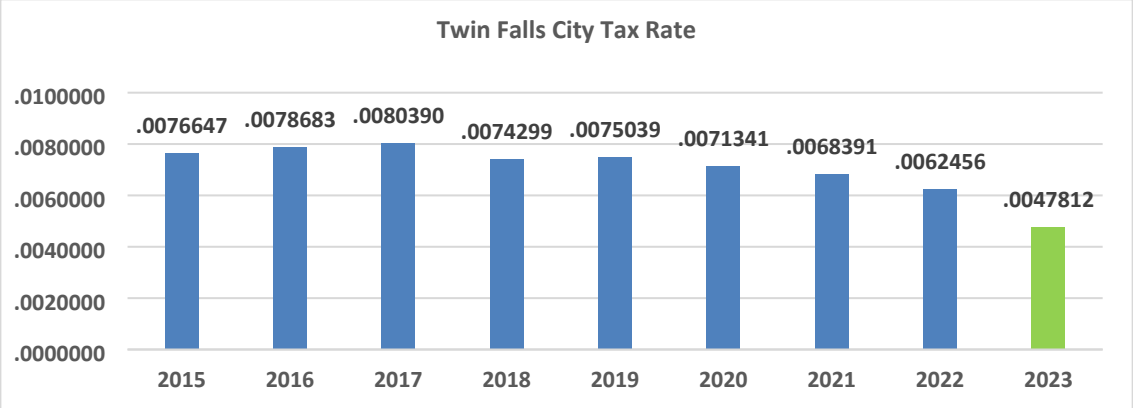
Total Assessed Valuation

According to the Twin Falls County Assessor's Office, from FY 2022 to FY 2023, the City of Twin Falls' total taxable valuation increased by $1,562,343,549, or 38.83%, from $4,023,987,406 to $5,586,330,955, of which $116,197,863 is the from the net new construction roll (90% of the total valuation of $129,108,737). New construction activity will result in $545,373 in new revenue. The total increase in valuation is in addition to the $582,735,082 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 $2,145,078,631 or 62.33%. This year's increase in taxable value is equivalent to the cumulative increase that occurred between from 2018 to 2022. As illustrated below, the taxable value used to calculate the FY 2023 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 $814 million. Collectively, the taxable values for both the City of Twin Falls and Twin Falls Urban Renewal Agency exceed $6.4 billion. 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.

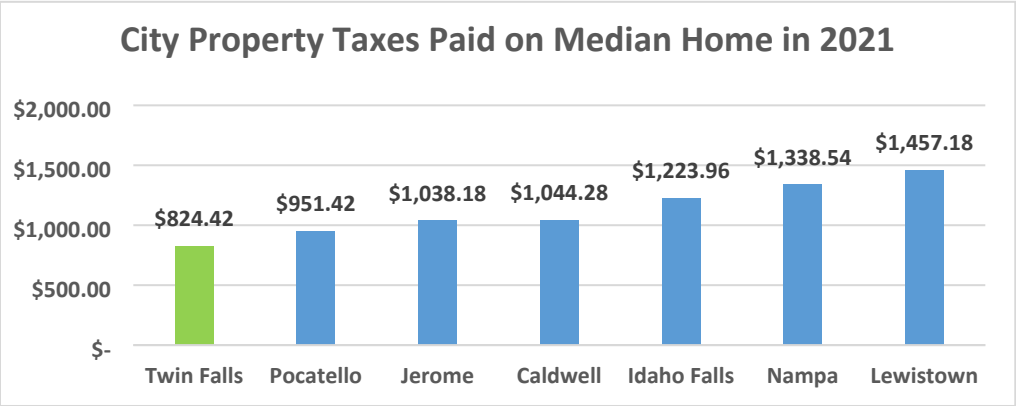
Cities in Idaho do not have control of and cannot determine their community taxable value. That responsibility is assigned to the County Assessor's Office. Based on the taxable value presented above, the City's tax rate for FY 2023 will be $4.78/$1,000 (.00478116) of taxable value, which is the lowest issued by the City.



