



**CITY OF NAMPA**  
**Regular Council Meeting**  
**June 6, 2022**  
**City Hall – 411 Third Street South**  
**Livestreaming at <https://livestream.com/cityofnampa>**  
**Regular Council – 5:30 PM**  
**Public Hearings – 6:30 PM\***

**Call to Order and Pledge to Flag**

**Invocation** Boyd Chikatuluah – 3 Oaks Ministries

**Swearing-in of Dale Reynolds to Seat 4 of the City Council**

**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. Regular Council Meeting – May 16, 2022
  - b. Special Council Meeting – May 19, 2022
  - c. Planning & Zoning Commission – May 10, 2022
  - d. Bicycle & Pedestrian Advisory Committee – April 14, 2022
- 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 Final Plat Approval for Lekeitio Village No. 3 Subdivision in a RS7 (Single-Family Residential 7,000 sq. ft) zoning district; addressed as 17390 & 0 N Can Ada Rd. - parcels #R303900000 & #R3039201000 (totaling 16.32 acre parcel located in the N 1/2 of the SW 1/4 of Section 6, T3N, R1W, BM) for Tim Mokwa/Hayden Homes Idaho, LLC representing Encore Lekeitio Village, LLC (SPF-00197-2022). Original Concept: 62 residential lots and 6 common lots.
    - Subdivision Final Plat Approval for Sweetwater Glen No. 2 Subdivision in a RS7 (Single-Family Residential 7,000 sq. ft) zoning district; addressed as 0 & 8620 Ustick Rd. - portions of parcels #R3437101000 & R3437100000 (totaling 16.17 acres & located in the E 1/2 of the SW 1/4 of Section 34, T4N, R2W, BM) for TOLL Southwest LLC, Adam Capell representing DRP ID 1, LLC (SPF-00198-2022). Original Concept: 53 single-family residential lots and 11 common lots.



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- Subdivision Final Plat Approval for Maple Leaf Subdivision in a RP (Residential Professional) zoning district; addressed as 0, 4921 & 5009 Stamm Lane - parcels #R2501000000, R2501101000, & R2501100000 (totaling 7.81 acres & located in the SW 1/4 of the SW 1/4 of Section 18, T3N, R1W, BM) for Landmark Pacific Development Inc. (SPF-00192-2022). Original Concept: 54 single-family residential lots, 1 commercial lot, and 3 common lots.

b. Condo

- Subdivision Condo Plat Approval for Midland Executive Condos; a .19 acre parcel at 1115 N. Midland Blvd (Parcel #: R1307801100) in the RD (Two Family Duplex Residential) zoning district, located in the SE ¼ of Section 17, T3N, R2W, BM; for Gaven J. King (SPC-00007-2022). Original Concept: Build a duplex building and create two condominium spaces to be owned individually.

1-4. Authorize Public Hearings

- a. Variance of NCC 10-1-8.D.1 to allow a 6' fence to extend into the front yard area not closer than 20' from the front property line along 5th Ave S for a property addressed as 312 5th Ave S. (a .16 acre parcel in the SW ¼ of Section 22, T3N, R2W, BM) in the DB (Downtown Business) zoning district, for Teno Jimenez (VAR-00117-2021).
- b. Development Agreement Modification, Subdivision Preliminary Plat, and Planned Unit Development for the Cherry Grove Subdivision and rescinding of a 2008 addendum (instrument #2008024563) outlining sewer requirements at that time, on a property at 0 Elm Ln (Parcel # R3422900000); totaling 74.35 acres in the RS8.5 (single-family residential) zoning district (located in the SW 1/4 of Section 26, T4N, R2W, BM) for KB Home Idaho LLC representing Ruben J. and Sara Asumendi (DAMO-00056-2022, SPP-00103-2022, & PUD-00010-2022). Original Concept: Development Agreement Modification to increase density to 3.64, replace the concept plan exhibit, and modifications to Exhibit C Conditions of Approval to allow the proposed Cherry Grove Subdivision. Preliminary Plat Subdivision & Planned Unit Development for 271 single-family homes and 35 common lots, meeting the RS8.5 PUD densities- 17.2% qualified open space.
- c. Annexation and Zoning to RMH (Multiple-Family Residential) zoning district and potential development agreement for the Happy Valley Townhomes at 604 N Happy Valley Rd. (Parcel # R2287700000, totaling 2.92 acres in the NW ¼ of Section 19, T3N, R1W, BM, Nampa), for Steve White representing Happy Valley Townhomes, LLC (ANN-00239-2022). Original Concept: 48 total units in 12 four-plex buildings.
- d. Annexation and Zoning to IL (Light Industrial) zoning district, and development agreement, at 15861, 15859, & 0 McDermott Rd (3 parcels totaling 36.7 acres #R304370000, R304340000, & R304380000, located in the NE 1/4 of Section 17, T3N, R1W, BM) for Will Goede representing ATSAW GP LLC. (ANN-00236-2022). Original Concept: 2 industrial flex space buildings totaling 703,300 sq. ft.



