REGULAR COUNCIL
July 1, 2019

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

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

 (1) Consent Agenda (Action Items)

Mayor Kling amended the agenda by removing item #5-a. - Authorize Staff to Advertise Request for Qualifications for 3rd Avenue North and West Industrial Road Intersection Improvements and Initiate Contract Negotiations with Selected Consultant.

MOVED by Haverfield and SECONDED by Rodriguez to approve the Consent Agenda with the above-mentioned amendments; Item #1-1. - Regular Council Minutes of June 17, 2019; Bicycle and Pedestrian Advisory Committee Minutes; Board of Appraisers Minutes; Airport Commission Minutes; Planning & Zoning Commission Minutes of June 11, 2019; Library Commission Minutes; Local 804 Fire Negotiation Minutes of June 26, 2019; Item #1-2. - The City Council dispenses with the three (3) reading rule of Idaho Code § 50-902 for all ordinances; Item #1-3. - Final and Preliminary and Short Plat Approvals: 1) Subdivision Final Plat Approval for New York Landing Subdivision No. 1, east of Southside Blvd, on the north side of Alma Lane. (A parcel located in the N ½ of Section 12 T2N R2W BM – 95 Single Family Residential lots on 35.69 acres or 2.332 lots/gross acre), for Kent Brown representing Trilogy Idaho. (SPF-00089-2019); 2) Subdivision Short Plat for Smith Avenue Hideaway, for two (2) single family detached lots and one duplex lot on .7 acres, approved for RS-6 zoning designation by City Council on June 17, 2019, 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 Office in the NW ¼ of Section 21 T3N R2W BM, for Susan Schindler as Applicant, Mason & Associates as Engineers/Surveyors. (SPS-00019-2019) Item #1-4. - Authorize Public Hearings: 1) Annexation and Zoning to BC (Community Business) for .525 acres or 22,866 sq. ft located in the SE ¼ Section 10 T3N R2W BM, Franklin Tracts Plot C at 0 N Franklin Blvd; Zoning Map Amendment from AG (Agricultural) to BC (Community Business) for 2.24 acres, or 97,574 sq. ft located in the SE ¼ Section 10 T3N R2W BM, Franklin Tracts Plot B at 1414 E Karcher Rd; and, (The Planning Commission approved the Conditional Use Permit for Five 18 Unit Luxury Apartment Buildings for a total of 90 units on 4.37 acres, or 190,357 sq. ft, located in the SE ¼ Section 10 T3N R2W BM, at 0, 0, and 1414 E Karcher Rd and 0 N Franklin Rd – CUP-00139-2019), all for Dean Anderson. (ANN-00122-2019 and ZMA-00107-2019); 2) Annexation and Zoning to IL (Light Industrial) at 16261, 16285 and 16317 N Madison Rd for 4.02 acres or 175,111 sq. ft (Lots 1, 2 and 3, Block 1, Madison Acres situated in the SW ¼ of Section 10 T3N R2W BM), for Adler Industrial LLC, represented by Kent Brown (ANN-00124-2019 and ZMA-00107-2019); 3) Comprehensive Plan Future Land Use Map Amendment from Low Density Residential to High Density Residential at 525 E Greenhurst Rd. (A 2.90-acre parcel of land and Tax 3, Tax 5 and Tax 6, Lot 3, Asselins Subdivision, in the NW ¼ Section 3 T2N R2W BM), for Gavin King. (CMA-00046-2019); Planning and Zoning Commission recommended denial of the Comprehensive Plan Amendment from Low Density Residential to High Density Residential; 4) Zoning Map Amendment from RML (Limited Multiple Family Residential) to IL (Light Industrial) for a 2.38 acre or 103,673 sq. ft portion of the NW ¼ of Section...
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23 T3N R2W BM, located at 1504 Garrity Blvd, for Loni R Monson (ZMA-00108-2019); Item 
#1-5. - Authorize to Proceed with Bidding Process: 1) Authorize Staff to Advertise Request for 
Qualifications for 3rd Avenue North and West Industrial Road Intersection Improvements and 
Initiate Contract Negotiations with Selected Consultant; Item #1-6. - Authorization for execution 
of Contracts and Agreements: 1) Approve the proposed irrigation plan for the Red Tail Estates 
Subdivision #3, and grant a deferral of all requested subdivision improvements until such time as 
the property is annexed into the City and such improvements (curb, gutter, sidewalk, street lights, 
landscaping, and fencing) are deemed to be warranted by the City. The City Council decision will 
be provided to Canyon County Development Services for their use in processing the Preliminary 
Plat.; Item #1-7. - Monthly Cash Report: 1) None; Item #1-8. - Resolutions: 1) None; Item #1- 
9. - License for 2019: a) Renewal Alcohol: 1) None; b) New Alcohol: 1) Holy Cow Restaurant, 
1226 1st Street South, on-premise beer and wine; 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. – Snake River Stampede Days

Whereas, in 1915, the first Nampa Harvest Festival, also known as the Snake River Stampede, 
kicked off the first rodeo event; and

Whereas, since that date in 1915, the Snake River Stampede Rodeo has become one of the premier 
rodeo’s in the State of Idaho and the United States; and

Whereas, the Snake River Stampede attracts over 60,000 spectators each year from across the 
State and around the world that enjoy the rodeo in Nampa, Idaho; and

Whereas, the Snake River Stampede sponsors one of the largest all horse parades, that is attended 
by community families; horse lovers; and

Whereas, the Snake River Stampede is considered as one of the top PRCA indoor rodeo’s in the 
nation; and

Whereas, our community gets to observe over 700 world ranking contestants, competing for over 
$450,000.00 in prize money

Whereas, the rodeo is celebrating the 104th year as the WILDEST, FASTEST, SHOW ON 
EARTH;
Now Therefore, I, Debbie Kling, Mayor of the City of Nampa, Idaho, do hereby proclaim July 8 - 20, 2019 in the City of Nampa as

“Snake River Stampede Days”

And encourage our citizens to promote this exciting community celebration and to: WEAR WESTERN APPAREL

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Nampa to be affixed this 1st day of July in the year of our Lord two thousand nineteen.

Curtis Homer said that ticket sales are up over last year and that it might be a record purse this year. We have 731 contestants enter right now and are hoping for the best. The impact to the community is over half a million dollars that we spend, and the economic impact is about 11 million dollars a year in the two-week period.

Item #2-2. – Dianne Siewert Appreciation Day

Whereas, Mrs. Dianne Siewert has honorably and faithfully served the Deal Insurance Agency since 1959 and

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

Whereas, her 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 July 11, 2019 as

“Dianne Siewert Appreciation Day”

I encourage the citizens and staff of the Deal Agency to take time today to support and thank Mrs. Siewert for her 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 1st day of July in the year of our Lord two thousand nineteen.

Item #2-3. – National Parks and Recreation Month

Whereas, parks and recreation programs are an integral part of communities throughout this
Regular Council  
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country, including the City of Nampa; and

*Whereas*, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

*Whereas*, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and improve the mental and emotional health of all citizens; and

*Whereas*, parks and recreation programs increase a community’s economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

*Whereas*, parks and recreation areas are fundamental to the environmental well-being of our community; and

*Whereas*, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

*Whereas*, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

*Whereas*, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

*Whereas*, the City of Nampa recognizes the benefits derived from parks and recreation resources

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

“National Parks and Recreation Month”

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Great Seal of the City of Nampa to be affixed this 1st day of July in the year of our Lord two thousand nineteen.

Jennifer Vanderpool explained that parks are a great impact on the community and improve the quality of life. They are playing Game on in the month of July.
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

- Mayor – Special Council Meeting 7-16-2019 – 8 to 4 AND 7-17-2019 9 to 11 to 1:30 – lunch the ending at 4
- Mayor – FoxBusiness – Nampa is the best run city in the Nation
- Mayor – Introduced Clay Long the new Chief of Staff
- Councilmember Haverfield – Nampa is #1 in Forbs for new homes

(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 – Chip and fog sealing in Zone D1 and Zone D2 is 100% complete. Thermoplastic application and paint striping will commence on July 8 with an estimated completion date of August 8. Staff provides daily updates to the City website for citizens to review and track the progress.

Domestic Water System Update - The Nampa Water Division’s mission is to provide a safe, clean supply of potable water and exceptional customer service. This includes continued sampling, monitoring, and annual reporting on the domestic water supply to our customers through a Consumer Confidence Report (CCR) that is mailed out to the customers and can be found on the City website at: https://www.cityofnampa.us/297/Water-Quality. By July 1st of each year the CCR is published as required by the U.S. Environmental Protection Agency and Idaho Department of Environmental Quality under the Federal Safe Drinking Water Act. This report informs City customers of where their drinking water comes from and what is in it. In 2018, approximately 550 water samples were collected from the domestic water system. These samples were monitored for over 75 contaminants including disinfectant byproducts; organic, inorganic, microbiological, and radioactive contaminants. The 2018 CCR results show that Nampa’s two domestic water systems meet all state and federal drinking water standards (see Exhibit A).

Wastewater Program Update - Phase I Upgrades Construction Update
On September 8, 2015, City Council requested the Wastewater Program Management Team (WPMT) provide bimonthly reports on Phase I Upgrades construction progress. Phase I Upgrades were designed to meet the Wastewater National Pollutant Discharge Elimination System (NPDES) permit interim phosphorus limits that go into effect May 1, 2020.

The $38 million Phase I Upgrades projects are more than 92% complete. Project Group A - Liquid Stream Upgrades started in June 2015 and completed in summer 2018. Project Group B - Solids Handling Upgrades started in June 2017 and is scheduled for completion in fall 2019. Project Group C - Primary Digester No. 4, started in October 2018 and scheduled for completion in fall 2019.

City of Nampa Wastewater Treatment Plant Energy Efficiency Incentive from Idaho Power

Wastewater Treatment Plant Upgrades Phase 1 Group A project implemented an automated dissolved oxygen (DO) control system to reduce an air demand within the aeration basin process for a project cost of approximately $1,184,000. The project costs include the DO control equipment specific to the blowers, including actuators, DO probes, transmitters, airflow meters, and related systems integration services. In June the pre-approval application was submitted to Idaho Power with support from Cascade Energy. After the application is approved there is a measurement and verification step to be completed. The total estimated energy savings is 283,824 kWh/yr., representing energy savings of about 25 average-sized Idaho homes and estimates the incentive payment back to the City at $51,088.

This will be the second Idaho Power efficiency incentive for the Phase 1 project. Back in October 2017 the City received $40,207.14 from Idaho Power for improvements related to the primary effluent pump station.

