

## REGULAR COUNCIL

June 17, 2019

Mayor Kling called the meeting to order at 6:00 p.m.

Clerk made note that Councilmembers Rodriguez, Bruner, Hogaboam, Levi, Haverfield, Skaug were present.

Mayor Kling presented a request to amend the agenda by removing item #6-4. – public for **vacation** of portions of the ten (10) ft wide Water Easement traversing 1255 North Happy Valley Road (Tax 17376 in Lots 1 and 2, Block 1, Winco Place Subdivision), to be relocated in order to allow for a suitable building pad location. The property is located on the west side of N Happy Valley Rd, south of E Flamingo Ave and East of Garrity Blvd, within a BC (Community Business) zoning district, for KM Engineering, representing Idaho Central Credit Union. (VAC-00036-2019).

### ❖ (1) Consent Agenda (Action Items) ❖

**MOVED** by Levi and **SECONDED** by Rodriguez to **approve the Consent Agenda with the above-mentioned amendment; Item #1-1.** – Regular Council Minutes of **June 3, 2019**; Special CDBG Council Meeting of **June 3, 2019**; Special Storage Unit Moratorium Council Meeting of **June 3, 2019**; Special CDBG Council Meeting of **June 10, 2019**; Bicycle and Pedestrian Advisory Committee Minutes of **May 9, 2019**; Board of Appraisers Minutes; Airport Commission Minutes of **May 13, 2019**; Planning & Zoning Commission Minutes; Library Commission Minutes; **Item #1-2.** - The Nampa City Council dispenses with the three (3) reading rule of Idaho Code § 50-902 for all ordinances; **Item #1-3.** - **Final and Preliminary Plat Approvals: 1)** None; **Item #1-4.** - **Authorize Public Hearings: 1)** authorize Community Development Staff to open up a CDBG 30-day comment period on June 21st for our Draft 2019 Program Year Action plan and to make the Draft Action plan available on the City of Nampa’s website; **2)** Annexation and Zoning to RS-6 (Single Family Residential – 6000 sq. ft minimum lot size) at TBD High Ave. (A .84 acre or 36,438 sq. ft portion of the SE ¼ of Section 20 T3N R2W BM), for Mark and Alina Kondratyuk for construction of single-family homes. (ANN-00120-2019); **3)** Annexation and Zoning to RML (Limited Multiple Family Residential) at 1111 E Iowa Ave. (A .34 acre or 14,938 sq. ft portion of the SE ¼ of Section 34 R2W BM), for Anthony Sparks for construction of a Fourplex. (ANN-00121-2019 Planning and Zoning Commission recommended Annexation and RD (Residential Two Family - Duplex) zoning district; **Item #1-5.** - **Authorize Public Comment Period: 1)** Authorize Staff to open a CDBG 30-day comment period on June 21st for our Draft 2019 Program Year Action plan and to make the Draft Action plan available on the City of Nampa’s website; **Item #1-6.** - **Authorize to Proceed with Bidding Process: 1)** Authorize Staff to open a CDBG 30-day comment period on June 21st for our Draft 2019 Program Year Action plan and to make the Draft Action plan available on the City of Nampa’s website; **Item #1-7.** - **Authorization for execution of Contracts and Agreements: 1)** Library Square – Task Order and MOU • REQUEST 1: Authorize Mayor to sign MOU with NDC for the Library Square Traffic Modifications design work and • REQUEST 2: Authorize Mayor to sign task order for professional services with Keller Associates for the Library Square Traffic Modifications in the amount of \$36,600 (T&M N.T.E.); **2)** Authorize Mayor and Public Works Director to sign the Task Order for Professional Services between the City of Nampa and TO Engineers, Inc. for the Stoddard Path Extension Phase 1 (Key Number 22050) and Stoddard Path Extension Phase 2 (Key Number 22070) in the amount of

Regular Council  
June 17, 2019

\$99,400.00 Time and Materials Not to Exceed; **Item #1-8. - Monthly Cash Report: 1)** May 2019; **Item #1-9. - Resolutions: 1)** None; **Item #1-10. - License for 2019:** a) *Renewal Alcohol: 1)* None; b) *New Alcohol: 1)* None; **Miscellaneous Items:** 1) None. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**. Mayor Kling declared the

MOTION CARRIED

❖ (2) Proclamation ❖

**Item #2-1. – Elder Abuse Awareness Month**

**Whereas**, all senior citizens deserve to live safely and be treated with respect and dignity to enable them to continue to serve as leaders, mentors, and volunteers who contribute to the vitality of the community; and

**Whereas**, elder abuse consists of intentional actions that cause harm or a serious risk of harm to a vulnerable elder by a legal guardian, a person in a trusted relationship, or failure by a caregiver to satisfy the elder's basic needs, whether at home, long term care facilities or in the community; and

**Whereas**, it is estimated that 1 in 10 elders living in their homes experience elder abuse each year and this number continues to increase and crosses all socio-economic boundaries; and

**Whereas**, the National Center on Elder Abuse determined the most common perpetrator of elder abuse is the victim's spouse or partner, defined as domestic violence; and

**Whereas**, we are all responsible for eliminating elder abuse by watching for signs such as physical trauma, withdrawal, depression, anxiety, fear of family members, friends, or caregivers; and

**Whereas**, protecting vulnerable and older adults is a community responsibility and it is imperative communities work together to help prevent and reduce abuse, neglect and exploitation;

**Now Therefore**, I, Debbie Kling, Mayor of the City of Nampa, Idaho, do hereby proclaim June 17, 2019 as

**“Vulnerable Adults and Elder Abuse Awareness Month”**

The City of Nampa and I request every citizen of our great community commit to building safer lives and a safe community for our elderly residents’ worth.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Great Seal of the City of Nampa to be affixed this 17th day of June in the year of our Lord two thousand nineteen.

Regular Council  
June 17, 2019

Family Justice Center Director, Criselda De La Cruz, said in 2014 we received a grant and now have another grant and we have been able to provide more service for elders. In 2018 we served 138 elders and to date in 2019 we served 100.

**Item #2-2.** – Jim Brooks Appreciation Day (this will be read on Friday)

**Whereas,** Mr. Jim Brooks has honorably and faithfully served the City of Nampa as a member of the Water Department, October, 1975, and transferred to the Engineering Department September, 1977; and

**Whereas,** these years of service have been marked by exemplary performance and valuable leadership in the vital accomplishments of this Authority; and

**Whereas,** his unwavering dedication and commitment to excellence is in keeping with the highest standards of service to our community;

**Now Therefore,** I, Debbie Kling, Mayor of the City of Nampa, Idaho, do hereby proclaim June 21, 2019 as

**“Jim Brooks Appreciation Day”**

I encourage the citizens and staff of the City of Nampa to take time today to support and thank Mr. Brooks for his years of service in the City of Nampa, Idaho.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the Great Seal of the City of Nampa to be affixed this 17th day of June in the year of our Lord two thousand nineteen.

