



City of Nampa
Regular Council Meeting
Livestreaming at <https://livestream.com/cityofnampa>
February 18, 2020
Regular Council – 6:00 PM
Public Hearings – 7:00 PM*

Call to Order and Pledge to Flag

Invocation – David Booth - United Reformed Church of North America

Oath of Office – Jean Mutchie

Roll Call

Proposed Amendments to Agenda

(1) Consent Agenda (Action Items)

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

- 1-1. Minutes
 - a. Regular City Council – February 3, 2020
 - b. Airport Commission – January 13, 2020
 - c. Building & Site Design Standards Committee – November 18, 2019
 - d. Nampa Housing Authority – January 8, 2020
 - e. Nampa Council on Aging – December 10, 2019
 - f. Nampa Council on Aging – January 14, 2020
 - g. Nampa Council on Aging – January 31, 2020
 - h. Planning & Zoning – January 14, 2020
 - i. Planning & Zoning – January 28, 2020
 - j. Venue Management Advisory Commission – December 19, 2019
- 1-2. The City Council dispenses with the Three (3) Reading Rule of Idaho Code § 50-902 for all ordinances
- 1-3. Plat Approvals
 - a. Final
 - Southern Ridge Subdivision No. 7 south of Southern Ridge No. 5 (Located in the SW ¼ of the SE ¼ of Section 1, T2N, R2W, BM - 50 dwelling units on 12.53 acres for 3.99 dwelling units per gross acre) for Kent Brown representing HDP Southern Ridge Properties LLC (SPF-00120-2019)
 - b. Short
 - None



c. Preliminary

- None

1-4. Authorize Public Hearings

- a. Zoning Map Amendment from RP (Residential Professional) to BC (Community Business) for a Used Auto Sales Lot at 924 16th Avenue South (A Lot 12 in Block 31 of Waterhouse Addition and a portion of 10th Street South (formerly Ash Street) as shown on the official plat of Waterhouse Addition – Comprising .31 acres or 13,504 sq. ft.) for James Newell (ZMA- 00115-2019)
- b. Annexation with Zoning to IL (Light Industrial) or IH (Heavy Industrial) for fifteen parcels totaling 355.67 acres in the area located between Cherry Lane on the south, Ustick on the north, Midland Blvd. on the west and Northside Blvd. on the east within Section 4, T3N, R2W, BM, Nampa, Canyon County, Idaho for the City of Nampa on behalf of eight property owners (ANN-00143-2019) Planning and Zoning Commission recommended Annexation and IL (Light Industrial) zoning district

Owner	Parcel #	Address	Acres	Comp Plan	Zoning Request	Short Legal Description
Kinghorn Myrtice Life Estate	R30835010	0 W Ustick Road	38.36	Heavy Industrial	Heavy Industrial	04-3N-2W NE LT 2 E OF RR LS E 1.82 ACRES, LT 3 E OF RR
Johnson Shirley Family Trust	R30836011	0 Northside Blvd	60.2	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 96099 LS TX 11313 IN N1/2 SE1/4
Tuft Wayne LLC	R3083601	0 Northside Blvd	0.586	Heavy Industrial	Heavy Industrial	04-3N-2W SE TX 04770 & TX 04771 IN NESE
Tuft Wayne LLC	R30837011	0 Northside Blvd	8.77	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 04256 LS TX 07719 IN SENE
Tuft Wayne LLC	R30836012A	0 Northside Blvd	10.38	Heavy Industrial	Heavy Industrial	04-3N-2W NE N1/2 SE LYING E OF RR & W OF TX 96101
Tuft Wayne LLC	R30837	0 Northside Blvd	18.94	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 096101 IN S1/2 NE & N1/2 SE
Tuft Wayne LLC	R30836012	0 Northside Blvd	36.44	Heavy Industrial	Heavy Industrial	04-3N-2W NE S1/2 NE & N1/2 SE LYING W OF RR



City of Nampa
 Regular Council Meeting
 Livestreaming at <https://livestream.com/cityofnampa>
 February 18, 2020
 Regular Council – 6:00 PM
 Public Hearings – 7:00 PM*