Project Group B – Solid Handling Upgrades Status

Since issuance of Notice to Proceed there has been considerable progress on Project Group B:
- Notice to Proceed issued June 19, 2017
- The Contract Time Completed is currently at 94%
- The Contract Work Completed is currently at 93%

Key activities and milestones achieved since the update to City Council on May 6, 2019, include:
- Completion of centrifuge installation in May
- Initiation of centrifuge startup activities began in June
- Contractor continues to address thickening system and reclaimed water system punch list items
Based on the current project schedule, the following is the major work items expected to be completed soon:

- Centrifuge startup will continue and is scheduled for completion in August 2019
- City staff training on safe and proper operation and maintenance of centrifuges
- Completion of 30-day commissioning of dewatering system
- Continued operation of thickening system
- Punch list completion by contractor

The following photos show the progression of Project Group B:
Project Group C – Primary Digester No. 4 Status

Since issuance of Notice to Proceed there has been considerable progress on Project Group C:
- Notice to Proceed issued October 15, 2018, for administrative activities. Construction Notice to Proceed issued November 12, 2018
- The Contract Time Completed is currently at 69%
- The Contract Work Completed is currently at 55%

Key activities and milestones achieved since the update to City Council on May 6, 2019, include:
- Completion of the digester structure following final concrete pour
- Initiation of piping installation inside and outside of Digester No. 4
- Delivery of the floating cover
- Construction and welding of the floating cover has started in the staging area

Based on the current project schedule, the following are the major work items expected to be completed soon:
- Installation of the floating cover
- Coating of the structure and electrical work are scheduled for the near future

The following photos show the progression of Project Group C:
Nampa WWTP Phase I Upgrades: Financial Report

The following table shows current financials for Phase I Upgrades:

<table>
<thead>
<tr>
<th>Contract</th>
<th>Original Budget</th>
<th>Current Budget</th>
<th>Change Order Rate</th>
<th>Spent</th>
<th>Percent Spent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Group A – Ewing¹</td>
<td>$12,494,000</td>
<td>$14,071,194</td>
<td>11.2%</td>
<td>$14,071,194</td>
<td>100%</td>
</tr>
<tr>
<td>Project Group A Contingency</td>
<td>$1,500,000</td>
<td>-$77,194</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Group A Total</strong></td>
<td><strong>$13,994,000</strong></td>
<td><strong>$13,994,000</strong></td>
<td><strong>$14,071,194</strong></td>
<td><strong>101%</strong></td>
<td></td>
</tr>
<tr>
<td>Project Group B – JC</td>
<td>$11,255,000</td>
<td>$11,689,436</td>
<td>3.7%</td>
<td>$10,926,770</td>
<td>93%</td>
</tr>
<tr>
<td>Project Group B Contingency</td>
<td>$500,000</td>
<td>$65,564</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Group B Total</strong></td>
<td><strong>$11,755,000</strong></td>
<td><strong>$11,755,000</strong></td>
<td><strong>$10,926,770</strong></td>
<td><strong>93%</strong></td>
<td></td>
</tr>
<tr>
<td>Project Group C – Ewing</td>
<td>$3,311,094</td>
<td>$3,215,085</td>
<td>-3.0%</td>
<td>$1,915,446</td>
<td>60%</td>
</tr>
<tr>
<td>Project Group C Contingency</td>
<td>$150,000</td>
<td>$246,009</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Group C Total</strong></td>
<td><strong>$3,461,094</strong></td>
<td><strong>$3,461,094</strong></td>
<td><strong>$1,915,446</strong></td>
<td><strong>55%</strong></td>
<td></td>
</tr>
<tr>
<td><strong>PHASE I UPGRADES TOTAL</strong></td>
<td><strong>$29,210,094</strong></td>
<td><strong>$29,210,094</strong></td>
<td><strong>$26,913,411</strong></td>
<td><strong>92%</strong></td>
<td></td>
</tr>
</tbody>
</table>

¹ Overall project authorization was not exceeded. Savings in other contracts resulted in finishing under the original project budget of $18.5M.

Phase II/III Preliminary Design

City staff is providing a regular status update of the Nampa Wastewater Program Phase II and Phase III Upgrades Preliminary Design as requested by City Council.
The Phase II and Phase III Upgrades Preliminary Design project began in July 2018. Key activities and milestones achieved project kickoff include:

- Completion of the Basis of Design Report which establishes project direction and serves as the basis for future design efforts. The Nampa Wastewater Technical Team has evaluated both liquid stream and solid stream processes including design objectives and product quality criteria, liquid stream process selection, solid stream process selection, solids mass balance, and hydraulic profile. This information was packaged in several technical memorandums which has been submitted to the City for review.
- Development of business case evaluations for select liquids and solids stream unit processes to identify recommended technologies and processes for preliminary design. The decisions on these items are noted in the decision log below.
- Completion of preliminary design activities for Project Group D (Primary Digester No. 5 and Flare Relocation) including a Preliminary Engineering Report which has been submitted to the Idaho Department of Environmental Quality (IDEQ) for review.
- Selection of project packaging and delivery approach. Several project packaging and delivery alternatives were analyzed during this effort. The final selection occurred during the June 3, 2019, City Council meeting.
- Continued development of schematic design on Project Group E (Laboratory and Administration Building) including the development of a preliminary engineering report.
- Initiation of preliminary design activities for Project Group F (Blower Building, Aeration Basin No. 4, Final Clarifier No. 4, Digested Sludge Storage Tank, Return Activated Sludge (RAS) Pumps/Waste Activated Sludge (WAS) Pumps/Final Clarifier Mechanism Replacements, Side Development/ Yard Piping/ Demolition, MCC Replacements).
- Conducted eight meetings with the Nampa Wastewater Design Review Committee (DRC). The presentations at these meetings have covered a wide range of topics including baseline assumption, basis of design decisions, and project delivery approaches. The DRC provided key input to inform the Nampa Wastewater Technical Team’s design process.

Based on the current project schedule, the following are the major work items expected to be completed soon:

- Completion of the Project Group E Preliminary Engineering Report.
- Continuation of preliminary design activities for Project Group F.
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Schedule Decision Log Status

The following table shows the decision status for the decisions associated with the Basis of Design phase of the project:

<table>
<thead>
<tr>
<th>Decision</th>
<th>Status</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Liquid Stream Decisions</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Liquid Product Quality Design Criteria</td>
<td>Pending</td>
<td>Decision will be informed by Recycled Water Permit.</td>
</tr>
<tr>
<td>Secondary Treatment Technology</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Primary Clarification Design Approach</td>
<td>Pending</td>
<td>Repair and replacement projects to be further defined pending other decisions.</td>
</tr>
<tr>
<td>Tertiary Treatment Technology</td>
<td>Pending</td>
<td>Technology has been selected pending more information from Recycled Water Permit.</td>
</tr>
<tr>
<td>Blower Building Design Approach</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Headworks Screening Requirements</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Disinfection Technology</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Headwork Design Approach</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Sidestream Treatment Technology</td>
<td>Pending</td>
<td>Repair and replacement projects to be further defined pending other decisions.</td>
</tr>
<tr>
<td>Hydraulic Profile</td>
<td>Pending</td>
<td>Hydraulic profile to be confirmed following Recycled Water Permit issuance.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Decision</th>
<th>Status</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Solid Stream Decisions</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Solid Product Quality Design Criteria</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Dewatering Design Approach</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>WAS Thickening Design Approach</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Solids Mass Balance</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Primary Sludge Thickening Technology</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Digestion Design Approach</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Digested Sludge Storage Tank Size</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Digester Heating Design Approach</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Digester Control Building Design Approach</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td><strong>Other Decisions</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chemical System Design Approach</td>
<td>Decision Made</td>
<td></td>
</tr>
<tr>
<td>Project Packages</td>
<td>Decision Made</td>
<td>Approved by City Council 6/3</td>
</tr>
<tr>
<td>Project Delivery Approach</td>
<td>Decision Made</td>
<td>Approved by City Council 6/3</td>
</tr>
</tbody>
</table>
Item #5-1. - Mayor Kling presented a request to appoint additional Compass Board position, due to Nampa population exceeding 100,000.

Mayor Kling presented a staff report explaining that the Community Planning Association of Southwest Idaho (COMPASS) is an association of local governments working together to plan for the future of the Treasure Valley. The agency is a voluntary, member-based organization.

COMPASS is governed by a Board of Directors who represent COMPASS member agencies. The Board is comprised mainly of local elected officials, such as mayors, city councilmembers, and county and highway district commissioners.

The Board serves as a regional forum for making decisions about transportation and related planning and sets priorities for spending federal transportation funds. Each member agency has a voice in the decision-making process and has access to the people and technical resources that inform that process.

With the recent growth in the City of Nampa population, now over 100,000, Nampa has an additional seat on the board. Mayor Debbie Kling and Councilman Victor Rodriguez currently serve on the board. I would like the council to consider appointing Public Works Director, Tom Points, as the additional board member.

MOVED by Bruner and SECONDED by Levi to appoint Tom Points as the additional seat on the board.

MOVED by Bruner and SECONDED by Levi to amend the previous motion by appointing Tom Points as the additional seat on the board and Councilmember Rick Hogaboam as the alternate member. The Mayor asked all in favor say aye with all Councilmembers present voting AYE. The Mayor declared the

MOTION CARRIED

Item #5-2. - Mayor Kling presented the request to authorize the Mayor to sign a Memorandum of Understanding with the Downtown Business Improvement District #2.

Economic Development Assistant Director Robyn Sellers presented a staff report explaining that the Downtown Improvement District BID and the City have had a memorandum of understanding that was in effect for the last couple of years.

Last year the BID had most of their board turn over and they found that they were not able to afford a staff person. That was due to assessment rates not being raised for the BID since about
the mid 90’s. The ongoing increase in prices for things that they are supposed to provide like flowers and removing trash downtown.

The old MOU had the staff person all over in the MOU that the BID hired.

The new MOU that we are asking the authorization for the Mayor to sign is to take out that staff person and reflects the new organizational structure for the BID and the City structure and how they work together to support downtown.

Mayor and Councilmembers asked questions and made comments.

**MOVED** by Skaug and **SECONDED** by Bruner to **authorize** the **Mayor** to **sign** the **memorandum of understanding** with the insert of the Mayors comments. 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 **declare 728 South Powerline Road** as Surplus Property and Authorize Staff to Attempt Sale of Property to Contiguous Property Owners per Federal Highway Administration Divestiture Rules.

Tom Points presented a staff report explaining that the Right-of-way acquisition for the Amity Avenue reconstruction project included total buyouts of five parcels. In each case, right-of-way needs diminished the value of the parcel to the extent that federal rules required the City to purchase them.