❖ **Mayor Kling asked if there was any Nampa Residents wishing to speak on any agenda item were (5 persons limit):** ❖

- None

❖ **Mayor Kling asked if there was any Nampa Residents wishing to speak on any item that was not on the agenda (5 persons limit):** ❖

- None

❖ **Mayor Kling’s and Council Comments** ❖

- One-year anniversary for the livestream - Mayor
- June 26, 2019 God and Country at the Ford Idaho Center – Mayor
- Gave a shout out to Chief Huff and Jason Cantrell for allowing training with the SWAT Team – Councilmember Haverfield

Regular Council  
June 17, 2019

❖ (3) Agency/External Communications ❖

- None

❖ (4) Staff Communications ❖

**Item #4-1.** – Public Works Director Tom Points presented a staff report to update the council on current projects as follows:

**Update to 2019 Street Division Chip Sealing Campaign** – Major chip sealing in Zone D1 and Zone D2 is well underway. It is estimated that chip sealing is about 50% complete with 100% of arterials completed as of June 10. The following roads have been chip sealed: South Canyon Street/Georgia; West Iowa Avenue from 12<sup>th</sup> Avenue South to Midland Boulevard; South Midland Boulevard from West Dooley Lane to West Greenhurst Road; West Locust Lane from Shipman Circle to city limits past South Raintree Drive; Sunnyside Road from East Greenhurst Road south to city limits; Blakeslee Drive from South Powerline Road to West Greenhurst Road; East Greenhurst Road from South Powerline Road to Juniper; 11<sup>th</sup> Avenue South from 3<sup>rd</sup> Street South to West Roosevelt Avenue; 7<sup>th</sup> Street South from 12<sup>th</sup> Avenue South to Yale Street; 7<sup>th</sup> Avenue South from 3<sup>rd</sup> Street South to Lonestar Road; 1<sup>st</sup> Street South from Northside Boulevard to 11<sup>th</sup> Avenue South. Staff began chip sealing subdivisions the afternoon of June 10, starting with Crystal Cove. Chip sealing should wrap up by June 20; sweeping excess chip and final cleanup is estimated to be June 27. Fog sealing will commence on July 8 in approximately the same order of chip sealing in Zones D1 and D2. Thermoplastic application and paint striping are estimated to be completed by August 8. Staff provides daily updates to the Nampa City website for citizens to review and track the progress. As this campaign takes all Street staff and resources, additional work requests will be delayed until after completion, apart from an emergency.

**ITD Reevaluation of Idaho 16, I-84 to Idaho 44 Corridor Design** - In May 2019, Mayor Kling, with support of Nampa City Council, sent a letter to the Idaho Transportation Department (ITD) Board stating the following City of Nampa interests in the I-84/SH-16 Interchange planning process (see Exhibit A):

1. The City of Nampa supports the development of a local southerly corridor study starting at the future I-84/SH-16 Interchange and extending to southern Nampa near Greenhurst Road.
2. The City of Nampa desires to partner with ITD by dedicating \$500,000 toward the SH-16 Interchange project or the local southerly corridor planning study. These dollars are in addition to the \$250,000 promised by the City of Nampa to ITD as part of the Project Bronco I-84/Garrity Interchange mitigations.
3. Nampa volunteers to coordinate and lead the multiagency local southerly corridor planning study effort.

Regular Council  
June 17, 2019

Public Works Director Tom Points, and Nampa City Engineer Daniel Badger, met with the Kuna Public Works Director to request support for the local southerly corridor planning study. As a result, Kuna Mayor Joe Stear drafted a letter to the ITD Board stating Kuna's support (see Exhibit B).

The ITD Board received Nampa's letter, along with the support letter from Kuna, and provided response with the following main points (see Exhibit C):

1. The Idaho 16, 1-84 to Idaho 44 original Environmental Impact Statement (EIS) did not preclude a direct SH-16 Interchange southerly from I-84.
2. ITD understands the Nampa City's concerns that without a southerly SH-16 connection there will not be adequate connectivity for future growth.
3. ITD will maintain the opportunity for a direct southerly connection as they move forward with the design study.
4. However, the local road connection itself, to the south of 1-84, is not included in the design refinements or re-evaluation of the EIS that are currently underway. Any future connection to 1-84 would need to be independent of the Idaho 16, 1-84 to Idaho 44 corridor study.
5. ITD will provide technical support for the local southerly corridor planning study.

Staff will continue to work with ITD through the planning and design process to ensure the design allows for a future direct southerly connection from SH-16. In addition, staff will begin the process of launching a local southerly corridor planning study.

**Wastewater Program Updates** - The Reuse Permit for Class A Recycled Water was submitted to the Idaho Department of Environmental Quality (IDEQ) on March 21, 2019. This marks the progression of Nampa's development of a recycled water program to more efficiently use the city's water resources. The City of Nampa received notification on May 24, 2019, that IDEQ will draft a permit (see Exhibit D). It is anticipated that the draft permit will be provided to the City sometime before the end of July and a final permit later this year.

For the fiscal year 2020 budget, staff will recommend hiring a wastewater project manager. This would be one new fulltime employee in the Wastewater Division, functioning as a project manager focused on the delivery of capital projects. This position would begin the transition of bringing wastewater program management services in-house. Since 2012 this need has been met through professional services contracting. Brown and Caldwell provided excellent technical resources and program personnel to get the City of Nampa's wastewater program position to delivery of the Wastewater Upgrades Phase I, II, and III projects. Continued support from Brown and Caldwell will be needed to deliver the \$189 million Phase II project. This new position would add engineering technical and management capacity to the City of Nampa. The position can be funded by a reduction in professional services contracting for annual WWPM for an estimated savings of \$200,000 in fiscal year 2020.

Regular Council  
June 17, 2019

The City of Nampa and Pioneer Irrigation District were invited to co-present on the recycled water program at the Idaho Water Users Association (IWUA) Water Law & Resource Seminar on June 10 (see Exhibit E). The IWUA "is organized to promote, aid and assist the development, control, conservation, preservation and utilization of the water resources of the State of Idaho and to cooperate with similar organizations in other states." Its membership includes irrigation districts, agriculture businesses, municipal water utilities, and private industry professionals.

The Wastewater Program Management Team (WPMT) has identified an opportunity for additional funding from the WaterSMART Program through the Bureau of Reclamation (BOR). Through the Title XVI Program, BOR funds opportunities to reclaim and reuse wastewaters in western states. Funds are allocated to projects including funds to planning, design, and construction of water recycling and reuse projects.

The WPMT will be pursuing a grant through the Title XVI Program, which can provide up to \$20M in funding (typical grants are \$3-5M). Submitting for the grant requires the development of a feasibility study that meets the BOR requirements. Therefore, a feasibility study will be submitted by the end of fiscal year 2019 to be eligible for application for grant funding in fiscal year 2020.

#### ❖ (5) New Business ❖

**Item #5-1.** - Mayor Kling presented the request to **authorize** the **Mayor and Parks and Recreation Director** to **sign** a design services task order with Jensen Belts for Orah Brandt Park Phase 2 in the amount of (time and materials not to exceed) \$85,345 (Approved in FY19 Budget)

Parks and Recreation Director Darrin Johnson presented a staff report explaining that a proposal for design services for Phase 2 of Brandt Park. The design will include a large playground, prefabricated bathrooms, hardscape, greenspace and electrical. An exhibit is included of the Master Park Plan that illustrates the footprint of Phase 2.

This project is a continuation from Phase 1 that was completed in 2018. Phase 1 included road improvements, a parking lot, hardscape and greenspace. It is anticipated that design for Phase 2 will be completed the summer/fall of 2019 and the project will go out for bid in the winter of 2019. Construction is planned to begin in spring of 2020.

As a result of Nampa's recent Impact Fee update, Brandt Park is now part of the impact fee capital improvement plan. With this, Phase 2 of Brandt Park will be funded through impact fees.

**MOVED** by Hogaboam and **SECONDED** by Rodriguez to authorization for Mayor and Parks and Recreation Director to sign a design services task order for Orah Brandt Park Phase 2 in the

Regular Council  
June 17, 2019

amount of (time and materials not to exceed) \$85,345. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the

MOTION CARRIED

**Item #5-2.** - Mayor Kling presented the request to **authorize** the **Mayor and Parks and Recreation Director** to sign a contract with the Idaho Department of Corrections to provide a workforce group to help maintain landscape areas under the responsibility of the Nampa Parks and Recreation Department.

Darrin Johnson presented a staff report explaining that in recent years, hiring seasonal staff has been difficult. Competition in a strong labor market has created challenges finding and keeping staff for the Parks and Recreation Department. With this, we believe diversifying our workforce will be beneficial. Nampa Parks currently has about 11 fulltime park technicians and we try to maintain about 23 seasonal workers. Moving forward, we are requesting Nampa City Council approve an agreement with the Idaho Department of Corrections Vocational Workforce Program. The vocational workforce program will supply six workers that will perform landscaping tasks.