Additional property tax collections and comparisons, rate adjustments, expenditures and economic indexes are discussed in more detail in other sections of this budget document.

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 2021 Levy Book (tax rate) and Zillow. *Note: Idaho's median value of an owner-occupied home for this same period of time was $350,000.*



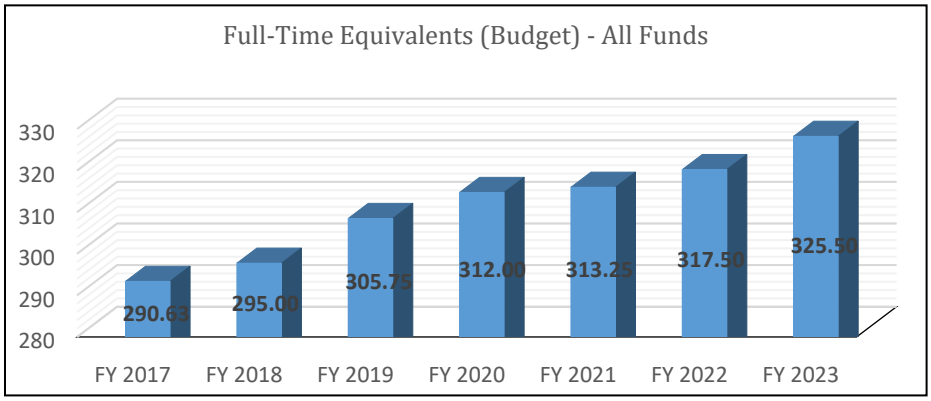
The cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. For FY 2023, the Street Fund budget for the City of Twin Falls is $6,322,134, or approximately 12.82% 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 of Twin Falls FY 2022 budget included a total of 317.5 full-time professionals working to deliver services to the citizens of Twin Falls. The FY 2023 budget recognizes several employee additions, reductions, and adjustments. New FTEs include:

- A Deputy Prosecuting Attorney
- An Engineering Traffic Technician
- A Water Operator position
- A Deputy Fire Chief position
- A Planning & Zoning Technician *(CDBG, previously approved)*
- Four Police Officers *(COPS Grant, previously approved)*



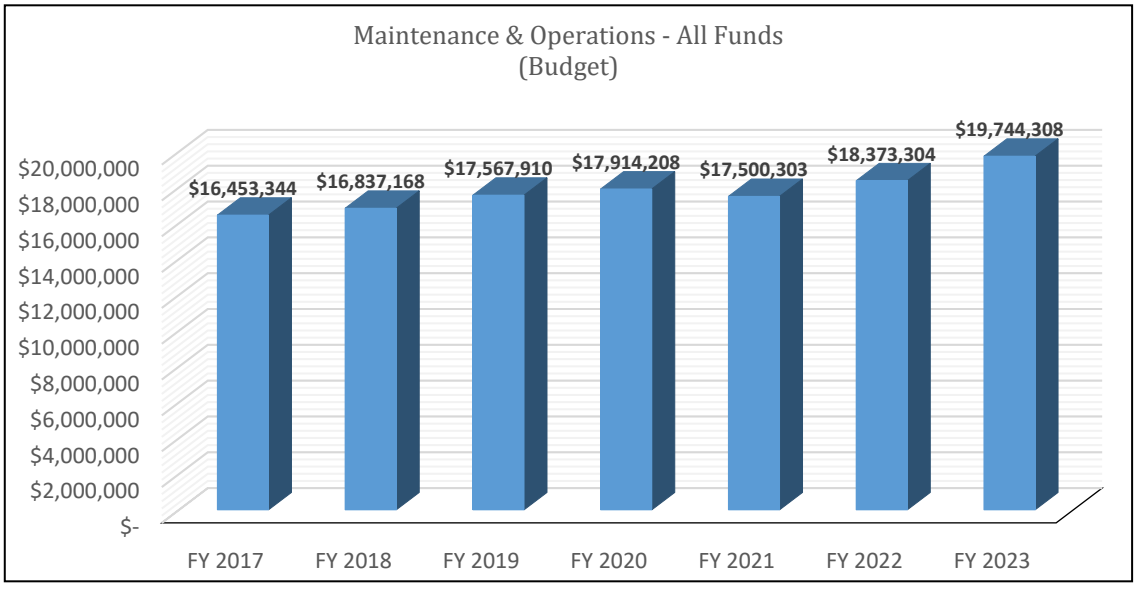
Our employees are our most important resource. Without the service of our employees, we cannot accomplish any of our strategic planning goals and caring for our employees continues to be a guiding principle in the creation of our budget. The FY 2023 budget includes funding for the following changes in compensation: 5% performance adjustment, 2% table adjustment, one-time payment of $2,000, and continuation of our retention pay program