The project is now complete and closed out. That enables the City to divest itself of these parcel remainders. The property at 728 South Powerline Road (Property) includes a house that was used as on-site project management during the project, and as a Nampa based office for HDR Engineering consultant support to the City afterwards. It is no longer needed for either purpose.

The process for the City to divest itself of this Property is dictated by the Federal Highway Administration (FHWA) rules since its original purchase was made with FHWA funds. Steps required by FHWA supersede local and state procedures when in conflict.

Per FHWA requirements, Staff first arranged for an appraisal of the Property resulting in a value of $148,000 (see Exhibit A).

Per State of Idaho law, the next step is to declare the Property surplus. To do so is part of the requested action below.
FHWA rules stipulate the initial effort to sell surplus property must be to offer it exclusively to adjacent landowners. “Adjacent” in this case includes parcels with contiguous boundaries to the Property and all parcels directly across streets from the Property. By this rule, there are five qualifying properties.

Staff proposes, in compliance with FHWA procedures, to offer the Property to these five contiguous property owners in writing at the appraised price.

In the likelihood that none are willing to purchase the Property, the next step would be to conduct a formal public auction. An auction, if needed, would entail additional action by Council at a future date.

Staff therefore requests Council to declare the Property surplus and authorize staff to attempt to sell it to adjacent property owners.

MOVED by Bruner and SECONDED by Haverfield to declare 728 South Powerline Road as surplus property and authorize staff to attempt to sell Property to contiguous property owners per Federal Highway Administration divestiture rules. 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 and Public Works Director to Sign Task Order for Scope of Work for Consultant Services with CTA Architects Engineers for Facility Master Plan for Fleet Services Division, Street Division and Water Division.

Deputy Public Works Director Jeff Barnes presented a staff report explaining that the Public Works Department Fleet Services Division, Street Division, and Water Division use most available facility space and are nearing or at capacity.

Facilities Development, in partnership with Public Works Department, selected CTA Architects Engineers to develop a Facility Master Plan for these divisions to strategically plan for growth.

CTA will inventory existing facility capital, meet with user groups, conduct an infrastructure analysis, prepare alternate design concepts and help staff select preferred alternatives.

CTA will build upon the Street and Fleet Master Plan developed in 2014 and add the Water Division property analysis. Since 2014, Fleet Services, Street and Water Divisions have developed more concise workforce plans to help plan facility space. All divisions intend to make the best use of existing facility space, reducing the costs of new facility construction as much as possible.

CTA Architects Engineers attached scope of work, in the amount of $48,233.85, is provided in response to the City’s request (see Exhibit A).
Regular Council  
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Funding will be from cost savings in the fiscal year 2019 Street and Water Divisions’ operational budgets.

Staff has reviewed the attached scope of work and recommend approval.

Mayor and Councilmembers asked questions and made comments.

Building and Safety Director Patrick Sullivan answered questions and made explained the deep dives that we did last year were a very high level. This type of master plan is an architectural master plan, what it does is evaluates our existing facilities and then it also evaluates what our true growth is. Our growth estimates have increased significantly since the 2014 Master Plan. So that Master Plan is out dated. The other thing about that master plan it envisioned mostly newer replacement buildings rather than the more frugal approach to let’s see how we can repurpose the existing buildings and then move forward and then be very thoughtful about which new facilities we bring online when we do that. This new master plan is necessary in order to plan say 10, 15 or 20 years out. So, we can figure out how we are going to fund these capital improvements over time. Whether some will be under the general fund, some will be under the enterprise funds, such as streets.

Mayor and Councilmembers asked questions and made comments.

MOVED by Haverfield and SECONDED by Skaug to authorize the Mayor and Public Works Director to sign task order for attached scope of work with CTA Architects Engineers, in the amount of $48,233.85 (T&M NTE) time and material not to exceed, for a Facility Master Plan for Fleet Services Division, Street Division and Water Division. 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 authorize the Mayor and Public Works Director to Sign Task Order for Scope of Work for Consultant Services with CTA Architects Engineers for Design Services for New Restroom Construction at Street Division.

Jeff Barnes presented a staff report explaining that the Funding for this project will be from cost savings found in the fiscal year 2019 Street Division’s operational budget.

The Street Division facilities are at capacity, including a small restroom that over thirty men share in the administration building.

Facilities Development, in partnership with the Public Works Department Street Division, selected CTA Architects Engineers to submit a scope of work to design a 350 square foot restroom facility in the warming shed to the east of the Street Division administration building.

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The new restroom will provide additional accommodations for existing staff and future growth based on the Fiscal Year 2019 Street Division Workforce Plan.

CTA Architects Engineers attached scope of work, in the amount of $8,500, is provided in response to the City’s request (see Exhibit A).

Construction is estimated at $50,000 to $70,000, including extending utilities to the warming shed facility. The project will be constructed in the next several months.

Staff has reviewed the attached scope of work and recommend approval.

MOVED by Bruner and SECONDED by Haverfield to authorize the Mayor and Public Works Director to sign task order for attached scope of work for consultant design services with CTA Architects Engineers, in the amount of $8,500.00 (T&M NTE), for new restroom construction at Street Division. 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 to authorize the Mayor and Public Works Director to sign Professional Services Agreement and Task Order for Scope of Work with Negotiation Services, LLC, for Middleton Road Rebuild (Greenhurst Road to Roosevelt Avenue) project in the amount of $65,500.00 time and materials, not to exceed (T&M NTE).

Daniel Badger presented a staff report explaining that the City identified the need to rebuild Middleton Road between Greenhurst Road and Roosevelt Avenue, approximately 1.5 miles. (Exhibit A)

JUB Engineers, Inc. provided right of way plans and exhibits indicating proposed right of way acquisitions needed for roadway improvements including roadway reconstruction and widening to include a paved shoulder, curb, gutter, sidewalks, intersection improvements, water, sewer, irrigation and drainage improvements.

Right of way acquisitions are required for the project to continue to move forward with construction.

Negotiation Services, LLC has provided a scope of work in the amount of $65,500 to provide professional services for the twelve appraisals and sixteen negotiations to obtain necessary right of way from sixteen parcels along the Middleton Road corridor within the project limits. (Exhibit B)

Engineering Division believes that there can be savings associated by not performing the appraisal on four smaller right of way acquisitions.
Regular Council
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The Middleton Road Rebuild project will be designed in FY19 with construction in FY20. Right of way acquisition is critical to maintain schedule and is anticipated to be completed within four months.

The FY19 project budget is $250,000 with additional funds scheduled for allocation in FY20.

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<tbody>
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<td>Design</td>
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<tr>
<td>ROW Acquisition</td>
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<td><strong>Total</strong></td>
<td><strong>$292,473.00</strong></td>
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</tbody>
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Additional funding will be allocated from project savings from the canceled portion of the Greenhurst Road Rebuild (Juniper to Sunnyridge).

Engineering Division has reviewed the Scope of Work and recommends approval of the task order for Negotiation Services, LLC in the amount of $65,500.00.

MOVED by Bruner and SECONDED by Rodriguez to authorize the Mayor and Public Works Director to sign Professional Services Agreement and Task Order for Scope of Work with Negotiation Services, LLC, for Middleton Road Rebuild (Greenhurst Road to Roosevelt Avenue) project in the amount of **$65,500.00** time and materials, not to exceed (T&M NTE). The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the MOTION CARRIED.

Item #5-7. - Mayor Kling presented the request to authorize the Mayor to sign task order for attached scope of work with Paragon Consulting, Inc. for Midland Boulevard & Lake Lowell Avenue project design in the amount of **$89,550.00** time and materials not to exceed (T&M N.T.E.).

Daniel Badger presented a staff report explaining that the Midland Boulevard and Lake Lowell Avenue Intersection is one of the highest needed improvement projects within the City (see Exhibit A).

Previous roundabout designs for the intersection were completed however projects were not moved forward due to challenges with right of way acquisition.

Since the original design, development has occurred on the northeast corner and the right of way that was originally donated has been vacated.

The project will develop improvement options for the intersection, traffic signal or roundabout as well as curb, gutter, sidewalk, widening, signage improvements and pavement markings.

Right of way acquisition will be necessary for the southeast quadrant of the intersection as the existing right-of-way along the enclaved parcel is limited.
Funding was approved in the budget amendment that was passed by City Council on June 17, 2019 in the amount of $100,000.00.

The Midland Boulevard and Lake Lowell Avenue Intersection project is on the impact fee eligible list. Impact fees will account for 55% of project costs.

Paragon Consulting, Inc. has provided a scope of work and labor estimate to provide design and bidding services for the project in the amount of $89,550.00 (see Exhibit B).

Engineering Division has reviewed the scope of work and labor estimate and recommends approval.

MOVED by Rodriguez and SECONDED by Haverfield to authorize the Mayor to sign task order for attached scope of work with Paragon Consulting, Inc. for Midland Boulevard & Lake Lowell Avenue project design in the amount of $89,550.00 Time and Materials Not to Exceed (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 #5-8. - Mayor Kling presented the request to award the quote and authorize the Mayor to sign contract for the Holly Street Pedestrian improvements project with Hess Construction in the amount of $46,303.90.

Tom Points presented a staff report explaining that in FY19 City Council authorized $100,128.00 in Community Development Block Grant (CDBG) funding to install pedestrian improvements along the Holly Street Corridor at the intersections of East Washington Avenue and East Lincoln Avenue (see exhibit “A”).

The project will improve walkability, accessibility and the overall quality of life near the intersection as neighborhood residents navigate over abrupt curbs and uneven surfaces.

Improvements will include new pedestrian ramps, sidewalk, curb and gutter.

City of Nampa Engineering Division has completed the design and will complete the construction engineering, and inspection of the project.

The project was distributed as a quote to four different contractors as the engineer’s estimate was below the $50,000.00 threshold.

The City received three quotes, the apparent low bidder is Hess Construction with a low bid of $46,303.90, (see exhibit “B”).
The estimated project costs are as follows:

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<tr>
<td>Design (In-House)</td>
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<td>Construction</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td>$46,303.90</td>
</tr>
</tbody>
</table>

Engineering Division reviewed the quote and recommends awarding the Holly Street Pedestrian Improvement project to Hess Construction, Inc.

**MOVED** by Bruner and **SECONDED** by Haverfield to **award quote** and **authorize** the **Mayor** to **sign contract** for the **Holly Street Pedestrian Improvements** project with **Hess Construction, Inc.** in the amount of **$46,303.90**. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the **MOTION CARRIED**

**Item #5-9.** - Mayor Kling presented the request to **award** the **bid** and **authorize** the **Mayor** to **sign contract** for FAA-AIP-31 Grant – Construct Hangar Taxi lanes at Nampa Municipal Airport in the amount of $522,250.00 with **Idaho Materials & Construction** pending FAA funding.