This effort will not replace any fulltime employees nor will it replace our temporary seasonal workers. Having an agreement with the vocational workforce program will be a supplement to our staff and allow us to reduce the number of temporary workers. The cost of having six vocational workforce members is comparable to hiring six temporary workers. The program will fit into the current budget and will have a neutral budget impact.

For oversight and safety, no sex offenders will be part of the vocational workforce group and a law enforcement official will always be directly supervising the workers. The contract has been reviewed by Nampa's legal office.

**MOVED** by Skaug and **SECONDED** by Bruner to **authorization** for the **Mayor and Parks and Recreation Director** to **sign** the **agreements** with the **Idaho Department of Corrections Vocational Workforce Program**. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the

MOTION CARRIED

**Item #5-3.** - Mayor Kling presented the request to **award** the **bid** and **authorize** the **Mayor** to **sign contract** for the FY18 Water Improvement Project - 11th Avenue North at 2nd Street North & 4th Street North with **Cascade Pipelines** in the amount of **\$209,293.00**.

Nampa City Engineer Daniel Badger presented a staff report explaining that the Engineering Division, as part of the Public Works Asset Management Program, identified the following deteriorated water lines to be replaced in 11th Avenue North.

Regular Council  
June 17, 2019

1. 8” water line in 2nd Street North crossing 11th Avenue North.
2. 6” water line in 4th Street North crossing 11th Avenue North.

The improvements, identified by the Nampa City Water Department, will replace the deteriorated pipe and appurtenances. These pipes are in danger of immediate breakage and one had an emergency repair completed in the summer of 2018.

The project will install approximately 820 linear feet of 6” and 8” pipe using pipe bursting along with new valves and hydrants.

Prior Council actions include:

- o Authorized a Task Order with Mountain Waterworks on December 17, 2018.
- o Authorized proceeding with the bid process for the project on May 6, 2019.

The estimated FY18 Water Improvement Project – 11th Ave/2nd St & 11th Ave/4th project costs are as follows:

Design (FY19 Water funds)	\$ 27,360.00
Construction Low Bid Amount	\$ 209,293.00
<u>Construction Engineering &amp; Inspection (In House)</u>	<u>\$ 0.00</u>
<i>Total estimated cost</i>	<i>\$ 236,653.00</i>

Construction Engineering & Inspection will be performed in house saving an estimated \$15,000.

Project Funding:

- o Remaining FY18 Water Improvement Project Budget \$344,000.00.

**MOVED** by Bruner and **SECONDED** by Haverfield to **award the bid and authorize the Mayor to sign a contract** for the FY18 Water Improvement project – 11<sup>th</sup> Avenue North and Second Street North and 4<sup>th</sup> Street North with **Cascade Pipelines** in the amount of **\$209,293.00**. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the

MOTION CARRIED

**Item #5-4.** - Mayor Kling presented the request to **authorize the Mayor to sign a Memorandum of Understanding (MOU) with Nampa Development Corporation (NDC) for the Library Square Traffic modifications design work** and authorize the Mayor to sign task order for professional services with Keller Associates for the Library Square traffic modifications in the amount of \$36,600 (time and materials not to exceed {T&M N.T.E.})



Regular Council  
June 17, 2019

Daniel Badger presented a staff report explaining that at the NDC's March meeting they requested staff to provide them with scope of work to have design work completed for modifications to the traffic pattern around the Library Square, including the addition of second right turn lane from 3<sup>rd</sup> Street South to 12<sup>th</sup> Avenue South.

Staff worked with Keller Associates to prepare a scope of work for these design services (see attached Scope of Work).

At the NDC's May meeting they authorized proceeding with the design work by Keller Associates in the amount of \$36,600.

Because the selection of Keller Associates was from the City of Nampa's On-Call list and not through a Request for Qualifications administered by NDC, their attorney has requested that the city execute the task order with Keller Associates and NDC will reimburse the City of Nampa for the cost of the design work.

The Nampa City's and NDC's attorneys have reviewed the MOU and recommend approval.

Engineering has reviewed the MOU and Scope of Work and recommend approval.

**MOVED** by Haverfield and **SECONDED** by Rodriguez to **authorize** the **Mayor** to **sign MOU** with **NDC** for the **Library Square Traffic Modifications** design work and **authorize** the **Mayor** to **sign task order** for professional services with **Keller Associates** for the Library Square Traffic Modifications in the amount of **\$36,600** (T&M N.T.E.). The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the

MOTION CARRIED

**Item #5-5.** - Mayor Kling presented the request to **approve Letter of Objection** to the City of Caldwell regarding Annexation of the property situated in the Nampa Area of City Impact at 9792 Ustick Road.

Planning and Zoning Director Norm Holm presented a staff report explaining that for many years, your leadership and professional staff have been vital in creating and maintaining a strong relationship between our communities. The cities of Caldwell and Nampa have been partners in many efforts to strengthen the communities we live in and serve the people of the treasure valley. I value this partnership and will always work to ensure this good relationship continues.

Recently, Caldwell's Director of Planning & Zoning, Jerome Mapp, was kind enough to meet with Nampa's planning team to discuss an inquiry by a property owner within Nampa's Impact Area. This property owner is interested in obtaining city services in order to develop the property at 9792 Ustick Rd. They have approached both Nampa and Caldwell for services. Caldwell and Nampa's

Regular Council  
June 17, 2019

staff met and discussed challenges for servicing the area and determined that Nampa would continue to plan for providing utilities to this property within the City's Impact Area.

I am writing to state the official position of the City of Nampa regarding this parcel. For over a year, Nampa's Economic Development team have been working closely with the property owners to explore ways to service this area. The City of Nampa considers this property an important piece of a core industrial area we are trying to preserve and develop. The Nampa Development Corporation recently approved a memorandum of understanding with the City of Nampa to expend significant funds to design the extension of the sewer line on Ustick from Northside Blvd to Midland Blvd, directly benefitting the subject property. The Nampa Development Corporation has also indicated a willingness to partner with industrial development in this area to install the necessary infrastructure for new projects. The City of Nampa opposes any proposal to annex this property into the City of Caldwell.

In recent years, our communities' leadership have agreed to respect the established impact area boundaries by not annexing into the other community's boundaries. In addition, we have even agreed to additional planning areas which the City of Nampa will continue to respect. This has been critical for maintaining the partnership we have. I appreciate your staff involving us in this discussion early in the process and am confident we will continue to partner when issues like this arise.

**MOVED** by Skaug and **SECONDED** by Bruner to **approve the letter of objection to the City of Caldwell**. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the

MOTION CARRIED

**Item #5-6.** - Mayor Kling presented the request for **discussion/decision** on **increase** in council's **compensation**.

Debra Curry presented a staff report explaining that a citizen led salary advisory group made up of Debra Curry, Nampa Resident; Jose DeLeon, Idaho Department of Labor; Sharon Harris, Board of Appraisers; Mitch Minnette, Nampa Chamber of Commerce; Jean Mutchie, St. Luke's Hospital; Hubert Osborne. The group met to discuss and review the salary structure for mayors and city council members in cities throughout the Treasure Valley, compare the size of city populations and evaluate the services provided by these cities constituting levels of required oversight.

The Salary Advisory Group makes the recommendations listed below:

- Nampa City Council Members' salaries be modified to reflect a 5% increase (\$546.00) for FY 2020.