JAG Investments LTD	R30855	0 Midland Blvd	16.73	Light Industrial	Light Industrial	04-3N-2W SW N 1/2 NESW LYING E OF CENTERLINE OF NOBLE SLOUGH DRAIN
JAG Investments LTD	R30862	17400 Midland Blvd	16.89	Light Industrial	Light Industrial	04-3N-2W SW N 1/2 NWSW LS TX 96729
JAG Investments LTD	R30863	17540 Midland Blvd	79.64	Light Industrial	Light Industrial	04-3N-2W NW S1/2 NW LESS TX 26
Corey Barton	R30837011A	0 Northside Blvd	9.77	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 07719 IN SENE
Adler Industrial	R30864	9641 Ustick Road	36.86	Heavy Industrial	Heavy Industrial	04-3N-2W NE LTS 2 & 3 LESS TX 19 W OF RR
Brad Miller, Adler Industrial	R30864010	9687 Ustick Road	0.72	Heavy Industrial	Heavy Industrial	04-3N-2W NW TAX 19 IN LOT 3
Brad Miller, Adler Industrial	R30865	9753 Ustick RD	7.28	Heavy Industrial	Heavy Industrial	04-3N-2W NW LT 4 N & E OF NOBLE SLOUGH DRAIN IN NWNW
JRL Properties LP	R30836011A	0 Northside Blvd	5.00	Heavy Industrial	Heavy Industrial	04-3N-2W NE TX 11313 IN SENESE

Total Acres 346.566

- 1-5. Authorize to Proceed with Bidding Process
 - a. None
- 1-6. Authorization for Execution of Contracts and Agreements
 - a. None
- 1-7. Monthly Cash Report
 - a. January 2020
- 1-8. Resolutions
 - a. None
- 1-9. Licenses for 2020
 - a. Alcohol Renewal
 - None



City of Nampa
Regular Council Meeting
Livestreaming at <https://livestream.com/cityofnampa>
February 18, 2020
Regular Council – 6:00 PM
Public Hearings – 7:00 PM*

b. Alcohol New

- Craftsman Unlimited Haircuts - 16572 N. Midland Nampa, ID - On Premise Beer, Wine & Liquor by the Drink

1-10. Miscellaneous items

a. None

1-11. Approval of Agenda

Legislative Updates (an invitation has been extended to the Nampa Legislators to speak on legislative action that potentially impacts the City of Nampa)

(2) Proclamations

2-1. None

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

Mayor & Council Comments

- Boards & Commissions Council Liaison Update

(3) Agency & Commission Reports

3-1. None

(4) Staff Communications

- 4-1. Staff Report – Kirk Carpenter
- 4-2. Staff Report – Tom Points
- 4-3. Staff Report – Doug Racine
- 4-4. Staff Report - Patrick Sullivan



(5) New Business

- 5-1. **Action Item:** Appointment of Kelsey Parra & Chasity Emerson to the Nampa Bike & Pedestrian Advisory Committee
- 5-2. **Action Item:** Second Amendment to American Cleaning Janitorial Contract to add services at the Nampa Development Service Center (approved by legal) (approved in FY20 budget)
- 5-3. **Action Item:** Authorize the Mayor to sign a professional services contract agreement for building inspection services in an amount not to exceed \$100,000 with SAFEbuilt, LLC for the Amazon Fulfillment Center Construction Project
- 5-4. **Action Item:** Adopt the City of Nampa's Community Development Block Grant Program Year 2020 Application Guidelines
- 5-5. **Action Item:** Authorize Mayor and the Parks and Recreation Director to sign a contract with Cascade Enterprises for the construction of Phase 1b for Midway Park in the amount of \$1,104,000. (Budgeted in Park Impact Fees FY20) (approved by legal)
- 5-6. **Action Item:** Discussion concerning Nampa Farmers Market's request to waive user fees for Lloyd Square Rental
- 5-7. **Action Item:** 1st reading of ordinance amending Title 4 Chapter 7 of the Nampa City Code to incorporate a cloud-based reporting software for fire protection systems inspections
- 5-8. **Action Item:** Authorize Mayor to sign agreement with Life Safety Inspection Vault for a cloud-based reporting software for fire protection systems inspections
- 5-9. **Action Item:** 1st reading of ordinance amending Title 2 Chapter 10 pertaining to commission, membership, terms of office, and vacancies of the Nampa Arts and Historic Preservation Commission
- 5-10. **Action Item:** Council authorize Mayor to sign the "First Addendum to Memorandum of Understanding (MOU)" for Amazon (approved by legal)
- 5-11. **Action Item:** Authorize Mayor to sign Memorandum of Understanding (MOU) between City of Nampa and Nampa Highway District #1 for intersection improvements at Idaho Center Blvd & Cherry Ln.
- 5-12. **Action Item:** Council award bid and authorize the Mayor to sign contract for the Middleton Road Rebuild project with Granite Excavation, Inc. (approved in FY20 budget)
- 5-13. **Action Item:** Council award bid and authorize Mayor to sign contract for the Zone F Sewer Rehab FY20 Priority Areas project with Pipeline Inspection Services, Inc. (approved in FY20 budget)
- 5-14. **Action Item:** Council award bid and authorize Mayor to sign contract for the Flamingo Avenue Waterline Replacement project with Cougar Excavation in the amount of \$684,608
- 5-15. **Action Item:** Authorize the Engineering Division to proceed with the formal bidding process for Irrigation Water Quality FY20 project (approved in FY20 budget)