Tom Points presented a staff report explaining that in December 2019 City Council, authorized Nampa Airport Staff to submit grant applications and certifications to the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) for grant funding (see Exhibit A, Vicinity Map)

Staff has received preliminary grant funding, from the FAA to Construct Hangar Taxi lanes (AIP-31)

- The construction is anticipated to last a maximum of 33 days, beginning on July 15, 2019

The total anticipated project cost is $718,722.36 (**pending final FAA funding**)

- FAA grant is 90% $646,850.00
- State grant is 5% $35,936.12
- City match is 5% $35,936.24

J-U-B Engineers, Inc., was selected in March 2014 to provide engineering services at the Nampa Municipal Airport for the next five years

- March 2015, The City signed the Professional Services Agreement with J-U-B for engineering assistance

Construction cost as estimated by engineers was $495,197.00
Two (2) bids were received by Airport for the proposed construction. Idaho Materials & Construction is the apparent responsible and responsive low bidder at $522,250.00 (see Exhibit B). Contractor will be required to provide necessary bonds, insurance certificates, and other documents as required before the Agreement can be executed, and Notice of Award can be issued (see Exhibit C). J-U-B Engineers and Staff have reviewed the bids and recommend award to Idaho Materials & Construction.

The City Attorney’s Office has reviewed the Notice of Award packet and the Contract (see Exhibit D).

MOVED by Haverfield and SECONDED by Levi to award bid and authorize the Mayor to sign contract for FAA AIP-31 Grant – Construct Hangar Taxi lanes at Nampa Municipal Airport in the amount of $522,250.00 with Idaho Materials & Construction pending FAA funding. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the MOTION CARRIED.

(6) Public Hearings

Item #6-1. - Mayor Kling opened a public hearing for annexation and zoning to RS-7 (Single Family Residential – 7,000 sq. ft minimum lot size) zoning district for Gemstone Subdivision at 3615 Southside Blvd. (16 Single Family Detached Lots on 5 acres for 3.2 dwelling units per gross acre – a 5-acre or 217,800 sq. ft portion of the SE ¼ of Section 20 T2N R2W BM), for Mason and Associates, representing Lanco, Inc. (ANN-00119-2019). David Bills, Lanco, 3400 Montego Way presented the request.

Senior Planner Kristi Watkins presented the following staff report explaining that the request is for annexation and zoning to RS-7 (Single Family Residential – 7,000 sq. ft) zoning district pertaining to one parcel of land located at 3615 Southside Boulevard totaling some 5 acres positioned in the SE ¼ of the SE ¼ of Section 02, T2N, R2W, Boise Meridian, Canyon County, Nampa, also referred to as Parcel #R2912301000 (hereinafter the “Property”)… for David Bills, Lanco, Inc. as the applicant/Mason & Associates, Engineers.

History of Property

May 2019 – Preliminary Plat – Gemstone Subdivision; 18 lots including 16 single-family and 2 common area lots. SPP-040-2019 Approval contingent upon approval of annexation by City Council at June 17, 2019 hearing.
Annexation Conclusions of Law

10-2-3 (C) Annexations and/or Rezones/Zoning assignments 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.

Nampa Comprehensive Plan, Chapter Five, Land Use encourages infill development to utilize undeveloped land where existing city services are available.

Annexation Findings of Fact

Regarding Applicant’s Proposed/Desired Annexation and Zoning Assignment Request Staff finds:

Current Jurisdiction/Status:
   The Property is not currently within Nampa City; Property appears from aerial imagery to have one house and a shed that are proposed to be removed, but is otherwise vacant land; Property is either owned or optioned by the Applicant(s); and,

Surrounding Zoning:
   See attached Vicinity Map:

   North: Canyon County – AG (Agriculture)
   South: Canyon County – AG (Agriculture)
   East: RS 7 (Single Family Residential – 7,000 sf. minimum lot size)
   West: RA (Suburban Residential)

Immediately Surrounding Land Uses:
   Generally: All areas immediately adjacent to this property are currently used as single-family residential with large lots.

Proposed Zoning:
   RS 7 Zoning Request:
   The RS 7 district is designed to accommodate medium density single-family developments with 7,000 square foot lot sizes; and,

Reasonable:
   That it may be variously argued that consideration for zoning the Property is reasonable given that: a) the City has received an application to annex and zone the Property by amending its official city limits and zoning maps by the Property owner or an Applicant having a valid, legal interest in the same; and, b) rezoning is a legally recognized legislative act long sanctioned under American administrative law; and, c) within the City of Nampa,
zoning assignment is a long standing (and law sanctioned) practice; and, d) other lands in
the vicinity of the Property have been zoned in such a way as to provide for single-family
residential uses – whether viewed north south or east to west; and, e) the Property is eligible
by law for consideration for annexation and zoning; and, f) that the Applicant intends to
develop the Property; and, g) City utility services are available to the Property (see aerial
photo with utility lines displayed); and, h) emergency services are available to the Property;
and,

Public Interest:
That Nampa has determined that it is in the public interest to provide single-family housing
opportunities as in-fill development. Expressions of that policy are published in Nampa’s
adopted Comprehensive/Master Plan, as well as embodied in its decisions to date regarding
similar applications. Engineering has not called for a traffic impact study (TIS) to date for
this proposal; and,

Promotion of Zoning Purpose(s):
That among the general (and Nampa endorsed) purposes of zoning is to promote orderly,
systematic development and patterns thereof which preserve and/or enhance public health,
safety and welfare. While a preliminary plat was included with the application, Staff notes
that any site development will be regulated by, and through, the building permit review
process and will force application of zoning laws [including those iterated in Section 10-
1-19 of Nampa’s zoning ordinance, which together with other zoning statutes govern
building heights, setbacks, and landscaping] against any construction on the Property; and,

Services:
That utility and emergency services are/can be made available to the Property (see aerial
photo with utility lines displayed and City Engineering memorandum hereto attached); and,

Note: The preceding general statements are offered as possible [preliminary] positive oriented
findings and are not intended to be all inclusive or inarguable. They are simply provided to the
Council should they approve the annexation request.

In summary, the Property may be annexed and zoned RS 7, but nothing will [ultimately]
force the Council to do so. Given the findings noted above, however, the annexation and
zoning to RS 7 is certainly an “entertainable” request and is recommended for this
property...

Agency Comments regarding the Annexation and Preliminary Plat

Agency/City department comments have been received regarding this matter. Such
correspondence as received from agencies or the citizenry regarding this application package
[received by noon June 12, 2019] is hereafter attached.
An April 24, 2019, memorandum from the Nampa City Engineering Division, authored by Caleb LaClair indicates:
   a. Southside Blvd is classified as a “Collector”. Dedicate the required 40-feet from the section for public right-of-way; and,
   b. The City’s water, sewer, and irrigation systems have adequate capacity to serve this development; and,
   c. Final design and construction shall adhere to all current City of Nampa policies, standards, and specifications; and,
   d. A ROW permit shall be obtained from the City of Nampa for work within Southside Blvd; and,
   e. An Erosion & Sediment Control Permit shall be obtained from the City of Nampa prior to construction; and,
   f. Provide improvements to continue irrigation service through the project or provide documentation as to why this has not been done; and,
   g. Upon final design of the project see additional comments for layout, access, utilities and drainage in the attached memo; and,

An April 30, 2019 memorandum from the Nampa City Engineering Division, GIS Section, authored by Craig Wilbur requesting a new, unique street name for Gemstone Ct and labeled as E (new name) Ct.; and,

A May 10, 2019 memorandum from the Nampa City Planner, Doug Critchfield regarding the landscape plan with the following comments:
   a. Street trees on Southside Blvd are not on the approved street tree list in Nampa City Code Title 10, Chapter 33, please resubmit landscape plan
      i. Issued Resolved with revised plans dated May 10, 2019; and,

An April 24, 2019 letter from the Nampa & Meridian Irrigation District authored by David Duvall indicating that they have no comment on the Project; and,

An entry into the Energov permitting system dated April 8, 2019 and authored by Neil Jones in the Nampa Building Department states that the Building Department will require a top of foundation wall or a finish floor elevation for each lot, on the construction drawings with the final plat; and,

An April 8, 2019 email from Nampa Highway District #1 authored by Eddy Theil indicating that they have no objection to the proposed project; and,

A May 2, 2019 letter from Idaho Transportation Department (ITD) authored by Sarah Arjona indicating that ITD has not objection to the proposed project; and,
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8. Staff has not received commentary from any surrounding property owners or neighbors either supporting or opposing this request.

**Recommended Conditions of Approval**

Should the Council vote to approve Annexation and Zoning proposal, staff would recommend that the Council consider imposing the following Condition(s) of Approval against the requests/Applicant(s):

**Generally:**
1. The Developer/Development shall comply with all requirements imposed by City department/division and outside agencies involved in the review of this matter (see attached memos), including those imposed by former approval of the plat save where superseded by the following new requirements.…

**Specifically:**
1. Provide a utility easement and dedication of right-of-way to the Engineering Department and meet other provisions listed in the Engineering Memo; and,
2. Provide revised street names on the final plat as per memo from Craig Wilbur; and,
3. Provide top of foundation wall or finish floor elevation, on the construction plans prior to final plat approval; and,
4. Apply for ROW and Erosion Control Permits with the City of Nampa; and,
5. <Any other condition(s) as the Commission concludes befit(s) the application package…>

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 Bruner to **approve** the **annexation and zoning** to RS-7 (Single Family Residential – 7,000 sq. ft minimum lot size) zoning district for Gemstone Subdivision at 3615 Southside Blvd. (16 Single Family Detached Lots on 5 acres for 3.2 dwelling units per gross acre – a 5-acre or 217,800 sq. ft portion of the SE ¼ Section 20 T2N R2W BM), for Mason and Associates, representing Lanco, Inc with staff recommendation and authorize the City 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 #6-2. - Mayor Kling opened a public hearing for vacation of the 10 ft wide Public Utilities, Drainage and Irrigation Easement within the Broadmore Commercial Park First Addition Subdivision Plat, running along the west side of Lot 2, Bk 2 for 341.93 ft, along the south side of Lot 2, Bk 2 for 700 ft; and, Vacation of the 5 ft wide Public Utilities, Drainage and Irrigation Easement along the east side of Lot 2, Block 2 for 297.20 ft; and along the west side of Lot 1, Block 2 for 297.20 ft; all in the Broadmore Commercial Park First Addition Subdivision, south of Shannon Drive, in the NE ¼ Section 16 T3N R2W BM, Instrument No. 827059, Recorded April 7, 1978. The applicants state they are requesting Vacation of the subject easements because the easements no longer exist and all the public utilities serving the property have been placed in alternate locations, for Richard Evans, representing AgEquity, LLC. (VAC-00038-2019)

The applicant was not in attendance.