Regular Council  
June 17, 2019

- Nampa City Council Members' salaries be modified to reflect a 5% increase (\$573.00) for FY 2021.
- City of Nampa Mayor's salary be modified to reflect a 5% increase (\$4064.00) for FY 2020.
- City of Nampa Mayor's salary be modified to reflect a 5% increase (\$4267.00) for FY 2021.
- Modification of Mayor's salary and modification of Council Members' salaries should be at the same percentage rate

Going forward, a Citizen-led Salary Advisory Group be convened during FY 2021 to provide further analysis and

### **Rationale**

Currently:	Nampa Mayor Salary = \$81,286	Nampa Council Salary = \$10,930
	Caldwell Mayor Salary = \$89,020	Caldwell Council Salary = \$9,097
	Meridian Mayor Salary = \$90,956	Meridian Council Salary = \$10,000
	Boise Mayor Salary = \$140,873	Boise Council Salary = \$25,600

The committee took the following factors into consideration before making the above recommendations:

City of Nampa population – with a current population of 102,000, (and continuing to grow) Nampa is approximately:

- 43% larger than Caldwell
- 11% smaller than Meridian
- 55% smaller than Boise

Level of Services - Except for Caldwell, Nampa provides more services for citizens than other cities in the Treasure Valley. This requires greater diligence and oversight by elected officials. As a full-service city, Nampa provides several services, some of which are not provided by some other cities. These include but may not be limited to:

- |                            |                         |
|----------------------------|-------------------------|
| ▪ <b>Street Services</b>   | <b>Civic Center</b>     |
| ▪ <b>Storm water</b>       | <b>Golf Courses</b>     |
| ▪ <b>Wastewater system</b> | <b>Rec Center</b>       |
| ▪ <b>Airport</b>           | <b>Arena/Horse Park</b> |

Other cities in the Treasure Valley are either scheduled or expected to increase elected officials' salaries in 2020.

Regular Council  
June 17, 2019

With the adoption of the proposed modifications, Nampa’s Mayor’s salary will continue below market for salary paid by other cities in the Treasure Valley – even the much smaller city of Caldwell.

Positioning Nampa for the long-term with competent leadership requires adequate salary compensation for time and effort required in executing the responsibilities of the offices.

	2019 projected	2018	2017	2016
Nampa Mayor	81,286.40	81,286.40	77,558.44	68,706.72
Nampa City Council	\$10,930.00	\$10,930.00	\$10,930.00	\$10,930.00

**Research from Surrounding Cities**

City	City Manager	Mayor	Council	Notes
Meridian		\$90,956	\$10,000 <i>(Council President receives 10% additional wage)</i>	<i>Committee meeting this summer to review</i>
Boise		\$140,873 <i>(Set to increase in 2020 - \$145,099 and 2021 - \$149,452)</i>	\$25,660	<i>Increases approved</i>
Caldwell		\$89,019.96	\$9,097.92	<i>Considering Increase</i>
Twin Falls	\$164,000	\$12,000	\$9,000.00	

Councilmembers made comments.

**MOVED** by Hogaboam and **SECONDED** by Rodriguez to **approve the recommendation for the Mayor as follows** City of Nampa Mayor's salary be modified to reflect a 5% increase (\$4064.00) for FY 2020. City of Nampa Mayor's salary be modified to reflect a 5% increase (\$4267.00) for FY 2021 and to reject the recommendation for the Nampa City Councilmembers. The Mayor asked for a roll call vote with Councilmembers Bruner, Levi, Haverfield, Rodriguez, Hogaboam voting **YES**. Councilmember Skaug voting **NO**. The Mayor declared the **MOTION CARRIED**

❖ (6) Public Hearings ❖

**Item #6-1.** - Mayor Kling opened a **public hearing** for Fiscal Year 2019 budget amendment.

Regular Council  
June 17, 2019

Finance Director Doug Racine presented the following staff report:

The proposed budget amendment is funded primarily using unassigned fund balances in the General Fund and by restricted fund balances in other funds that are available to be applied to this budget amendment. These balances have accumulated as of the close of fiscal 2018.

The total unassigned fund balance in the General Fund amounted to \$13,211,894 at the close of fiscal 2018. This amendment calls for \$3,231,337 to be used for funding, leaving \$9,980,557 remaining in General Fund's unassigned fund balance.

The total **General Fund** request is comprised of \$3,261,337 from existing fund balances and \$963,546 from lease proceeds related to the acquisition of two fire trucks in fiscal 2019, and is detailed below:

Department/ Division	Budget Request	Proposed Cost
<b>GENERAL FUND</b>		
<b>Facilities Development</b>	Fund Balance - Purchase of First Interstate Bank Building	\$2,533,822
<b>Facilities Development</b>	Fund Balance - Utility Costs for the remainder of Fiscal Year 2018-2019	49,524
<b>Facilities Development</b>	Fund Balance - Capital Improvements to First Interstate Bank Building HVAC/Roof	477,746
<b>Facilities Development</b>	HNPSB facility repairs due to flooding	125,375
<b>City Council</b>	Rollover - Appropriates Funds for Travel and Training	5,870
<b>Planning and Zoning</b>	Rollover - Funds Legal Fees	30,000
<b>Finance</b>	Fund Balance - Appropriates additional funds for the annual audit	39,000
	<b>Funded from existng General Fund Balances</b>	<b>3,261,337</b>
<b>Nampa Fire Dept.</b>	Lease Purchase of two Fire Trucks	963,546
	<b>General Fund Total</b>	<b>\$4,224,883</b>

The proposed Street Fund budget requests, inclusive of Stormwater, amount to \$1,136,178. These requests are funded in total using the available restricted unassigned fund balance in the Street Fund. Equipment purchases comprise \$80,000 of the total. Various intersection improvements account for \$82,832 and \$574,114 is earmarked for infrastructure replacement. In the non-capital expenditure category \$120,299 will be spent on a Transportation Masterplan for future projects and \$58,843 will be expended on paving management. In the Stormwater Management Program, \$140,090 will be spent on the installation of new catch basins, manholes, ponds, and stormwater mainline improvements.

The Street Fund finished FY 2018 with a restricted, but unassigned fund balance of \$8,235,995. The FY 2019 Budget used \$904,564 of the ending unassigned balance to help fund the Budget. This proposal will draw upon an additional \$1.1M, leaving an available balance of \$6,195,253.

Regular Council  
June 17, 2019

Department/ Division	Budget Request	Proposed Cost
<b>STREET FUND</b>		
	Fund Balance - Purchase of a snowplow and sander	\$30,000
	Fund Balance - Purchase of water tank for the water truck chassis	50,000
	Fund Balance - Intersection Improvement – Round About at Ustick	47,505
	Fund Balance - Intersection Improvement – Traffic Signal at 39 <sup>th</sup> and Comstock	27,801
	Fund Balance - Intersection Improvement – SH45 ped crossing on 12 <sup>th</sup>	7,526
	Fund Balance - Building Improvement – Restroom renovation	80,000
	Fund Balance - Infrastructure – 2 <sup>nd</sup> & 3 <sup>rd</sup> Street rebuild including pavement, new sidewalk, new gutter, new irrigation and water lines	574,114
	Fund Balance - Infrastructure - annual project to install new catch basins, ponds, stormwater mainline, etc.	140,090
	Fund Balance - Study – Transportation needs Masterplan	120,299
	Fund Balance - Paving – Greenhurst Road	58,843
	<b>Street Fund/Stormwater Total</b>	<b>\$1,136,178</b>

The City of Nampa has eleven Special Revenue Funds which are used to account for the proceeds of specific revenue sources that are restricted or committed to expenditures for a specified purpose. The budget amendment proposes to use fund balances to increase the level of expenditure in three of the funds including the Recreation Center Fund, 911 Fee Fund, and the Grants and Contracts Fund.

The Recreation Center Fund accounts for the operations of the Nampa “Rec. Center”; it is supported by charging primarily by membership fees and facility rentals. At the close of Fiscal Year 2018, the Center’s available fund balance amounted to \$3,504,295. The FY 2019 Budget earmarked \$23,600 to be used. The budget amendment proposes to expend an additional \$688,000 of the fund balance for capital purposes. The remaining fund balance will amount to \$2,783,529. Financing for the 911 Fee Fund comes from a surcharge levied on telecommunications service providers that collect the 911 fees from their customers on behalf of the City of Nampa. The funds are used to pay for the cost operating, maintaining, and upgrading the city’s emergency 911 network. The available balance in the Fund at the close of Fiscal Year 2018 was \$571,613, of which, \$110,594 was committed to the FY 2019 Budget to continue system operations. The Nampa Police Department proposes to use an additional \$253,000 to upgrade or replace existing software and hardware necessary to maintain uninterrupted Network services. Approval of the request would leave \$208,019 remaining in the Fund for future use.