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- 1-5. Authorize to Proceed with Bidding Process
  - a. None
- 1-6. Authorization for Execution of Contracts and Agreements
  - a. None
- 1-7. Monthly Cash Report
  - a. None
- 1-8. Planning & Zoning Formal Findings
  - a. None
- 1-9. Licenses for 2022
  - a. Alcohol Renewal

Name	Address	Type	Points
Mongolian BBQ Nampa	1123 Caldwell Blvd	On Premise Beer & Wine	0
Vape	1023 12 <sup>th</sup> Ave S	Off Premise Beer & Wine	0
Lifestyle Cafe	1225 1 <sup>st</sup> St S	On Premise Beer & Wine	0

- b. Alcohol New
      - 10-1. None
  - 1-10. Miscellaneous items
    - a. None
  - 1-11. Approval of Agenda

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**(2) Public Forum**

Nampa residents wishing to speak on an agenda (5-person limit) or non-agenda item (5 person limit); 3-minute limit per speaker. ***Comments related to Zoning and Land Use matters may only be made during properly noticed Public Hearings.***

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**(3) Proclamations**

- 3-1. Elder Abuse Awareness Month
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#### **(4) Agency & Commission Reports**

- 4-1. None

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#### **(5) Staff Communications**

- 5-1. Public Works Staff Report

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#### **(6) New Business**

- 6-1. **Action Item:** Request for Reconsideration of Development Agreement Modification to modify the concept plan (Exhibit B) and conditions of approval (Exhibit C) of Ordinance No. 3584, changing the site plan, the number of buildings, associated parking, and conditions, and future Subdivision Preliminary Plat for the Falcon Townhouses Subdivision on 3 parcels addressed as 0 Lake Lowell Ave. - parcel #'s R32045000, R32045012, & R32045013 in a RD (Two-Family Residential) zoning district (three parcels totaling 7.8 acres in the SE 1/4 of Section 30, T3N, R2W, BM, Nampa, Canyon County) for Delta LLC/M Ataul Karim (DAMO-00054-2022). Revised Concept: 56 single-family attached townhouse units in 14 buildings, and 2 common lots (50,205 sq. ft.), and 1 open space lot (41,823 sq. ft.).
- 6-2. **Action Item:** Appointment of Councilmember to serve as liaison to the Nampa Library Board.
- 6-3. **Action Item:** Resolution for the Appointments of Councilmember Dale Reynolds to the Valley Regional Transit Board and Mark Steuer, Director of Strategic Initiatives (Public Works), as Alternate.
- 6-4. **Action Item:** Appointment of Mark Steuer, Director of Strategic Initiatives (Public Works), to serve as alternate to the COMPASS Board.
- 6-5. **Action Item:** Appointments to the Nampa Districting Committee:
  - a. Matthew Johnson, Zone 1
  - b. Adrian Castaneda, Zone 2
  - c. Anthony Berlin, Zone 3
  - d. Stephanie Binns, Zone 4
  - e. Kathleen Tuck, Zone 5
  - f. Ray Booze, Zone 6
  - g. Troy Minnick, At-Large
  - h. Jane Zornik, At-Large
  - i. Nathan Cleaver, At-Large



