Call to Order and Pledge to Flag

Invocation – Les Albjerg – St Luke’s Hospital

Roll Call

Proposed Amendments to Agenda

(1) Consent Agenda (Action Items)

All matters listed within the Consent Agenda are considered to be routine by the Council and will be enacted by one motion. There will be no separate discussion on these items unless a Councilmember or citizen so requests in which case the item will be removed from the Consent Agenda and placed on the Regular Agenda.

1-1. Minutes
   a. Special Council Meeting – December 2, 2019
   b. Airport Commission – November 12, 2019
   c. Planning & Zoning Commission - November 26, 2019
   d. Nampa Council on Aging – November 12, 2019

1-2. The City Council dispenses with the Three (3) Reading Rule of Idaho Code § 50-902 for all ordinances

1-3. Plat Approvals
   a. Final
      • Subdivision Plat Final Approval for Carriage Hill West Subdivision No. 4, east of Midway Rd. between W. Iowa Ave. and Lake Lowell Ave. (A portion of the NW 1/4 of Section 31, T3N, R2W, BM – 54 Single Family Residential lots on 19.78 acres or 2.73 dwelling units/gross acre) for Engineering Solutions, LLP representing Toll Southwest LLC (SPF 109-19) Preliminary

   b. Short
      • Subdivision Short Plat Approval for Ramirez Lone Star Subdivision in an RS6 (Single Family Residential – 6,000 sq. ft.) zoning district adjacent and west of 629 Lone Star Road at 0 Lone Star Road (2 Single Family detached lots on 1.67 acres for 1.2 average dwelling units per gross acre). A part of the NW ¼ of the NW 1/4 of Section 28, T3N, R2W, BM) for Francisco Ramirez (SPS 026-19)
1-4. Authorize Public Hearings
   
a. Rescission of Development Agreement between Caribou Mountain Ventures, LLC and the City of Nampa recorded 12/30/2013 as Inst. No. 2013-057711 amending Recital B paragraph and Exhibit “B” Conceptual Plan to allow for a Single Family Residential Subdivision instead of the original Public Mini/Self-Storage Facility, and amending Exhibit “C” Page 2 Conditions of Approval as necessary for Lava Falls Subdivision; at 0 and 2718 E. Locust Lane (39 single family dwellings on 11.595 acres for 2.36 average dwelling units per gross acre – A portion of the SEW ¼ of the SE ¼ of Section 2, T2N, R2W, BM) all for Caribou Mountain Ventures LLC – Ed Priddy. The Planning and Zoning Commission recommended approval. (DAMO 035-19)

   b. Repeal of the Nampa 2035 Comprehensive Plan (Text and Proposed Future Land Use Map), and all amendments thereto, and approval of an updated Comprehensive Plan Text and Proposed Future Land Use Map, to be referred to as the Nampa 2040 Comprehensive Plan for the City of Nampa. The Planning and Zoning Commission recommended approval. (CTA 008-19)

   c. Annexation and Zoning to IL (Light Industrial) at 8626 Birch Lane for Warehouses (A 3.02 acre or 131,602 sq. ft. portion of the NW ¼ of Section 10, T3N, R2W, BM for Phil Horton. The Planning and Zoning Commission recommended approval (ANN 136-19)

1-5. Authorize to Proceed with Bidding Process
   
a. Authorize Engineering to proceed with the formal bid process for the Middleton Road Rebuild project

   b. Authorize Engineering Division to proceed with formal bidding process for Pump Maintenance Projects FY20

   c. Authorize Staff to Proceed with Formal Bid Process for Construction of Nampa Wastewater Treatment Plant Phase II Upgrades Project Group D - Primary Digester No. 5 and Related Facilities

1-6. Authorization for Execution of Contracts and Agreements
   
a. Authorize Mayor and Public Works Director to sign Task Order Amendment with JUB Engineers for CE&I services on the project

   b. Authorize Mayor to sign, (1) Agreement to Waive First Right of Refusal and Terminate Lease with Gary Bartlow dated April 16, 2016, and (2) Nampa Municipal Airport Land Lease Agreement, and (3) Memorandum of Lease for Recording with Mayflower Place Properties, LLC, effective December 16, 2019, for Lot 2004 (approved by legal)

1-7. Monthly Cash Report
   
a. November 2019
1-8. Resolutions
   a. Disposal of Wastewater Property (Yearly Misc. Disposal of Scrap Metal)
   b. Disposal of Waterworks Property (Yearly Misc. Disposal of Scrap Metal)

1-9. Licenses for 2020
   a. Alcohol Renewal
      • None
   b. Alcohol New
      • None
   c. Pawnbrokers
      • Max Cash Pawn (Little Antiques) – 319 12th Avenue South
   d. Precious Metals
      • None

1-10. Miscellaneous items
   a. None

1-11. Approval of Agenda

(2) Proclamations

2-1. None

Nampa Residents Wishing to Speak on an Agenda (5 persons limit) or Non-Agenda Item (5 persons limit) (3 minute limit). Comments Related to Zoning and Land Use Matters May Only be Made During Properly Noticed Public Hearings