Kristi Watkins presented the following staff report explaining that the request is for a vacation of a 10’ wide Public Utilities, Drainage and Irrigation Easement running along the west side of Lot 2, Block 2 for 341.93 feet; and along the south side of Lot 2, Block 2 for 700 feet; and, Vacation of the 5’ wide Public Utilities, Drainage and Irrigation Easement along the east side of Lot 2 Block 2 for 297.2 feet; and along the west side of Lot 1, Block 2 for 297.2 feet, within the Broadmore Commercial Park First Addition Subdivision Plat, south of Shannon Drive, in the NE ¼ Section 16, T3N, R2W, Instrument No. 827059, Recorded April 7, 1978 for Richard Evans, applicant AgEquity LLC. The Public Utility, Drainage and Irrigation Easements need to be vacated because the easements no longer exist and all the public utilities serving the property have been placed in alternate locations.

General Information

Location: A portion of Lot 2, Block 2 and Lot 1, Block 2 of the Broadmore Commercial Park First Addition Subdivision, NE ¼ Section 16, T3N, R2W, Instrument No. 827059 on Shannon Drive, Nampa. Size of Vacation Area: A 13,391 sq. ft. area (interior to the subject property). Existing Zoning: BC (Community Business). Surrounding Land Use and Zoning: North- BC (Community Business) - South- BC (Community Business) - East- BC (Community Business) - West- BC (Community Business). Comprehensive Plan Designation: Shown as Parks, is proposed to be changed in updated Comprehensive Plan to match existing zoning, due to the elimination and sale of the golf course property. Description of Existing Uses: Upon sale of the golf course property, the entire area along Broadmore and Shannon is being redeveloped as commercial and industrial uses.

Applicable Regulations

Respecting easement vacation requests, our code states that,
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10-27-12-D-3: Vacation to Erase Easement or Right of Way: Vacation approval shall be required in order to either erase some or all an easement or right of way. Vacation approval shall be required in order to move the location of all or part of an already platted and recorded right of way or easement. Processing of vacation requests for easements and/or rights of way shall be executed in accordance with provisions of Idaho state code. Right of way vacations shall be done by ordinance of the city council and approved first by the same during a public hearing. Alternatively, a replat of a subdivision may also serve to vacate easements and/or rights of way when filed, approved by the city, and then recorded. (Ord. 4070, 10-7-2013)

State law does not require the consent of adjoining property owners for the vacation of easements.

Staff Findings of Fact

Planning & Zoning History: The parcel itself has no history recorded with Planning and Zoning beyond the original plat. The area to the south was re-zoned in 2017 from Public to IL and BC.

Public Utilities: As this area has recently developed, the ROW of N Broadmore Way includes water and sewer. Irrigation lines are located within properties adjacent to the subject property.

Environmental: No Affect.

Correspondence: Any correspondence from City departments/divisions and outside agencies or the citizenry is attached to this document. Comments may express opinions regarding the application or be geared towards recommending Conditions of Approval should the application be approved. The correspondence from agencies are listed as follows:

1. An email, dated June 10, 2019, authored by Neil Jones, Nampa Building Department, which states no conditions at this time; and,

2. An email dated June 13, 2019, authored by Juan Vergara, Nampa Code Compliance, which states; “There’s an open and active case at this time for weeds at this location. They have sprayed and are working on the issue”; and,

3. An email dated, June 20, 2019, authored by Sarah Arjona, Idaho Transportation department, stating that ITD has no comment on this project; and,

4. A memo date June 21, 2019, authored by Caleb LaClair, Nampa Engineering Department, which states that Engineering does not oppose this request because the city does not maintain any utilities within the subject easement and concurs that utilities are associated with a new easement dedication in the Broadmore Industrial Park subdivision plat.
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July 1, 2019

Planning staff sees no reason why the requested easement vacation should not be approved.

**Recommended Approval Conditions**

Should the City Council vote to vacate the land(s) associated with this application as described in certain documents and by exhibit(s) hereafter attached and made a part of this record, then Staff recommends that the Council condition their approval to vacate on Applicant/application compliance with the following Conditions of Approval:

1. That the applicant complies 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 Skaug 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 Skaug and **SECONDED** by Bruner to approve the vacation of the 10 ft wide Public Utilities, Drainage and Irrigation Easement within the Broadmore Commercial Park First Addition Subdivision Plat, running along the west side of Lot 2, Bk 2 for 341.93 ft, along the south side of Lot 2, Bk 2 for 700 ft; and, Vacation of the 5 ft wide Public Utilities, Drainage and Irrigation Easement along the east side of Lot 2, Block 2 for 297.20 ft; and along the west side of Lot 1, Block 2 for 297.20 ft; all in the Broadmore Commercial Park First Addition Subdivision, south of Shannon Drive, in the NE ¼ Section 16 T3N R2W BM, Instrument No. 827059, Recorded April 7, 1978. The applicants state they are requesting Vacation of the subject easements because the easements no longer exist and all the public utilities serving the property have been placed in alternate locations, for Richard Evans, representing AgEquity, LLC with staff conditions and authorize the City 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 vacation of the remaining 22 ft of the Greenbelt Easement running through the east side of 1024 Augusta Dr, (Lot 14, Block 1, Augusta Subdivision, in the NW ¼ Section 33 T3N R2W, within an RS-6 Single Family Residential – 6000 sq. ft minimum lot size) zoning district. The applicants state they are requesting the Vacation of the Greenbelt Easement in order to locate an in-ground swimming pool on the property, for Bryan Crookham. (VAC-00039-2019)

Bryan Crookham presented the request.
Principal Planner Rodney Ashby presented the following staff report explaining that the request is for a vacation of the remaining twenty two (22) ft (Vacation of the first ten (10) ft of Greenbelt Easement accomplished under Ordinance 2300, Instrument No. 9302034 Recorded January 29, 1993) of the Greenbelt Easement running through the east side of 1024 Augusta Drive, within an RS-6 (Single Family Residential – 6000 sq. ft minimum lot size) zoning district. The Applicant(s) Bryan Crookham state they are requesting the easement vacation in order to install an in-ground swimming pool in the existing easement area.

General Information

Applicant: Bryan Crookham (Owner). Existing Zoning: Single Family Residential RS6 (6000 sq. ft minimum lot size). Location and Size of Vacation Area: Approximately twenty-two (22') ft along the eastern and a portion of the northern property line at 1024 Augusta Dr., Lot 14, Block 1, Augusta Subdivision, in the Canyon County Book 8 of Plats, in the NW ¼ Section 33 T3N, R2W. Surrounding Land Use and Zoning: North- RS6 Zoning District (Nampa Wilson Pathway) - South- RS6 Zoning District (Single Family Residential) - East- RS6 Zoning District (Single Family Residential) - West- RS6 Zoning District (Single Family Residential). Comprehensive Plan Designation: Medium Density Residential

Applicable Regulations:

10-27-12: CORRECTING/VACATING/AMENDING PLATS:

D. Correcting Plats:

3. Vacation to Erase Easement or Right-Of-Way: Vacation approval shall be required in order to either erase some or all or part of an easement or right-of-way. Vacation approval shall be required in order to move the location of all or part of an already platted and recorded right-of-way or easement. Processing of vacation requests for easements and/or rights-of-way shall be executed in accordance with provisions of Idaho State Code. Right-of-way vacations shall be done by ordinance of the City Council and approved first by the same during a public hearing. (Ord. 4340, 9-18-2017)

Special Information

Correspondence: Attached as exhibits are comments from multiple agencies. No comments opposed the vacation of the easement except from the Nampa’s Parks Division. The memo states:

“Nampa Parks finds it imperative to retain the easement for the Wilson Pathway along this property's northeast boundary, along the existing pathway. I would like to see the entire 22-foot
easement retained along that area. This easement is necessary for any future maintenance and to ensure ample space for the pathway as it sits in its current location.

However, along the property's east boundary, Parks has no objection if that portion of the easement was vacated.”

**Staff Findings and Discussion**

Planning staff acknowledges that a once planned for micro-path into the subdivision is likely not feasible at this time. However, the existing easement provides an assurance to the parks department that the existing pathway, which appears to clip the corner of the subject property, will remain a lawful use and placement. In addition, the easement will ensure that Nampa Parks Department is able to maintain the existing pathway.

State law indicates that, “Easements shall be vacated in the same manner as streets.” (§ 50-1325). Idaho Code Section 50-1321 requires that in order to vacate a street, among other prerequisites, “the owner or owners of the property abutting said public street...have been served with notice of the proposed abandonment in the same manner and for the same time as is now or may hereafter be provide for the service of the summons in an action at law.” This appears distinct from a situation where a plat is being proposed for vacation and wherein lie one or more utility easements wherewith a different set of notification requirements appertain (I.C. § 50-1306 (A) (5)). Legal counsel has affirmed that convening a public hearing to publicly address a vacation address, especially in the matter of easement relinquishments, is satisfactory to lawfully communicate the applicant’s purpose.

**Recommendation:** Based on the concerns stated by the Nampa Parks Division, staff recommends that the City Council considering vacation of the easement for the eastern side of the property as has been proposed but leave twenty-two feet (22’) of easement on the northern property line where it exists. Objectives and strategies in the Comprehensive Plan call for expanding an protecting the city’s network of pathways, specifically highlighting the Wilson Pathway as an important amenity for the city. Staff recommendation includes adherence to these principles, goals, and strategies.

**Recommended Conditions of Approval**

Should the City Council vote to vacate the pathway easement requested by the applicant, staff recommends that the Council condition their approval to vacate, on Applicant/application compliance with the following Conditions of Approval:

**Generally**
1) The applicant shall comply with all applicable requirements as may be imposed by City divisions/departments appropriately involved in the review of this request as the Variance
approval shall not have the effect of abrogating requirements from those City divisions/departments.

Specifically
1. The vacation shall exclude twenty-two-foot (22’) width along the property line running along the existing Wilson Pathway.

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

MOVED by Rodriguez and SECONDED by Bruner to approve the vacation of the remaining 22 ft of the Greenbelt Easement running through the east side of 1024 Augusta Dr, (Lot 14, Block 1, Augusta Subdivision, in the NW ¼ Section 33 T3N R2W, within an RS-6 Single Family Residential – 6000 sq. ft minimum lot size) zoning district. The applicants state they are requesting the Vacation of the Greenbelt Easement in order to locate an in-ground swimming pool on the property, for Bryan Crookham with staff conditions and authorize the City 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. - Mayor Kling opened a public hearing for vacation of the 25 ft x 2,103 ft Right-Of-Way for Wilson Ave, located approximately 2,615 ft north of Cherry Lane, between N Franklin Blvd and 11th Ave N, within the RS-7 (Single Family Residential – 7000 sq. ft) and RS-8 (Single Family Residential – 8000 sq. ft) zoning districts. The applicant states Wilson Ave was never improved and is not in alignment with the existing and proposed subdivisions in the area, for Heartland Townhomes Property Management, LLC. (VAC-00037-2019)

Kent Brown, 3161 E Springwood, Meridian presented the request.

