

REGULAR COUNCIL WILL START AT 6:30 P.M.
PUBLIC HEARINGS START AT 7:30 P.M.

Call to Order, Pledge to Flag and Invocation

Roll Call

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

Proposed Amendments to Agenda

Any items added less than 48 hours prior to the meeting are added by Council motion at this time

Consent Agenda

- 1) Minutes of the Regular Council Meeting of February 19, 2013, Board of Appraiser Minutes, Airport Minutes, Planning & Zoning Commission Minutes, Library Board Minutes, Committees, Department Reports
- 2) Bills
- 3) Third Readings of all Ordinances by Title Only
- 4) Final Plat Approvals:
 - a) None
- 5) Authorize Public Hearings:
 - a) None
- 6) Authorize to Proceed with Bidding Process
 - a) Safe Routes to School (SR2S) Materials
 - b) 2013 Utility Master Plan Updates
- 7) Approval of Agenda
- 8) 2013 License Renewals

Recognition of Visitors

Communications

Vikki Chandler – Presentation of Audit
Bryan Taylor – Prosecuting Attorney Year End Review

Staff Communications

Michael Fuss – Staff Report
Rodney Ashby – Chapter 6 of Comprehensive Plan

Unfinished Business

- 1) Third Reading of Ordinance for a Rezone from RS 8.5 to RP at 2718 East Locust Lane and Adjacent Parcel for Caribou Mountain Ventures, LLC (**Postponed at the Request of Staff due to lack of Supporting Documents**)
- 2) Third Reading of Ordinance for Vacation of the 20 foot by 300 Foot Alley between 11th Avenue South and 12th Avenue South and between 2nd Street South and 3rd Street South within a DH Zoning District for Gardner Company Representing the Property Owner Nampa Development Corporation (**Postponed at the Request of Staff due to lack of Supporting Documents**)
- 3) Third Reading of Ordinance for Annexation & Zoning to RS 18 at 512 N Middleton Road for Dean Anderson & Shirley Ware(**Postponed at the Request of Staff due to lack of Supporting Documents**)

- 4) Third Reading of Ordinance for De-Annexation of 3022, 3100, 0 or 3220 and 3302 Caldwell Boulevard(**Postponed at the Request of Staff Due to Lack of Supporting Documents**)
- 5) Third Reading of Ordinance for Annexation and Zoning to RS 6 at 2701 Sunnyridge Road for James and Susan Marion (**Postponed at the Request of Staff Due to Lack of Supporting Documents**)
- 6) DECISION - Request for Deferral of Landscaping and Paving Requirements for 4421 and 4423 E Victory Road (Pipeline Inspection Services, Inc)
- 7) DECISION - Urban Renewal Plan Containing a Revenue Allocation for the Historic Mercy Hospital Area
- 8) First Reading of Ordinance for the Urban Renewal Plan Containing a Revenue Allocation Area for the Historic Mercy Hospital Area

New Business

- 1) Adoption of CDBG Program Year 2013 Application & Guidelines
- 2) Ordinance Correcting Assessment for 2012 Utility LID 154
- 3) **Request to Pass Preceding Ordinance Under Suspension of Rules**
- 4) Bid Award for South Canyon Street Rebuild Project
- 5) Adopt COMPASS Five Year Incremental Population Projection Through 2040
- 6) Approve District Budget Factor Determination for Contract Service for Year 2014 from Nampa Fire Protection District
- 7) Authorize Ridgecrest Golf Course to Receive Bids for Irrigation Upgrades
- 8) Authorize Purchase of Golf Carts for the Nampa Golf Courses
- 9) First Reading of Ordinance to Create Sidewalk LID 155
- 10) **Request to Pass Preceding Ordinance Under Suspension of Rules**
- 11) Motion to Adjourn into Executive Session Pursuant to Idaho Code 67-2345 1 (c) to Acquire Interest in Real Property

Public Hearings

- 1) Consideration of Creation of Sidewalk LID 155

Next Meeting

- ◆ **Regular Council at 6:30 p.m. – Monday, March 18, 2013 City Council Chambers**

Adjourn

Individuals, who require language interpretation or special assistance to accommodate physical, vision, hearing impairments, please contact the Planning Department at Nampa City Hall, (208) 468-5484.

REGULAR COUNCIL
February 19, 2013

The Mayor called the meeting to order at 6:30 p.m.

The roll of the Council was taken with Councilmembers Henry, Kren, White and Thorne present.

The Mayor presented an amendment to the agenda for approval of the Summary of Publication for Chapters & Sections in Title 10 Planning and Zoning.

MOVED Kren and **SECONDED** to **approve the Consent Agenda** with the above mentioned amendment and the **Minutes of the Regular Council Meeting of February 4, 2013; and Special Council Meetings of January 28, 2013 and January 30, 2013; Airport Commission Minutes; Library Commission Minutes and commission and committee minutes; department reports, bills; all third readings of ordinances by title only; final and preliminary plat approvals: 1) None; and authorize the following public hearings: 1) None; and Authorization to Proceed with the Bidding Process: 1) Proposals for Café Services at Nampa Municipal Airport; 2013 License Renewals: None; and approval of the agenda.** The Mayor called asked all in favor say aye with all Councilmembers present voting **AYE**. The Mayor declared the
MOTION CARRIED

Lombard Conrad Architects presented the LEEDS award for the Hugh Nichols Public Safety Building to the Council. LCA Architects are proud to present this plaque to the City of Nampa and the Nampa Development Corporation indicating that the US Green Building Council has verified that the Hugh Nichols Public Safety Building has achieved LEEDS Silver Certification.

LEED – Leadership, Energy, Environmental Design is the Nation’s preeminent program for the design, construction and operation of high performance buildings. The Hugh Nichols Public Safety building achieved LEEDS Silver Certification for energy use, lighting, water and material use as well as incorporating a variety of sustainable strategies such as the use of high efficiency mechanical system which uses ground source heat pumps, highly efficient lighting systems which reduce energy consumption by 30%. Over four million pounds of construction waste was diverted from local landfills during construction. Water efficient plumbing features are expected to save over 223,000 gallons of water per year. Building materials with high content of post and pre-consumer recycled materials was used throughout the facility. By using less energy and water this building will save money for tax payers, reduce greenhouse gas imitations and contribute to healthy environment for residents, workers and the community.

LCA Architects worked closely with the general contractor ESI, Ken Fisher, Nampa Development Corporation; Brad Daniels, Nampa Police Department; Dennis Davis, Building Department; and other City staff to ensure that the LEEDS Silver Certification requirements were met from the first day of construction to the completion of the building.

Congratulations you have demonstrated tremendous leadership, foresight and vision in your commitment to a prosperous and sustainable future for the community.

Public Works Director Michael Fuss presented a staff report to update the council on current projects as follows:

Over the next several months the Wastewater Program Management Team (WPMT) will present information about the upcoming sewer rate increase to the Nampa Community.

- **Update of Wastewater Activities –**

A **utility bill insert** has been developed that briefly explains why sewer rates will be increased for all Nampa customers (See Exhibit B). The insert also includes an invitation to an informational public open house that will be held on April 16. This information is being distributed to all customers through the February, March and April utility billing cycles.

Nampa's wastewater website has been updated. The website www.wastewater.cityofnampa.us/ now includes information about the upcoming sewer rate increase and an announcement for the April 16 public open house.

A **phone line system** has been set up so Nampa citizens can have the opportunity to personally ask questions and express their concerns about the sewer rate increase. Notes will be recorded for each call and all messages will be returned within 24 hours. The phone number is (208) 468-5441.

Meetings with industrial customers are being scheduled. One-on-one meetings will be held with Nampa's major industries over the next few weeks

The WPMT has met with the City's Utility Billing Department to provide information about the rate increase so City staff can accurately answer questions. A document of commonly asked questions-and-answers (See Exhibit C) was developed for this meeting and copies were given to City staff

- **Planned Activities** – Throughout February and March the WPMT will continue to communicate with Nampa residents, businesses, and industries. Activities will include:

Communicating with approximately 320 commercial/business customers that are most impacted by the sewer rate increase. The rates for some customer classes, with the exception of SE2 (residential, car washes, retail stores) and industrial customers, could be as high as 65%.

Holding a combined advisory group meeting with Nampa's Wastewater Advisory Group and Industry Working Group. The meeting is expected to be held the first of March.

A **public open house** will be held on Tuesday, April 16, from 4:00 p.m. to 7:30 p.m. at the Nampa Civic Center. The open house will be an opportunity for the community to learn more about the rate increase and the need for upgrades to the City's wastewater treatment plant.

- **Street Division Snow Removal Update** – Street Division Staff continues their efforts maintaining City streets. Ice melt (magnesium chloride), sand, and plowing activity has occurred during snow events. Flooding and storm drain cleaning has been addressed as needed. Crews are also busy sweeping streets and vacuuming up applied sand. The following highlights man hours and material expenditures since the last Staff Report of February 4. Estimated 2013 fiscal year totals are also noted:

- ***Snow/Flood Event No. 6*** ***Report for January 29-February 12, 2013***

Task and/or Material	Hours	Gallons	Yards	Cost
Overtime	33			
Regular Hours	105			
Total Hours	138			
Mag Chloride		11,790		\$17,803.00
Sand			132	\$ 310.00
Total Cost		\$17,803.00	\$310.00	\$18,113.00

- ***Fiscal Year 2013 Totals (December 20, 2012 – February 12, 2013)***
 - Overtime: 392
 - Regular Hours: 915.5
 - Mag Chloride Gallons: 45,795
 - Mag Chloride Cost (Estimate): \$69,150
 - Sand Used Yards: 1,731
 - Sand Cost (Estimate): \$4,068
 - Total Material Cost (Estimate): \$73,218
- **RFP for Café Services at the Nampa Municipal Airport** – On January 28, 2013, the owners of Starvin Marvin's Blue Sky Café at the Nampa Municipal Airport notified the Airport Superintendent they wished to terminate their lease.

The café lease will expire April 28, 2013.

Staff is in the process of formalizing documentation for the Airport Food and Beverage Concession Request for Proposals (RFP).

Upon completion of the proposal process, recommendation of a new lease will be presented to Council for the Airport café.

Staff anticipates the following schedule:

EVENT	Due Dates & Deadlines
RFP Available	Monday, February 25, 2013
Pre-proposal Meeting	Thursday, March 7, 2013, at 3:00 p.m.
Proposal DEADLINE & Opening	Wednesday, March 27, 2013, by 3:00 p.m.
Anticipated Award Announcement	Wednesday, April 10, 2013
Airport Commission Lease Recommendation	Monday, April 22, 2013
New Lease Presented to City Council for Approval	Monday, May 6, 2013
Anticipated New Operation Begins	Tuesday, May 7, 2013

The third readings of the following Ordinance was postponed at the request of staff due to lack of supporting documentation.

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO CHANGING THE ZONE IDENTIFICATION SO AS TO **REZONE** REAL PROPERTY LOCATED AT **2718 EAST LOCUST LANE** AND ADJACENT PARCEL IN THE CITY OF NAMPA, CANYON COUNTY, IDAHO FROM **RS 8.5** TO **RP** SUBJECT TO THE TERMS OF THAT CERTAIN **DEVELOPMENT AGREEMENT** ENTERED INTO BETWEEN THE APPLICANT AND THE CITY OF NAMPA, AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY. (Applicant Caribou Mountain Ventures, LLC)

The following Ordinance was read by title only:

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO **MODIFYING** THAT CERTAIN **ANNEXATION & ZONING DEVELOPMENT AGREEMENT** FOR REAL PROPERTY LOCATED EAST OF **11TH AVENUE NORTH** BETWEEN **EAST CHERRY LANE & EAST BIRCH LANE** IN THE CITY OF NAMPA, AFFIXED TO ORDINANCE NO. 3427 RECORDED AS INSTRUMENT #200514438, RECORDS OF CANYON COUNTY, IDAHO, BY AMENDING EXHIBIT B THEREOF TO REZONE 5.38 ACRES OF SAID PROPERTY OFF EAST BIRCH LANE FROM BC TO RML & 2.89 ACRES OF SAID PROPERTY OFF CHERRY LANE FROM BC TO RS-7. (Applicant Northside Management)

The Mayor declared this the third reading.

MOVED by Henry and **SECONDED** to **pass** the preceding **Ordinance**. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the Ordinance passed, numbered it **4048** and directed the Clerk to record it as required by law.

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The third readings of the following two Ordinances were postponed at the request of staff due to lack of supporting documentation.

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO VACATING THE 20 FOOT BY 300 FOOT ALLEY BETWEEN 11TH AVENUE SOUTH & 12TH AVENUE SOUTH BETWEEN 2ND STREET SOUTH & 3RD STREET SOUTH WITHIN A DH ZONING DISTRICT IN THE CITY OF NAMPA, CANYON COUNTY, IDAHO AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY. (Applicant Nampa Development Corporation – Gardner Company)

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO, ANNEXING REAL PROPERTY LOCATED AT 512 N MIDDLETON ROAD IN THE CITY OF NAMPA, CANYON COUNTY, IDAHO, ZONING THE SAME RS 18, SUBJECT TO THE TERMS OF THAT CERTAIN DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE APPLICANT AND THE CITY OF NAMPA, AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY. (Applicant Dean Anderson and Shirley Ware)

The following Ordinance was read by title only:

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO VACATING A PORTION OF THE ACCESS & UTILITY EASEMENT IN AN RML ZONING DISTRICT LOCATED AT BROOKEDALE ESTATES NO. 1 IN THE CITY OF NAMPA, CANYON COUNTY, IDAHO, RETAINING THE REMAINDER OF THE ACCESS & UTILITY EASEMENT AND ITS CURRENT ZONING; AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY. (Applicant Trilogy Development)

The Mayor declared this the third reading.

MOVED by Kren and **SECONDED** to **pass** the preceding **Ordinance**. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the Ordinance passed, numbered it **4049** and directed the Clerk to record it as required by law

The third readings of the following two Ordinances were postponed at the request of staff due to lack of supporting documentation.

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, DEANNEXING REAL PROPERTY LOCATED AT 3022, 3100, 0 OR 3220 AND 3302 CALDWELL BOULEVARD, FROM THE CITY OF NAMPA, CANYON COUNTY, IDAHO, AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY. (Applicant Leo Taylor)

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AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO ANNEXING REAL PROPERTY LOCATED AT **2701 SUNNYRIDGE ROAD** INTO THE CITY OF NAMPA, CANYON COUNTY, IDAHO; **ZONING** THE ANNEXED PROPERTY **RS 6**; AND DIRECTING THE CITY ENGINEER TO ALTER THE USE AND AREA MAP ACCORDINGLY. (Applicant James & Susan Marion)

MOVED by Thorne and **SECONDED** to **suspend the third reading** of the following ordinance. The Mayor asked all in favor to say Aye with all Councilmembers voting **AYE**. The Mayor declared the

MOTION CARRIED

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, **AMENDING** THE FOLLOWING CHAPTERS AND SECTIONS OF TITLE 10, **PLANNING AND ZONING**, OF THE NAMPA CITY CODE, PRIMARILY REGARDING “SPECIAL EXCEPTIONS AND SPECIAL EXCEPTION PERMITS,” TO-WIT: SECTION **10-1-2, DEFINITIONS**, REVISING THE DEFINITION OF CONDITIONAL USE BY DELETING THE REFERENCE TO SPECIAL EXCEPTION AND ADDING THE REFERENCE AS A SPECIAL USE; SECTION **10-1-12, PROVISIONS APPLYING TO MISCELLANEOUS AND TEMPORARY AND TRANSIENT USES**, TO CORRECT THE SPELLING OF DRIVE-“THROUGHS” TO DRIVE-“THRUS,” AND DELETING REFERENCES TO SPECIAL EXCEPTION PERMIT; SECTION **10-2-5, DEVELOPMENT AGREEMENTS**, DELETING REFERENCE TO SPECIAL EXCEPTION; SECTION **10-3-2, SCHEDULE OF DISTRICT/ZONE LAND USE CONTROLS**, CLARIFYING LANGUAGE AND DELETING REFERENCE TO SPECIAL EXCEPTION; SECTION **10-24-1, PURPOSE**, DELETING REFERENCE TO SPECIAL EXCEPTION PERMIT; AND CHAPTER 25, **CONDITIONAL USE PERMIT**, DELETING SECTION **10-25-16, SPECIAL EXCEPTIONS**.