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- 6-6. **Action Item:** Economic Development, Community Development Program recommending to decrease the 2022 Annual Action Plan funding allocation by \$89,552.00, as presented.
- 6-7. **Action Item:** Authorize the Parks and Recreation Department to sign a Task Order agreement with T-O Engineers Inc. for the rebuild design services of the Centennial Golf Course parking lot in the amount of (Not To Exceed) \$75,970. (Approved in FY22 Budget)
- 6-8. **Action Item:** Authorize Parks and Recreation to execute the proposed agreement with BerryDunn to perform the Parks and Recreation Master Plan for the amount (not to exceed) \$140,000. Funded with Parks Impact Fees. (Approved in FY22 Budget) (Approved by Legal)
- 6-9. **Action Item:** Authorize the Mayor to sign a Memorandum of Understanding with the Idaho Fish and Game allowing Parks Staff to clean two restroom vaults one time each week. (Approved by Legal)
- 6-10. **Action Item:** Authorize Engineering Division to proceed with the execution of the Utility Relocation Cost Agreement with Idaho Power in the amount of \$192,000 for the Franklin Road Widening, Star Road to SH-16 project. (Approved in FY22 Budget)
- 6-11. **Action Item:** Authorize Engineering Division to proceed with the execution of the Utility Relocation Cost Agreement with Idaho Power in the amount of \$178,220 for the Franklin Boulevard and Birch Lane Intersection project. (Approved in FY22 Budget)
- 6-12. **Action Item:** Authorize Mayor and Public Works Director to sign Task Order Amendment with Parametrix to provide an environmental review for the Franklin Road Widening project in the amount of \$67,170.00 (T&M NTE). (Approved in FY22 Budget)
- 6-13. **Action Item:** Award bid to Thueson Construction, Inc. and authorize Mayor to sign contract for the Kings Road and Victory Road Intersection Improvement project in the amount of \$2,655,776.60. (Approved in FY22 Budget)
- 6-14. **Action Item:** Award quote to Professional Construction Services and authorize Mayor to sign contract for Manhole & Valve Collar Adjustments FY22 in the amount of \$50,000. (Approved in FY22 Budget)
- 6-15. **Action Item:** Award quote to Ewing Co. and authorize Mayor to sign contract for the Wastewater Shop Crane project in the amount of \$98,995.00. (Approved in FY22 Budget)
- 6-16. **Action Item:** Award bid to Ground Innovations, LLC and authorize Mayor to sign contract for the Annual Irrigation Pipeline Replacement FY22 project in the amount of \$576,698.00. (Approved in FY22 Budget)
- 6-17. **Action Item:** Engineering Division presenting applicant's request for deferral of subdivision improvements for the Haven Creek Subdivision.
- 6-18. **Action Item:** Award bid to Dasco of Idaho, Inc. and authorize Mayor to sign contract for 2nd and 4th Street Waterline Replacement project in the amount of \$1,190,010.00. (Approved in FY22 Budget)



- 6-19. **Action Item:** By Resolution, authorize the Nampa Police Department to submit an application for the DOJ Community Oriented Policing Services Grant to fund one school resource officer for Elevate Academy for a total of up to \$125,000 over three years.

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## (7) Public Hearings

- 7-1. **Action Item:** Zoning Map Amendment from IP (Industrial Park) to IL (Light Industrial) zoning district, and potential development agreement; in order to expand the display of Campbell Tractor Co. used equipment for sale at 0 N. Franklin Blvd. (Parcel #R3121400000); located on 5.04 acres in the NW ¼ of Section 14, T3N, R2W, BM) for Fran Kar Properties LLC (ZMA-00162-2021).
- 7-2. **Action Item:** Zoning Map Amendment from IP (Industrial Park) to IL (Light Industrial) zoning district, and potential development agreement; in order to allow storage of materials and equipment (including recycling containers) outside, rather than within a building as required in the IP zone, at 1517 Madison Ave (a.48 acre parcel in the NW ¼ of Section 15, T3N, R2W, BM) for Dennis Harmon representing Sheli Sandlin (ZMA-00163-2021).
- 7-3. **Action Item:** Annexation and Zoning to BC (Community Business) zoning district, potential development agreement, and conditional use permit for multiple-family residential in a BC zoning district for the Southside Lofts at 2416 & 2424 Southside Blvd (Parcel #'s R211430100 & R211430000, totaling 4 acres in the NW ¼ of Section 1, T2N, R2W, BM, Nampa), for Joshua Hubert (ANN-00238-2022 & CUP-00270-2022). Original Concept: 84 unit apartments in 6 buildings.
- 7-4. **Action Item:** Conditional Use Permit for Multi Story Conditioned Storage at District 208 for conditioned public storage units on two floors in an existing building in the BC (Community Business) zoning district in a 5.55 acre portion of a parcel addressed as 1509 Caldwell Blvd (A 34.86 acre portion of Lot 4, in Block 1 of Karcher Mall Subdivision situated in the NE ¼, Section 17, T3N, R2W, BM) for RHINO Holdings Nampa, LLC (CUP-00271-2022).
- 7-5. **Action Item:** Authorize the allocation of \$222,801.59 in CDBG funding for Facility and Park Improvements to be carried out as part of the 2022 Annual Action Plan.