The operation of Nampa City’s Parks and Recreation Program is comprised of several funds and a diverse revenue stream including fees for service, support from property tax revenues, grants,

Regular Council  
June 17, 2019

donations, and other miscellaneous revenues. The spending increase proposed in the budget amendment is made possible using the remaining balance in the Grants/Donations Fund accrued to Parks and Recreation and from the transfer of \$100,000 from the available fund balance of the Capital Projects Fund. The \$139,000 will be used for installing irrigation and seeding the Orah Brandt Park and for improvements at the Amity Dog Park.

Department/ Division	Budget Request	Proposed Cost
<b>SPECIAL REVENUE FUNDS</b>		
<b>RECREATION CENTER</b>	Buildings – Boiler replacement	\$63,000
	Buildings – Restroom renovation	36,000
	Buildings – Entrance Construction	113,000
<b>RECREATION CENTER FUND</b>	Equipment – Provides funding for weight room, cardio equipment, etc.	476,000
	<b>Recreation Center Fund Total</b>	<b>\$688,000</b>
<b>911 FEE FUND</b>	Capital Acquisition or Upgrade to 911 Emergency Communications System	253,000
<b>GRANTS AND CONTRACTS</b>	Capital Improvements – This request funds various land improvements including irrigation and seeding the Orah Brandt Park	139,000
	<b>Special Revenue Fund Total</b>	<b>\$1,080,000</b>

Capital Projects consists of two Funds; The Developmental Impact Fee Fund (DIF) and Capital Projects Fund (CPF). The Developmental Impact Fee Fund is authorized by State Statute in Chapter 87, Title 82. The purpose is to provide resources for necessary capital investments for the expansion of recreational, transportation, public works, and public safety services due to residential and commercial development within the City of Nampa’s Impact Area. The funds must be used for capital investment only as State Law prohibits the use of these funds for planning or operations and maintenance activities. The Capital Projects Fund accounts for financial resources restricted, committed, or assigned for capital projects in the Nampa City’s Governmental Funds. These resources may be used for the acquisition or construction of capital assets.

The restricted balance in the DIF amounted to \$4,194,351 at the close of Fiscal Year 2018. \$1,527,440 was made available at the commencement of Fiscal 2019 to fund planned projects. This budget amendment proposes to expend an additional \$672,000 to be funded using \$72,000 of the remaining balance in the fund, and, an increased forecast in the collection of fees during the remainder of Fiscal 2019. Sans consideration of any increase in fee revenue, the remaining balance in the DIF available for future use is \$2,594,911.

The Capital Projects Funds closed the prior fiscal year with a balance of \$1,739,653. At the start of Fiscal Year 2019, \$599,230 was earmarked to continue funding capital investments. \$100,000 is requested in the budget amendment to be transferred to the Grants and Contracts Fund to

Regular Council  
June 17, 2019

continue the capital improvement initiatives at the Orah Brandt Park as well as accumulate the record of expenditure in one fund.

Department/ Division	Budget Request	Proposed Cost
<b>CAPITAL PROJECTS FUNDS</b>		
<b>Developmental Impact Fee Fund</b>	Fund Balance - Intersection Improvement - Midland & Lake Lowell, the request funds design and right of Way purchases in advance of FY2020 construction	\$100,000
	Fund Balance - Intersection Improvement – Middleton & Smith installation of traffic signals	72,000
	Fund Balance - Grant Funding Match – SHWY 16 IDOT improvements	250,000
	Fund Balance - MOU – Project Bronco	250,000
	<b>Developmental Impact Fee Fund Total</b>	<b>\$672,000</b>
<b>Capital Projects Fund</b>	Rollover - Transfers Funds – Makes Funds available via transfer to the Grants & Contracts Fund to continue improvements at Orah Brandt Park	100,000
	<b>Capital Projects Funds' Total</b>	<b>\$772,000</b>

Currently, the City of Nampa operates four Enterprise Funds. Three of the Funds are public utilities for Water inclusive of Irrigation, Sewer, and Sanitation. The fourth Fund accounts for the collection and expenditure of fees related to residential and commercial property development such as building permits, inspections, and plan reviews.

The Water Fund derives its revenues from furnishing potable water to its customers, water meter connection fee, and waterline installation fees. Money is expended for operations and maintenance of the system, capital improvements, and expansion/replacement of the System's infrastructure. The Water Fund closed Fiscal Year 2018 with an available fund balance of \$11,119,297. \$1,168,663 was committed toward the Fiscal Year 2019 Budget. The amendment proposes to use an additional \$773,685 for improvements to the system's infrastructure and for the purchase of needed equipment. If the proposals are approved, approximately \$9.2 million will remain in available fund balance.

Sewer Fund revenues accrue from handling wastewater for 24,000 residential customers, 3,200 commercial customers and 10 industrial customers. These service fee collections along with collections along hookup fees pay for then cost of operations, maintenance and required capital investment. The Fund closed the prior fiscal year with an available fund balance of \$18,089,387. The Fiscal 2019 Budget estimated included \$13,977,690 of ending fund balance to applied toward current year operations. An additional \$2,866,661 is proposed to be used from fund balance to pay for additional capital investment in the Sewer Fund. This will leave approximately \$1.3 million available in the fund balance.



Department/ Division	Budget Request	Proposed Cost
<b>ENTERPRISE FUNDS</b>		
<b>Water Fund</b>	Infrastructure – Well 5 Replacement	<b>\$133,506</b>
	Infrastructure – Well 16 waste line	143,519
	Infrastructure – Irrigation main line construction	13,539
	Infrastructure – Irrigation pump at Locust Lane	257,508
	Infrastructure – Aerial Irrigation line replacement	45,613
	Equipment – Dump truck	180,000
	<b>Water Fund Total</b>	<b>\$773,685</b>
<b>Sewer Fund</b>	Wastewater Information Management System (WIMS)	<b>\$2,040</b>
	Buildings – Completion of Solids Handling Building & Equipment	551,774
	Infrastructure – Anerobic Methane Digester	774,785
	Improvements – Lift Station Upgrades	529,846
	Equipment – Pumps	5,661
	Infrastructure – Underground pipe replacement	828,292
	Infrastructure – design of new trunk line	170,264
	Equipment repair	4,000
	<b>Sewer Fund Total</b>	<b>\$2,866,661</b>
	<b>ENTERPRISE FUNDS' TOTAL</b>	<b>\$3,640,346</b>

No one appeared in favor of or in opposition to the request.

**MOVED** by Haverfield and **SECONDED** by Skaug to **close the public hearing**. Mayor Kling asked all in favor say aye with all Councilmembers present voting **AYE**. Mayor Kling declared the

MOTION CARRIED

**MOVED** by Haverfield and **SECONDED** by Rodriguez to **approve the FY19 budget amendment as presented**. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the

MOTION CARRIED

**Item #6-2.** - Mayor Kling opened a **public hearing** for **Zoning Map Amendment** from RA (Suburban Residential) to RS-6 (Single Family Residential – 6000 sq. ft minimum lot size) for .7 acres or 30,368 sq. ft at **714 Smith Ave**, for Smith Avenue Hideaway (2 single family detached lots and one duplex lot on .7 acres for 5.71 dwelling units per gross acre. (A parcel of land being a portion of Lot 24 of Westview Subdivision, according to the plat filed in Book 4 at Page 31

Regular Council  
June 17, 2019

recorded in the office of the Canyon County Recorder's in the NW ¼ of Section 21 T3N R2W BM) for Susan Schindler (ZMA-00105-2019).

Susan Schindler, 714 Smith Avenue presented the request.