MOVED by Henry and **SECONDED** to **pass** the preceding **Ordinance**. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the Ordinance passed, numbered it **4050** and directed the Clerk to record it as required by law.

The Mayor presented a request to **approve the Summary of Publication** for Ordinance **amending chapters and sections** in Title 10 Planning and Zoning.

MOVED by Kren and **SECONDED** to **approve the Summary of Publication** for Ordinance **amending chapters and sections** in Title 10 Planning and Zoning. The Mayor asked all in favor to say Aye with all Councilmembers voting **AYE**. The Mayor declared the

MOTION CARRIED

The Mayor presented a request for **deferral of landscaping and pavement requirements** for **4421 and 4423 East Victory Road** for **Pipeline Inspection Services Inc.**

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Planning & Zoning Assistant Director Robert Hobbs presented the request explaining that Pipeline Inspection Services, Inc. has been in business at this location since 2004. The site is comprised of two light industrial zoned parcels, 4421 and 4423 East Victory Road owned by Mad River Development. At present we operate out of a 4,600 square foot shop building on the parcel addressed as 4423 East Victory Road. In November of 2012, we applied for a building permit (B9169-12) to construct a new 6,000 square foot equipment storage building on the parcel addressed as 4421 East Victory Road in order to house our fleet of commercial trucks and construction equipment out of the weather. As we are not a retail operation, there is no customer traffic in and out of the site, only our trucks and employees. Surrounding land use is rural residential or bare farm/pasture ground with no pedestrian sidewalks or walkways, or curb and gutter improvements on East Victory Road.

We are requesting a deferral of the requirements to provide landscaping along East Victory Road and paving of the drive aisles, parking, and building approaches as follows:

- Landscaping – a minimum of five years or until such time that East Victory Road is widened and improved.
- Paving – a minimum of five years.

Councilmember Henry asked if this was in the City limits. (Yes.) As I understand it reading their short letter, they just don't want to do it. I am looking for extenuating circumstances and I don't see any in their letter. (No.)

Mayor Dale said that this is something that we have done for other businesses, similar who don't have the development of curb, gutter, sidewalk right up to their property in some areas on the north side as well.

Robert Hobbs said some of the City code standards really in order to change them would require rewriting the code. You can apply for a variance for certain things. By the same token, certain kinds of aspects sight improvement etc. are not normally forgone and so staff has the authority simply to forego enforcement at any time if we choose to depending on what the code says specifically has to happen at any given point and time. But rather than do that, we would rather bring it to Council to see what your position is on letting them have any type of deferral they would like and really when you went to them to justify that and if they choose to come and speak or not if they provide you with something in writing, that is really on their shoulders.

Mayor Dale asked if that was a deferral not a waiver. (Correct.)

Council President Thorne said that they are just asking for a deferral because there is nothing else in the neighborhood that has had these improvements made on them. They would be a satellite kind of stuck out there in the middle of nowhere and we are imposing something on them that does not enhance the neighborhood because nobody else has done it, either defer it until someone else develops around them and then it can be completed.

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Robert Hobbs said that is the question. It is a matter of if you have improvements to a certain point in the sand, if you will, and someone down the road would like to improve the property but they like the deferral that this application seeks. You rather let that gradually grow out to them those improvements be put in along the way as development happens out there or do you start with them and let it work from them in both directions as well as where it is terminated already further back down the road?

Councilmember Henry said they were just recently annexed in. Do you know what the purpose of the annexation was? Was it for getting water and sewer?

Robert Hobbs said that frankly I can't remember off hand. They did want to develop a shop on there as kind of a stand alone business building on the property. They already had some little out buildings and some materials there but to basically run a business from. If I remember right, their startup costs right now in their view holding them back a bit financially for putting in the pavement work. We do require that of other business again this is one of those where they felt since they were out on the fringe that maybe the City would let them have some time.

Councilmember Kren said all we have is the letter here. There is not a sight plan of what we are talking about. How many feet of landscaping frontage are we talking about? Do you know?

Robert Hobbs said that they showed me a sight plan once and I should of asked for a copy. My apologies. I am going to estimate approximately based on building size, probably upwards around 150 feet.

Councilmember Kren said that his thoughts are the landscaping side of it. I see. . . that could be all filled in later I guess, or we could require it now. I think that I could have some leniency on the landscaping but on the paving to me what is the difference if you are outside the City limits a little further out or inside the city, real close to the core of the City? We still require paving for cars to pull in and out so they are not tracking mud in and out. On the construction yard behind the business where they are going to park trucks, I don't have a problem with them putting down that reconstructed asphalt but if they are going to come off of Amity, I think that they ought to have paved the area where they park cars in front of the operation. Its ah, they are still going to be tracking mud in and out of there and I don't see the real difference whether they are a half a mile out of the City or if they are in the core of the City. We require, we require.

Robert Hobbs said that Council should know that when we sit down with someone or they come to us with a question like this, that we tell them here is what the code requires and here is what you would normally be tasked with doing and as they seek answers to their questions. Is there anything that I can do about this? Is there anything that I can ask for or any way that I can ask for relief or at least some kind of break on when I have to do these things? And that is when we have to say really the only method that we have right now on a lot of this is just simply that you ask for some type of deferral where we could take and handle that for you. We would just as soon

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send it to Council, have them review it and see if they have a recommendation back to staff on how long if to let them have it. It is easy to simply tell them that is the rule, sorry. They are given at least the opportunity to at least seek something.

Councilmember Henry said that he kind of agrees with what Steve is saying on if there is anticipation that there is going to be some widening of Victory, is that something that is coming down the pike sometime within the next few years? Michael do you know about Victory? I am sorry I just kind of threw that at you. He said that he wanted to hold off on landscaping a minimum of five years or until Victory Road is widened or approved.

Michael Fuss said that Victory would. . . we look at our pavement management and we would not be back to Victory. We are about four or five years out from getting back to looking at whether we would be widening or maintaining that area. It is in pretty bad shape right now so it would certainly be a candidate for a rebuild, depending on funding. We tend to look at widening at that time but I can't guarantee that we would widen it. It is pretty rural at this point.

Councilmember Henry said that I guess I am thinking it was their decision to come into the City and I imagine that they didn't come into the City because they wanted to pay higher property taxes. I would guess that there was some benefit to them and I guess that benefit would be hooking up to our utilities. I am kind of guessing because we don't have a lot of documentation here but unless there is some real extenuating circumstances, I don't know that we generally grant variances because they just don't want to do it. They didn't even come here to plead their case and so. . .all we have is a one page letter from them that basically said that we don't want do it right now and I struggle with that.

Mayor Dale said historically I will mention that we have given deferrals not variances permanent variances or waivers to several commercial and industrial sights on the north side over there in that industrial area there so they have a deferral until such time that the roads are rebuilt in that area. That has been done several times. Never in this area. This is a new area. It is mostly farm ground as they say in their letter.

MOVED by Kren and **SECONDED** to **grant the deferral of landscaping requirements at 4421 and 4423 East Victory Road for Pipeline Inspection Services Inc.** for five years and not grant the deferral for the pavement requirements.

Council President Thorne asked for clarification. Councilmen, I understood that at the beginning you were thinking that paving requirements off of the road into their property but you would still allow them to use recycle as far as their parking area goes.

Councilmember Kren said in the back and I don't think it is a City requirement to pave behind the structure. Robert can you clarify that?

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Robert Hobbs said that code does require that any place or any location that vehicle traverse or park, store be paved. Exceptions are for large sales or storage lots where you have heavy equipment, machinery like for mining operations or you have semi-trucks for sale for example or you are a contractor's yard. Generally the GW of those vehicles are in far excess of your standard automobile, pickup truck type traffic. I noted in the letter, they say that only trucks and employees in there but even still on. . .With standard, we expected to see paving and striping and so forth for the employees, for the vendors, for the clients or customers that come in. So again this is without a deviation by code there is really only one way to say we will defer with tasking you developer, business owner with having to put these in for a period of time to let you have your incubator start up and then at a juncture, put in the improvements.

Councilmember Kren said just for clarification on the motion. Like I said earlier, I don't have a problem with the recycled asphalt behind the building where they are going to park. But in the front entrances and off of Victory and in the parking area, it should be a hard surface and that would be my motion.

Councilmember Henry said that he would second it for sake of discussion. The discussion on the landscaping would be if we approve it as presented, we are giving them a minimum of a five year variance but within six months a business comes up next to them closer to the City and wants to get annexed in and start a business, then we are almost going to have to give them a deferral because these guys get to wait for five years. Is there some way that we can word this that says a maximum of five years or until another commercial business develops next to them or across the street or something like that?

Councilmember Kren said that he was fine with that. If you want to make a subsequent motion or just add to the motion and it is a waiver, not a variance.

Mayor Dale said it is a deferral.

Councilmember White said there is no customer traffic in and out of the site. I just wanted to clarify that aspect. They don't have customers. It is just where they are storing their large trucks and construction equipment. I just want to know the difference because we just approved deferral for Hunter's Pointe at our last meeting or the one before that. So I just want to know, and that is a business and there are customers there, correct? I am just struggling with one week we do and the next week we don't. Robert can you help me out there, give me some clarification on that.

Robert Hobbs said that you are right about your concern. The consistency is a desirable issue. But again this is an area where as I have been saying but maybe not well enough. The letter of the law says do this. No ifs, ands or buts about it. So then the question is what the timing of accomplishing that is, the code also basically lines that out for people. You build a project or you add on to an existing or you change use but then it spells out that is the time to put in the

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improvements. It is easier to think of that necessarily being done in situations where I think part of the issue is the distance away from City proper, in sense the core of it. If you were to do something like ask for a deferral, ask for a deferral right across the street maybe, in the minds of some that might be a little less justifiable then if you are out on the fringe and for that same reason the Council in the past has looked as you will see in another item coming up here request by developers with their subdivisions to have either a waiver recommended to the County or sometime of deferral in time putting in certain improvements. But what the code doesn't have and maybe we should have at some point are some parameters for that. kind of like you have some subjective criteria for a variance with parameters there. Yes, you can go to Council but you need to justify based on these grounds and then you will hear it accordingly. You will never have an exact science I don't think. You can only say you have to do it or you don't have to do it in the end.

Councilmember White said I would kind of like to go back to one of the first points that was made by Councilmember Henry. We don't have anything. We don't have any information from them. We don't have. . . I don't know if this is a financial hardship or because if you just read what is in front of us which is very little, plus there is not a site plan of what too. So I am not sure how much of the ingress and egress. Is there one? Or is there two? (There are two of those.) Okay, so I would agree that rather than mud and all of that out into the road, that is not a good thing for us to say, yeah go ahead and do that. But I just wish that they had been here to present their request.

Mayor Dale said that there is always a possibility if the Council should choose, you could defer action on this and request that the applicant show up. You could do that if you wanted to do that.

Councilmember Kren said that you might be able to see a site plan. That might be better.

Councilmember Kren and Councilmember Henry withdrew their previous motion of **grant the deferral of landscaping requirements at 4421 and 4423 East Victory Road for Pipeline Inspection Services Inc.** for five years and not grant the deferral for the pavement requirements

MOVED by White and **SECONDED** to **table the request for deferral** until the next regular Council meeting and direct staff to send a letter to the applicant requesting their presence at the meeting and bring a site plan. The Mayor asked all in favor to say Aye with all Councilmembers voting **AYE**. The Mayor declared the

MOTION CARRIED

The Mayor presented an **application** for a **new on-premise beer, wine and liquor license** for the **Blue Sky Café** located at **3143 East Greenhurst Road** for Rusty and Robin Moore, Moore Enterprises, LLC.

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MOVED by Kren and **SECONDED** to **approve the new on-premise beer, wine and liquor license** for the **Blue Sky Café** located at **3143 East Greenhurst Road** for Rusty and Robin Moore, Moore Enterprises, LLC. The Mayor asked all in favor to say Aye with all Councilmembers voting **AYE**. The Mayor declared the

MOTION CARRIED

The Mayor presented an **application** for a **new on-premise beer and liquor license** for **3 Kings** at **306 North Kings Road** for Jessica Dzuro.

MOVED by Henry and **SECONDED** to **approve the new on-premise beer and liquor license** for **3 Kings** at **306 North Kings Road** for **Jessica Dzuro**. The Mayor asked all in favor to say Aye with all Councilmembers voting **AYE**. The Mayor declared the

MOTION CARRIED

The Mayor presented an **application** for a **transfer** of an **on-premise beer, wine and liquor license** for **Whiskey River** at **1314 First Street South** for **Chis Strawn**.

MOVED by Kren and **SECONDED** to **approve the transfer** of an **on-premise beer, wine and liquor license** for **Whiskey River** at **1314 First Street South** for **Chis Strawn**. The Mayor asked all in favor to say Aye with Councilmembers Henry, Thorne and Kren voting **AYE**. Councilmember White voting **NAY**. The Mayor declared the

MOTION CARRIED

The Mayor presented a request to **waive the city subdivision improvements** for a **county subdivision** located on the **north side** of **Lake Shore Drive** just west of **South Powerline Road** for **Blake Wolf**.

Councilmember Kren declared he would be abstaining from voting.

Blake Wolf presented the request explaining that I own 8.98 acres on the north side of Lake Shore Drive, west of Powerline. I recently got approval through Canyon County for a rezone from A to RR. This property does lie in the City of Nampa area of Impact but is not in the Nampa City limits. My intention for this parcel is to add three additional residential building lots making a total of four residential lots. Because of the history of this parcel and the original parcel, I must go through the platting process for a legal subdivision through Canyon County. I also want to note, all lots will have their own septic and well because City services are not available.

I am writing you to request a subdivision design exception for this subdivision for frontage landscaping, sidewalk, curb, gutter, street lighting, chain link fencing (adjacent waterway) and pressurized irrigation.

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If you refer to exhibit A, you will see there is no common lot for entry proposed but a total of three subdivision accesses including a shared access for the two western most lots. This landscaping requirement, including sidewalk, curb, gutter, street lighting and chain link fence along the canal do not fit into the rural feel and nature of this small development and are not consistent with surrounding rural properties. These requirements have been waived in the recent past, including the small development off Upland and Powerline less than a half mile north of my proposed subdivision.

I am also asking to waive the subdivision requirement for a pressurized irrigation (PI) system. I had an irrigation expert from Agri-lines Irrigation Inc. bid this project along with another local pump company. The PI system itself was affordable to put in but the power cost to operate the pump was an excessive amount and unreasonable to expect a homeowner to pay on a monthly basis. Simply put, there are not enough lots/homeowners to afford the cost to operate an appropriate size of acreage. As an alternative to a central PI system, I will be providing water to each lot via open ditch and appropriate size piping. This will give each homeowner the option to use inexpensive means to irrigate any additional footage above the legal amount allowed for their well. This style of irrigating is consistent with the surrounding rural properties and the infrastructure is already in place.

MOVED by Henry and **SECONDED** to **grant the request to waive the city subdivision improvements for a county subdivision located on the north side of Lake Shore Drive just west of South Powerline Road for Blake Wolf.** The Mayor asked all in favor to say Aye with Councilmembers White, Thorne and Henry voting **AYE.** Councilmember Kren **ABSTAINED** The Mayor declared the

MOTION CARRIED

The following Resolution was presented:

A RESOLUTION OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, AUTHORIZING THE DESTRUCTION OF THE FOLLOWING RECORDS: PARKS FILES AS PROVIDED BY RECORDS RETENTION SCHEDULES PREVIOUSLY ADOPTED BY CITY COUNCIL RESOLUTION

MOVED by Henry and **SECONDED** to **pass the preceding Resolution** as presented. The Mayor asked for a roll call vote with all Councilmembers present voting **YES.** The Mayor declared the Resolution passed, numbered it **10-2013** and directed the Clerk to record it as required.