Mayor & Council Comments

• School District Property

(3) Agency & Commission Reports

3-1. None

(4) Staff Communications

Page 3 of 7

*Or as Soon After 7:00 PM as Each Matter may be Heard
4-1. Staff Report – Tom Points

4-2. Staff Report – Beth Ineck – Impact of Amazon

(5) New Business

5-1. Action Item: Appointment of Michaella J. Franklin and Tom Turner to the Planning and Zoning Commission

5-2. Action Item: Reappointment of Peggy Sellman to the Planning and Zoning Commission

5-3. Action Item: Authorize Finance Director to sign contract with Edie Bailly for Audit Services (approved in FY20 Budget) (legal approval not required)

5-4. Action Item: Authorize Family Justice Center to apply for Byrne Jag Grant

5-5. Action Item: Authorize Family Justice Center to apply for Improving Criminal justice response Grant

5-6. Action Item: Approve the City of Nampa’s CDBG 2018 CAPER for submission to HUD

5-7. Action Item: Adopt the amendment to the streetscape plan for the Historic Entertainment / Dining Optional Streetscape Type

5-8. Action Item: Approve the design for sidewalk extensions along the south side of 1st Street South between Wall Street Alley and 13th Avenue including the elimination of on-street parking in this section

5-9. Action Item: Authorize staff to proceed with a project to implement streetscape improvements in Downtown Nampa with the utilization of the downtown sidewalk funds allocated in the 2019 Action Plan

5-10. Action Item: Authorization for the Mayor to sign the FY2020 Certified Local Government Grant Application, to be submitted to the Idaho State Historic Preservation Office

5-11. Action Item: Approve the contract terms and authorize the Mayor to sign a professional services contract agreement in the amount of $63,680 with Shane Vigil, Owner of Electrical Controls and Instrumentation LLC for electrical inspection services for the Amazon Fulfillment Center Construction Project. Building Safety Department (approved by legal)

5-12. Action Item: Approve the contract terms and authorize the Mayor to sign a professional services contract agreement in the amount not to exceed $100,000 with SAFEbuilt for building inspection services for the Amazon Fulfillment Center Construction Project

5-13. Action Item: Approve resolution and Authorize the Mayor to sign the contract with Office Environment Company, (OEC), for Office Furniture Purchase and Installation at The Nampa Development Services Center Building, not to exceed the amount of $164,803.07 and approve the additional contingency amount of $10,296.93

5-14. Action Item: 1st reading of ordinance for Irrigation Annexation

5-15. Action Item: Authorize summary of publication for preceding ordinance

*Or as Soon After 7:00 PM as Each Matter may be Heard
5-16. **Action Item:** Approve and authorize Public Works Director to sign the sidewalk deferral request for a property located at 3999 E Locust Ln

5-17. **Action Item:** 1st reading of street naming ordinance for E Purple Mustard Ln

5-18. **Action Item:** Authorize Mayor to sign Non-Development Agreement between the City and Brookfield Holdings (Hayden II), LLC for Meadowcrest Subdivision No. 3

5-19. **Action Item:** Authorize Mayor and Public Works Director to sign contract with The Ewing Company, Inc. for the Indian Creek Sample Stations project

5-20. **Action Item:** Authorize Mayor and Public Works Director to sign Task Order with Murraysmith, Inc. to provide design, survey and construction engineering & inspection services for the Annual Irrigation Replacements FY20 project (approved in FY20 budget)

5-21. **Action Item:** Award Bid to Hess Construction, Inc. and authorize Mayor to sign contract for the Annual Miscellaneous Asphalt Patch project

5-22. **Action Item:** Accept Recommendation of Shortlisting the Following Three (3) Consultant Firms for the Nampa Wastewater Treatment Plant Upgrades Phase II Project Group F Progressive Design-Build Contract Procurement Process: (1) Alberici/RSCI Joint Venture, (2) CH2M Hill Engineers (Jacobs), and (3) IMCO; and Authorize Public Works Director to Proceed with Request for Proposals Second Phase of Selection for the Nampa Wastewater Treatment Plant Upgrades Phase II Project Group F Progressive Design-Build Contract (approved by legal)

5-23. **Action Item:** Authorize Mayor and staff to proceed with a RFQ for Legal Services

(6) **Public Hearings**

6-1. **Action Item:** Continued from 10/7/19 City Council Meeting, Applicant has officially withdrawn application Annexation and Zoning to BC (Community Business) for 1.851 acres or 80,630 sq. ft., and to RS6 (Single Family Residential – 6,000 sq. ft.) for .482 acres or 20,996 sq. ft. at 2123 N. Middleton Rd. located in a portion of the NE ¼ NE ¼ of Section 18, T3N, R2W, BM for Alfredo Escobedo. The Planning and Zoning Commission recommended approval (ANN 130-19)