- 5-16. **Action Item:** Request Council Reject bid for the Orchard Avenue & Elijah Drain Culvert Replacement project
- 5-17. **Action Item:** Authorize Mayor to Sign, (1) Agreement to Waive First Right of Refusal and Terminate Lease with DMC Air, LLC dated January 1, 2017, and (2) Nampa Municipal Airport Land Lease Agreement with Jonathan D. Miller and David P. Miller effective February 28, 2020, for Lot 2268 (approved by legal)
- 5-18. **Action Item:** Council Award Bid and Authorize Mayor to Sign Contract for the Construction of the Nampa Wastewater Treatment Plant Phase II Upgrades Project Group D - Primary Digester No.5 with The Ewing Company, Inc., in the Amount of \$6,425,581.94 (approved by legal) (approved in FY20 budget)
- 5-19. **Action Item:** Authorize Mayor and Public Works Director to Sign, (1) Professional Services Agreement, and (2) Task Order with CH2M Hill Engineers, Inc., for the Nampa Wastewater Phase II Upgrades Project Group D Software Integration Services (approved in FY20 budget)
- 5-20. **Action Item:** Authorize Mayor and Public Works Director to Sign, (1) Professional Services Agreement, and (2) Task Order with Stantec Consulting Services, Inc., for the Nampa Wastewater Phase II Upgrades Project Group D Services During Construction (approved in FY20 budget)
- 5-21. **Action Item:** Authorize Mayor and Public Works Director to Sign, (1) Professional Services Agreement, and (2) Task Order with Brown and Caldwell for the Nampa Wastewater Phase II Upgrades Owner's Advisor Services for Project Group D and Project Group E (approved in FY20 budget)
- 5-22. **Action Item:** 1st reading of Ordinance amending Nampa City Code Title 8, Chapter 9, Section 2; changing the schedule of acronyms for wastewater pretreatment, section 3; definitions, section 4; general regulations for pretreatment and discharge and Section 6 administration of the wastewater permit and requirements of Nampa City Code (approved by legal)
- 5-23. **Action Item:** Award Bid and Authorize Mayor to Sign Contract for the Street Division Restroom Construction and Sewer Extension with Wright Brothers, LLC (budget reallocation)
- 5-24. **Action Item:** Authorize Mayor to sign Memorandum of Understanding Between the City of Nampa and Nampa Highway District No. 1 to Design and Construct a Roundabout at the Intersection of Idaho Center Boulevard and Cherry Lane (approved by legal)
- 5-25. **Action Item:** Authorize Staff to Move Forward with a Roundabout Design at the Midland Boulevard and Lake Lowell Avenue Intersection
- 5-26. **Action Item:** Authorize Budget Amendment for Street Division to Proceed with Purchase of One (1) Asphalt Emulsion Trailer Utilizing Informal Bid Process (FY20 budget amendment)



City of Nampa
Regular Council Meeting
Livestreaming at <https://livestream.com/cityofnampa>
February 18, 2020
Regular Council – 6:00 PM
Public Hearings – 7:00 PM*

- 5-27. **Action Item:** Authorize Staff to Proceed with Advertisement of Request for Qualifications to Develop a National Environmental Policy Act (NEPA) Environmental Assessment (EA) for the SH-45 Realignment, and 2) Authorize Mayor and Public Works Director to Sign Task Order with HDR Engineering, Inc., for I-84B Right-of-Way Swap Analysis (approved in FY20 budget) (approved by legal)