MOTION CARRIED

The Mayor presented a request for a **bid award for well #4 casing liner project** and to **authorize the Mayor to sign the contract with Post Drilling Inc.**

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Michael Fuss presented a staff report explaining that in order to continue utilizing Well #4, the existing well casing needs to be lined.

Construction is estimated to take less than two months.

Staff received two (2) bids for construction; the apparent low bid satisfies all the necessary public bidding requirements. Staff recommends the award be given to the lowest bidder, Post Drilling Inc. in the amount of \$74,900.00

The contractor will be required to provide all necessary bonds, insurance certificates, and other documents as required. Once the necessary information is submitted, the agreement can be executed and the Notice to Proceed can be issued.

MOVED by Thorne and **SECONDED** to **award the bid to Post Drilling Inc.** in the amount of **\$74,900.00** for the **well #4 casing liner project** as requested. The Mayor asked all in favor to say Aye with all Councilmembers voting **AYE**. The Mayor declared the
MOTION CARRIED

The Mayor presented a request to **authorize staff** to install **“No Parking” signs along North 19th Street.**

Code Enforcement Supervisor Robin Collins presented a staff report explaining that this section of North 19th Street is located between East Karcher Road and Arlington Drive.

This section of the street acts as a single ingress/egress drive into the subdivision.

This request was brought to the City from residents within this subdivision. The residents have stated cars are being parked along 19th Street, making it virtually impossible for vehicles to pass.

The Nampa Fire Department inspected the location and agrees that “No Parking” signs should be posted.

The Engineering Division and Code Enforcement have discussed the issue and have no objection to the posting of “No Parking” signs along this section of North 19th Street.

The Code Enforcement Division has discussed the issue with the Traffic Division and they are prepared to install signs if approved is granted.

Staff recommends approval for the designation of NO PARKING at this location.

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MOVED by Henry and **SECONDED** to **approve** the **installation** of “**No Parking** “ signs along **North 19th Street** between East Karcher Road and Arlington Drive. The Mayor asked all in favor to say Aye with all Councilmembers voting **AYE**. The Mayor declared the
MOTION CARRIED

The Mayor opened a **public hearing** to **repeal** and **reenact Chapter 23, Signs** of Title 10 Planning and Zoning of the Nampa City Code.

Robin Collins presented the staff report explaining that this report provided information regarding the newest proposed revisions to the sign code that are intended to address the business community’s stated need to increase their identity through signage, and also address legal issues with regard to the First Amendment rights. It included a brief analysis of the proposed revisions. The majority of the revisions are due to legal findings from a current training webinar we attended. A few minor changes were made in response to the sign contractors responses.

The current sign code regulates the amount, placement, and type of signage that businesses may install. The current sign code prohibits all types of flags and banners to be installed within the city limits, with the exception of two weeks for a grand opening event. In response to concerns voiced by the business community in 2009, City Staff began efforts to examine the City’s current sign ordinances. City Staff decided it would be prudent to review the entire commercial sign code since it was officially developed 39 years ago. Staff’s goal was to find opportunities to suffice the community’s needs for more flexibility in advertising, but also meet the City’s needs of avoiding clutter and negative aesthetics within our community. Staff also ensured that the proposed sign ordinance would align with the City’s newly adopted Comprehensive Plan.

Public outreach was accomplished through an open house, and two different surveys. Staff took information collected from the public outreach and developed the draft ordinance. Once the draft was completed, staff met with the City Council and the Planning and Zoning Commission during a joint sign code workshop in January, 2012. Staff went through all the potential modifications in detail. During these discussions the Council and Commission shared its thoughts and provided staff with general feedback regarding the proposed changes. Staff was asked to make a few adjustments to the proposed ordinance and bring it back for a second joint meeting for review and discussion.

On February 23, 2012, City Council and the Planning and Zoning Commission, along with staff held their second joint workshop to discuss the revisions that City staff had been asked to make. The Council and Commission expressed support for the proposed ordinance and gave direction to begin preparation of the hearing process before the Planning and Zoning Commission and the City Council.

On April 10, 2012, City Staff brought the new sign ordinance before the Planning and Zoning Commission for approval to recommend proceeding to City Council. During the meeting,

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approximately six to eight citizens from the community attended the meeting. All of the citizens originally testified in opposition of the ordinance with valid concerns. However, once staff clarified the language of the code, ALL but one (1) citizen was satisfied with what was being proposed. The one (1) citizen that was opposed to the ordinance was a sign manufacturer. There were no other citizens that attended the meeting either for or against the proposal.

In May of 2012, City staff brought the new sign ordinance before the City Council for approval. During the meeting it was discussed that perhaps sending the proposed ordinance out to various sign companies for a chance to review and comment may be of value.

Staff proceeded by sending the sign ordinance out to 16 sign companies that conducted business within the City of Nampa. After a period of two months, three sign companies responded with comments.

On September 27, 2012, staff and legal counsel attended a webinar regarding Crafting and Enforcing Local Regulations and Signs and Billboards. This webinar proved information regarding the First Amendment and the Fourteenth Amendment rights. After being educated on areas of speech which are protected, what being content neutral means, and what questions a jurisdiction should ask when writing an ordinance, staff took on the task of re-writing our ordinance. This re-write would not only clean up some areas that were in the proposed ordinance, but would clean up areas within the code that have existed for 30 plus years. This re-write changes the code to be "content neutral", and to regulate based on zoning district, land use, size, type of sign, height, location/setbacks, etc. and not based on what the sign will advertise or the purpose of such sign.

On December 13, 2012, a new joint P & Z and City Council workshop was held. The purpose of this workshop was to update the Commission and Council on staff's findings, along with discussing the new changes and the impacts of such. Council and Commission requested some changes and revisions to some areas within the draft, and staff has made the changes accordingly.

On January 8, 2013, the draft sign ordinance was presented before the Planning and Zoning Commission for public hearing. After a brief discussion on the billboards, it was unanimously decided that the item should be tabled until the next commission meeting.

On January 23, 2013, the draft sign ordinance was presented before the Planning and Zoning Commission. The billboard section of the sign ordinance was reverted back to the original language in the code for the present time. The billboard section will be re-visited in the future. Planning and Zoning Commission approved the ordinance for continuance to the City Council for public hearing.

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The proposed sign ordinance is fundamentally the same as the ordinance presented back in April and May. Changes have been made to the sign ordinance to allow it to be “content neutral”, and comply with the Constitutional Amendments of free speech. These changes would include number changes and references to other sections of the code, reformatting. A few changes were made to the ordinance to address concerns on reader board signs. The major revisions to the sign ordinance that are being presented are as follows:

- Re-work all definitions to ensure there is no language that addresses what the message can and/or must contain, or references that may be perceived as regulating content. All definitions have been revised to ensure content neutrality.
- Added definition for Event Center to allow for specific type of signage at these sorts of facilities.
- Re-Classified all signage that is not of a permanent nature into a category of “temporary signage”. This would include types of signs used for commercial advertising, general residential advertising, political campaign signs, and similar.
- Removed the definition of on-site and off-site signage. Defining on-site and off-site signage is considered as regulating content. There should be no reference to being able to advertise for only something that is on that site. (making this content neutral)
- Add in “message substitution-copy language” to address copy changes for advertising of noncommercial vs commercial speech.
- Removed references to off-site billboard signs, and renamed them as “billboard type” signs.
- Reverted back to the original language for billboards.
- Split out regulations for signage within commercial and residential areas (based on zoning district, land use, and type of sign)
- Provided more flexibility in the residential zoned districts to all for specific type of sign, location, size and height, but not regulate what the sign advertises. (content neutral)

This has been an on-going effort as I previously noted. With input and assistance from city staff, both the residential and business community, sign companies, and public officials, the code is believed ready for adoption. Staff feels strongly that we have provided a code that allows the community the flexibility to choose the “type” of signage they wish to display, provides for a much more lenient sign code, yet provides the City some limitation on the amount of signage allowed in order to protect against saturation if you will, or a larger proliferation of signage that would have a negative impact on the aesthetics of our community as a whole.

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

MOVED by Thorne and **SECONDED** to close the public hearing. The Mayor asked all in favor say Aye with all Councilmembers present voting **AYE**. The Mayor declared the
MOTION CARRIED

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MOVED by Henry and **SECONDED** to **approve the repeal and reenact of Chapter 23, Signs** of Title 10 Planning and Zoning of the Nampa City Code 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

The Mayor opened a **public hearing** for a **variance** to section **10-23-4-K** in order to allow a **sign** larger than 32 square feet. The applicant is requesting approval of a 90 square foot sign to be placed on the front of the Harvest Life Church building, located at **11437 West Orchard Avenue** within an **RS-6** zoning district for **Mussell Construction Inc.** representing Harvest Life Church.

Mike Mussell, 320 11th Avenue South presented the request.

Robert Hobbs presented a staff report.

Those appearing in favor of the request were: Kurt Celmer, 224 Caldwell Boulevard

No one appeared in opposition to the request.

MOVED by Henry and **SECONDED** to close the public hearing. The Mayor asked all in favor say Aye with all Councilmembers present voting **AYE**. The Mayor declared the

MOTION CARRIED

MOVED by White and **SECONDED** **approve variance** to section **10-23-4-K** in order to allow a **sign** larger than 32 square feet. The applicant is requesting approval of a 90 square foot sign to be placed on the front of the Harvest Life Church building, located at **11437 West Orchard Avenue** within an **RS-6** zoning district for **Mussell Construction Inc.** representing Harvest Life Church. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the

MOTION CARRIED

The Mayor opened a public hearing for an **Urban Renewal Plan** containing a **revenue allocation** for the **Historic Mercy Hospital area**.

Economic Assistant Director Beth Ineck presented a staff report explaining that the Historic Mercy Hospital was constructed in 1919.



The building is a significant historic and cultural icon. The community worked for ten years to raise funds to construct a modern hospital in a time when most cities our size did not have a hospital. The building was designed by Tourtellote and Hummel, one of Idaho's leading architectural firms of the 19th and 20th Centuries. One of the few buildings in Nampa that was designed by the firm.

The building has been left vacant for a decade and the site has been deteriorating since it was vacated between 1999 and 2002.

The current condition requires City Resources. There are continuous issues with broken windows, open entry into the building and weed violations. Code Enforcement has visited the site over 500 times since 2004 due to violation complaints and law enforcement has had over 150 calls for service to the site since 2010.

The estimated investment needed is \$7M for asbestos and lead abatement, new roof, mechanical, electrical, plumbing, finishes masonry and foundation work. The façade needs restored and the water lines need upgrades for fire flow capacity and fire hydrants. The sidewalk, curb, gutter, storm water drainage, and on-street parking area needs repaired or replaced.

The potential re-use and financial gap. It will be a 50 unit senior housing the full development cost per unit is \$150,000, new construction cost per unit is approximately \$98,000. The financing for the project does not work without tax credits and TIF.

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Tax Credits: The developer to seek Historic Preservation Tax Credits and Low Income Housing Tax Credits – LIHTC require a 5% match from the local government to be competitive in the application and TIF is the only potential source for local match.

The District encompasses one property owner and the necessary right of way to facilitate infrastructure improvements. The developer is requesting formation of the district which is a project specific district. The project is a partner with private developer to upgrade infrastructure to the site, right of way improvements and historic façade. There will be a reimbursement agreement with the developer and the agreement will terminate once the reimbursement contract is fulfilled.

The current assessed value is \$361,680. After the investment the estimated assessed value is \$2.5M. Increment value is \$2,138,320. The property taxes paid currently are \$6,510, the increment taxes paid \$38,489. Up to ten years reimbursement agreement not to exceed \$350,000.

The renewed investment in this structure would eliminate an abandoned building that has become an attractive nuisance for criminal activity. It would provide needed affordable senior housing in Nampa. Increase the tax value for all taxing districts and preserve a cultural and historic icon in our community.

Those appearing in favor of the request were: Chance Hobbs, Community Developer Inc., 5323 West Moon Lake Drive – Meridian

Those appearing in opposition to the request were: Ron Harriman, 329 Creekside Place; Linda Barrows, 1724 East Amity Avenue; Kim Blough, 2913 Garrity Boulevard; Maurice Clements, 7326 Rim Road; Hubert & Charlene Osborne, 4199 East Switzer Way; Ronalee Linsermann, 6821 Deer Flat Road; Bob Gaddis, 503 19th Avenue South; Natalie Corder, 4388 East Lochsa River Drive; Joe Equisquiza, 441 Aurora Drive; Dean Robertson, 6965 East Greens Drive; John L. Runft, 1020 West Main Street Suite 400 – Boise; Marcia Yrapan, 1403 4th Street South.

MOVED by Henry and **SECONDED** to close the public hearing. The Mayor asked all in favor say Aye with all Councilmembers present voting **AYE**. The Mayor declared the **MOTION CARRIED**

Beth Ineck said one of the first questions that were addressed was historic standing. We have been working closely with the State Historic Preservation Office (SHPO). The building in its current state because of the façade that was done in the late sixties or early seventies, does not allow it to qualify it for the National Register of Historic Places. However, with the removal of that and the return of the initial grand entrance proposed by the developer, it will be eligible for the National Register of Historic Places and we are working with the State Historic Preservation Office to go through the process to do that.

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There were some comments on paying back bonds and debt. I want to reiterate there will be no debt issue by the Nampa Development Corporation for this project. There is no risk to the development corporation or the City for this. It is a 100% reimbursement so the developer is required to make these infrastructure improvements and the waterline upgrades.

The waterline upgrades represent \$135,000 of the cost. The streetscape and on-street parking improvements represent \$105,000 and the historic façade restoration represents \$110,000 for a total of \$350,000. So these are all expenses that would be required by the developer to put up-front into the project. And we would then only pay them back after they have paid their property taxes for the year. We would then issue them a check for reimbursement of those property taxes until we hit that 350,000. So there are no bonds to be issued for this project. And there is no indebtedness that will incur on behalf of the agency.

In regards to the competition with other senior housing units in the City, within the Community Development Department with their consolidated plan for the Community Development Block Grant funds, we do identify a significant need for low income housing within the City. There is a shortage of more than a 1,250 rental units for low income households. With the census information, we have 580 people currently living in Nampa in poverty that are 65 years or older representing seven percent of our population. As Chance has mentioned, this project does address individuals that are 55 years and older.

On the figures that are different in the presentation, we will just note that the only figure that was different from previous presentations provided for Planning & Zoning and the Nampa Development Corporation was the estimated total project costs. As we have been going through this process over the last several months, the developers have been working with their team to refine their budget estimates. And it went from \$7,000,000 to \$8,600,000 with their additional analysis which then translates to a difference of the cost per unit. But that is the only figure that is different. All of the figures in terms of the projects that will be funded through this plan and the total project costs remain the same.

I think those were all the questions I had written down and I will stand for any additional questions.

Mayor Dale said he just wanted to reaffirm that at the end of the day, if this project goes through, the City will not own the project, will not own the building, will not have any financial obligation to maintain or do anything on the block. Is that correct?

Beth Ineck said that was correct. The only thing that we will own are the sewer/water line upgrades in the public right-a-way.

Councilmember White wanted to ask Chance Hobbs a question. I would like for you to give me that run down again of the financing as you stated where all these different sources.

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Chance Hobbs said he could take her through the difference between the \$7,000,000 figure and the \$8,600,000. The \$7,000,000 figure is a net figure.

