



AMENDED AGENDA
City Council Meeting
City of Middleton, Idaho

Date: Wednesday February 17, 2021

Time: 5:30 p.m.

Location: **Trolley Station** 310 Cornell Street, Middleton, Idaho

Call-to-order, roll call, Pledge of Allegiance, Invocation: Steve Echelmier – Seventh Day Advent.

Action Item:

- A. Approve Amended Agenda

Information Item:

1. Retail Sale of Liquor by the Drink – Tyler Hess

Action Items:

1. Consent Agenda (items of routine administrative business)
 - a. Consider approving minutes for Council's January 20, 2021 regular meeting.
 - b. Consider ratifying February 12, 2021 payroll in the amount of \$82,410.08 and accounts payable thru February 8, 2021 in the amount of \$209,066.23.
 - c. Consider approving FCO for Middleton Industrial Park No. 2.
2. Consider approving Stonehaven Subdivision No. 4 Final Plat – Roberta Stewart
3. Consider approving increase to Idaho Power Customer Cost Quote for power to irrigation pump at 631 Crane Creek Way in the amount of \$681.00. – Bruce Bayne
4. Consider approving a quote from Zenner for \$41,835.00 which is a part of the Zenner Meter city wide upgrade previously approved in the FY21 Budget. – Bruce Bayne
5. Consider approving a quote from AME Electric for Water Meter Electrical for SCADA Upgrades in an amount not to exceed \$9,700.00. – Bruce Bayne
6. **Approve quote for new sound system for council chambers from Committed Caseworks and Events, LLC for an amount of \$13,639.20. – Mayor Rule**

Public Comments, Mayor and Council Comments

Developers Workshop – Roberta Stewart

Adjourn

Posted by:


Jennica Reynolds, Deputy Clerk

Date: Feb 16, 2021, 10:00 a.m.

Please contact the City Clerk at (208) 585-3133 if you have special needs or require assistance.

1A, B, C

**MIDDLETON CITY COUNCIL
FEBRUARY 3, 2021**

The Middleton City Council meeting on February 3, 2021 was called-to-order at 5:30 p.m. by Mayor Rule.

The City is following the CDC/COVID-19 Social Distancing guidelines as directed by the Governor. Persons desiring to testify at the Public Hearings will be welcomed in, a few people at a time. This Meeting will be streamed live via Facebook.

Roll Call: Mayor Rule, Council President Kiser, Council Member Huggins, Garner and O'Meara were all present.

Pledge of Allegiance, Invocation: Pastor Middleton Baptist Church – Tim Hazelbaker.

Action Items

A. Approve Agenda

Motion: Motion by Council President Kiser to approve the Agenda as posted February 1, 2021 at 2:00 p.m. Motion seconded by Council Member O'Meara and approved unanimously.

Information Items

1. Staff Introduction: Planning and Zoning – Wendy Howell

Mayor Rule introduced Wendy Howell who was hired to work in the Planning and Zoning Department.

Action Items

- 1. Consent Agenda (items of routine administrative business)**
 - a. Consider approving minutes for Council's January 20, 2021 regular meeting. Consider ratifying January 29, 2021 payroll in the amount of \$90,284.96 and accounts payable thru January 25, 2021 in the amount of \$365,862.30.**

Mayor Rule called the items. Council President Kiser asked that this item be moved to follow Item 12 on the agenda as the account payables deal directly with items 10, 11 and 12.

Motion: Motion by Council President Kiser to move action item 1 to follow action item 12. Seconded by Council Member Garner and approved unanimously.

2. Consider approving Resolution No. 455-21: A Resolution declaring the City of Middleton, Idaho to be a Second Amendment Sanctuary City – Mayor Rule

Mayor Rule called the item and resident Anthony Muralt gave a brief explanation of why he asked this be brought to Council.

City Attorney Chris Yorgason responded to the Mayor's question that this Resolution is a philosophical statement that the City would support 2nd Amendment rights even if laws from

the Federal government or State Legislature are passed that the City would deem unconstitutional.

President Kiser said he has received multiple email correspondence both in support and opposition of this resolution. He has responded to the opposition asking why they are opposed, and no one has sent a response. For the record he is an avid gun owner and believes that hunting and fishing is a part of Idaho life.

Motion: Motion by Council President Kiser to approve Resolution No. 455-21: A Resolution declaring the City of Middleton, Idaho to be a Second Amendment Sanctuary City. Motion seconded by Council Member Garner and approved unanimously by Roll Call Vote.