Planning and Zoning Director Norm Holm presented the following staff report explaining that the request is for a vacation of Wilson Avenue 2,615 feet north of Cherry between N. Franklin Blvd. and 11th Avenue North for Heartland Townhomes Property Management LLC. The requested action is for a vacation of a portion of an 1894 platted 25 feet wide segment of Wilson Avenue. No City utilities are maintained within the vacation area. The right-of-way was never developed and does not align with existing and planned future roads.

General Information
Status of Applicant: Property Owner. Existing Zoning: RS7 (Single Family Residential - 7,000 sq. ft.) and RS8.5 (Single Family Residential – 8,500 sq. ft.). Location: A 1.21 acre or 52,707.6 sq. ft. portion of the N ½ of the SW ¼ of Section 2, T3N, R2W, BM and a .8895 acre or 38,991 sq. ft. portion of the SE ¼ of Section 2, T3N, R2W, BM at 17449 N Franklin Blvd., 0 N. Franklin Blvd., and 0 11th Ave. No. Size of Vacation Area: A combined 2.1 acre or 91,575 sq. ft. area. Surrounding Land Use and Zoning: North- Existing and proposed Single Family Residential; RS 7 and RS 8.5; South- Existing and proposed Single Family Residential; RS 7 and RS 8.5; East- Existing and proposed Single Family Residential; RS 7 and RS 8.5 West- Rural residential, enclaved County AG (Agricultural). Comprehensive Plan Designation: Medium Density Residential. Applicable Regulations: State law requires the consent of adjoining property owners for the vacation of street right-of-way. The required statements of consent are attached. Description of Existing Uses: Vacant and undeveloped 25’ wide and approximately 3,663’ long right-of-way strip.

Special Information

Planning & Zoning History: The right-of-way area was previously annexed and zoned with the adjoining existing and proposed residential subdivision developments.

Public Utilities: No existing city street facilities or utilities are situated in the vacation area, nor does it appear that Idaho Power, ITD, or other public utilities have facilities or easements within the proposed right-of-way vacation area.

Environmental: Approval of the vacation will have no negative effect on properties adjacent either side of the proposed vacation area. The positive effect will be that of being able to coordinate development in the area for alignment with the existing and planned future roadways.

Correspondence: As of the date of this staff report no objections have been raised by any utility companies or surrounding property owners. Fire, Building, and Engineering Departments do not oppose the vacation of the right-of-way area.

Staff Findings and Discussion

Planning staff sees no reason why the requested right-of-way vacation should not be approved. Access to all affected parcels should be secured through new right-of-way dedications at the time of development.

Recommended Approval Conditions

The Planning and Zoning Department has no concerns with the granting of the right-of-way vacation request with no conditions attached.
No one appeared in favor of or in opposition to the request.

Donald Botzi, 734 Alpine asked questions.

The applicant Kent Brown answered questions.

City Engineer Daniel Badger answered questions.

MOVED by Haverfield and SECONDED by Rodriguez 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 Levi and SECONDED by Skaug to approve the vacation of the 25 ft x 2,103 ft Right-Of-Way for Wilson Ave, located approximately 2,615 ft north of Cherry Lane, between N Franklin Blvd and 11th Ave N, within the RS-7 (Single Family Residential – 7000 sq. ft) and RS-8 (Single Family Residential – 8000 sq. ft) zoning districts. The applicant states Wilson Ave was never improved and is not in alignment with the existing and proposed subdivisions in the area, for Heartland Townhomes Property Management, LLC. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

Item #6-5. - Mayor Kling opened a public hearing for variance to City of Nampa Zoning Ordinance Section 10-8-6 requiring a 6,000 sq. ft minimum lot size in the RS-6 zoning district for a substandard size property located at 1104 E Clark Ave, an approximate 75 ft x 75 parcel comprising approximately 5,619 sq. ft, within the RS-6 (Single Family Residential – 6000 sq. ft minimum lot size) zoning district, the West 75 ft of the S ½ of Lot 5, and the West 75 ft of Lot 6, Block 81, Kurtz Addition, Nampa. The applicants state they are requesting the Variance in order to locate a duplex on the property, for Cavin Duffin, representing Floyd C Mitchell. (VAR-00076-2019)

Cavin Duffin, 16789 North Wentworth presented the request.

Councilmembers asked question of the applicant.

Rodney Ashby presented the following staff report explaining that the request is for a variance to City of Nampa Ordinance 10-8-6 requiring a 6,000 sq. ft minimum lot size in the RS-6 zoning district, for a substandard size property located at 1104 E Clark Avenue, an approximate 75 ft deep by 75 ft wide parcel comprising approximately 5,619 sq. ft, within the RS-6 (Single Family Residential – 6000 sq. ft minimum lot size) zoning district for Floyd C Mitchell/Cavin Duffin to put a duplex on the property.
General Information

Status of Applicant: Owner’s representative. Existing Zoning: RS6 (Single Family Residential 6,000 sq. ft). Location: 1104 E Clark Avenue (West 75 ft of the S ½ of Lot 5 and the West 75 ft of Lot 6, Block 81, Kurtz Addition Subdivision). Size of Property: .13 acre or a 5,663 sq. ft.

Surrounding Land Use and Zoning: The property is surrounded by RS6 zoning and single-family residences. A conditional use permit was granted for a property approximately three hundred feet (300’) to the east for a duplex on a 12,632 sf lot. The Kurtz addition has a variety of densities and residential land use types developed over its long history. This is true of the surrounding area of the subject property, but not in the immediate area. The immediate area appears to be solely single-family residential.

Comprehensive Plan Designation: Medium Density Residential

History: The Kurtz Addition Plat shows the original lot as being a typical 50’ by 140’ lot. It is unclear when the property was divided following the original plat, but we do know that a corner lot split was done and that a portion of the parcel to the north was incorporated into the property. The applicant is seeking this variance to enable a duplex on the property.

Applicable Regulations:

10-8-3 (A)6:

“Overall lot areas, lot width, and yard/setback requirements for two-dwelling unit style structures shall be the same as for single dwelling unit structures…”

10-8-6 Property Area, Width, Depth, Frontage and Set-Back Requirements:

Residential properties shall be a minimum of 6,000 square feet in an RS6 zone.

10-8-11 Parking and Parking Lot Landscaping and Property Landscaping:

“At least two (2) paved, off street parking spaces shall be provided per residential dwelling unit (e.g., house) in the RS zone. Such spaces shall be located on the property whereupon lies the dwelling unit.

…Each new house or manufactured home shall have at time of construction, and shall maintain ever after, covered parking entailing, as a minimum, at least one of the off street parking spaces sheltered within a single car garage, or, under a carport structure (which has an accessory storage structure attached thereto) that, in either case, does not lie within a required setback.”

10-24-1: [Variance] Purpose:
Regular Council  
July 1, 2019  

The City Council is empowered to grant variances to prevent or to lessen practical development difficulties, unique site circumstances and unnecessary physical, geographical hardships inconsistent with the objectives of zoning as would result from a literal interpretation and enforcement of certain bulk or quantifiable regulations prescribed by zoning ordinance.

A variance shall not be considered a right or special privilege but may be granted to an applicant only upon a showing of undue hardship because of: a) special characteristics applicable to the site which deprive it of privileges commonly enjoyed by other properties in the same zone or vicinity, and b) the variance is not in conflict with the public interest. Hardships must result from special site characteristics relating to the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions, or from population densities, street locations or traffic conditions or other unique circumstances.

Variances are not intended to allow something that others do not have a permitted right to do. The purpose of a variance is to provide fair treatment and to see that individuals are not penalized because of site characteristics beyond their control. (Ord. 2140; amd. Ord. 2978)

10-24-2: Actions:

A. Granting of Variance Permit: The council may grant a variance permit with respect to requirements for fences and walls, site, area, width, frontage, depth, coverage, front yard, rear yard, side yards, outdoor living area, height of structures, distances between structures or landscaped areas as the variance was applied for or in modified form if, based on application, investigation and evidence submitted, the council concludes the following:

1. Literal interpretation and enforcement of the regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning ordinance.
2. There are extraordinary site characteristics applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zoning district.
3. Literal interpretation and enforcement of the regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.
4. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.
5. The granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

Special Information

Transportation/Access: The subject property is currently accessed from Clark Ave. As stated under “Applicable Regulations,” two parking spaces are required for each unit. One of shall be
covered parking. These parking spaces shall be off-street parking located on the parcel and outside of the setbacks. It is unclear what the applicant is proposing to do here. They have stated they want to “put” a duplex on the lot. This may mean adding to the existing building, or it may mean demolishing the existing building and building a new one in its place. If the existing home remains, it may be very challenging to achieve two off-street parking spaces for each unit on the parcel.

Citizen/Agency Input:  At the time of the preparation of this staff report, no written comments were received by property owners or nearby businesses and residents. The following agency comments were received:

Nampa & Meridian Irrigation District (NMID): no comment
Nampa Code Enforcement: no violations
Idaho Transportation Department (ITD): no comments
Building Department: Building permits are required for all work before it starts.
Nampa Engineering Division:
   No opposition, but the following conditions are recommended:
   - The existing utilities services to 1104 E Clark Ave running through 1112 E Clark Ave be located and easements secured. If the services are found to be running under the existing structure on 1112 E Clark Ave, these services shall be abandoned, and new services extended from the alley with easements secured from the property owner of 1112 E Clark Ave.
   - Driveway location/spacing shall adhere to the City’s Access Management Policy. No parking shall be allowed with in the public right-of-way without an approved variance.
Nampa Highway District #1: no comment

Staff Findings

A variance shall not be considered a right of special privilege, but may be granted to an applicant only upon a showing of undue hardship because of a) special characteristics applicable to the site which deprive it of privileges commonly enjoyed by other properties in the same zone or vicinity, and b) the variance is not in conflict with the public interest.

Though properties in the Kurtz Addition area of the city have a variety of sizes and unique circumstances it is unclear to staff what hardship prevents the applicant from enjoying the same privileges as those properties within the zoning district. Instead, the area is primarily single-family and nearby duplexes in the area exceed the minimum lot size and have obtained conditional use permits for their use.