So the total sources and uses on this thing. Sources will housing tax credits administered through Idaho Housing and Finance Agency (IHFA). That application will be run around September 7th or so. How that works is that we are awarded federal tax credits that are allocated to IHFA on an annual basis. We then take those tax credits and we sell them in the private equity market. As Beth has mentioned, we are working with SHPO to put the building on historic registry which will then allow us to utilize historic tax credits. And again, sell those to a private investment group. On top of that, we will have financing from the City if that is approved. We will have a small amount of CDBG funds to help assist with the restoration on the brick façade, the streetscape as well as the brick three foot fence going around the property. So really the façade and grounds are the CDBG funds. IHFA has approximately four to six million dollars sitting in their account for neighborhood stabilization program one. There are three of those programs. One issued within 2008 or 2009. So IHFA is in a position where they need to use those dollars or they lose those dollars. They go back to the Feds. So we have requested IHFA to change their plan to allow for multi-family properties which will allow us to come in here and take the debt side off so we can start our process. They are requesting around \$500,000 in NSP funds.

There is a gap in there. On top of all these sources, you are talking about a major rehabilitation of a structure that was built in 1919 and bringing it up to a LEED certified level. It will be energy efficient and we also have historic items that we have to deal with to put it on the historic registry an really give it a new life for the next fifty to eighty years in Nampa. There will be a gap left over at the end. At that point, the developer leaves money on the table in a form of a deferred development fee, so equity in for the general partner. And that hopefully pays off over the next fifteen years. If the cash flows...If it does, it doesn't. The way the rates are structured so low, they don't cash flow. So most often times, we end up leaving our money in the developments.

We are a non-profit housing developer. Our goal is to provide affordable housing to those that are on fixed incomes. We understand that this is an expensive program. But at the same time, the private market is not doing it and that is where we have found an edge. Several developers throughout the state have put up thousands of units for families and seniors and given them a safe place to live.

Councilmember Kren said that when they first considered the plan and having a new district, I was actually opposed to it. I actually listened to the comments from all those who are opposed to it and it kind of reaffirms my thoughts on it. As Beth stated, this is a new district. It has additional revenue with different goals and objectives and in my mind; it is a modification to the existing plan. I am still having a struggle with the way our former agency was set up. I was on the board when Bob Schmidt was on the City Council and the reason it was approved was some language that was put in there that it would have to take one half plus one of the City Council to modify the goals and objectives. I am still hanging my hat on that. When you look at article 900 of the existing plan, it

says all modifications must be approved by a positive vote at least one half of the full City Council plus one. Substantial modifications will be defined as additions or deletions of projects that is exactly what this is and I know Boise has additional plans and agencies, but their whole conception wasn't set up the way ours was. The reason it was put this way is to not deviate from goals and objectives. And that was the way it was designed. I know we had a little discussion and I still feel that our agency was set up in good faith to have one plan with specific goals and objectives and now we are deviating from that. I guess from being on the Council then, I am going to stick with not having another Urban Renewal District. We've heard from twelve individuals tonight that have taken their time out of their busy schedules to come over here and tell us they are not in favor. They are opposed. I think that is a clear message to me that it is probably not the best thing to consider. And I think it would be better served going to the private side of things and probably be done a heck of a lot cheaper if they find some private funding to accomplish what they would like to do. Again, under section 900 from the procedure of abating the plan is where I am going to stick to.

Councilmember Henry said his office is four blocks from this. It is really ugly and I would really like to see something done. The problem is, I don't think this is the way to get it done. Just to reiterate what Steve said, I remember the passion when the Urban Renewal District was formed back in 2006. They rallying cry was, "this is what we are going to do and when it is done, we are going to retire it. We are not going to keep adding things to it." Because what Bob Schmidt's big concern was once it is approved, you are just going to keep adding things to it. And it was pretty clearly stated if we look back through the minutes, that wasn't going to happen. Section 900, in my opinion, does state if there is substantial modification it takes the vote of the Council of half plus one. It is interesting that wording is identical because there was a law passed that gave Urban Renewal a little bit more flexibility on amending it, but this new plan stuck with this same wording.

I think that when I talk to people about Urban Renewal, one of their frustrations is that it is done without any input and it can have a real impact on their taxes. And they are saying, why can't we have a say? Well the legislature, I think last year, passed a new law that a new agency that is formed has to go before the voters. We can sort of circumvent that by saying, we're not going to create a new agency. We are just going to create a new district within this agency and then we don't have to go to the voters.

What I would like to see us do is something like what you did, Mayor, several years ago with the old Urban Renewal District. Let's go to the voters. Let's get an advisory vote. These are the people that are impacted. Let's ask them their opinion if this is a good use of tax dollars to revitalize this. We have an election coming up in May for the City Council. That question, if we want to extend it from four to six. I don't see any reason we couldn't have an advisory vote to see what the citizens think of this idea. Once that vote is done, I think it would go a long way, in my opinion, in helping us as a City Council to decide what to do with this matter.

Council President Thorne said he had sat in his chair for fifteen years and I think this is the most difficult decision that has come before me in that length of time. I am sweating. I understand the

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arguments that have been given here tonight about how this does not pencil out. And in reality, it does not pencil out looking at \$170,000 a unit versus \$98,000 a unit in building new. That is \$72,000 difference for one unit. I've thought from the beginning of this that for senior housing, it seemed like to me that it makes more sense for senior housing to be all on one level so people can access it from the street other than having to go inside an interior and try to find an elevator. It seems to me that seniors do better on being able to come in on a zero entry level.

The thing that is really giving me mixed feelings here and mixed emotions is the fact that is there value to historic preservation? Or do we just tear everything down and say, let's build new. I think that I spent some time in Europe. I don't think they ever tear a project down in Europe. Everything that is over there is 400 or 500 years old and they go in and renovate it. In the United States, if it is thirty years old, we tear it down. So we have to ask ourselves, was the old Dewey Palace, did it have any worth? It is gone. I have heard a lot of people in this town say that if the Dewey Palace were here today, there would be a private concern that come in and renovate it. But I don't know if they would. Dr. Kammer tried that with the old City Hall. He said he would buy the old City Hall and he would find someone that would go in and renovate it and rebuild it and we will have this historic preservation. We are going to have a new library built. The place where the library is now is an old bank that has been there for a number of years. Are we going to tear it down? Or is somebody going to come in and buy it and rebuild it.

I guess I am bringing this argument up because I am really twisted here. I really am. I see some value to some historic preservation. I see some value to that. Just as a side note, I guess there is some sentiment there because I was born in that building. I was looking forward to maybe dying in it. I may not be able to go there because maybe my income is a little higher than what they will let in there. I'm really twisted. I just don't know which way to go on this. I do want to point out the fact that it is technically, after the ten year payout, it is of no cost to the taxpayer. But that is the local taxpayer as far as the tip goes. But it is a burden on the taxpayers who pay federal dollars where we are sixteen trillion dollars in debt now. We say that everybody is getting their pocket of federal money. Why doesn't Nampa say, we know we are in debt? Here is all of this money that is being thrown at us, we better take it. Right now, we have a bird in the hand. We've got somebody who says that they are going to come in and renovate this and we are going to take care of it. If we turn this down, we are going to have that building probably sitting there for another fifteen or twenty years. Who is going to demolish it when all the windows are boarded up? I think there are one or two windows left now. In another three or four year, those will be busted out and we will have more boards on it. We will have more graffiti on it and we will have more weeds.

So my dilemma is, we've got somebody who is willing to come in and fix it. Locally, under the tiff it will self-pay for itself and we will get something nice there. I think we have also got to consider a little tiny bit we are going to have a block right across the street from it that is going to be vacant here in two or three years. Meaning the St. Paul's Church and school, are we going to have two whole blocks in the City of Nampa that is of no value until they are torn down or is there somebody

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that is going to come in and try to preserve this with their own dollars. I have got some real mixed emotions here tonight I want to hear from Pam.

Councilmember White said that Pam has some real mixed emotions too. There are a lot of things bothering me about things that I heard tonight. One of the things bothering me is we got of information that we had. . . they had three minutes to deliver and we didn't get to read because we was listening to what was said too and so I need more time for the material.

One of the things that is bothering me is that two of the Councilmembers came in here and were quoting each other and was using prior in which makes me think that there was prior discussion before this public hearing using the Bob Schmidt name and all of that kind of stuff and so I am kind of troubled about that.

Some of the things that bothered me were the fact that secretive meetings and shysters and that sort of thing were referred to and thrown out there. Not one single meeting in the time that I have been with Urban Renewal has been in secret all of them are in open meetings the doors are open. And anybody can come in here and anyone can ask questions and I believe that the individuals that spoke tonight, which by the way thank you, this is good information and I need time to go over that and thank you for taking the time and especially for doing the work to find that out and the attorney that was here. I appreciate that too. There is some good information there and I want to be able to read that and go in look into that a little further. But having said all of that, and thank you again for being here. I thank you Hubert Osbourne. You are the only one that I have seen at any Urban, any of the NDC meetings. Thank you for being there. I appreciate that and I appreciate that when you come here and share your views and opinions and the information that you had.

As far as those things that is very troubling to me as well because I will take exception to some of that because I have not been involved. And I am only speaking for me. I am not speaking for the individuals that I am very privileged to serve with, I am speaking for me, I have not been a part of any secretive or closed door meetings with regards to Urban Renewal. Now let me tell you, Urban Renewal is that an ideal? No it is not ideal. Do I have issues with it? Yes, I do. Because why? Because I am an individual. I am a taxpayer and I am a citizen of the United States. And I get an opinion just because of that. Do I have issues? Yes, I do. But do you know that right now as leaders in the community and our state, our hands are pretty tied by what legislators have allowed us. And what programs or what plans they have given us to use to further the tomorrows to work for tomorrow and progress in our community. Is Urban Renewal the best one? Probably. if all of us were honest and now I am speaking, excuse me, but no it is not but that what they have said we can do and I will tell you. I remember past different situations and when the current one and this would be thanks to Martin, Councilman Thorne, Councilman Kren and those that sat here when this came in because it is so specific and so confined in what it will do and that goes to the citizens. That is the credit to you, the citizens, because that is what you demanded and that was heard and that is what has happened. And so because of that and that it what we are allowed that is the plan that has been given to us and the legislation they are continuing to work on it. Because it is like one of the

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representatives said to me just last week. He said because we. . . I asked the question about Urban Renewal and see representative Youngblood is here tonight and he was at that meeting when I was there. And he said you know I will say it wasn't Mr. Youngblood did not say this one of the other legislators did. And he said you know Urban Renewal in Nampa is probably not the reason that the discussions and the changes and the different things because yours is so defined and so well thought out in the specifics of it are good but there are other communities in this state where Urban Renewal has run amuck, if I can use that word Mayor. And therefore that what is requiring them to continually to stay on top of it and that is what we elect them for and I appreciate them for that because that helps us as we work within what we are given by our state legislators that allows us to move into the future with the growth and with all of these things.

Now another thing that is troubling to me is this project. I kind of have two hats on here because I am on the board at St. AL's which was St. Mercy's. That the sisters of Mercy in this community... That is a very part of the life and the breath, the tapestry of who we are in Nampa. They started in tents that were they had and they moved from tents. And then I believe NNU gave them dormitory space so they could take care of the citizens in this community. As they moved, on the sisters of Mercy, this is a hundred almost a hundred years ago. I think about 100 years ago we are looking at. . . this is a part of who we are and it is their value and historical preservation and restoration. It is a part of. . . I wasn't here then, you were born in that building I think that is the coolest thing ever.

Here is another troubling one, and I am sorry I am running amuck but I apologize but it bothers me that you can't not compare the costs of new construction and the cost of restoration. It restores a part of who we are, where we came from in this community and to restore something that was that long ago you can't. . . that is not even on the same page, the same book, it's not even in the same room as comparison. New construction of course is way, is going to be way less than doing all of that. I will say too this is just me with a microphone, you will turn it off next time Mayor but. . . private industry, private developers we can. . . yeah that would be. . . that would be ideal, wouldn't it. I tell you what and I developed, has paid a lot of my bills in the past and you know what there is not money out there for private developers for not even for brand new construction it is still not working and I have Chance put together give me all of these resources again and I also understand the tax credit issue because we have been in discussions on those on a project very similar to that as private individuals to put this together. It is almost, I admire you because it is you want to talk about restraint and restrictions for this type of a project and when something like this, there is the potential of this working out in our community for. . . it provides health and safety changes which are in the water and the sewer, the curbs the sidewalks and the street improvements there are some health and safety there that we will tend to at the same time we will be able to realize the housing for seniors and affordable housing for individuals. You can shake your head at me and disagree with me but I know many of you out there are landlords, I know many of you are landlords and when we got the rents on. . . he also gave me those, I dare say that if you have a studio that it is \$200 or \$270 a month, that's just not existent really out there and that is affordable housing.

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Am I ready to make a vote or something? I have so much information here that I want to take and look into a beyond and I need to get my hands around that. I am not ready to vote on this tonight Mayor, and I apologize if that is a delay or that throws. . . I think that this is a very huge and important decision and I guess I have said enough. Thank you.

Mayor Dale said that given that again you have the opportunity that you could table the decision on this issue to the next Council meeting if you so choose and get time to go through the materials that were presented tonight that is an option.

Councilmember Kren said and I understand what Martin was talking about and the significance of being born in that facility and stuff. I think that the developer needs to be more creative. I know it can be done, and it doesn't necessarily have to be with another Urban Renewal Agency. A good example is the Masonic Temple that was done by a private developer. The gentleman was just before us here tonight, Mussell Construction. You guys have been in there. I am sure that all of you have been in there. I would have never thought that facility could have been brought up to that type of level but with a little ingenuity and a little forethought. I think even something like this facility that we are considering can be done with a private developer. And your thoughts about the senior housing being multiple stories, it is problematic. They need to maybe look at what they are really what trying to there. Senior housing going up in the elevators, I don't know if that is the best plan for that type of think but I mean just your thoughts about does it have to be knocked down. Does it have to be torn up? Does it have to be bulldozed? Not necessarily, Martin. I am speaking to you because your comments were a little bit designed toward that Martin. I think that you have to get the right... the developer in there with the right ideas and some forethought that can make this work. A good example is the Masonic Temple. I would have put money on that it would have turned out bad and it is a show piece for our community. It can be done with private development. That is all that I want to say.

Council President Thorne said that it is hard not to want to make more comments but I think that most things in this discussion have been brought out. I think I gave an argument for both sides and I guess I am still in the middle so maybe Pam's idea or Councilmember Whites idea is the better that we sleep on this for a little bit and kind of think it out and put these together because it does not pencil out. We have had the...I think 15 years or better for private development to do something there now and it was called the Mercy Plaza or something and used for three or four years (Valley Plaza) and was it not used for senior housing and if so why was it not successful?

Mayor Dale said that I can give you some of the answers for that it was not senior housing. It was a nursing home, which is a very different thing than what Chance is proposing here. That was assisted living, nursing home facility and the problem was the people that ran the facility did not keep it up and. . .Doug Strosnider out there. It was shut down because of life safety issues. They did not keep up on their life safety issues. It was not a good place to be. That is why it was shut down. They did not invest any money into it.

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Councilmember Henry said just a question of the rest of the Council. We do have a history of in the past getting advisory votes on Urban Renewal issues. What are your thoughts on, the other Councilmembers of just doing an advisory vote in May on this particular district?

Councilmember White said do I dare (go for it) I... This is March more or less. We are really staring March hard in the face here. It's so difficult. I am not against hearing the people's voices at all that is one of the greatest things, but the information it so hard to. . .We just got this tonight on all of this kind of stuff and I mean if you are just going to say are you for. . .I think every individual that stood up here, if you ask them if they are for affordable senior housing. they are going to say yes. But to understand and get into some of the methodology and some of this other stuff, I don't know if we can accomplish that to get the real true vote on what they are voting on. Does that make sense Councilman? I am sorry I think you know what I am trying to. . . .