(6) Public Hearings

- 6-1. **Action Item:** Creation of Local Improvement District (LID) 168 for improvements for constructing sidewalks, pedestrian ramps, drive approaches, curbs, gutters and other related improvements (voluntary)
- 6-2. **Action Item:** Annexation and Zoning to BC (Community Business) for the southerly 7.0 acres and to IL (Light Industrial) for the northerly 26.13 acres at 0 Midland Blvd. and 9778 E Cherry Lane (A 33.13 acre portion of the East ½ of the SW ¼ SW ¼ and a portion of the South ½ of the NW ¼ SW ¼, Section 4, T3N, R2W, BM) for Hatch Design Architecture representing Kiwi Enterprises, LLC (ANN-00 135-2019)
- 6-3. **Action Item:** Amendment of Title 10, Chapter 21 Animal Zoning Regulations, Sections 10-21-01 through 20-21-05, inclusive, pertaining to zoning regulations applicable to the keeping of animals; and Amendment of Title 10, Chapter 24 Variance, Sections 10-24-01 through 20-24-05, inclusive, pertaining to the scope and procedure for obtaining a variance. Zoning Text Edits are for the purpose of adding additional clarity and increasing the readability of Title 10, Chapters 21 and 24 for the City of Nampa. (ZTA-00014-2019 and ZTA-00015-2019)

(7) Unfinished Business

- 7-1. **Action Item:** 1st Reading of Ordinance for Modification of First Amendment to a Development Agreement between Nampa North, LLC and the City of Nampa recorded 12/29/2017 as Inst. No. 2017-056540 amending Exhibit "B" Conceptual Plan to: 1) allow a revised subdivision allowing for a mix of 4-plexes and single-family attached townhomes in place of the original mix of 4-plexes and commercial lots on the GB2 (Gateway Business 2) zoned parcel(s), and 2) amending Exhibit "C" Conditions of Approval as necessary for Lost River Townhomes on the north side of E. Cherry Lane east of Can-Ada Road (81 Single-Family Attached Townhome lots and 5 Four-plex lots - A 7.96 acre parcel of land being a portion of Government Lot 7 and a portion of the SE ¼ of the SW ¼ of Section 6, T3N, R1W, BM) for KM Engineering, LLP representing Nampa North LLC. (PH was 11-18-2019)
- 7-2. **Action Item:** 1st Reading of Ordinance for Annexation and Zoning to IL (Light Industrial) at 8626 Birch Lane for Warehouses (A 3.02 acre or 131,602 sq. ft. portion of the NW ¼ of Section 10, T3N, R2W, BM for Phil Horton (ANN 136-19) (PH was 01-21-2020)



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

- 8-1. Annexation and Zoning to BC (Community Business) for .525 acres or 22,866 sq. ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin Tracts Plot C at 0 N. Franklin Blvd.; Zoning Map Amendment from AG (Agricultural) to BC (Community Business) for 2.24 acres or 97,574 sq. ft. located in the SE ¼ Section 10, T3N, R2W, BM, Franklin Tracts Plot B at 1414 E. Karcher Rd. for Dean Anderson. (ANN 122-19, ZMA 107-19) **(PH was 8-5-2019)**
- 8-2. Annexation and Zoning to RA (Suburban Residential) for 2.30 acres or 100,188 sq. ft. located at 1460 Lake Lowell Ave in a portion of the SW ¼ of the SE ¼ of Section 30, T3N, R2W, BM for Jared and Melissa Lindsay for a 2-parcel split. (ANN 125-19) **(PH was 8-19-2019)**
- 8-3. Annexation and Zoning to RS6 (Single Family Residential – 6,000 sq. ft.) at 842 W. Greenhurst Rd. for a lot split (A portion of Lots 14 & 15 of Home Acres Subdivision No. 6 lying in a portion of the SW ¼ SW ¼ of Section 33, T3N, R2W, BM Canyon County) for David DeMayola (ANN 134-19) **(PH was 01-06-2020)**

(9) Executive Sessions

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

Adjourn

Next Meeting

Regular Council at 6:00 PM – Monday, March 2, 2020 - City Council Chambers

- ◆ Individuals, who require language interpretation or special assistance to accommodate physical, vision, hearing impairments, please contact the City Clerk's Office at Nampa City Hall, (208) 468-5426. Requests should be made at least five (5) days prior to the meeting to allow time to arrange accommodations
- ◆ Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent the religious beliefs or views of the Council in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to participate actively in the business of the Council. Copies of the policy governing invocations and setting forth the procedure to have a volunteer deliver an invocation are available upon written request submitted to the City Clerk