3. Consider approving a 5-year contract with Axon Enterprise, Inc for Police Taser Equipment in an amount not to exceed \$31,500.00. – Chief Takeuchi

Mayor Rule called the item and Chief Takeuchi explained the reason for the contract. This contract is similar to the contract for the Body Camera Systems the Police currently use. When asked if this contract would present a legal challenge, City Attorney Chris Yorgason said no, it is not a legal encumbrance. Chief Takeuchi said it is in his budget.

Motion: Motion by Council President Kiser approve a 5-year contract with Axon Enterprise, Inc for Police Taser Equipment in an amount not to exceed \$31,500.00. Motion seconded by Council Member O'Meara and approved unanimously.

4. Consider approving an estimate for the Police Training Room for flooring. – Chief Takeuchi

Mayor Rule called the item. Chief Takeuchi explained the two bids received. One from Mr. B's Floors and Home Improvement for \$6,579.20 and one from 360 Home Improvements LLC for \$3,077.62. He asked that the Council approve the bid from 360. This business did the work on the remodel of the Police building and Chief is confident in his work.

Motion: Motion by Council President Kiser approve an estimate for the Police Training Room for flooring from 360 Home Improvement, LLC in an amount not to exceed \$3,077.62. Motion seconded by Council Member O'Meara and approved unanimously.

5. Public Hearing: An application from Middleton Industrial Park, LLC for preliminary plat and special use permit with respect to the Middleton Industrial Park Subdivision No. 2 located at 0 So. Middleton Road, Tax Parcel No., R34075014A0. The proposed preliminary plat is zoned M-1 ("light industrial") and consists of seven industrial lots on 16.36 acres. The special use permit requests decreased road width, elimination of pressurized irrigation, elimination of 5% open space requirement, reduction of right-of-way triangle, and elimination of sidewalks on interior lots. – Roberta Stewart

Mayor Rule called the item and opened the Public Hearing at 6:11 p.m.

City Planner Roberta Stewart comments: Exhibit: Staff Presentation

Applicant Representative: David Sterling – T-O Engineers representing Middleton Industrial Park No 2. They are in agreement with Roberta and the Staff report. They would like the condition that Planning and Zoning commission added which is a landscape buffer be

removed. They don't have pressurized irrigation to water it, and they don't have an HOA to manage it. It isn't required by City Code. They did phase one, and currently every lot is built out or being built on except for one and so now they are moving on to phase 2.

Bass Lane: The Right-of-Way was already dedicated back in 2018 for the entire road with 35 ft from the centerline. At the intersection they are planning on adding a right turn lane, and they are currently widening that out. That is why it varies from 35 to 45 ft which is for the taper for the turn lane.

Middleton Road: The Corridor study calls out two lanes in each direction with a 10 ft median. They are proposing a 12 ft center turn lane, an 11 ft through lane and then an 11 ft through lane that would be striped as an acceleration lane. Then there would be a 6 ft bike lane, a curb, a drainage swale and then an 8 ft pathway. They are striping the right lane off of Bass Lane onto Middleton Road to make it an acceleration lane.

Traffic triangle at Intersection at Bass Lane and S. Middleton Rd: Middleton's standard is 150 ft which is huge. And since they know a roundabout is not going in, they think that 35 ft is still going to give room and allow for the sidewalk. They are hoping to start construction this spring/summer.

Mayor Rule asked if David knows if the Highway District knows when improvements will be made to Middleton Road. No, he does not. But the applicant is currently installing the sewer line that goes down Middleton Road. Dependent on the approval they can get construction drawings submitted within a few weeks of approval and once those are approved, they would start construction. Construction is scheduled to happen this spring/summer.

Council President Kiser asked if the buffer that was discussed is similar to the buffer that is further south on the east side of Middleton Rd. That is not maintained. David said that this is an industrial park so there isn't any landscaping internally because it is all gravel and yard. If council were to require a landscape buffer we would have to put in a common lot, put in some type of irrigation system to maintain it and then create an HOA to manage it, which we don't have any of those three things which is why we are asking to not do that.

Mayor Rule said the County put that landscape buffer in to be a noise barrier and a beautifier and it really is not maintained well. It is not watered appropriately, half the trees die, and it is not mowed.

David said originally when the application was brought to the City the applicant had the same layout as they do on Bass Lane where they had a roadside swale between the curb and then they detached the sidewalk. Planning and Zoning didn't like that, they wanted it to match the rest of the corridor which necessitated the swale being behind the sidewalk, so if they had to do a landscape buffer it would go where the drainage swale is planned.

Mayor Rule opened the public comment portion at 6:32 p.m.

No Public Comment

Mayor Rule closed the public comment portion at 6:33 p.m.