Since a variance, by city code, is not to be used as a special privilege compared to other properties in the same zone, if City Council chooses to grant the variance, the council needs to find that some
valid condition of the property prevents the owner from enjoying the same privileges as those in the zoning district.

Since no diagram has been provided showing how parking for both units will be built on the parcel, and staff has not received clarification regarding whether the home will remain or be torn down, staff is concerned that this project is inconsistent with the area and may be in conflict with other sections of the zoning code not related to the minimum property area in the RS6 zoning district.

City Council may approve or deny the application based on justification of the findings listed under “Applicable Regulations” 10-24-2 of this report.

Staff suggests that a duplex on a corner lot that is a substandard size to typical properties in the area, is inconsistent with the nature of the zone.

Recommended Conditions of Approval

Should the City Council vote to approve the requested Variance, staff recommends that approval be justified by the required findings found under “Applicable Regulations” of this report and listed in 10-24-2 of the Nampa City Code. Staff recommends the following condition(s) be applied:

Generally
2) The applicant shall comply with all applicable requirements as may be imposed by City divisions/departments appropriately involved in the review of this request as the Variance approval shall not have the effect of abrogating requirements from those City divisions/departments.

Specifically
1) The existing utilities services to 1104 E Clark Ave running through 1112 E Clark Ave be located and easements secured. If the services are found to be running under the existing structure on 1112 E Clark Ave, these services shall be abandoned, and new services extended from the alley with easements secured from the property owner of 1112 E Clark Ave.
2) Driveway location/spacing shall adhere to the City’s Access Management Policy. No parking shall be allowed with in the public right-of-way without an approved variance.

Those appearing in favor of the request were: Jade Duffin, 16789 Wentworth Lane.

Those appearing in opposition to the request were: Carry McCoulrick, 1112 East Clark; Erin Fields, 616 South Diamond Street; Edwards Andes, 615 South Diamond.

The applicant Cavin Duffin addressed questions brought forward.
Daniel Badger answered questions on the easements.

Mayor and Councilmembers asked questions and made comments.

MOVED by Rodriguez 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 Haverfield and SECONDED by Skaug to approve the variance to City of Nampa Zoning Ordinance Section 10-8-6 requiring a 6,000 sq. ft minimum lot size in the RS-6 zoning district for a substandard size property located at 1104 E Clark Ave, an approximate 75 ft x 75 parcel comprising approximately 5,619 sq. ft, within the RS-6 (Single Family Residential – 6000 sq. ft minimum lot size) zoning district, the West 75 ft of the S ½ of Lot 5, and the West 75 ft of Lot 6, Block 81, Kurtz Addition, Nampa. The applicants state they are requesting the Variance in order to locate a duplex on the property, for Cavin Duffin, representing Floyd C Mitchell with the understanding if the applicant were to choose to try to build a duplex it would be remanded back to the Planning and Zoning Commission for the conditional use approval – a strong recommendation to the Planning and Zoning Commission and are remanding back to them that we do not support a duplex on this property. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

Item #6-6. - Mayor Kling opened a public hearing for consider increase in water rates and fees for Operations, Maintenance and Systematic Replacement of Supply and Infrastructure in Order to Continue to Provide Continuous and Reliable Utility Services AND

Item #6-7. - Mayor Kling opened a public hearing to consider increase in water hookup fees for Systematic Replacement of Water Infrastructure to Provide Continuous and Reliable Utility Services.

Tom Points and Jake Allen presented the following staff report:

Replacing Current Infrastructure

- The City of Nampa’s goal is to replace 3.2 miles of domestic pipe annually
- This year, Nampa has been able to replace one mile of domestic piping
Commitment to our Customers

The City of Nampa’s Goal is to:
- Provide clean, safe water to the residents
- Fund new infrastructure improvements such as valves, pumps, wells, and reservoirs
- Remain transparent and offer cost-effective solutions
- Hold the City’s water to the highest standard in quality and safety
- Minimize our environmental footprint while working with our community to protect and enhance our water resource

Historical Review – Following the ‘18 COS Study

- Domestic water rates most recently reviewed in 2015

<table>
<thead>
<tr>
<th>Domestic Water Rate Increases</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommended</td>
<td>18.00%</td>
<td>18.00%</td>
<td>18.00%</td>
</tr>
<tr>
<td>Adopted by Council</td>
<td>18.00%</td>
<td>9.00%</td>
<td>9.00%</td>
</tr>
</tbody>
</table>

- Domestic water rate update considers:
  - Updated revenue projections (at adopted rates)
  - Updated expense projections (current budget)

Historical Review – Following the ’18 COS Study
Which revenue strategy does the Council prefer?

- Scenario A: Smoothed Water Rate Increase * Board of Appraisers Recommendation
- Scenario B: Frontloaded Water Rate Increase
- Staff recommendation: Scenario A

Scenario A: Smoothed Water Rate Increases

<table>
<thead>
<tr>
<th>Domestic Water Utility Revenue Requirement Forecast</th>
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<tr>
<td>Available for Capital</td>
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<table>
<thead>
<tr>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
<th>FY21</th>
<th>FY22</th>
<th>FY23</th>
<th>FY24</th>
<th>FY25</th>
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<tbody>
<tr>
<td>$16.50</td>
<td>$16.74</td>
<td>$18.08</td>
<td>$19.50</td>
<td>$20.86</td>
<td>$22.32</td>
<td>$23.35</td>
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1.5% Median Monthly Household Income:

- FY18: $51.51
- FY19: $51.51
- FY20: $51.51
- FY21: $51.51
- FY22: $51.51
- FY23: $51.51
- FY24: $51.51
- FY25: $51.51

*Based on 2016 MHI of $41,210.

Average monthly increase of $1.38

FY20 Rates – Effective 10/01/19

<table>
<thead>
<tr>
<th>Trans Code</th>
<th>New Peak Description</th>
<th>Current Rate</th>
<th>Proposed Rate</th>
<th>Percent Change</th>
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<tbody>
<tr>
<td>No Residential 5/8” Meter Base Charge</td>
<td>$19.66</td>
<td>$21.43</td>
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<tr>
<td>No Residential 3/4” Meter Base Charge</td>
<td>$19.66</td>
<td>$21.43</td>
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<tr>
<td>No Residential 1” Meter Base Charge</td>
<td>$20.56</td>
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<td>No Residential 1 1/2” Meter Base Charge</td>
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<td>No Residential 2” Meter Base Charge</td>
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<td>No Residential 3” Meter Base Charge</td>
<td>$102.53</td>
<td>$111.76</td>
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<td>No Residential 4” Meter Base Charge</td>
<td>$141.73</td>
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<td>No Non-Residential 3/4” Meter Base Charge</td>
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<td>No Non-Residential 1” Meter Base Charge</td>
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<td>No Non-Residential 1 1/2” Meter Base Charge</td>
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<tr>
<td>No Non-Residential 2” Meter Base Charge</td>
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<td>No Non-Residential 3” Meter Base Charge</td>
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<td>No Non-Residential 4” Meter Base Charge</td>
<td>$153.38</td>
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<td>No Non-Residential 6” Meter Base Charge</td>
<td>$268.66</td>
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<td>No Non-Residential 8” Meter Base Charge</td>
<td>$406.87</td>
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<tr>
<td>No Non-Residential Volume Charge (per ccf)</td>
<td>$1.10</td>
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<td>No Residential Volume Charge - Block 1 (0-700 ccf)</td>
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<td>No Residential Volume Charge - Block 3 (1401 ccf and above)</td>
<td>$1.30</td>
<td>$1.42</td>
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Combined Monthly Water/Sewer Bills Comparison (2019)
Hookup Fee Historical Review

- How often should the City update its hookup fees?
  - Annually? * Board of Appraisers Recommendation
  - As part of system planning cycles?
  - Some other frequency?

Should the City adjust hookup fees annually for inflation between updates?

Water Hookup Fees

<table>
<thead>
<tr>
<th>Trans Code</th>
<th>New Fee?</th>
<th>Description</th>
<th>Current Fees</th>
<th>Proposed Fees</th>
<th>Percent Change</th>
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<tr>
<td></td>
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<td>Hookup Fee - Domestic Water Base (per EDU)</td>
<td>$1,034.00</td>
<td>$1,079.00</td>
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<td>Hookup Fee - Domestic Water Fire Flow (per EFU)</td>
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<td>1st Meter Connection Fee</td>
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<td>1.5&quot; Meter Connection Fee</td>
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<td>2&quot; Meter Connection Fee</td>
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<td>1st Domestic Service Line Fee</td>
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<td>1.5&quot; Domestic Service Line Fee</td>
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<td>2&quot; Domestic Service Line Fee</td>
<td>$2,406.00</td>
<td>$2,552.00</td>
<td>6.11%</td>
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Reflects 6.09% change in the PPI-West Construction Cost Index from 10-2017 – 10-2018
Fund Projection

Minimizing Impacts
• Asking for additional rate increases is a difficult decision
• Our goal is to slowly increase rates until the City of Nampa can maintain current infrastructure
• In the future, cost increases will only be implemented based on construction index
Councilmembers asked questions.

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

Mayor and Councilmembers asked questions and made comments.

Hubert Osbourne, 4199 East Switzer Way made comments on policy.

Sharon Harris, 1612 South Miller Way made comments.

James O’Helran, 6680 East Greens Drive made comments.

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

MOVED by Skaug and SECONDED by Haverfield to approve the increase in water rates and fees for Operations, Maintenance and Systematic Replacement of Supply and Infrastructure in Order to Continue to Provide Continuous and Reliable Utility Services AND increase in water hookup fees for Systematic Replacement of Water Infrastructure to Provide Continuous and

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Reliable Utility Services. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the **MOTION CARRIED**

◇ (5) New Business ◇

**Item #5-10.** – The following Ordinance was read by title:

AN ORDINANCE DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 3615 SOUTHSIDE BLVD., NAMPA, IDAHO, COMPRISING APPROXIMATELY 5.00 ACRES, MORE OR LESS, LAY CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE **ANNEXED** INTO THE CITY OF NAMPA, IDAHO, AS PART OF THE **RS 7** (SINGLE FAMILY RESIDENTIAL – WITH A “REQUIRED PROPERTY AREA” OF AT LEAST 7,000 SQUARE FEET) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF NAMPA, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE; AND, DIRECTING THE CLERK OF THE CITY OF NAMPA TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215. (Applicant Mason and Associated representing Lanco, Inc.)

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 Skaug to **pass** the preceding **Ordinance** under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the ordinance duly passed, numbered it **4444** and directed the Clerk to record it as required.