Councilmember Henry said but that is why it is a little bit different on advisory than voting to do it. I think that the level of information doesn't have to be as great because basically the question is do you as a council want to expand the boundaries to include Mercy Housing? And we can certainly have that information available. But as I recall, Tom you can correct me if I am wrong, the advisory vote on extending the Urban Renewal District, that was done in pretty short order as I recall.

Mayor Dale said that it took quite a while to do that vote and I want to clarify, the advisory vote that took place on the first Urban Renewal District was an advisory vote whether or not we should pay for the improvements on Garrity and Kings Corner using the Urban Renewal District that existed. That is what it was on and it involved \$18M. It was a \$18M taxpayer funded project through Urban Renewal and subsequently we funded that through a bond. The GO bond which adds to the property tax bill that we pay in the City of Nampa is one of the reasons that it is why it is where it is at today. Two million dollars a year goes to that bond to pay off that bond that was voted on. The question on whether or not to have Urban Renewal in the City of Nampa was not the advisory vote. It was whether or not to pay for specifically Kings Corner and Garrity Boulevard improvements with an extension of the Urban Renewal District. The difference between this and I just might say this the difference between doing an advisory vote on this and that is there is no taxpayer dollars at risk on this project because it is totally a reimbursement by one property taxpayer the developer. That other vote involved \$18M worth of everyone's tax money. I think that there is a real difference in those two things.

It sounds like to me that folks need a little more time on this, so to move ahead. I think maybe a tabling which requires us to bring it back at the next Council meeting would maybe be in order.

Councilmember Kren said just a question to Councilmember White. In taking the additional information, I was just asking Martin Thorne do you need the same kind of information? Martin, what information do you need to make your decision? Are you looking for a certain thing? What are you looking for? We have, we have actually been discussing this for quite a long time and we have

had a lot of this information before. So I am just wondering what type of things that you are looking for Martin.

Council President Thorne said that I tried to look through this testimony from Ronald Harriman, which seems to me to have the most spelled out at what is stake in costs. And I guess the question that I have is again that I brought up, is it worth the \$170,000 a unit vs \$98,000 a unit to have renovate a site that we have in Nampa? The big thing that, I will spend more time on looking at these papers. And again I realize that many times when you get sheets like this there are facts that are facts and then there are facts that are facts. Some times we get facts that don't mean a lot either so would I enjoy having time to look at this, yes. Would it make a change in my decision? Right now, I am 50/50. I don't know where to go on this. I see some value to restore, do some historic restoration. The most thing to me is I see a bird in hand. I see somebody here that says yes, I will do this project and if we turn that down we are going to have that property vacant because I don't think. . I like to see the gentleman that spoke for this tonight and come up and say that we will form a group and we will develop that ourselves. We are private individuals. We will put our money with our mouth, but I don't think that is going to happen. I don't know of anyone that is going to come out and either renew this on their own and keep the historic preservation or come in and say I will tear all of this down and build new senior housing. I don't see it going either way. I see us living with this for another so many years. It is the bird in hand argument that sways me to say that we need to go ahead with this, but it doesn't pencil out. I could probably spend some time looking at this.

MOVED by White and **SECONDED** to **table** the **decision** on the **Urban Renewal Plan** containing a **revenue allocation** for the **Historic Mercy Hospital area** until the next Regular Council meeting on March 4, 2013. The Mayor asked for a roll call vote with Councilmembers Kren, Thorne and White voting **YES** and Councilmember Henry voting **NO**. The Mayor declared the

MOTION CARRIED

MOVED by Henry and **SECONDED** to suspend all of the readings for the following Ordinance and pass the ordinance. The Mayor asked for a roll call vote with all Councilmembers present voting **YES**. The Mayor declared the Ordinance passed, numbered it **4051** and directed the Clerk to record it as required by law

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, REPEALING & REENACTING CHAPTER 23, SIGNS, OF TITLE 10, PLANNING AND ZONING, OF THE NAMPA CITY CODE, TO-WIT: SECTION 10-23-1, PURPOSE, AMENDING THE INTENTION OF THE CHAPTER; SECTION 10-23-2, DEFINITIONS, ENACTING DEFINITIONS FOR ABANDONED SIGN, ADDRESS NUMBERS, APARTMENT COMPLEX, APARTMENT GROUP, APPROVED TESTING AGENCY, ART (MURAL), ATTACH, BALLOON, BILLBOARD SIGN, BUILDING OR STRUCTURE, BUILDING FACE, BUSINESS COMPLEXES(S), CAR WINDOW FLAGS, CANOPY, CERTIFICATE OF COMPLIANCE,

CERTIFICATE OF OCCUPANCY, COMBINATION SIGN, COMMERCIAL [STRIP/CONVENIENCE] SHOPPING CENTER(S), CONSTRUCTION SIGN, COMMUNITY (PUBLIC) WORKS OF ART, DILAPIDATED OR DETERIORATED CONDITION, DIRECTOR, DISPLAY SURFACE, EFFECT, ELECTRIC SIGN, ELECTRONIC DISPLAY, EVENT CENTER, FAÇADE, FLASHING, FLOODLIGHTED (INDIRECT LIGHTED) SIGN, GATEWAY STREETS, HEIGHT (OF SIGN), HOME OCCUPATION, ILLEGAL SIGN, ILLUMINATED, HALO, ILLUMINATED, INTERNAL, MALL, MARQUEE, MURAL, NONCONFORMING SIGN, NORMAL MAINTENANCE OF SIGNS, OPAQUE FACED SIGN, OVERHEAD ELECTRICAL CONDUCTOR, PEDESTRIAN PATHWAY, PERSON, ROOFLINE, SIGN PROGRAM, SNIPE SIGN, SPECIALIZED PURPOSE [BUSINESS] CENTERS, STREET FRONTAGE, TENANT SPACE, TRAFFIC CONTROL DEVICE (OFFICIAL), UNOBSTRUCTED, UNSIGHTLY SIGN, VEHICLE ACCESSWAY, VEHICLE BUFFER ZONE, VISION CLEARANCE (TRIANGLE) AREA, WAYFINDING SIGN, WIND SIGN, AND WORKS OF ART (PUBLIC), MODIFYING DEFINITIONS FOR APPROVED PLASTIC MATERIALS, DISPLAY, NONCOMBUSTIBLE, PENNANTS, SIGN, AND SIGN STRUCTURE, AND REPEALING DEFINITIONS FOR ANIMATION, COPY, IBC STANDARDS, MARQUEE OR CANOPY, NONSTRUCTURAL TRIM, SIGN AREA, STATIC (DISPLAY), VISION TRIANGLE, AND WALL (BUILDING FACE); SECTION 10-23-3, GENERAL RULES, TO REPEAL SECTION 10-23-3, PROHIBITED SIGNS, AND ENACT SECTION 10-23-3 ENTITLED GENERAL RULES APPLICABLE IN ALL ZONING DISTRICTS AND TO BOTH COMMERCIAL AND NON-COMMERCIAL SIGNAGE REQUIRING ALL NECESSARY PERMITS PRIOR TO BEGINNING ANY SIGN CONSTRUCTION, ERECTION, ENLARGEMENT, ALTERATION, RELOCATION, REPAIR, IMPROVEMENT, CONVERSION, EQUIPMENT, USE OR MAINTENANCE; DECLARING PERMITTING REQUIREMENTS; PROHIBITING THE PLACEMENT OF ANY SIGN WITHIN A UTILITY OR ACCESS EASEMENT, PUBLIC RIGHT OF WAY OR VISION TRIANGLE; AND SPECIFYING SIGN ATTACHMENT; SECTION 10-23-4, MEASUREMENTS, TO REPEAL SECTION 10-23-4, EXEMPTED SIGNS, AND ENACT SECTION 10-23-4 ENTITLED MEASUREMENTS ESTABLISHING AND DEFINING SIZE, DISPLAY SURFACE AREA, GROSS FACE AREA, HEIGHT, CLEARANCE, SPACING AND DENSITY AND SETBACKS; SECTION 10-23-5, COPY REGULATIONS, TO REPEAL SECTION 10-23-5, NONCONFORMING SIGNS, AND ENACT SECTION 10-23-5 ENTITLED COPY REGULATIONS PROVIDING A PROVISION FOR SUBSTITUTION OF NONCOMMERCIAL COPY IN LIEU OF ANY OTHER COMMERCIAL OR NONCOMMERCIAL COPY; SECTION 10-23-6, BLANKETING OF SIGNS, TO REPEAL SECTION 10-23-6, DISTRICTS' SIGN ALLOWANCES, AND ENACT SECTION 10-23-6 ENTITLED BLANKETING OF SIGNS APPLICABLE TO ALL PERMANENT TYPE SIGNS ESTABLISHING THE STANDARDS AND DIMENSIONS BY WHICH SIGNS MAY BE ERECTED IN THE SAME HORIZONTAL PLANE WITH OTHER SIGNS; SECTION 10-23-7, EXEMPT SIGNS, TO REPEAL SECTION 10-23-7, SPECIFIC SIGN TYPE REQUIREMENTS, AND ENACT SECTION 10-23-7 ENTITLED EXEMPT SIGNS THAT DESIGNATES THOSE SIGNS EXEMPT FROM THE PROVISIONS OF THIS CHAPTER; SECTION 10-23-8, PROHIBITED SIGNS, TO REPEAL SECTION 10-23-8, GENERAL

PROVISIONS AND REQUIREMENTS, AND REENACT THE PREVIOUSLY REPEALED SECTION ENTITLED *PROHIBITED SIGNS* AS SECTION **10-23-8**, AMENDED TO DESIGNATE THOSE SIGNS WHICH ARE PROHIBITED BY CODE; SECTION **10-23-9**, *SIGN PERMITS*, TO REPEAL SECTION **10-23-9**, *ADMINISTRATION AND ENFORCEMENT*, AND ENACT SECTION **10-23-9**, *SIGN PERMITS*, ESTABLISHING APPLICABILITY AND CRITERIA FOR SIGN PERMITS, TO INCLUDE THE IDENTIFICATION OF SUCH SIGNS FEES AND ACTIVITIES EXEMPT FROM PERMIT REQUIREMENTS; SECTION **10-23-10**, *SIGN VARIANCES*, TO REPEAL SECTION **10-23-10**, *DESIGN AND CONSTRUCTION*, AND ENACT SECTION **10-23-10**, *SIGN VARIANCES*, ALLOWING FOR THE GRANTING OF SIGN VARIANCES; SECTION **10-23-11**, *INSPECTION; RE-INSPECTION*, TO ENACT SECTION **10-23-11**, *INSPECTION; RE-INSPECTION*, PROVIDING FOR TYPES OF INSPECTIONS, REQUIREMENTS AND THE RESPONSIBILITY OF THOSE PERFORMING SUCH INSPECTIONS; SECTION **10-23-12**, *MATERIALS*, TO ENACT SECTION **10-23-12**, *MATERIALS*, ESTABLISHING REGULATIONS FOR THE QUALITY AND GRADE OF MATERIALS USED FOR THE CONSTRUCTION OF SIGNS; SECTION **10-23-13**, *SIGN SUPPORTS*, TO ENACT SECTION **10-23-13**, *SIGN SUPPORTS*, PROVIDING THAT SIGN SUPPORTS SHALL BE LOCATED ON PRIVATE PROPERTY UNLESS A WAIVER IS GRANTED; SECTION **10-23-14**, *GENERAL ILLUMINATION STANDARDS*, TO ENACT SECTION **10-23-14**, *GENERAL ILLUMINATION STANDARDS*, ESTABLISHING THE STANDARDS FOR EXTERNAL AND INTERNAL ILLUMINATION OF BOTH PERMANENT AND TEMPORARY SIGNS; SECTION **10-23-15**, *SIGNS INSTALLED OVER OR WITHIN THE RIGHT-OF-WAY*, TO ENACT SECTION **10-23-15**, *SIGNS INSTALLED OVER OR WITHIN THE RIGHT-OF-WAY*, PROVIDING PROVISIONS FOR OBTAINING A RIGHT OF WAY/ENCROACHMENT PERMIT FOR SIGNS INSTALLED OVER OR PROJECTING WITHIN THE RIGHT OF WAY; SECTION **10-23-16**, *SIGNS IN VISION CLEARANCE AREAS*, TO ENACT SECTION **10-23-16**, *SIGNS IN VISION CLEARANCE AREAS*, PROVIDING THAT SIGNS SHALL NOT BE LOCATED IN A VISION CLEARANCE (TRIANGLE) AREA UNLESS A WAIVER IS GRANTED; SECTION **10-23-17**, *SIGN MAINTENANCE*, TO ENACT SECTION **10-23-17**, *SIGN MAINTENANCE*, PROVIDING FOR THE MAINTENANCE OF SIGNS, SIGN STRUCTURES AND SURROUNDING AREAS; SECTION **10-23-18**, *SPECIFIC SIGN TYPE REQUIREMENTS*, TO REENACT THE PREVIOUSLY REPEALED SECTION ENTITLED *SPECIFIC SIGN TYPE REQUIREMENTS* AS SECTION **10-23-18**, AMENDED TO ESTABLISH GENERAL PROVISIONS AND STANDARDS FOR TYPE, SIZE, NUMBER ALLOWED, HEIGHT, LOCATION AND ZONING DISTRICT ALLOWED FOR ALL SIGNS PERMITTED BY THIS CHAPTER; SECTION **10-23-19**, *DISTRICT TEMPORARY SIGN ALLOWANCES*, TO ENACT SECTION **10-23-19**, *DISTRICT TEMPORARY SIGN ALLOWANCES*, PROVIDING GENERAL PROVISIONS AND SUPPLEMENTAL STANDARDS FOR TYPE, SIZE, NUMBER ALLOWED, HEIGHT, LOCATION AND ZONING DISTRICT ALLOWED FOR ALL TEMPORARY SIGNS; SECTION **10-23-20**, *DISTRICT PERMANENT SIGN ALLOWANCES*, TO ENACT SECTION **10-23-20**, *DISTRICT PERMANENT SIGN ALLOWANCES*, ESTABLISHING GENERAL PROVISIONS AND SUPPLEMENTAL

STANDARDS FOR TYPE, SIZE, NUMBER ALLOWED, HEIGHT, LOCATION AND ZONING DISTRICT ALLOWED FOR ALL PERMANENT SIGNS; SECTION **10-23-21**, *NONCONFORMING SIGNS*, TO REENACT THE PREVIOUSLY REPEALED SECTION ENTITLED *NONCONFORMING SIGNS* AS SECTION **10-23-21**; SECTION **10-23-22**, *ENFORCEMENT*, TO ENACT SECTION **10-23-22**, *ENFORCEMENT*, PROVIDING FOR ENFORCEMENT AND THE ABATEMENT OF SUCH SIGNS FOUND IN VIOLATION OF ANY PROVISION OF THIS CODE, AND TO PROVIDE THE PROVISION FOR PUBLIC LIABILITY BONDS AND APPEALS; SECTION **10-23-23**, *DESIGN AND CONSTRUCTION*, TO REENACT THE PREVIOUSLY REPEALED SECTION ENTITLED *DESIGN AND CONSTRUCTION*, AMENDED TO PROVIDE THE PROVISIONS FOR THE MINIMUM DESIGN, CONSTRUCTION, AND INSTALLATION OF ALL SIGNS INSTALLED AND TO ESTABLISH RESPONSIBILITY FOR SUCH.

The Mayor presented a request to **approve** the **Summary of Publication** for the preceding Ordinance.