Council Discussion:

Mayor Rule said he is really glad to see the acceleration and deceleration lanes coming to pass. He thinks even Rule Steel management sees the advantage the trucks trying to get on, often have trouble getting out onto the highway and now there will be even more activity there so this is a good thing. And his name is Rule but he zero financial interest in this whole operation or project. He receives no monies.

President Kiser said he is excited to see this project moving forward. He and Councilwoman Huggins were here in 2015 when this first began. He agrees with the applicant that there is no need for a landscape buffer/berm. Just down Middleton Road south there are two rock crushing businesses and the berms that are there are not maintained, and they are not aesthetically pleasing. He is happy to see the design for the additional traffic lanes and the road improvements, but he doesn't see the need for the berm but he does like the road improvements along the frontage of their property they have agreed to do.

Council Member Huggins confirmed that even if there isn't a berm there will be a walking path along all of Middleton Road that eventually will go down to Caldwell as part of the Corridor Study.

Council Member O'Meara said he doesn't see the need for a berm. He likes the idea of some kind of decorative fencing or something else obstruct the view from the road. Both he and Council Member Garner are opposed to open chain-link fencing and would like some type of privacy fencing such as vinyl instead of chain-link.

Roberta Stewart said there was a development agreement for this property in 2015 that came in with the Annexation.

Mayor Rule reopened the Public Comment portion of the public hearing for the purpose of getting comment from the Applicant or the representative at 6:39 p.m.

Applicant Representative: David Sterling: The idea is that the fence would be owned by the owner of the lot. The developer was not planning on putting the fence up at the time of platting, that would come at a later time. As far as the material that fence is made out of, it is an industrial park and all the other lots have chain-link fence. So that is what they most likely were going to apply for.

City Planner Roberta Stewart said chain-link fencing is allowed in industrial.

President Kiser said we are talking about frontage on a major corridor that has never been addressed before.

Mayor Rule said there are a lot of different ways to approach this.

City Attorney Chris Yorgason said there is no specific requirement of what the fence has to look like and the material used, and a fence can be up to 8 ft tall in commercial or industrial zones. The fence requirement could possibly be a condition of a purchase of sale agreement of the purchaser of the individual lots, so that the developer is not required to install the entire fence. There could be an agreement between the applicant and the City so that as they sell the property they can advise as to the type of fence, (height, materials and other things) that has to be built.

Applicant: Steve Peel: The nature of the industrial park when the originally put together the development and annexation was zoned as light industrial. Most businesses that will be in

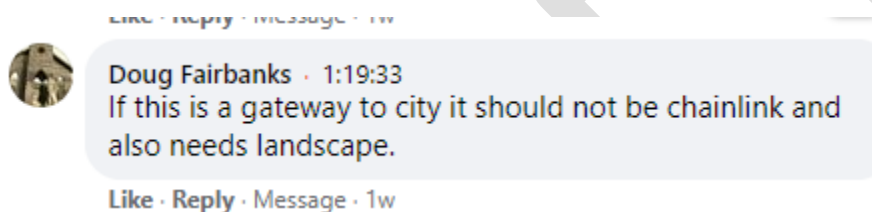
there will want to put up a chain-link fence due to the security it does provide. He doesn't think vinyl fence is a good option but suggested privacy screening in the chain-link fence. He agrees consistency is important and that chain-link provides consistency of the overall industrial theme along both sides of Middleton Road.

President Kiser liked the idea of the privacy slats in a chain-link fence rather than a fabric screen that will tear.

Mike Graefe: Resident said he thinks the privacy slats should all be the same color to provide uniformity. He thinks that sometimes the City can be overzealous regarding the beautification side of things. It is an industrial park. Middleton does want industry to come in. We don't want industry to come in and trash the neighborhood, but there is nothing wrong with a chain-link fence with the privacy slats in it.

Facebook Comments:

Nick Tinman – since deleted by user: I agree, I think all industrial companies should be required to have white vinyl fencing to make it look better down that road.



Mayor Rule closed the Public Comment portion at 6:49 p.m.

Council Member Garner said he would agree to a chain-link fence with privacy slats to provide security and create a buffer zone. He understands vinyl fence is not fool proof and can be broken pretty easily.

Motion: Motion by Council President Kiser to approve an application from Middleton Industrial Park, LLC for preliminary plat and special use permit with respect to the Middleton Industrial Park Subdivision No. 2 located at 0 So. Middleton Road, Tax Parcel No., R34075014A0. The proposed preliminary plat is zoned M-1 ("light industrial") and consists of seven industrial lots on 16.36 acres. The special use permit requests decreased road width, elimination of pressurized irrigation, elimination of 5% open space requirement, reduction of right-of-way triangle, and elimination of sidewalks on interior lots. To also remove the requirements for the landscape buffer asked for by Planning and Zoning and require the applicant to work with City staff on what is a required fencing (so that it doesn't have to come before City Council or Planning and Zoning again) along Middleton Road and that the applicant meet the remainder of the requirements by Planning and Zoning. Motion seconded by Council Member Huggins and approved unanimously by Roll Call Vote.