Principal Planner Rodney Ashby presented the following staff report explaining that the applicant Susan Schindler/Mason & Associates are requesting a zoning map amendment from RA (Suburban Residential) to RS6 (Single Family Residential – 6,000 sf) for .7 acres or 30,368 sf at 714 Smith Ave for subdivision for two single family detached and one duplex.

### **General Information**

**Planning & Zoning History:** Annexation and zoning to RA zoning followed the 1971 zoning ordinance. In August of 2002, the property was split from lot 24 of Westview Subdivision. On May 10, 2019, the Nampa Planning & Zoning Commission granted a Conditional Use Permit to allow the owner to build a new single-story duplex on the northern-most lot (lot #3 of 3) of the project. The Planning & Zoning Commission also approved the Conditional Use Permit for a one-year permit time frame to allow for securing financing, selecting builder/general contractor and completing infrastructure such as utilities and paving of the shared driveway.

The Planning & Zoning Commission approved the Smith Ave Hideaway short-plat (SPS-00019-2019) which is on the Council's agenda as a business item for final plat approval.

Finally, the commission recommended approval of the Zoning Map Amendment from RA (Suburban Residential) to RS6 (Single Family Residential – 6,000 sf) for .7 acres or 30,368 sf at 714 Smith Ave. They made their approval conditional upon the applicant providing a cross access agreement specifically naming each parcel before the Nampa City Council public hearing. The agreement shall either include maintenance of the common drive and utilities shared by all property owners or shall note that when a property is sold separately from the others, a maintenance agreement shall be procured at that time.

**Proposed Land Uses:** Two single family homes and a duplex. **Surrounding Land Use and Zoning:** North- Single Family home on an RA (suburban residential) lot; South- Single Family Homes (RS6 zoning); East- Single Family Homes (RS6 zoning); West- Single Family Homes (RS6 zoning). **Comprehensive Plan Designation:** Medium Density Residential. **Public Utilities/Services:** Water and sewer services are available from Smith Ave and irrigation is already stubbed into the southern end of the property. All other city service providers serve this area.

**Transportation:**

Regular Council  
June 17, 2019

The property has an access on the east side of the property connecting to Smith Ave. The back properties will be access by way of a 20' wide private common driveway, running along the east side of the property (as shown on the Proposed Building Exhibit).

**Applicable Regulations:**

Zoning Map Amendment

Rezoning must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and agree with the adopted future land use plan for the neighborhood. Section 10-3-2 Schedule of District Land Use Controls permits single family dwellings and requires a conditional use permit (CUP) for two-family (duplex) dwellings in residential zones (already obtained by the applicant)

**Correspondence:**

Any correspondence from agencies or the citizens is attached to this document.

**Staff Findings & Discussion**

Zoning Map Amendment

From a land use standpoint, the location is shown on the comprehensive plan “future land use map” as being compatible with the zoning that has been requested and consistent with abutting zoning designations. Staff finds this zoning amendment to follow city code and state regulations.

**Suggested Conditions of Approval**

Should the Nampa City Council approve of rezoning from RA to RS6 for the Smith Avenue Hideaway Subdivision, then Staff suggests the following as (a) Condition(s) of Approval(s):

1. Generally, the Applicant/Development shall:
  - a. Comply with all city department/division or outside agency requirements pertinent to this matter.

No one appeared in favor of or in opposition to the request.

**MOVED** by Haverfield and **SECONDED** by Bruner to **close the public hearing**. Mayor Kling asked all in favor say aye with all Councilmembers present voting **AYE**. Mayor Kling declared the

MOTION CARRIED

Regular Council  
June 17, 2019

**MOVED** by Haverfield and **SECONDED** by Rodriguez to **approve** the **zoning map amendment** from RA (Suburban Residential) to RS-6 (Single Family Residential – 6000 sq. ft minimum lot size) for .7 acres or 30,368 sq. ft at **714 Smith Ave**, for Smith Avenue Hideaway (2 single family detached lots and one duplex lot on .7 acres for 5.71 dwelling units per gross acre. (A parcel of land being a portion of Lot 24 of Westview Subdivision, according to the plat filed in Book 4 at Page 31 recorded in the office of the Canyon County Recorder’s in the NW ¼ of Section 21 T3N R2W BM) for Susan Schindler with staff conditions and authorize the City of Nampa Attorney to draw the appropriate ordinance. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the

MOTION CARRIED

**Item #6-3.** - Mayor Kling opened a **public hearing** for **zoning map amendment** from BC (Community Business) to IL (Light Industrial) and Conditional Use Permit for a Towing Business at **3315 Caldwell Blvd.** (A .9 acre or 39,204 sq. ft parcel being Tax 4-A in Block 1, Portner Subdivision in the NW ¼ Section 7 T3N R2W BM), for Byron Healy. (ZMA-00106-2019, CUP-00138-2019)

Amanda Snowy Holiday, 755 West Hunt Street presented the request.

Norm Holm presented the following staff report explaining that the request is for a Zoning Map Amendment (Rezone) from BC (Community Business) to IL (Light Industrial) and Conditional Use Permit for a Towing/Impound Business for Just Off the Blvd LLC/Byron Healy at 3315 Caldwell Boulevard for a .9 acre or 39,204 square foot parcel.

**General Information**

**Existing Zoning:** BC (Community Business). **Proposed Zoning:** IL (Light Industrial). **Location:** 3315 Caldwell Blvd. **Proposed Use:** Towing/Impound Business. **Size of Property:** A .9 acre or 39,204 sq. ft. parcel being Tax 4-A in Block 1, Portner Subdivision in the NE ¼, NW ¼ Section 7, T3N, R2W, BM. **Surrounding Land Use and Zoning:** North- Truck Repair, BC (Community Business); South- Rural Residential, County R2 (Medium Density Residential); East- Industrial, IL (Light Industrial); West- Commercial, BC.

**Comprehensive Plan Designation:** Medium Density Residential but adjoins the Light Industrial designation to the east. The requested zoning map amendment from BC to IL therefor complies with the adjacent Light Industrial designation to the east under the map note: *“The mapped boundary between two adjoining land use designations is considered flexible and may be interpreted as being stretchable to include the abutting parcels in the direction of either designation.”*

Regular Council  
June 17, 2019

**Planning & Zoning History:** The property has previously been utilized for other Commercial/Industrial uses. An internet search reveals that the property has been used for at least the last year for towing services under the name of Code Red Towing. Towing or impound is a permitted use in IH (Heavy Industrial) zones and a conditional use in IL (Light Industrial) zones. Apparently towing businesses have an opportunity to enter a rotation with other towing businesses providing service to local police departments. The applicant cannot compete in the rotation unless all the zoning entitlements are in place for the property where they operate.

The applicant realized they needed the rezone from BC to IL but were not aware of necessity for a Conditional Use Permit. This being the case the CUP entitlement was not included along with the zoning change request when heard before the Planning and Zoning Commission on May 14, 2019. The Planning and Zoning Commission following their hearing on the rezone recommended to the Nampa City Council approval of the rezone to IL as well as approval of a Conditional Use Permit for a Towing/Impound yard. As such the decision and action on the required CUP is scheduled before the Nampa City Council concurrent with their decision on the rezone.

**Proposed Land Uses:** No change in use is proposed, other than continuation of impound or towing use. **Applicable Regulations:** Rezones or zoning map amendments must be reasonably necessary, in the interest of the public, further promote the purposes of zoning, and agree with the adopted comprehensive plan for the neighborhood.

Section 10-5-2 Schedule of District Land Use Controls requires a conditional use permit for Towing/Impound in the proposed IL zone. Chapter 25 sets forth the criteria of approval. These criteria essentially require that the use be compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood. Section 10-25-4 states the general criteria for approval of a conditional use permit.

### **Special Information**

**Public Utilities:** 10” sewer main located in Caldwell Blvd. 8” water main located in Caldwell Blvd. No irrigation service available. **Public Services:** All present. **Transportation and Traffic:** The property has private drive easement and access to Caldwell Blvd. The actual building and use are situated approximately 375’ south of Caldwell Blvd.