MOVED by Kren and **SECONDED** to **approve** the **Summary of Publication** for the **preceding Ordinance** as presented. The Mayor asked all in favor to say Aye with all Councilmembers voting **AYE**. The Mayor declared the

MOTION CARRIED

The following Ordinance was not read for the first time due to the tabling of the decision on the public hearing for the Urban Renewal Plan.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO, **APPROVING THE HISTORIC MERCY HOSPITAL URBAN RENEWAL PLAN**; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO APPLICABLE TAXING ENTITIES, CANYON COUNTY, STATE AND OTHER OFFICIALS; PROVIDING FOR A LIMITATION ON ACTIONS AGAINST THE PLAN AFTER 30 DAYS FROM THE EFFECTIVE DATE OF THE ORDINANCE; PROVIDING FOR SEPARABILITY; AND PROVIDING AN EFFECTIVE DATE.

MOVED by Henry and **SECONDED** to **adjourn** into **Executive Session** at 9:21 p.m. pursuant **Idaho Code 67-2345 1 (c)** to *Conduct Deliberations Concerning Labor Negotiations*. The Mayor asked for a roll call vote with all Councilmember present voting **YES**. The Mayor declared the

MOTION CARRIED

MOVED by White and **SECONDED** to **conclude** the **Executive Session** at 9:39 p.m. during which discussion was held *on Deliberations Concerning Labor Negotiation Pursuant to Idaho Code 67-2345 1 (c)* and no decisions were made and no action was taken and reconvened into Regular Session.

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MOTION CARRIED

The Mayor adjourned the meeting at 9:40 p.m.

Passed this 4th day of March, 2013.

ATTEST:

MAYOR

CITY CLERK

SR2S MATERIALS GRANT CONSENT FOR BID

- The City received a grant for the purchase of thermoplastic crosswalk markings and school zone warning flashers
- The estimated cost of the materials is \$50,000
- The thermoplastic crosswalk markings will be installed by the Street Division at various locations near schools throughout the City.
- The school zone warning flashers will be installed by the Street Division around Birch Elementary

REQUEST: Authorization to proceed with bidding the SR2S Materials Grant.

**2013 UTILITY MASTER PLAN UPDATES
AUTHORIZATION TO PROCEED WITH REQUEST FOR
QUALIFICATIONS (RFQ)**

- The City budgeted to complete Sewer, Water, and Pressure Irrigation Master Plan updates in FY 13
- The FY 13 Budget authorized the following amounts for master plan updates:
 - Wastewater \$200,000
 - Water
 - Domestic \$200,000
 - Pressure Irrigation \$200,000
- The master plan updates are being put out under a single RFQ to take advantage of the cost savings created by the overlap of some of the tasks needed for each master plan such as:
 - Evaluation of demographics and population growth pattern, etc.
- In accordance with the required Qualification Based Selection (QBS) process, selection of professional services for this project needs to be completed by a RFQ
- Upon completion of the prequalification process, recommendation for a firm to complete the master plan updates will be brought before the Nampa City Council
- Staff anticipates completion of the master plan updates in early 2014

REQUEST: Authorization to proceed with RFQ process to select a firm to complete Sewer, Water, and Pressure Irrigation Master Plan Updates.

CITY OF NAMPA
REGULAR COUNCIL

March 4, 2013

STAFF REPORT BY PUBLIC WORKS DEPARTMENT
MICHAEL FUSS, P.E., PUBLIC WORKS DIRECTOR

The Wastewater Program Management Team (WPMT) submits the following updates regarding the City's wastewater rate increases:

Ongoing Wastewater Activities

- Utility bill inserts explaining the rate increase have been delivered to 10,000 households. Another 20,000 inserts remain to be delivered
- Nine inquires/comments have been received (all from residential customers), which include seven phone calls and two emails as follows:
 - Information about the various customer classes and respective rate increases
 - Impact to water customers with private septic systems
 - Desire for monthly, rather than bi-monthly, billing
 - Encouraged written communication from the City to focus on the positive environmental and health benefits of the upgrade rather than the rate increase
 - Question as to why the City should make upgrades at the plant based on regulations from an overly invasive and fiscally irresponsible federal government
 - Inquires about the upcoming open house
- Each customer has received a verbal or written response
- The WPMT is in process of meeting with industrial customers to provide anticipated amounts of the rate increase

Upcoming Wastewater Activities

- Correspondence will be mailed shortly to approximately 320 commercial/business customers. The rates for some customer classes could be as high as 65% with the exception of SE2 (residential, car washes, retail stores) and industrial customers

Stormwater Advisory Group Kickoff

- The Stormwater Division values and appreciates input from community members regarding its program activities. To that end, Staff intends to revive the Stormwater Advisory Group

- The first project scheduled for implementation is the design and placement of interpretative signage along Indian Creek. The signage will be bilingual (Spanish) and provide stormwater educational materials
- Letters of invitation will be sent to community members to participate. It is the objective of City Staff to include representatives from the following stakeholder groups:
 - Developers, business/industry and commercial interests
 - Hispanic business owners and professionals
 - Residents, neighborhoods and homeowner associations
 - Civic, school and nonprofit organizations
 - Elected officials
 - Low income and minority groups
 - Environmental groups
 - Construction contractors
- The first meeting is scheduled for Tuesday, March 19, from 4:00 to 6:00 p.m. at the Nampa Civic Center

Delay in Billing Cycle

Unfortunately Staff must report that an overall billing delay has occurred. The delay began with computer issues and was further compounded by snow, cold weather, frozen meters, and holidays. The delays have resulted in some customer bills reflecting approximately 20 extra days in the billing cycle. The extra days will result in some unusually high bills. We can assure you that Staff is working to catch up on the billing cycle through additional resources and overtime. Furthermore, utility bills will be leveled out over time with shorter days in future cycles and no customers will be billed more than actual usage at any time.

Urban Renewal Plan for the Historic Mercy Hospital Area
Economic Development Staff Report
March 4, 2013

Several individuals testified before the City Council during the public hearing regarding the formation of a new urban renewal district for the Historic Mercy Hospital Area. Staff has reviewed the written testimony provided to the City Council by members of the public. Additional information regarding each of the points identified in the written testimony is provided below.

Comment: This project subsidizes private business in direct competition with others with general property tax dollars.

- No general fund property tax dollars will be utilized for this project. The developer will be eligible to receive a reimbursement of its tax dollars for a set period of time for the costs of infrastructure and historic façade improvements necessary to make the project feasible.
- The development is a low-income senior housing project. All residents of the facility are subject to income verification and rent caps. The use of urban renewal funds is an economic development incentive to achieve two goals identified in the Comprehensive Plan: the preservation of historic structures and the creation of higher density low-income senior housing.

Comment: This project will create higher property taxes in Nampa.

- This project will have no impact on other tax payers in Nampa. This property already exists and the taxing districts already provide services to it. The redevelopment of the parcel will not create undue additional service demands on the taxing districts. In fact, bringing the building up to code may reduce the need for service. Since this property has been vacant, the City of Nampa has had over 500 calls for service for Police, Fire and Code Enforcement related issues.

Comment: This project will create more debt to be paid by all tax payers.

- No debt will be issued by the City or the Nampa Development Corporation to complete the projects. The NDC, the City of Nampa and its citizens will not be in any way responsible or liable for the success of the project. The developer will bear all development costs and will only be reimbursed if the project creates new tax revenue. If the project fails, no liability exists for the urban renewal agency or the City to reimburse costs.

Comment: The Mercy Hospital will be a government facility and result in higher tax burdens on the City.

- At no time will the City or the NDC take ownership of the property. The property is currently privately owned and will continue to be. It will not result in a higher tax burden on the City.

Comment: Community Development Inc's financial are not available – who has checked them out?

- Community Development, Inc. is a reputable non-profit housing developer with a strong track record with Idaho Housing and Finance Association for completing similar projects throughout Idaho and in several states. The criteria and process to obtain low income housing tax credits is extremely rigorous. Community Development, Inc. has demonstrated a history of being awarded these tax credits and completing development projects. Additional information on the low income housing tax credits and the application process maybe found on the IHFA website, www.idahohousing.com

Comment: Question the structural integrity of the building.

- The City has provided all of our records on the history of the building and the structural integrity to the developer. In addition the developer has hired their own architectural and engineering consultants to evaluate the integrity of the building. Through their own due diligence they have deemed the building a viable rehabilitation project.

Comment: Question the eligibility of the building for the National Register of Historic Places.

- The building in its current state with the false façade on the entry of the building is not an eligible building for the National Register. However, several conversations and a site visit by the State Historic Preservation Office have identified that with the reconstruction of the original entry the building will be eligible for the National Register of Historic Places. As a component to the overall project the developer will return the original entry and restore the exterior. Upon completion of the exterior restoration the developer will seek a listing on the National Register of Historic Places.

Comment: This project will extend the use of urban renewal by three years.

- This project does create a new urban renewal district that will be governed by the Nampa Development Corporation however the plan adopted with the creation of this district has its own distinct timeline and list of projects. Upon completion of the projects and the reimbursement to the developer the district will terminate. This district will likely terminate prior to the termination of the current Economic Development Redevelopment Plan district that encompasses the downtown area.
- The plan specifically states in Section 800 Duration of the Plan: *It is the intent of this Plan for the termination of the District upon completion of the financial obligations to fund the three Projects outlined herein.*

Comment: Overall cost of the project is higher than what could be constructed new.

- The costs to renovate a historic property and complete the redevelopment necessary for a new type of use are typically greater than the cost of new construction. The overall proforma for the project is a feasibility component the developer must determine before moving forward. Urban renewal will take no risk in the project. Urban renewal would provide funding for public infrastructure improvements to and around the site and a historic facade grant to restore the brick work and original wood windows.

Comment: It is discriminatory to rebuild the facility with taxpayer funds targeting a special group of people.

- The only funding being utilized for the project is from the private developer undertaking the renovation. There will be NO immediate impact (positive or negative) to the taxpayers of Nampa or the other taxing districts. Each district will continue to receive revenues based on today's assessed value and will not suffer ANY decrease as a result of this new district. At the expiration of the reimbursement contract and the district, the districts will all receive the benefit of the increased valuation of this project added to the base assessment roles.

Comment: The City Council is abdicating their authority to the NDC Board with no oversight.

- The NDC Board is a creation of the City. All board members are appointed by the Mayor and City Council upon the completion of each board member's term. Two City Council members sit on the NDC Board. The Council retains the ability to remove the NDC Board and appoint itself in its place. I.C. 50-2006(b)(4).

Comment: \$7 Million taken from U.S. Taxes to fund this project.

- \$7 Million will not be taken from U.S. taxes to fund this project. The financing for the project is culminating multiple funding sources. A majority of funding necessary to complete the project is private financing and equity.

Comment: It is cheaper to build single family housing.

- The Comprehensive Plan for the City of Nampa identifies higher density housing as a goal in Chapter Three – Housing. Many seniors prefer to live in apartment settings because they can no longer manage the maintenance required to live in a single family home. The decision to build single family housing verses multi family housing is not a decision point for this project.

Comment: The Old Mercy Hospital should be auctioned off to private ownership or demolished and the land sold to a competent competitive developer.

- The facility has remained in private ownership and will continue to be privately owned. The city never has and will not take ownership of the site with this project.

Overall this project is supported by the Nampa Historic Preservation Commission, Canyon County Historical Society and the Northwest Nazarene University District. Code Enforcement officers have provided information to the surrounding neighbors of the site and a public open house was held at St. Paul's Church on December 4th. All of the feedback provided to city staff through these outreach efforts has been extremely positive. If the City fails to partner with the private developer to provide adequate infrastructure and assist in the historic façade restoration the historic Mercy Hospital will continue to deteriorate and serve as a haven for criminal activity; further jeopardizing the vitality of the neighborhood. It should be noted that no taxing entities have objected to this proposed urban renewal plan.

To:

Mayor Tom Dale

Nampa City Council

Bob Henry

Stephen Kren

Martin Thorne

Pam White

On behalf of the Board of Directors of the Canyon County Historical Society, I am writing to support Mr. Chance Hobbs' effort to restore and preserve the 1918 Mercy Hospital building on 16th Ave S. between 8th Street and 9th.

Nampa has a less than stellar history concerning the preservation of our historic buildings. Here is a chance to do the right thing and preserve one of the pivotal buildings in Nampa's history.

We understand the Nampa city council is divided concerning what to do with it. The building has been empty for ten years and is in danger of demolition. That cannot be allowed to happen.

We support Mr. Hobbs' plan to create an urban renewal block just around the hospital building, restore and use it for low income senior

citizen housing. It seems like an extremely worthy project - one that will convert what is today an eyesore and public safety hazard into a vital, functioning part of our community, increase tax revenue and preserve a building that has deep roots in Nampa.

One can look at the related buildings around the old hospital and see that once restored, they are unique and pleasing.

It would be a shame to lose yet another piece of Nampa's history when there is a workable, viable opportunity to preserve it.

This is a win-win for Nampa. History wins, Nampa wins. We encourage your "yes" vote to preserve the old Mercy Hospital.

Bob Wagner

President, Canyon County Historical Society

OLD MERCY HOSPITAL RESTORATION PETITION

PETITION from citizens of Nampa, Idaho SUPPORTING the Renovation and Restoration of the Old Mercy Hospital and the Conversion of the Structure to Affordable Senior Housing

To the City Council of Nampa, Idaho

We request that the City Council of Nampa, Idaho approve the request from Idaho Development And Housing Organization (IDAHO), Inc. and Community Development, Inc. to create a new Urban Renewal District as proposed by the Nampa Development Corporation named Mercy Hospital Revitalization Project. It is our wish that the Old Mercy Hospital be saved as a Historical Structure with significant historical ties to our community and not demolished nor continued to be left vacant. By signing below, we request the City Council approve the proposal at the March 4th City Council Meeting.

SIGNATURE	NAME	ADDRESS
MARY HE RRON	MARY HERRON	206 S. Valley Av. Nampa
Margaret Murrey	Margaret Murrey	2300 Dunwoody Brook Apt 104
Susan Coen	SUSAN COEN	572 - 9th St S
Gert Dumber	GERT DUMBER	1104 - 14th Ave. Nampa Id
Maxine Russell	Maxine Russell	2303 Andy Pl
Lucille Gabe	Lucille Gabe	114 Meadowsbrook Nampa Id.
Helma Kappelman	THELMA KAPPELMAN	325 Sunrise Ln Nampa
Cathy Coe	Cathy Coe	512 9th Ave S
Laraine Caseno	LARAINE CASENO	1198 Bonnie Ln Nampa
Irene Golay	Irene Golay	400 Greenhurst Nampa
Mae Aman	MAE AMAN	72 SUTTER RIDGE Rd.
Mary Phillips	Mary Phillips	11633 E. Vainity Ave Nampa
Mary Williams	MARY WILLIAMS	816 REED AV. NAMPA
Jim Williams	JIM WILLIAMS	"
Vivian Easter	VIVIAN EASTER	8411 Southside Blvd Nampa
Dore R Archo	Dore R Archo	208 ONIHA CALWELL
Margaret Ann Wofford	Margaret Ann Wofford	12694 Wild Rose Ln. Nampa
Cheryl Smith	Cheryl Smith	2412 E MARYLAND AVE Nampa
Marie Kupinski	MARIE KUPINSKI	2412 E MARYLAND AVE Nampa
Ed C Wofford	Ed C Wofford	12694 Wild Rose Ln. Nampa, ID
R. D. Claiborne	R. D. Claiborne	218 N Canyon Nampa
Jan Claiborne	Jan Claiborne	218 N. Canyon Nampa
Jesse Embree	Jesse Embree	14 N Greenleaf St Nampa
Cathy Dillehay	Cathy Dillehay	2723 Jadewood Nampa
Wilma Faith	WILMA FAITH	2753 Lawrence Pl Nampa
Verna Jean Gove	Verna Jean Gove	4215 W. BlueCrest Dr. Nampa
J. G. Vance	J. G. Vance	1100 Bennett Dr. Nampa 109365
Helen Hatton	Helen Hatton	1715 W. Plamigo Dr Nampa 83657
Le Roy	Le Roy	304 21st Ave South
Cher O'Fay	Cher O'Fay	" " "
Alan Oshy	Alan Oshy	" " "
Gladys A. Plunkett	Gladys A. Plunkett	2921 E. Umatilla Dr

AGENDA SUBJECT: New Business # 1

ADOPT THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR 2013 APPLICATIONS & GUIDELINES.