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## (8) Unfinished Business

- 8-1. **Action Item:** 1<sup>st</sup> reading of ordinance for Annexation and Zoning to RS8.5 (Single-Family Residential 8,500 sf.) zoning district, potential Development Agreement, and Subdivision Preliminary Plat for Terrace Falls Subdivision at 0 E Locust Lane (parcel # R2886601100, located in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 6, T2N, R1W, BM) for Cleve & Murvelle Cushing Trust representing Cushing Family Trust (ANN 219-21 & SPP 094-21). Original Concept: 97 single-family lots; and 21 common lots; for a 2.12 gross density and a 3.58 net density (**PH was 02-07-2022**)



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- 8-2. **Action Item:** 1<sup>st</sup> reading of ordinance for Annexation and Zoning to BC (4.5 acres), IL (3.66 acres), RMH (16.15 acres), & RS6 (22.09 acres) - all located within four parcels numbered: #R3078101100, R3078100000, R3078301100, & R3078300000 (addressed as 7755, 0, 0, & 0 Ustick Rd), and potential development agreement, for Trestle Creek Subdivision (to be subdivided at a future date), a mixed-use development including commercial, industrial, multi-family, single-family attached and detached, and open space land uses (located in the NW 1/4 of Section 2, T3N, R2W, BM, Canyon County) for Jane Suggs/Gem State Planning representing Endurance Holdings LLC (ANN 212-21) (**PH was 12-06-2021**)
  
- 8-3. **Action Item:** 1<sup>st</sup> reading of ordinance for Zoning Map Amendment to adjust the boundaries of existing zoning districts to the following areas: RP (Residential Professional) to 4.31 acres, RS4 (Single-family Residential 4,000 sf) to 5.2, 9.85, 19.46, 15.4, & 7.81 acres, RS6 (Single-family Residential 6,000 sf) & BC (Community Business) to 4.57 acres; from RS6 (Single Family Residential 6,000 sf) to 10.81 acres, RS7 (Single-family Residential 7,000 sf) to 13.10 acres, & RP (Residential Professional) to 4.31 acres; and potential development agreement; and Preliminary Plat for Reflections Edge Subdivision all located on parcel #'s R3239201100, R3239200000, R32394010D0, R32394010C0, R32394010F0, R3239501200, and R3239500000 - all addressed as 0 E Railroad St (parcels totaling 97.8 acres located in the NE 1/4 of Section 36, T3N, R2W, BM) for Estates 81, LLC (ZMA-00165-2021 & SPP-00102-2021). Original Concept: 1 commercial lot, 28 RP zoned residential lots, 261 RS4 zoned residential lots, 37 RS6 zoned residential lots, and 36 RS7 residential lots, 25 common lots (14.45 acres), and 26.04 acres of right of way. (**PH was 04-18-2022**)

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**(9) Pending Ordinances** (Postponed Due to Lack of Supporting Documentation)

- 9-1. Zoning Map Amendment from BC (Community Business) to RS6 (Single Family Residential 6,000 sq. ft.) and Modification of Development Agreement Ordinance #3561 rescinding the conditions for a commercial building to match nearby architectural facades, building orientation, limiting impact of commercial lighting and fencing to the neighborhood, specifying commercial signage, landscaping, etc. for a commercial building at 904 7th Ave N (a .58 acre portion of land in the Sylvan Heights Subdivision in the NE 1/4 of Section 22, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County, Idaho) for James K. Hagen representing Zechariah P. Dean (ZMA 125-20, DAMO 038-20) (**PH was 12-07-2020**) (with City Attorney for ordinance and DA)
  
- 9-2. Vacation of an approximately 322' by 5.45' (approximately 1,754 sq. ft) water main easement, a portion of 0 S Rising Sun Dr., county parcel #R3210338400 (located in the NW 1/4 of Section 32, T3N, R2W, BM) for Epic Development Idaho, LLC (VAC-049-21) (**PH was 04-19-2021**)