**Environmental:** The rezone would have little effect on the adjoining properties. The adjoining property to the east is already zoned IL, and surrounding land uses are compatible with industrial zoning. Staff opinion is that Towing/Impound is a reasonable use for the location. The Impound Yard area is not viewable from Caldwell Blvd.

**Correspondence:** As of the date of this memo no area property owners, businesses, or residents have expressed any opposition to or support for the requested zoning amendment and conditional

Regular Council  
June 17, 2019

use permit. **Physical Site Characteristics:** Existing developed commercial/industrial site. **Parking:** Adequate off-street parking was previously provided on the property to satisfy code required off-street parking spaces.

### **Staff Findings and Discussion**

The requested rezone is appropriate. The parcel is interpreted to have a Light Industrial use designation on the Comprehensive Plan future land use map as noted above. The requested zoning map amendment is therefore interpreted as complying.

If the Nampa City Council accepts the Planning and Zoning Commission recommendation and votes to approve of the rezone the following findings are suggested:

- 1) Rezone of the subject property to IL is reasonably necessary in order to allow the applicant to obtain the required land use entitlements for a towing/impound yard.
- 2) Rezone of the subject property to IL is in the interest of the property owner and conforms to the adopted comprehensive plan designation of Light Industrial use.
- 3) The proposed Towing/Impound use of the subject property will be compatible with the existing commercial/industrial uses in the immediate area.
- 4) The applicant realized they needed the rezone from BC to IL but were not made aware of necessity for a Conditional Use Permit. This being the case the CUP entitlement was combined with that zoning map amendment hearing before the Nampa City Council.

If the Nampa City Council accepts the Planning and Zoning Commission recommendation and votes to approve the conditional use permit the use of the property for a Towing/Impound Business could be compatible with the surrounding industrial/commercial neighborhood if appropriate conditions are adhered to in the operation. In reference to the required CUP findings the following are provided:

- 1) The location, size and design and operating characteristics of the proposed Towing/Impound Business will be compatible with and will not adversely affect the livability or appropriate development of the abutting properties and the surrounding neighborhood if the below conditions are adhered to in the use of the property.
- 2) The location, design, and site planning of the proposed Towing/Impound Business will be as attractive as the nature of the use and its location and setting warrants.
- 3) The proposed Towing/Impound Business will enhance the successful operation of the surrounding developing area in its basic community function and provide an essential service to the community or region.

Regular Council  
June 17, 2019

At the date of this memo I have received no statements of opposition or support from any property owners, businesses, or residents in or around the area concerning either the zoning map amendment or the requested conditional use permit.

### **Suggested Conditions of Approval**

If the Nampa City Council determines to approve the requested Conditional Use Permit for the Towing/Impound Business the following conditions are recommended:

- 1) All requirements of the Nampa Planning, Building, Engineering, and Fire Departments as well as state, or federal agencies regarding use of the property for a Towing/Impound Business shall be satisfied prior to occupancy.
- 2) The conditional use permit shall be issued only for a Towing/Impound Business. No outside vehicle salvage shall be allowed.
- 3) The outdoor parking and yard area adjacent the business shall be maintained free of oil and debris and otherwise maintained in a neat and orderly manner. Any vehicle fluids shall be disposed of at an approved dump site and not on the property.
- 4) The property shall be continuously maintained in conformance with weed and nuisance ordinance provisions.
- 5) The conditional use permit is granted only to the property for the duration of the use and shall not be transferable to any other location.
- 6) Any other conditions recommended by the Nampa City Council following public hearing.

No one appeared in favor of or in opposition to the request.

**MOVED** by Hogaboam and **SECONDED** by Haverfield to **close the public hearing**. Mayor Kling asked all in favor say aye with all Councilmembers present voting **AYE**. Mayor Kling declared the

**MOTION CARRIED**

**MOVED** by Bruner and **SECONDED** by Rodriguez to **approve the zoning Map Amendment** from BC (Community Business) to IL (Light Industrial) and Conditional Use Permit for a Towing Business at 3315 Caldwell Blvd. (A .9 acre or 39,204 sq. ft parcel being Tax 4-A in Block 1, Portner Subdivision in the NW ¼ Section 7 T3N R2W BM), for Byron Healy with staff conditions and authorize the City of Nampa Attorney to draw the appropriate ordinance. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the

**MOTION CARRIED**

**Item #6-4.** – The **public hearing** for **vacation** of portions of the ten (10) ft wide Water Easement traversing 1255 North Happy Valley Road (Tax 17376 in Lots 1 and 2, Block 1, Winco Place Subdivision), to be relocated in order to allow for a suitable building pad location. The property

Regular Council  
June 17, 2019

is located on the west side of N Happy Valley Rd, south of E Flamingo Ave and East of Garrity Blvd, within a BC (Community Business) zoning district, for KM Engineering, representing Idaho Central Credit Union was removed from the agenda at the request of the applicant. (VAC-00036-2019)

❖ (5) New Business ❖

**Item #5-7.** – The following Ordinance was read by title:

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO, AMENDING ORDINANCE NO. 4393, THE APPROPRIATIONS ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, APPROPRIATING ADDITIONAL MONIES FROM AVAILABLE FUND BALANCES THAT HAVE ACCRUED AS OF THE CLOSE OF THE PRIOR FISCAL YEAR ENDED SEPTEMBER 30, 2018, DEVELOPMENTAL IMPACT FEES THAT ARE TO BE RECEIVED BY THE CITY OF NAMPA, IDAHO IN THE SUM OF \$600,000, AND THE RECOGNITION OF \$963,546 OF LEASE PROCEEDS RECEIVED FOR THE APPROVED LEASE – PURCHASE OF TWO FIRE TRUCKS, AND, PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO:

**Section 1:** That Ordinance No. **4393**, the appropriations ordinance for the City of Nampa, Idaho, for the fiscal year commencing October 1, 2018, be, and the same is hereby amended as follows: That the additional amount of \$4,224,883 be appropriated from the available resources of the General Fund including: \$963,546 from lease proceeds available from the Lease – Purchase of two fire trucks; \$3,261,337 from the available fund balance of the General Fund and from transfers from other funds to be used for authorized activities including, but not limited to, the purchase, renovation, and operations of the First Interstate Bank Building, and other necessary operations of the City of Nampa. Further, an additional \$5,984,0263 be appropriated from the available funds balance of the various Special Revenue Fund and Enterprise Funds and \$600,000 of increased Fee Revenue accruing to the Developmental Impact Fee Fund be appropriated to fund capital improvements in the affected Funds to ensure the necessary and proper operations of the City of Nampa through September 30, 2019.



Regular Council  
June 17, 2019

GENERAL FUND		ENTERPRISE & SPECIAL REVENUE FUNDS	
City Clerk	\$ 340,430	911 Fees	\$ 1,316,594
Code Enforcement	520,684	Airport	989,237
Economic Development	408,512	Cemetery	418,514
Engineering	2,717,055	Civic Center	1,075,460
Facilities Development	4,983,602	Development Services	3,771,264
Finance	1,064,871	Family Justice Center	298,832
Fire	15,178,288	Idaho Center	4,578,761
General Government	2,937,793	Library	2,343,989
Human Resource	518,791	Nampa Recreation Center	4,231,469
Information Technology	1,559,760	Parks & Recreation	4,288,246
Legal	1,152,640	Golf	3,051,779
Mayor/City Council	589,859	Sanitation Collection	10,293,050
Planning & Zoning	690,010	Street	12,103,158
Police	25,549,779	Utility Billing	1,169,754
Public Works Admin	522,311	Wastewater	37,393,922
Fleet Management	<u>1,326,508</u>	Water	<u>15,895,725</u>
SUBTOTAL	\$ 60,060,893	SUBTOTAL	\$ 103,219,753
GRANT FUNDS \$ 11,352,413		CAPITAL PROJECTS & DEBT SERVICE FUNDS	
		Capital Projects	\$1,569,339
		Development Impact Fees	\$3,758,102
		GO Bond Debt Service	<u>2,928,063</u>
		SUBTOTAL	\$8,255,504
GRAND TOTAL		\$182,888,563	

**Section 2:** All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

**Section 3:** This ordinance shall take effect and be in full force upon its passage, approval and publication in one issue of **Idaho Press Tribune**, a newspaper of general circulation in the Treasure Valley and the official newspaper of said city.