Staff Contact: Jennifer Yost, Community Development Program Manager

Motion: To adopt the City of Nampa's Community Development Block Grant Program Year 2013 Application and Guidelines.

BACKGROUND INFORMATION:

1.) Program Year 2013 CDBG Applications & Guidelines

Staff Report: Staff is requesting City Council to adopt the application and guidelines for Program Year 2013. These guidelines address the CDBG programmatic requirements.

For Program Year 2013, the application and guidance provides information about expectations for the program to potential applicants. The guidance helps the City ensure that funds are spent in a timely manner and in compliance with HUD requirements.

For Program Year 2013, only a few changes have been made from last year's application guidelines:

- Valuation of in-kind volunteer work for match requirement has increased
- CBDO (special HUD designation of non-profit entities)
 - CDBG funds may be provided as grants or loans to any CBDO qualified to carry out neighborhood revitalization, community economic development, or energy conservation projects. CBDOs qualifying under HUD criteria are organizations organized under state or local laws to engage in community development activities in specific geographic areas within communities. Neighborhood Revitalization Strategy Areas meet the specific geographic area requirement. North Central Nampa is designated as one of these specific geographic areas.
- Multi-Year Funding
 - Construction projects may be eligible for multi-year funding allocations for large projects. Rather than requesting CDBG funding two/three years in a row for CDBG funding, a recommendation may be made to award funding for future years. If you are interested in Multi-Year funding for one project, contact CDBG staff.

Similar to last year, staff has taken the public application and derived an application for City Departments.

Staff Recommendation: Approve applications & guidelines as presented.

**Local Improvement District (LID) 154
For Utility Extension and Connections
ORDINANCE CORRECTING**

- Action to date consists of:
 - Resolution No. 39-2011 for the creation of LID 154 to allow for utility extensions and connections within City limits was passed by City Council on December 19, 2011
 - The Final Report and Financial Summary for the 2012 voluntary hook-up LID 154 were presented to Council on January 7, 2013
 - Notice of Public Hearing and a letter of explanation were sent to all affected property owners on January 10, 2013, notifying them of the assessment to their property and Public Hearing to be held on February 4, 2013
 - Notice of the Public Hearing was published in the Idaho Press Tribune January 14, 15, and 16, 2013
 - A public hearing on confirmation of the assessment roll was held February 4, 2013 and, with no protest, Ordinance 4047 was passed, under suspension of rules

- Following confirmation of the assessment the owner of property at 1305 W. Willow informed the City that they want to withdraw their connection request

- The Water Division has confirmed connection was not made

- A new assessment roll has been created, without the 1305 W. Willow property

REQUEST: Council to pass Correcting Ordinance for LID 154 for City Utility Extensions and Connections

MEMO

DATE: February 22, 2013
TO: City of Nampa
FROM: Diane Brown, on behalf of Ralph Miller
RE: 1305 West Willow Avenue – 2012 Utility LID 154 P.I. Connection

I ask that 1305 West Willow Avenue be removed from the assessment roll which was confirmed by City Council on February 4, 2013 with Ordinance 4047. We initially signed up for participation in the 2012 Utility LID (number 154), but then decided not to connect to pressurized irrigation. I understand that the City Water shop has confirmed we are not connected to City P.I.

Respectfully,

Diane Brown

Diane Brown
On behalf of Ralph Miller

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF NAMPA, CANYON COUNTY, IDAHO,
CORRECTING ORDINANCE 4047 TO REMOVE THE ASSESSMENT TO REAL
PROPERTY LOCATED AT 1305 W. WILLOW AVENUE.

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

Section 1: That the assessment originally levied against the real property located
at 1305 W. Willow Avenue, Nampa, Idaho, for LID 154, referred to in Ordinance 4047
needs to be removed.

Section 2: That the amount of the assessment to be levied against the real
property located at 1305 W. Willow Avenue, Nampa, Idaho, for LID 154 is removed.

Section 3: That the City Clerk is hereby directed to file with the Canyon County
recorder a notice which shall contain the date of this ordinance and a description of the
revised area and boundaries of LID 154.

PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, THIS ____ DAY
OF _____, 2013

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, THIS ____ DAY
OF _____, 2013

Approved:

By _____
Mayor

Attest:

By _____
City Clerk

Exhibit "A"
ASSESSMENT ROLL FOR 2012 UTILITY LOCAL IMPROVEMENT DISTRICT 154
REVISED

No.	Name	Number	Street	Resid Collec Fee	Resid Plant Fees	SEWER	Well Fee	Meter	Line	Distribution	Main	WATER	IRRIGATION	TOTAL	Mailing Address	City, State, Zip
1	Leonor Rubio (Campos Market)	3302	Caldwell Blvd.	\$ 2,171.00	\$ 4,453.00	\$ 6,624.00						\$ -		\$ 6,624.00	8781 W. Clovis Dr.	Boise, ID 83709
2	Michael (Todd) Banta	16284	Midway Rd.									\$ -	\$ 1,886.27	\$ 1,886.27	16284 Midway Rd.	Nampa, ID 83651
3	M. Delgado-Ramirez	2208	E. Colorado Ave.	\$ 1,119.00	\$ 2,296.00	\$ 3,415.00	\$ 438.00	\$ 350.00	\$ 1,181.00	\$ 314.00	\$ 861.93	\$ 3,144.93	\$ 976.03	\$ 7,535.96	817 Garden Valley St.	Nampa, ID 83687
4	Juan Renteria	1815	W. Roosevelt									\$ -	\$ 1,626.20	\$ 1,626.20	1815 W. Roosevelt Ave.	Nampa, ID 83686
5	Shirley Ware	512	N. Middleton Rd.	\$ 1,119.00	\$ 2,296.00	\$ 3,415.00	\$ 438.00	\$ 350.00	\$ 1,181.00	\$ 314.00	\$ 1,413.00	\$ 3,696.00		\$ 7,111.00	915 N. Cole Rd.	Boise, ID 83704
6	Jesse Medina	207	23rd Ave. So.					\$ 350.00	\$ 1,181.00	\$ 314.00		\$ 1,845.00		\$ 1,845.00	207 23rd Ave. So.	Nampa, ID 83651
7	James E. Manton	2701	Sunnyridge Rd.				\$ 438.00	\$ 350.00	\$ 1,181.00	\$ 314.00	\$ 2,882.52	\$ 5,165.52		\$ 5,165.52	432 N. David Frost St.	Nampa, ID 83651
	Total			\$ 4,409.00	\$ 9,045.00	\$ 13,454.00	\$ 1,314.00	\$ 1,400.00	\$ 4,724.00	\$ 1,256.00	\$ 5,157.45	\$ 13,851.45	\$ 4,488.50	\$ 31,793.95		

South Canyon Street Rebuild
(Lake Lowell Avenue to Lone Star Road)

BID AWARD

- The Council has authorized FY13 budget for the South Canyon Street Rebuild Project
- Construction includes rebuilding and repaving the roadway, upgrading the stormwater system, constructing new pedestrian ramps, and replacing sections of deteriorated curb & gutter
- The South Canyon Street Rebuild is the 3rd Phase of the Canyon Street Asset Management Improvement Project which included the water system improvements and sewer rehabilitation (see attached Exhibit “A”)
- The total Street Rebuild Project cost was estimated at \$1.3 Million
- Received (4) bids with the apparent low bidder being C&A Paving with an amount of \$842,828.45
- The bid amount being lower than the original budget estimate was due to the following factors:
 - Construction Engineering and Inspection (CE&I) will be managed by the Engineering Division, saving estimated at \$150,000
 - Stormwater improvements at the Canyon/Roosevelt Intersection were change ordered into the Canyon Sewer Rehabilitation Project to reduce traffic impacts and intersection closures, which reduced the Canyon Street Rebuild contract amount by approximately \$100,000
 - Asphalt pavement prices were very good at \$59 per ton
 - Allowing for excavated material to be hauled to City gravel pit to be used for filling in shooting range to satisfy Department of Environmental Quality, savings estimated at \$70,000.
- The project will be paid out of the following funds:
 - Street Funds \$725,313.45 (road rebuild and stormwater improvements)
 - Water Funds \$117,515.00 (water main asphalt trench repair, water meter replacements, pressure irrigation system upgrades)
- Staff recommends award to C & A Paving

- Contractor will be required to provide necessary bonds, insurance certificates, and other documents as required before the Agreement can be executed and the Notice to Proceed can be issued

REQUESTS: Award bid and authorize the Mayor to sign contract for construction of the South Canyon Street Rebuild Project in the amount of \$842,828.45 to C & A Paving.

Canyon Street Rebuild Project

Bids Opened February 19, 2013 2:00 p.m.

Description	Quantity	Unit	WF Construction & Sales LLC		Nampa Paving & Asphalt Co.		Staker & Parson Co. dba Idaho Sand & Gravel Co.		C&A Paving Company Inc.	
			Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Removal of Bituminous Surface	21,132	SY	2.00	\$ 42,264.00	0.89	\$ 18,807.48	1.05	\$ 22,188.60	1.25	\$ 26,415.00
Removal of Existing Storm Line	200	LF	7.00	\$ 1,400.00	7.43	\$ 1,486.00	9.10	\$ 1,820.00	5.50	\$ 1,100.00
Removal of Abandoned Water Line and Appurtenances	1,250	LF	6.00	\$ 7,500.00	2.97	\$ 3,712.50	9.10	\$ 11,375.00	2.00	\$ 2,500.00
Removal of Abandoned Fire Hydrant Assembly	1	EA	\$ 320.00	\$ 320.00	\$ 1,365.00	\$ 1,365.00	\$ 255.00	\$ 255.00	\$ 1,335.00	\$ 1,335.00
Removal of Existing Catch Basin	10	EA	\$ 220.00	\$ 2,200.00	\$ 118.80	\$ 1,188.00	\$ 155.00	\$ 1,550.00	\$ 155.00	\$ 1,550.00
Removal of Existing Valve and Riser	20	EA	\$ 95.00	\$ 1,900.00	\$ 682.50	\$ 13,650.00	\$ 180.00	\$ 3,600.00	\$ 670.00	\$ 13,400.00
Excavation	11,700	CY	\$ 3.85	\$ 45,045.00	\$ 2.15	\$ 25,155.00	\$ 2.35	\$ 27,495.00	\$ 2.50	\$ 29,250.00
Haul - Soil Material	11,100	CY	\$ 3.38	\$ 37,518.00	\$ 2.30	\$ 25,530.00	\$ 2.45	\$ 27,195.00	\$ 1.50	\$ 16,650.00
Haul - Other Excavated Material	600	CY	\$ 3.38	\$ 2,028.00	\$ 3.00	\$ 1,800.00	\$ 13.00	\$ 7,800.00	\$ 2.90	\$ 1,740.00
Unsuitable Material Excavation	950	CY	\$ 12.00	\$ 11,400.00	\$ 21.38	\$ 20,311.00	\$ 15.00	\$ 14,250.00	\$ 10.00	\$ 9,500.00
Dust Abatement Water (Per 1,000 Gallons)	100	MG	\$ 19.00	\$ 1,900.00	\$ 17.82	\$ 1,782.00	\$ 15.00	\$ 1,500.00	\$ 0.01	\$ 1.00
Water Service Connection (Install Water Service & Meter Box)	30	EA	\$ 700.00	\$ 21,000.00	\$ 924.00	\$ 27,720.00	\$ 1,250.00	\$ 37,500.00	\$ 1,200.00	\$ 36,000.00
Storm Drain Pipe-12" (AWWA C-900, DR 25)	118	LF	\$ 38.50	\$ 4,543.00	\$ 35.70	\$ 4,212.60	\$ 32.25	\$ 3,805.50	\$ 35.00	\$ 4,130.00
Storm Drain Catch Manhole, Type A	1	EA	\$ 2,580.00	\$ 2,580.00	\$ 2,520.00	\$ 2,520.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Catch Basin, Type IV	6	EA	\$ 670.00	\$ 4,020.00	\$ 682.50	\$ 4,095.00	\$ 660.00	\$ 3,960.00	\$ 675.00	\$ 4,050.00
Standard 6" Vertical Curb and Gutter	230	LF	\$ 16.00	\$ 3,680.00	\$ 18.18	\$ 4,181.40	\$ 18.50	\$ 4,255.00	\$ 30.19	\$ 6,943.70
Curb and Gutter, Type Existing	1,900	LF	\$ 16.00	\$ 30,400.00	\$ 18.18	\$ 34,542.00	\$ 20.00	\$ 38,000.00	\$ 17.40	\$ 33,060.00
Concrete Valley Gutter (4" Wide, 6" Thick)	800	LF	\$ 19.00	\$ 15,200.00	\$ 23.69	\$ 18,952.00	\$ 28.00	\$ 22,400.00	\$ 28.00	\$ 22,400.00
Concrete Sidewalk-Including Pedestrian Ramps (5" Thick)	440	SY	\$ 41.00	\$ 18,040.00	\$ 64.57	\$ 28,410.80	\$ 50.00	\$ 22,000.00	\$ 60.00	\$ 26,400.00
Detectable Warning Dome Panels (2'X4')	90	EA	\$ 31.00	\$ 2,790.00	\$ 52.88	\$ 4,759.20	\$ 60.00	\$ 5,400.00	\$ 90.00	\$ 8,100.00
Detectable Warning Dome Panels (2'X6')	3	EA	\$ 205.00	\$ 615.00	\$ 210.00	\$ 630.00	\$ 152.00	\$ 456.00	\$ 150.00	\$ 450.00
Crushed Aggregate for Base Type 1	22	EA	\$ 335.00	\$ 7,370.00	\$ 341.25	\$ 7,507.50	\$ 177.00	\$ 3,894.00	\$ 180.00	\$ 3,960.00
Plant Mix Pavement, Class III (1/2")	14,900	TON	\$ 10.50	\$ 156,450.00	\$ 11.88	\$ 177,012.00	\$ 9.50	\$ 141,550.00	\$ 8.90	\$ 132,610.00
Traffic Control Signs, Class B	4,600	TON	\$ 61.00	\$ 280,600.00	\$ 58.78	\$ 270,388.00	\$ 59.00	\$ 271,620.00	\$ 59.00	\$ 271,400.00
Traffic Control Signs, Type III	1,500	EA	\$ 3.00	\$ 4,500.00	\$ 3.89	\$ 5,835.00	\$ 3.75	\$ 5,625.00	\$ 3.00	\$ 4,500.00
Traffic Control Barricades, Type III	32	EA	\$ 44.00	\$ 1,408.00	\$ 42.00	\$ 1,344.00	\$ 40.00	\$ 1,280.00	\$ 43.75	\$ 1,400.00
Traffic Control Drums	38	EA	\$ 15.00	\$ 570.00	\$ 8.40	\$ 319.20	\$ 8.00	\$ 304.00	\$ 14.50	\$ 551.00
Portable Tubular Markers	38	EA	\$ 9.50	\$ 361.00	\$ 7.35	\$ 279.30	\$ 7.00	\$ 266.00	\$ 9.30	\$ 353.40
Traffic Control Flaggers	300	MH	\$ 18.50	\$ 5,550.00	\$ 18.90	\$ 5,670.00	\$ 18.00	\$ 5,400.00	\$ 18.50	\$ 5,550.00
Traffic Control Maintenance	80	MH	\$ 24.50	\$ 1,960.00	\$ 23.10	\$ 1,848.00	\$ 22.25	\$ 1,780.00	\$ 24.25	\$ 1,940.00
Traffic Control Phase Relocation/Setup	1	LS	\$ 700.00	\$ 700.00	\$ 1,000.00	\$ 1,000.00	\$ 900.00	\$ 900.00	\$ 695.00	\$ 695.00
Painted Pavement Markings	1,300	SF	\$ 0.50	\$ 650.00	\$ 0.84	\$ 1,092.00	\$ 0.81	\$ 1,053.00	\$ 1.00	\$ 1,300.00
Thermoplastic Pavement Markings	2,100	SF	\$ 7.25	\$ 15,225.00	\$ 23.10	\$ 48,510.00	\$ 7.10	\$ 14,910.00	\$ 7.20	\$ 15,120.00
Permanent Signing	750	EA	\$ 15.50	\$ 11,625.00	\$ 7.34	\$ 5,517.50	\$ 12.25	\$ 9,187.50	\$ 12.40	\$ 9,300.00
Steel Sign Post	391	EA	\$ 129.00	\$ 50,341.00	\$ 157.50	\$ 61,425.00	\$ 225.00	\$ 88,775.00	\$ 2.90	\$ 1,131.00
Mobilization	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 29,200.00	\$ 29,200.00	\$ 38,460.40	\$ 38,460.40	\$ 39,200.00	\$ 39,200.00
Reference and Reset Monument	5	EA	\$ 310.00	\$ 1,550.00	\$ 500.00	\$ 2,500.00	\$ 575.00	\$ 2,875.00	\$ 77.25	\$ 386.25
Manhole, Type B, Adjust to Grade	10	EA	\$ 280.00	\$ 2,800.00	\$ 374.22	\$ 3,742.20	\$ 575.00	\$ 5,750.00	\$ 550.00	\$ 5,500.00
Valve Box, Adjust to Grade	44	EA	\$ 165.00	\$ 7,260.00	\$ 356.40	\$ 15,681.60	\$ 350.00	\$ 15,400.00	\$ 490.00	\$ 21,560.00
Miscellaneous Utility, Adjust to Grade (Gas)	3	EA	\$ 155.00	\$ 465.00	\$ 356.40	\$ 1,069.20	\$ 350.00	\$ 1,050.00	\$ 490.00	\$ 1,470.00
Miscellaneous Site Work	1	CA	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
Erosion and Sediment Control	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 2,500.00	\$ 2,500.00	\$ 1,150.00	\$ 1,150.00	\$ 1,545.00	\$ 1,545.00
Contractor Furnished Construction Survey and Staking	1	LS	\$ 7,320.00	\$ 7,320.00	\$ 7,980.00	\$ 7,980.00	\$ 7,500.00	\$ 7,500.00	\$ 7,725.00	\$ 7,725.00
Relocate Existing Pressure Irrigation Main, 3"	200	LF	\$ 12.00	\$ 2,400.00	\$ 52.50	\$ 10,500.00	\$ 12.25	\$ 2,450.00	\$ 51.50	\$ 10,300.00
Relocate Existing Pressure Irrigation Main, 4"	160	LF	\$ 14.00	\$ 2,240.00	\$ 38.85	\$ 6,216.00	\$ 14.25	\$ 2,280.00	\$ 38.00	\$ 6,080.00
Relocate Existing Pressure Irrigation Main, 6"	40	LF	\$ 31.00	\$ 1,240.00	\$ 55.65	\$ 2,226.00	\$ 16.25	\$ 650.00	\$ 54.00	\$ 2,160.00
Relocate Existing Pressure Irrigation Main, 8"	130	LF	\$ 22.00	\$ 2,860.00	\$ 57.75	\$ 7,507.50	\$ 17.00	\$ 2,210.00	\$ 57.00	\$ 7,410.00
Connect to Existing Water Main and Hydrant Assembly	1	LS	\$ 2,205.00	\$ 2,205.00	\$ 1,811.25	\$ 1,811.25	\$ 2,225.00	\$ 2,225.00	\$ 2,225.00	\$ 2,225.00
Water Material Use Tax (Materials Provided by the City)	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
TOTAL FOR BID SCHEDULE				\$ 663,683.00		\$ 887,920.23		\$ 848,630.00		\$ 842,828.45