As an organization, we have made significant strides toward improving our competitive place in the labor market over the last several years. Our salary tables have increased by 40% since 2011, and we continue to offer our retention pay program that began in December 2018. Compensation is a key component in being an employer of choice, and we feel that these continued adjustments help us maintain that designation. We also believe that there is room to improve the competitiveness of our salaries for specific positions and create challenging opportunities for employees to develop new skills. We will continue to push salaries forward in the coming fiscal years as the economy recovers.

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 2023 budget allocates $19,744,308 to cover expenses associated with maintenance and operations. In comparison, the allocation for FY 2022 was $18,373,304. This is an increase of $1,371,004 (7.5%) across all funds. CDBG amounts budgeted under M&O lines in FY 2020 and FY 2021 are not included in the totals.



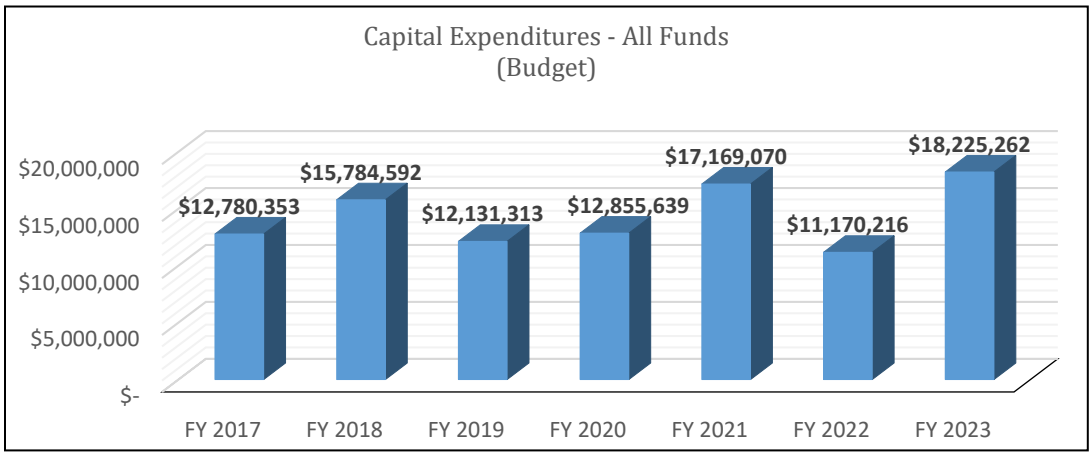
Capital Improvements

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 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 to maintain.

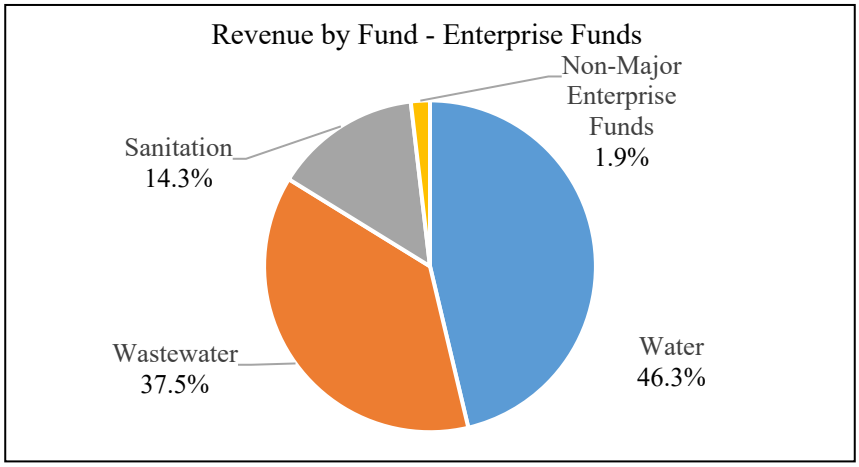
In total, the FY 2023 budget allocates $18,225,262 to fund needed, critical, and desired capital improvements, one-time equipment purchases and projects, and community amenities. Compared to the FY 2022 budget of $11,170,216, this is an increase of $7,055,046, or 63.16%. The increase is primarily due to total capital projects in the Water Fund increasing by $4,919,975.