The Mayor declared this the first reading of the Ordinance.

Mayor Kling presented a request to pass the preceding Ordinance under suspension of rules.

**MOVED** by Haverfield and **SECONDED** by Hogaboam to **pass** the preceding **Ordinance** under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**.

Regular Council  
June 17, 2019

The Mayor declared the ordinance duly passed, numbered it **4443** and directed the Clerk to record it as required.

MOTION CARRIED

❖ (7) Unfinished Business ❖

**Item #7-1.** - Mayor Kling presented the request to **authorize the Mayor to sign the Memorandum of Understanding (MOU) with the Salvation Army for Nampa Shares and Cares.**

??? presented a staff report explaining that the Nampa City Council allocated funds donated by Republic Services to benefit residents age 62 and over in the Nampa Shares and Cares program on May 6, 2019. This allocation is included in Exhibit B.

The existing Nampa Shares and Cares program does not restrict by age and is outlined in Exhibit A.

After internal staff meetings and speaking with the Council on Aging and the Salvation Army, the following staff recommendation have incorporated into the MOU.

- Extending income limits to 150% of federal poverty (previous guidelines were 125% of federal poverty; see current federal and state income limits attached as reference)
- Board of Appraisers: the previous MOU required changes to the MOU be approved by the Board of Appraisers. Due to the limited number of committee meetings, the Public Works Director approved a change which would require an annual report be presented to the committee, but not require their approval for change to the MOU.
- Previously the program used printed voucher awards which residents would be required to obtain and then physically bring to the utility billing office. The updated recommendation reflects direct communication between the Salvation Army and the City of Nampa utility billing regarding suggested credits. Resident would be encouraged to go directly to the Salvation Army and utility billing staff will confirm eligibility before issuing credit on resident's account.
- A final addition to the MOU is the recommendation "The applicant must have been a residential customer with the City of Nampa for at least 12 months at the time of the first credit"

**MOVED** by Bruner and **SECONDED** by Rodriguez to **approve the MOU as presented.** The Mayor asked for a roll call vote with all Councilmembers present voting **YES.** The Mayor declared the

MOTION CARRIED

**Item #7-2.** – The following Resolution was presented:

TITLE RESOLUTION AUTHORIZING THE EXECUTION OF CLOSING DOCUMENTS ON THE NAMPA CITY’S PURCHASE OF THE REAL PROPERTY LOCATED AT 500 12<sup>TH</sup> AVE. SOUTH, NAMPA PURSUANT TO THAT CERTAIN PURCHASE AND SALE AGREEMENT WITH FIRST INTERSTATE BANK.

**MOVED** by Skaug and **SECONDED** by Haverfield to pass the **resolution** as presented. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the resolution passed, numbered it **30-2018** and directed the clerk to record it as required.

MOTION CARRIED

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

- 8-1. 1st reading of ordinance for Annexation and Zoning to Light Industrial at 58 and 0 N. Kings Rd. for construction of Storage Units (A combined 3.87 acre or 168,577 sq. ft. portion of the South Half of the NW ¼ of the SW ¼ of Section 24, T3N, R2W, BM) for Cody Lane-Trek Investment Group (**PH was 9-17-2018**)
- 8-2. 1st reading of ordinance for modification of an Annexation and Zoning Development Agreement (Ord. 3554 – Instr. # 200629961) between BB One LLC and the City of Nampa by amending Exhibit B - Commitments and Conditions, and introducing an Exhibit C - Preliminary Plat for Laguna Farm Apartments pertaining to Parcel #R3041700000 (1652 Idaho Center Blvd.) a 24.53-acre property in a GB2 (Gateway Business 2) zoning district in Government Lot 1 and the NE ¼ of the NW ¼ of Section 7, T3N, R1W, BM - for Kent Brown representing FIG Laguna Farms LLC (DAMO 027-18) (**PH was 2-4-2019**)
- 8-3. 1st reading of ordinance for Annexation and Zoning to BC at 0 Star Rd (Parcel R3036301200) on the south side of Ustick Road, east of Star Road, for access to city utilities for a mixed-use development. (A 4.72 acre parcel situated in the NW ¼ Section 5 T3N R1W BM, Tax 99106 in Lot 4) for Matt Garner representing JABR, LLC (Justin Reynolds and Alan Bean). (ANN-00112-2019) (**PH was 4-15-2019**)
- 8-4. 1st reading of ordinance for Annexation and Zoning to RS-6 (Single-Family Residential Districts/Zones) at 904 W Greenhurst Rd. (A 1.92 acre or 80,376 sq. ft portion of the SW ¼ of Section 33 T3N R2W BM), for Blake Wolf for connection to city utilities and construction of single-family housing. (ANN-00114-2019) (**PH was 5-20-2019**)
- 8-5. 1st reading of ordinance for Annexation and Zoning to RD (Two-Family (Duplex) Residential District/Zone) at 3500 E Greenhurst Rd. (A 1.33 acre or 57,913 sq. ft portion of the SW ¼ of Section 36 T3N R2W BM, in the SE ¼ of Section 26 T3N R2W BM) for Roberta Konzek (ANN-00117-2019) (**PH was 5-20-2019**)
- 8-6. 1st reading of ordinance for Brownstone Estates Subdivision at 12203 W Karcher Rd. (14 Fourplex lots for a total of 56 multiple family dwelling units on 6.63 acres for 8.8

- units per gross acre, and 94 single family detached dwellings on 24.36 acres for 3.85 units per gross acre – An approximate 30.8 acre parcel of land located in the NE ¼ Section 13 T3N R2W BM, Nampa), for Kent Brown, representing Providence Properties, LLC. (DAMO-00028-2019).
- a. Zoning Map Amendment from RS-8.5 (Single-Family Residential Districts/Zones) to RS-7 (Single-Family Residential Districts/Zones) for approximately 25 acres, and Zoning Map Amendment from RS-8.5(Single-Family Residential Districts/Zones) to RP (Residential Professional District/Zone) for approximately 2 acres at 12203 W Karcher Rd (for land located in the NE ¼ Section 13 T3N R2W BM), for Kent Brown representing Providence Properties, LLC (ZMA-00104-2019) **AND**
  - b. Modification of Annexation and Zoning Development Agreements between Quantum Investments Realty, LLC and the City of Nampa, Recorded 02/08/2008 as Inst. No. 2008006946 and Inst. No.2008006947, for property located at 12203 W Karcher Rd, modifying Exhibit A – Legal descriptions, Exhibit B – Conceptual Plans, and Exhibit C – Conditions of Approval, to match a new site design and layout; **(PH was 5-20-2019)**
- 8-7. 1<sup>st</sup> reading of Ordinance for Vacation of a 10 ft x 70 ft long portion of the Lone Star Rd Right-Of-Way, located on the west side of the property addressed as 561 Lone Star Rd (Canyon County Parcel R15216010A1), a .741 acre parcel located within an RS-6 (Single Family Residential – 6000 sq. ft minimum lot size) on the south side of Lone Star Rd. The applicant states they are requesting the Vacation of Right-Of-Way in order to align the property lines after dedicating 15 ft of Lone Star Rd Right-Of-Way to the City of Nampa on the east side of the subject property, for Mitchell Page. (VAC-00035-2019) **(PH was 6-3-2019)**

❖ **(9) Executive Session** ❖

**Item #9-1-** None

**MOVED** by Hogaboam and **SECONDED** by Haverfield to **adjourn** the **meeting** at 7:46 p.m.  
The Mayor declared the

MOTION CARRIED

Passed this 1st day of July 2019.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
NAMPA CITY CLERK