Adopt COMPASS Five Year Incremental Population Projections Through 2040

- The Public Works Department is preparing to update three master plans: Water, Wastewater and Pressurized Irrigation. The Transportation Master Plan will also be updated in fiscal year 2014 or 2015
- The planning process for updating these master plans will be better integrated when the same population and employment forecasts are used
- COMPASS is in the process of updating its Regional Long Range Transportation Plan, commonly known as *Communities in Motion (CIM)*, to a 2040 horizon year
- Improved demographic forecasts for all of Canyon and Ada Counties were prepared as a major component of the *CIM 2040* update
- COMPASS' forecasts were drafted by professional demographers; reviewed and approved by City Staff; reviewed and approved by COMPASS' Demographic Advisory Committee (including Nampa member Norm Holm); and adopted by both the COMPASS and Valley Regional Transit Boards
- These forecasts are the best currently available forecasts of both population and employment for both counties, specifically including the City of Nampa Area of Impact
- Staff will present a PowerPoint presentation illustrating highlights of the forecasts and seek Council adoption of the data on which they are based

REQUEST: Authorize Adoption of COMPASS' Five Year Incremental Population Projections through 2040

Each year, prior to February 28th, the calculation is established and is then transmitted to the City Council. In the mid 1990's the city and the rural district came to an agreement to contract services for fire and EMS coverage. The formula is calculated by averaging the Assessed Valuation for 2012, the 2012 population, and the 3 year call volume. Those three averages are then averaged to come up with the Budget factor. The population is established by Intermountain Demographics. This factor seems to be an equitable way to calculate the budget factor with a very tangible formulation which is something we often times lack when justifying cost share of services.

2014 Fire District Budget Factor Calculations			
	City	Fire District	2013
Assessed Valuation	\$2,949,160,669	\$673,839,752	18.60%
Population	83,786	18,797	18.32%
3 Year Call Volume	19,728	2,484	11.18%
		Budget Factor	16.04%

2013 Fire District Budget Factor Calculations			
	City	Fire District	2013
Assessed Valuation	\$3,045,474,094.00	\$719,901,303.00	19.12%
Population	82,278	18,684	18.51%
3 Year Call Volume	18,847	2,216	10.52%
		Budget Factor	16.05%

Notice of
Fire District Budget Factor Determination
Contract Service Year 2013-2014

To: Mayor, Council and Fire Chief
City of Nampa

From: Nampa Fire Protection District

Re: First Amended and Restated Nampa Firefighting and Life Preservation Service Agreement [Joint Exercise of Power Agreement]

Date of action by Board of Commissioners: February 11, 2013

Please take notice that the Board of Commissioners of the Nampa Fire Protection District, pursuant to Section 6.2 of the above referenced Agreement, gives notice that the Fire District **Budget Factor** for consideration in the preparation of the **2013-2014 Contract Service Year Fee** is 16.04 %.

You are further advised that, pursuant to Section 6.2.1 of the said Agreement:

"Unless the City files a written Notice of Objection and Counter Proposal within 28 calendar days after the service of the written Notice of Fire District Budget Factor Determination, the same will be used in the determination of the Contract Services Fee for the next Contract Services Year."

Date: Feb. 11, 2013

Signed: _____



Secretary

Nampa Fire Protection District

Date of service upon City: _____

By: _____

Cc: Commissioners



131 Constitution Way Nampa, Idaho 83686

Phone (208) 468-5858 Fax (208) 465-2282

DATE: March 4, 2013
TO: Mayor Dale & Nampa City Council
FROM: Darrin Johnson, Director Parks and Recreation

SUBJECT: Authorization to go out for bid for irrigation upgrades at Ridgecrest Golf Course.

The Ridgecrest Golf Course irrigation system is nearly 25 years old and is in need of upgrades and replacement parts. Having a well maintained golf course will help meet our goal of keeping existing golfers at our course while attracting new clientele.

The FY 2013 Budget has \$350,000 budgeted for the irrigation improvement. The work will take approximately 10 days to complete and will be completed in the Spring of 2013.

**VOLUNTARY SIDEWALK LOCAL IMPROVEMENT DISTRICT
LID-155 IN ZONE 'G'
Public Hearing and possible Ordinance to Create**

- LID 155 will provide a voluntary funding mechanism for property owners within the identified boundaries, as shown on Exhibit "A" to construct or reconstruct curb, gutter, sidewalks, pedestrian ramps and drive approaches as an improvement to their property
- The area identified in exhibit "A" contains approximately 4,500 parcels, of which, to date, approximately 70 have expressed interest in potentially participating
- Additional parcels outside Zone 'G', but within the City Limits may be included as they become known. The property owner will petition the City to include their property in LID-155 as required by State Statute. Petition form will be provided to all interested parties on request.
- Participation will be voluntary except for approximately 3 properties that received a past deferral agreements for such improvements
- \$185,000.00 is the total estimated cost for the improvements. An estimated \$170,000.00 of this total will be assessed to property owners for the cost of improvements. Approximately \$15,000.00 of the funds will be provided by Street Division for pedestrian ramps, alley approaches, and other City appurtenances
- Actions up to this point have included:
 - A preliminary mailing was sent to all property owners September 25, 2012
 - A Resolution of Intent to Create was approved January 7, 2013
 - A Public Hearing Notice was published January 14, 15, and 16, 2013; the notice was also mailed to all property owners February 15, 2013
- Bidding is scheduled to take place in March, 2013

REQUEST: If there is no protest, Council approval of Ordinance creating Sidewalk LID 155

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAMPA, IDAHO, CREATING LOCAL IMPROVEMENT DISTRICT NO. 155 FOR NAMPA, IDAHO, FOR THE PURPOSE OF CONSTRUCTING CONCRETE CURBS, GUTTERS, SIDEWALKS, DRIVE APPROACHES, AND STREET IMPROVEMENTS WITHIN THE CITY OF NAMPA, TO CREATE LOCAL IMPROVEMENT DISTRICT NO. 155 FOR NAMPA, IDAHO, FOR THE PURPOSE OF MAKING SAID IMPROVEMENTS BY SPECIAL ASSESSMENTS TO BE LEVIED AND ASSESSED UPON THE PROPERTY BENEFITTED BY SUCH IMPROVEMENTS; SETTING FORTH THE PROPERTIES TO BE INCLUDED IN SAID DISTRICT; AND PROVIDING FOR MAKING THE ASSESSMENT ROLL.

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

Section 1: There is hereby created a local improvement district in the City of Nampa, Idaho, to be called Local Improvement District No. 155 for Curbs, Gutters, Sidewalks, and Street Improvements for the purpose of constructing concrete curbs, gutters, sidewalks, drive approaches, and street improvements within the boundaries shown on the attached exhibit "A", within the corporate limits of the City of Nampa, Idaho.

Section 2: The cost of said improvements is estimated at a total cost of \$185,000.00 of which an estimated amount of \$170,000.00 shall be assessed to the property owners with the balance, \$15,000.00, being paid by the city of Nampa.

Section 3: The costs and expenses of said improvements will be assessed against the abutting land along which such improvements are to be made upon lands included in the district to be created according to a front foot and/or square foot method in proportion to the benefits derived. Additional assessments for extra improvements which are optional with each landowner, shall be levied in proportion to the cost of providing said improvements. The city shall pay the expense of relocating existing utilities and construction of improvements within intersections such as pedestrian ramps, catch basins, and reconstructed curb radii.

Section 4: The City Engineer is hereby directed to make an assessment roll according to the provisions of Idaho Code § 50-1712.

Section 5: Should the court having jurisdiction declare any part of this Ordinance invalid, unauthorized or unconstitutional or in conflict with any other part of this Ordinance, then such decision shall affect only the part declared to be unconstitutional, unauthorized or invalid, and shall not affect any part whatsoever of this Ordinance. The Mayor and City Council of the City of Nampa, Idaho, declare that it would have passed

this Ordinance, and each part hereof, irrespective of parts declared invalid, unauthorized or unconstitutional.

PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, THIS ____ DAY OF _____, 2013.

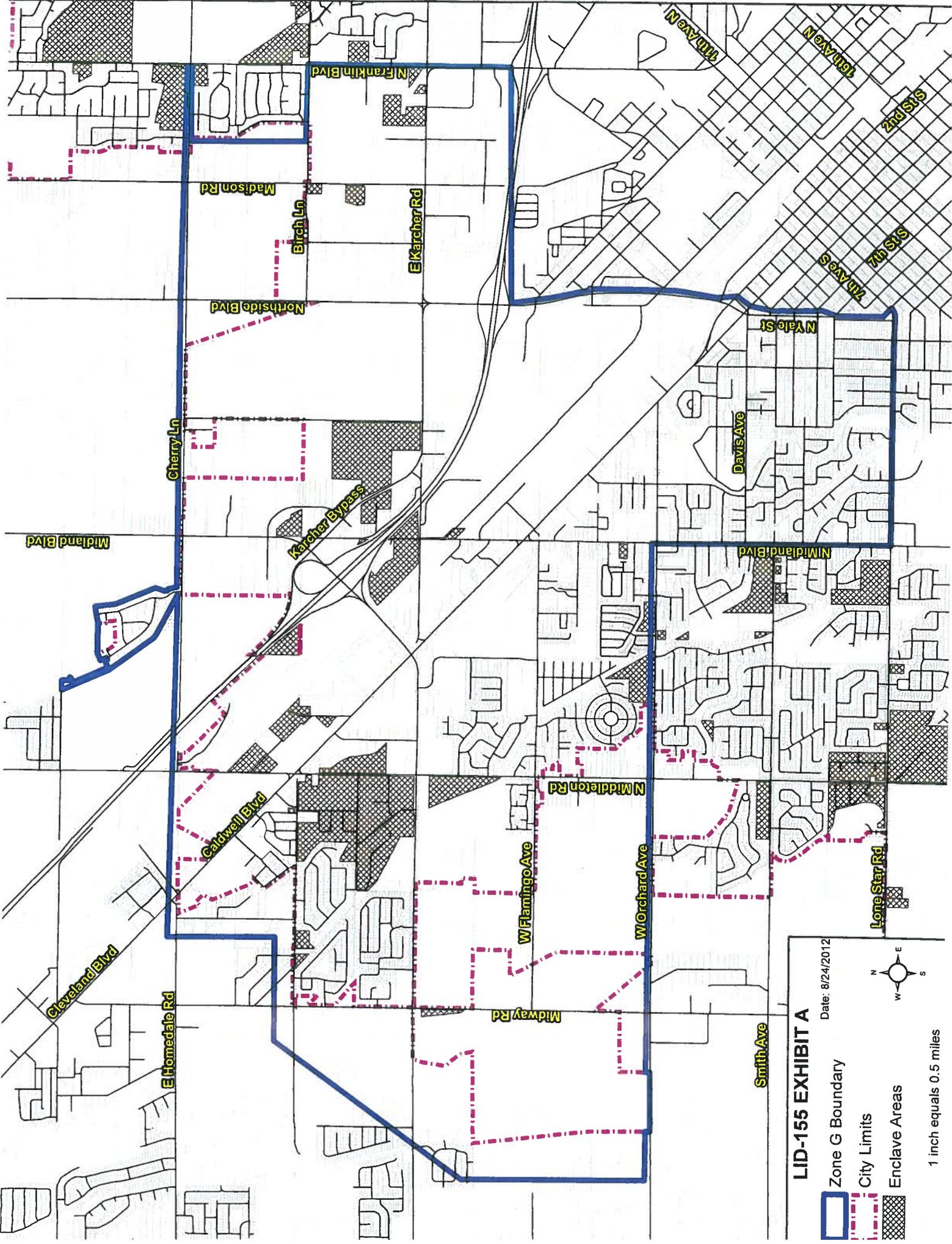
APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, THIS ____ DAY OF _____, 2013.

Approved:

By: _____
Mayor

Attest:

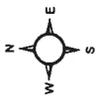
By: _____
City Clerk



LID-155 EXHIBIT A

Date: 8/24/2012

-  Zone G Boundary
-  City Limits
-  Enclave Areas



1 inch equals 0.5 miles