**MOTION CARRIED**

**Item #5-11.** – The following Resolution was presented:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, IMPLEMENTING **CHANGES IN THE RATES AND FEES** CHARGED BY THE CITY OF NAMPA FOR DOMESTIC WATER. (Water Rates and Fees)
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MOVED by Haverfield and SECONDED by Rodriguez 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 31-2019 and directed the clerk to record it as required.

MOTION CARRIED

Item #5-12. – The following Resolution was presented:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, IMPLEMENTING INCREASES IN SERVICE FEES CHARGED BY THE CITY OF NAMPA FOR DOMESTIC WATER HOOKUP FEES. (Water Hookup Fees)

MOVED by Bruner 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 32-2019 and directed the clerk to record it as required.

MOTION CARRIED

❖ (7) Unfinished Business ❖

Item #7-1. - Mayor Kling presented the request to consider approval of the Marketing Agreement between the City of Nampa and Utility Partners Private Label, Inc. for the marketing of service line insurance to City water and sewer customers.

Mayor Kling said that this came before us quite sometime a go and I moved quite slowly getting information to Mark Hilty and Mark Hilty has since looked at the language of the agreement as instructed by the Council.

Nampa City Attorney Mark Hilty explained in general what I attached as part of the packet after the agreement you will see some examples of this companies advertising materials. I thought that would be helpful for you to see what it is that they are going to do. The city does have the right to approve or deny the format for the marketing. If this is all approved, then they pay on an annual basis the city’s due to the National League of Cities. That is what this is about.

Mayor Kling said her intention when I brought this forward really had to do with amount of calls that we got in our office not understanding the responsibility of the service line to their homes.

MOVED by Skaug and SECONDED by Levi to not approve the marketing agreement between the City of Nampa and Utility Partners Private Label, Inc. The Mayor asked for a roll call vote with Councilmembers Rodriguez, Haverfield, Levi, Skaug voting YES.
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Councilmember Bruner voting NO and Councilmember Hogaboam was ABSENT. The Mayor declared the

MOTION CARRIED

Item #7-2. – The following Ordinance was read by title:

AN ORDINANCE DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 58 AND 0 N. KINGS ROAD, COMPRISING APPROXIMATELY 3.87 ACRES, MORE OR LESS, LAY CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED INTO THE CITY OF NAMPA, IDAHO, AS PART OF THE IL (LIGHT INDUSTRIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF NAMPA, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE; AND, DIRECTING THE CLERK OF THE CITY OF NAMPA TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215. (Applicant Cody Lane-Trek Investment Group)

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 Bruner to pass the preceding Ordinance under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the ordinance duly passed, numbered it 4445 and directed the Clerk to record it as required.

MOTION CARRIED

Item #7-3. – The following Ordinance was read by title:

AN ORDINANCE DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 904 W. GREENHURST ROAD, COMPRISING APPROXIMATELY 1.92 ACRES, MORE OR LESS, LAY CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF NAMPA, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED INTO THE CITY OF NAMPA, IDAHO, AS PART OF THE RS 6 (SINGLE FAMILY RESIDENTIAL – WITH A "REQUIRED PROPERTY AREA" OF AT LEAST 6,000 SQUARE FEET) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW
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TO BE A PART OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF NAMPA, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE; AND, DIRECTING THE CLERK OF THE CITY OF NAMPA TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215. (Applicant Blake Wolf)

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 Skaug to pass the preceding Ordinance under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the ordinance duly passed, numbered it 4446 and directed the Clerk to record it as required.

MOTION CARRIED

Item #7-4. – The following Ordinance was read by title:

AN ORDINANCE ENACTED BY THE NAMPA CITY COUNCIL, TO MODIFY THOSE TWO ANNEXATION & ZONING DEVELOPMENT AGREEMENTS TO WHICH THOSE CERTAIN PARCEL(S) OF REAL PROPERTY, COMMONLY KNOWN AS 12203 W. KARCHER ROAD, NAMPA, IDAHO, COMPRISING A TOTAL OF APPROXIMATELY 29.60 ACRES, MORE OR LESS, ARE SUBJECT, DESCRIBED IN ORDINANCE NOS 3771 AND 3772, RECORDED ON FEBRUARY 8, 2008, AS INSTRUMENT NOS. 2008006946 AND 2008006947, RECORDS OF CANYON COUNTY, IDAHO, RESPECTIVELY, SO AS TO MAKE MODIFICATIONS THERETO RELATING TO LEGAL DESCRIPTIONS, CONCEPTUAL PLANS AND CONDITIONS OF APPROVAL, TO MATCH A NEWLY PROPOSED SITE DESIGN AND LAYOUT; DIRECTING THE CITY PLANNING DIRECTOR TO ALTER THE USE AND AREA MAP ACCORDINGLY; PROVIDING RS 7 (SINGLE FAMILY RESIDENTIAL – WITH A "REQUIRED PROPERTY AREA" OF AT LEAST 7,000 SQUARE FEET) AND RP (RESIDENTIAL PROFESSIONAL) ZONE DESIGNATIONS FOR CERTAIN LANDS, COMMONLY KNOWN AS 12203 W. KARCHER ROAD, COMPRISING A TOTAL OF APPROXIMATELY 29.60 ACRES, MORE OR LESS; DETERMINING THAT SAID ZONING IS IN THE BEST INTEREST OF THE CITIZENS AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF NAMPA, IDAHO; REZONING SAID PROPERTY FROM RS 8.5 (SINGLE FAMILY RESIDENTIAL – WITH A "REQUIRED PROPERTY AREA" OF AT LEAST 8,500 SQUARE FEET) TO RS 7 (SINGLE FAMILY RESIDENTIAL – WITH A
"REQUIRED PROPERTY AREA" OF AT LEAST 7,000 SQUARE FEET) AND RP (RESIDENTIAL PROFESSIONAL); PROVIDING FOR RECORDERATION; INSTRUCTING THE CITY ENGINEER TO DESIGNATE SAID PROPERTY AS RS 7 (SINGLE FAMILY RESIDENTIAL – WITH A "REQUIRED PROPERTY AREA" OF AT LEAST 7,000 SQUARE FEET) AND RP (RESIDENTIAL PROFESSIONAL) ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND REPEALING ALL ORDINANCES, RULES AND REGULATIONS, AND PARTS THEREOF, IN CONFLICT HEREWITH. (Applicant Kent Brown representing Providence Properties LLC)

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 Bruner and SECONDED by Haverfield to pass the preceding Ordinance under suspension of rules. Mayor Kling asked for a roll call vote with Councilmembers Rodriguez, Skaug, Haverfield, Bruner voting YES. Councilmember Levi Voting NO and Councilmember Hogaboam was ABSENT. The Mayor declared the ordinance duly passed, numbered it 4447 and directed the Clerk to record it as required.

MOTION CARRIED

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

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, VACATING A TEN-FOOT (10') WIDE BY SEVENTY (70') FOOT LONG PORTION OF THAT CERTAIN RIGHT-OF-WAY COMMONLY KNOWN AS LONE STAR ROAD, ADJACENT TO 561 LONE STAR ROAD, IN NAMPA, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF IN CONFLICT HEREWITH. (Applicant Mitchell Page)

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 Skaug to pass the preceding Ordinance under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the ordinance duly passed, numbered it 4448 and directed the Clerk to record it as required.

MOTION CARRIED
Item #7-6. – The following Ordinance was read by title:

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO, TO PROVIDE RS 6 (SINGLE FAMILY RESIDENTIAL – WITH A "REQUIRED PROPERTY AREA" OF AT LEAST 6,000 SQUARE FEET) ZONE DESIGNATION FOR CERTAIN LANDS, COMMONLY KNOWN AS 714 SMITH AVENUE, NAMPA, IDAHO, COMPRISING APPROXIMATELY 0.70 ACRES, MORE OR LESS; DETERMINING THAT SAID ZONING IS IN THE BEST INTEREST OF THE CITIZENS AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF NAMPA, IDAHO; REZONING SAID PROPERTY FROM RA (SUBURBAN RESIDENTIAL) TO RS 6 (SINGLE FAMILY RESIDENTIAL – WITH A "REQUIRED PROPERTY AREA" OF AT LEAST 6,000 SQUARE FEET); PROVIDING FOR RECORDATION; INSTRUCTING THE CITY ENGINEER TO DESIGNATE SAID PROPERTY AS RS 6 (SINGLE FAMILY RESIDENTIAL – WITH A "REQUIRED PROPERTY AREA" OF AT LEAST 6,000 SQUARE FEET) ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND REPEALING ALL ORDINANCES, RULES AND REGULATIONS, AND PARTS THEREOF, IN CONFLICT HEREWITH. (Applicant Susan Schindler)

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 Skaug to pass the preceding Ordinance under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the ordinance duly passed, numbered it 4449 and directed the Clerk to record it as required.

MOTION CARRIED

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

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, VACATING THAT CERTAIN ALLEY RIGHT-OF-WAY LOCATED WITHIN THE NAMPA INDUSTRIAL CORPORATION FIRST ADDITION SUBDIVISION, RUNNING NORTH OFF INDUSTRIAL ROAD; DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF IN CONFLICT HEREWITH. (Applicant Engineering)

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 Bruner to pass the preceding Ordinance under suspension of rules. Mayor Kling asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the ordinance duly passed, numbered it Corrected Ordinance 4412 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 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)

8-2. 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 Nampa 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)

8-3. 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)

8-4. 1st reading of Ordinance 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) (PH was 6-17-2019)

(9) Executive Session

Item #9-1- Mayor Kling presented the request to adjourn into Motion to Adjourn into Executive Session Pursuant to Idaho Code 74-206 (1) (j) to consider labor contract matters authorized under section 67-2345A [74-206A] (1)(a) and (b), Idaho Code.

MOVED by Haverfield and SECONDED by Rodriguez to adjourn into executive session at 9:29 p.m. pursuant to Idaho Code 74-206 (1) (j) to consider labor contract matters authorized under section 67-2345A [74-206A] (1)(a) and (b), Idaho Code. The Mayor asked for a roll call vote with all councilmembers present voting YES. The Mayor declared the

MOTION CARRIED
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MOVED by Rodriguez and SECONDED by Haverfield to conclude the executive session at 10:17 p.m. during which discussion was held regarding Idaho Code 74-206 (1) (j) to consider labor contract matters authorized under section 67-2345A [74-206A] (1)(a) and (b), Idaho Code. The Mayor asked for a roll call vote with all Councilmembers present voting YES. The Mayor declared the

MOTION CARRIED

MOVED by Rodriguez and SECONDED by Haverfield to adjourn the meeting at 10:18 p.m. The Mayor declared the

MOTION CARRIED

Passed this 15th day of July 2019.

____________________________________
MAYOR

ATTEST:

____________________________________
NAMPA CITY CLERK