As illustrated in the graph above, the City of Twin Falls has budgeted $100,116,445 for capital expenditures since 2017. In addition (not included in graph), since 2012, $57,466,359 has been spent on Wastewater Treatment Plant Improvements ($45,570,000), City Hall ($7,732,252), and the Public Safety Complex ($4,164,107).

Major Enterprise Fund Revenues

Enterprise Fund revenues total $30,879,859 (increase of $6,623,595, or 27.31%), which includes $2,304,069 for capital projects funded with cash reserves.



Water Fund

The budget for capital in the Water Fund is $6,171,750, which is $4,919,975 (393.04%) more than the FY 2022 total of $1,251,775. The allocation is derived from anticipated revenue and reserves totaling $14,645,494, or an increase of $1,490,149 (11.33%) compared to FY 2022 funding of 13,155,345.

When debt related to arsenic compliance was paid off in September 2021, FY 21-22 water user rates were increased to provide funding for future capital projects. Some of the additional revenue was not budgeted for use in FY 21-22 but has been included for FY 22-23 capital projects. In addition, approximately $1.3 million of reserves is being used to fund capital projects.

The City will have one bond issuance in the water fund remaining after the 2022 payments are made: the 2012C Bond has one principal payment left of $355k that will be made in FY 2022 and the 2017A Bond will have $1.57M outstanding in FY 2023, with annual payments around $825k until 2024. Budgeted revenue and reserves in the Water Fund total $15,145,494. This is an increase of $1,990,149 (15.13%) compared to the FY 2022 total of $13,155,345.

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 2023 wastewater user rates remain the same as they were in FY 2021 and FY 2022. Budgeted revenues and reserves in the Wastewater Fund total $11,808,820, which compared to the FY 2022 total of $10,347,749 is an increase of $1,461,071 (14.12%).

Sanitation Fund

The City's Sanitation Fund supports the City's sanitation and recycling programs. FY 2023 sanitation user rates will remain the same as they were in FY 2022. Budgeted revenue in the Sanitation Fund totals $4,134,290, which compared to the FY 2022 total of $3,781,162 is an increase of $353,128 (9.34%).

Will it cost more for City Services?

As developed and submitted for consideration, City staff projects the average citizen will cost the average citizen $24.06 more per month, $288.74 per year. The table illustrates the projected impact on the average resident in Twin Falls.

	FY 21-22 Adopted Budget	**FY 22-23 Recommended Budget**	**Variance**
Property Tax	Tax Rate: $6.25/$1,000 of taxable value	Tax Rate: $4.78/$1,000 of taxable value	Tax Rate: -$1.47/$1,000 of taxable value
Median Value of Owner-Occupied Home: FY 2023 - $358,000 (January 2022) FY 2022 - $257,000 (January 2021)	**$825.00** *(annual)* **$68.75** *(monthly)*	**$1,113.74** *(annual)* **$92.81** *(monthly)*	**$288.74** *(annual)* **$24.06** *(monthly)*
Utility Bills			
Average Residential Customer Comsumption of:			
Water - 18,000 gallons	$51.88	$51.88	$0.00
Sewer - 12,000 gallons	$30.07	$30.07	$0.00
Sanitation & Recycling	$19.62	$19.62	$0.00
Total Utility Bills	$101.57	$101.57	$0.00
Monthly Total of Property Tax and Utility Bills	**$170.32**	**$194.38**	**$24.06**

Approval

Action is required to approve the Appropriations Ordinance (Budget) for the 2022-2023 Fiscal Year. Approval is a simple majority (50%+1) of the members in attendance at this meeting.