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- 9-3. Zoning Map Amendment from RS6 (Single Family Residential 6,000 sf) to RP (Residential Professional) zoning district; and potential development agreement, at 3 N Midland Blvd. - Parcel # R1613101000; (a .45 acre parcel located in the SE 1/4 of Section 20, T3N, R2W, BM) for Ronald J Pierce (ZMA 159-21). Original Concept: to allow the conversion of an existing home into a three- bedroom apartment upstairs and two office spaces downstairs (**PH was 02-22-2022**)
- 9-4. Annexation and Zoning of 126.27 acres south of Amity Rd and west of Happy Valley Rd to RS6 (Single-Family Residential 6,000 sf. - 64.33 acres), RMH (Residential Multiple Family - 15.86 acres), BC (Community Business - 5.24 acres), & IL (Light Industrial 40.84 acres) zoning districts, and potential development agreement, for Chisum Estates Subdivision at 0, 0, 0, 3915, & 3611 Amity Ave, and 0, 0, & 0 E Railroad St. (parcel #s R3238900000, R221600000, R3239000000, R3239100000, R3239501200, R32394010F0, R32392011A0, R3238901000); and Planned Unit Development for the proposed RS6 zoned properties, and Subdivision Preliminary Plat for Chisum Estates Subdivision for the above referenced properties excluding parcels R32392011A0, R32394010F0, & R3239501200; (all located in the N 1/2 of Section 36, T3N, R2W, BM, City of Nampa, Canyon County, Idaho, for Triple Crown Investments LLC / Lance Thueson representing Thornton-Gallup LLC (ANN 220-21, PUD-008-21, & SPP 095-21). Original Concept: 191 single-family lots; 1 multi-family lot for 186 units, 2 commercial lots, 11 industrial lots, 35 common lots, and 24.26 acres of right-of-way, for a RS6 gross density of 2.97 and a 6.98 net density; a RMH gross density of 11.73 and a net of 30.74; with 19.7% in open space (**PH was 03-07-2022**)
- 9-5. Zoning Map Amendment from BC (Community Business) to IL (Light Industrial) zoning districts, and potential development agreement; at 0 E Chisholm Dr (parcel #R3118700000); located on a 13.10 acre portion of the NW ¼ of Section 14, T3N, R2W, BM) for Jeff Hatch - Hatch Design Architecture representing Brivan Idaho LLC (ZMA-00154-2021). Original Concept: 120,000 sf industrial flex complex (**PH was 03-21-2022**)
- 9-6. Annexation and Zoning to IL (Light Industrial) zoning district and potential development agreement; at 0 & 16989 Madison Rd, (parcels #R3100900000 & R3104700000) totaling 21.09 acres and located in the N 1/2 of Section 10, T3N, R2W, BM) for William Juarez representing Jim Cox (ANN-00227-2021). Original Concept: A partially completed office industrial building at 16989 Madison and construction of a 4,800 sf shop with 3 overhead doors, an office, restroom, utility room and storage on the property addressed as 0 Madison Rd. (**PH was 04-18-2022**)
- 9-7. Zoning Map Amendment from RS6 PUD (Single Family Residential 6,000 sf) to RD (Two-Family DUPLEX Residential) zoning district; development agreement modification to rescind and replace the existing agreement (Ordinance 3610); and Subdivision Preliminary Plat for Middlebury North Subdivision at 0, 0, & 0 Midway Road (Parcel #'s R32799010A0, R3279800000, & R32799010B0); totaling 121.09 acres (located in the S 1/2 of Section 13, T3N, R3W, BM) for Jane Suggs - Gem State Planning representing Endurance Holdings LLC (ZMA-00156-2021, DAMO-00051-2021, & SPP-00097-2021). Original Concept: 244 single family lots, 36 duplex lots, 38 4-plex lots, 69 common lots, and 28.79 acres of right-of-way - totaling 468 dwelling units and over 24% common area, for a gross density of 3.86 and a net density of 7.57. (**PH was 05-02-2022**)





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- 9-8. Annexation and Zoning to IL (Light Industrial) zoning district at 29 N Happy Valley Rd (a 1.49 acre parcel # R3174300000, located in the SE 1/4 of Section 24, T3N, R2W, BM) for Rogelio H. Gallegos (ANN-00232-2022). Original Concept: Establish the existing shop on the property as an auto repair business w/ caretaker residence. (PH was 05-16-2022)
- 9-9. Annexation and Zoning to RS22 (Single-family Residential 22,000 sq. ft.) zoning district at 703 W Dooley Ln (a 3.47 acre parcel # R2926101000, located in the SW 1/4 of Section 4, T2N, R2W, BM) for Blake Wolf representing Robert & K. Virginia Peirsol Revocable Trust (ANN-00231-2022). Revised Concept: To enable a future subdivision of four single-family homes. (PH was 05-16-2022)
- 9-10. Annexation and Zoning to RS22 (Single-Family Residential 22,000 sq. ft.) zoning district, potential development agreement, and Subdivision Short Plat for Happy Rails Subdivision at 0 S. Happy Valley Rd. (Parcel #R3239601000, a 3.02 acre parcel in SE ¼ of Section 36, T3N, R2W, BM, Nampa, Canyon County), for HECO Engineers, representing Luis Arizmendi (ANN-00228-2021 & SPS-00041-2021). Original Concept: 4 single family lots, 1 common lot. (PH was 05-16-2022)

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**(10) Executive Sessions**

- 10-1. **Action Item:** Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1)(f)
  - Idaho Code 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

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**Adjournment**

**Next Meeting**

**Regular Council at 5:30 PM – Monday, June 20, 2022 - City Council Chambers**

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- ◆ 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 three (3) 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