6-2. **Action Item:** Zoning Map Amendment from RD (Two-Family Residential) to BC (Community Business) at 1511 7th St. So. (A .11 acre or 4,792 sq. ft. part of the NE ¼ of Section 27, Township 3 North, Range 2 West, BM being the SE 50′ of Lots 1 and 2, Block 5, Interstate Additions) for Dr. Brian Thomas, Nampa First Church of the Nazarene for a medical and counseling clinic. The Planning and Zoning Commission recommended approval (ZMA 113-19)

6-3. **Action Item:** Annexation and Zoning to RMH (Multiple-Family Residential) for Townhomes at 622 N. 44th Street (A 2.02-acre parcel located in the NE ¼ NE ¼ of Section 24, T3N, R2W, BM, Canyon County, Idaho) for Mason and Associates representing Sun Peak Development LLC. The Planning and Zoning Commission recommended approval (ANN 133-19)

Page 5 of 7

*Or as Soon After 7:00 PM as Each Matter may be Heard*
(7) Unfinished Business

7-1. **Action Item:** 1st reading of Ordinances for Development Agreement Zoning Map Amendment from RS6 (Single Family Residential – 6,000 sq. ft.) to RP (Residential Professional) at 1324 11th Ave. So. (A .24 acre or 10,500 sq. ft. part of the SE ¼ of the NE ¼ of Section 28, Township 3 North, Range 2 West, BM being all of Lot 12, and the and the SW ½ of Lot 11, Block 65, Waterhouse Addition) for Dena and Jason Baker for a Legal Office. The Planning and Zoning Commission recommended approval subject to a Development Agreement to prohibit any of the otherwise allowed RP zone permitted uses determined by the Commission not to be compatible with the adjoining single-family residential land uses, as well as prohibiting all otherwise allowed Conditional Uses in the RP Zone. (PH was 11-18-2019)

(8) Pending Ordinances (Postponed Due to Lack of Supporting Documentation)

8-1. 1st reading of Ordinances for Annexation and Zoning to RML (Limited Multiple-Family Residential) at 1111 E. Iowa Ave. (A .34 acre or 14,938 sq. ft. portion of NE ½, SE ¼ Section 34, T3N, R2W, BM) for Anthony Sparks for construction of a Fourplex. (ANN 121-19) (PH was 7-15-2019)

8-2. 1st reading of Ordinances for Annexation and Zoning to BC (Community Business) for .525 acres or 22,866 sq. ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin Tracts Plot C at 0 N. Franklin Blvd.; Zoning Map Amendment from AG (Agricultural) to BC (Community Business) for 2.24 acres or 97,574 sq. ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin Tracts Plot B at 1414 E. Karcher Rd. for Dean Anderson. (ANN 122-19, ZMA 107-19) (PH was 8-5-2019)

8-3. 1st reading of Ordinances for Annexation and Zoning to RA (Suburban Residential) for 2.30 acres or 100,188 sq. ft. located at 1460 Lake Lowell Ave in a portion of the SW ¼ of the SE ¼ of Section 30, T3N, R2W, BM for Jared and Melissa Lindsay for a 2-parcel split. (ANN 125-19) (PH was 8-19-2019)

8-4. 1st reading of Ordinances for Modification of First Amendment to a Development Agreement between Nampa North, LLC and the City of Nampa recorded 12/29/2017 as Inst. No. 2017-056540 amending Exhibit “B” Conceptual Plan to: 1) allow a revised subdivision allowing for a mix of 4-plexes and single-family attached townhomes in place of the original mix of 4-plexes and commercial lots on the GB2 (Gateway Business 2) zoned parcel(s), and 2) amending Exhibit “C” Conditions of Approval as necessary for Lost River Townhomes on the north side of E. Cherry Lane east of Can-Ada Road (81 Single-Family Attached Townhome lots and 5 Fourplex lots - A 7.96 acre parcel of land being a portion of Government Lot 7 and a portion of the SE ¼ of the SW ¼ of Section 6, T3N, R1W, BM) for KM Engineering, LLP representing Nampa North LLC. (PH was 11-18-2019)
(9) Executive Sessions

9-1. Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1) (i) To engage in communications with a representative of the public agency's risk manager or insurance provider to discuss the adjustment of a pending claim or prevention of a claim imminently likely to be filed. The mere presence of a representative of the public agency’s risk manager or insurance provider at an executive session does not satisfy this requirement; (Jamie Chapman & Doug Racine)

9-2. Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1) (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general; (Mayor)

9-3. Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1) (c) To acquire an interest in real property which is not owned by a public agency; (Jeff Barnes)

Adjourn

Next Meeting

Regular Council at 6:00 PM – Monday January 6, 2020 - City Council Chambers

♦ Individuals, who require language interpretation or special assistance to accommodate physical, vision, hearing impairments, please contact the City Clerk’s Office at Nampa City Hall, (208) 468-5426. Requests should be made at least five (5) days prior to the meeting to allow time to arrange accommodations

♦ Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent the religious beliefs or views of the Council in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to participate actively in the business of the Council. Copies of the policy governing invocations and setting forth the procedure to have a volunteer deliver an invocation are available upon written request submitted to the City Clerk

*Or as Soon After 7:00 PM as Each Matter may be Heard