Budget Impact:

By the adoption of the ordinance, we will establish the Fiscal Year 2022-2023 for the City of Twin Falls, Idaho

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

The Budget for the City of Twin Falls for FY 2022-2023 can be found online.

ORDINANCE NO. 2022-015

AN ORDINANCE OF THE CITY OF TWIN FALLS, IDAHO, APPROPRIATING $78,630,390 FOR THE 2023 FISCAL YEAR TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF TWIN FALLS; PROVIDING FOR THE OBJECTS AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT APPROPRIATED FOR EACH OBJECT OR PURPOSE; LEVYING AD VALOREM TAXES IN THE AMOUNT OF $27,009,389 FOR THE 2023 FISCAL YEAR; PROVIDING THAT A COPY OF THIS ORDINANCE SHALL BE FILED WITH THE COUNTY COMMISSIONERS OF TWIN FALLS COUNTY, IDAHO ; PROVIDING FOR THIS ORDINANCE TO TAKE EFFECT UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW, THE RULE REQUIRING THAT AN ORDINANCE BE READ ON THREE SEPARATE OCCASIONS HAVING BEEN SUSPENDED.

WHEREAS, the City has provided proper notice and held a public hearing on August 22, 2022 regarding the proposed budget for Fiscal Year 2022-2023, and

WHEREAS, the City Council has reviewed the proposed budget and determined that the expenditures are necessary;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS AS FOLLOWS:

Section 1: That the appropriations and the amount appropriated for the fiscal year beginning October 1, 2022 through September 30, 2023 be set as follows for the objects and purposes as herein specified:

Objects and Purposes		**Amounts**
General Fund	$	33,640,933
Street Fund	$	6,560,966
Street Light Fund	$	425,000
Library Fund	$	2,210,486
Airport Fund	$	1,450,915
Capital Improvement Fund	$	2,960,210
Pool Fund	$	680,156
Fireworks Fund	$	22,000
Insurance Fund	$	525,633
CDBG Fund	$	500,000
Airport Construction Fund	$	1,067,200
Waterworks Fund	$	13,150,189
Wastewater Fund	$	10,831,439
Common Area Maintenance Fund	$	54,477
Sanitation Fund	$	3,685,998
Dierkes/Shoshone Falls Fund	$	220,940
Shop Fund	$	577,847
Seizures/Restitution Fund	$	66,000
Total Appropriations	**$**	**78,630,390**

The amount listed under the General Fund includes the budgets for City Council, City Manager, Finance, Legal, Planning & Zoning, Code Enforcement, Economic Development, Human Resources, Information Technology, Police, Communications Center, Fire, Building Safety, Animal Control, Custodial, Engineering, Parks & Recreation, and Golf.

Section 2: That the City of Twin Falls hereby certifies a tax levy in an amount not to exceed $27,009,389 on the taxable market value of all taxable property within the corporate limits of the City of Twin Falls, Twin Falls County, Idaho to provide revenue for the following purposes:

Activity	Tax Amount Certified	
General Fund	$	22,701,188
Street Fund	$	827,875
Street Light Fund	$	68,111
Library Fund	$	2,001,986
Airport Fund	$	426,944
Capital Improvement Fund	$	770,000
Insurance Fund	$	213,285
Total	**$**	**27,009,389**

Section 3: That the City Clerk of the City of Twin Falls is hereby directed to file a copy of the Ordinance with the County Commissioners of Twin Falls, County, Idaho; in accordance with Idaho Code 50-1003 and 50-1007.

Section 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law, the rule requiring that an ordinance be read on three separate days having been suspended.

PASSED AND APPROVED UNDER SUSPENSION OF RULES this 22nd day of August, 2022.

SIGNED BY THE MAYOR August 22, 2022. _____
Mayor

ATTEST: _____
Deputy City Clerk

PUBLISH: September 1, 2022