Mayor Rule closed the public hearing at 6:53 p.m.

- 6. Consider approving Local Professional Services Agreement No. 95795 with Stanley Consultants, Inc for S. Cemetery Road from State Hwy 44 to Willow Creek, a federally funded roadway connection and single span bridge over Willow Creek. – Rachel Speer**

Mayor Rule called the item and introduced City Staff Engineer Rachel Speer who briefly explained the LPSA with Stanley Consultants for construction, engineering and inspection.

Motion: Motion by Council President Kiser to approve the Local Professional Services Agreement No. 95795 with Stanley Consultants, Inc for S. Cemetery Road from State Hwy 44 to Willow Creek, a federally funded roadway connection and single span bridge over Willow Creek. Motion seconded by Council Member Garner and approved unanimously.

7. Consider approving Local Professional Services Agreement No. 95794 with Horrocks Engineers, Inc for S. Cemetery Road; State Hwy 44 to Willow Creek. – Becky Crofts

Mayor Rule called the item and introduced City Staff Engineer Rachel Speer who briefly explained the LPSA with Horrocks Engineers for Engineer of Record Services.

Motion: Motion by Council President Kiser to approve the Local Professional Services Agreement No. 95794 with Horrocks Engineers, Inc for S. Cemetery Road; State Hwy 44 to Willow Creek. Motion seconded by Council Member O'Meara and approved unanimously.

8. Consider approving Valhalla Country Estates Final Plat No. 3 bonding in the amount of \$16,995.00 for fencing, and Valhalla Country Estates Final Plat No. 4 bonding in the amount of \$18,750.00 for fencing. – Wendy Howell

Mayor Rule called the item. City Planner Wendy Howell said the bonds for the fencing of Valhalla Country Estates Final Plats No 3 and 4 have been reviewed and seem to be sufficient. Bruce Bayne said as with any bond agreement improvements must be completed before the first Certificate of Occupancy is issued.

Motion: Motion by Council President Kiser to approve Valhalla Country Estates Final Plat No. 3 bonding in the amount of \$16,995.00 for fencing, and Valhalla Country Estates Final Plat No. 4 bonding in the amount of \$18,750.00 for fencing. Motion seconded by Council Member O'Meara and approved unanimously.

9. Consider approving Valhalla Country Estates No. 3 Final Plat. – Wendy Howell

Mayor Rule called the item. City Planner Wendy Howell directed Council's attention to the final plat.

Motion: Motion by Council President Kiser to Consider Valhalla Country Estates No. 3 Final Plat. Motion seconded by Council Member Huggins and approved unanimously.

10. Consider approving payment of invoice from Lurre Construction Inc in the amount of \$50,387.50 for Wastewater Treatment work. – Bruce Bayne

Mayor Rule called the item and introduced Public Works Director Bruce Bayne who explained how all three agenda items 10, 11 and 12 are related. Item 10 is for additional work that was done. Item 11 was approved by City Council as part of the original contract on November 10, 2020. Item 12 is now the last amount that was approved by City Council on November 10, 2020 and December 2, 2020 to excavate deeper down. They had to excavate deeper per the Geotech and therefore the amount increased. He said that the invoice in Item 10 is for the following 3 things.

1. Improved Road north/south of the farm. The road was widened to allow farm

equipment where previously it was the width of a pick-up truck.

2. North Mill Slough to redo the entire road to increase to 27 ft wide to haul farm equipment and make it an all-weather road as it is over a 30-inch sanitary sewer trunkline.

3. To spread huge topsoil pile.

Mayor Rule said he approved these expenditures because they are in the budget and the rate of speed that Lurre Construction could do the work was 3 times to 1 of what the City could do. The City doesn't have the large equipment needed for this type of operation, so rather than tying up the public works department for hundreds of hours and paying for mobilization of the equipment needed, and as weather conditions were favorable, it was a good cost management decision for the City. The City is in a great position compared to a year ago.

Council Member Huggins asked if these expenditures would cause the budget to be opened? City Administrator Becky Crofts said this alone would not create a budget amendment, but it is likely there will need to be a budget amendment done.

Council President Kiser said some things are just outside of the City's control and once there is a construction company on site, it is best to not pay for remobilization if it can be avoided.

Motion: Motion by Council President Kiser to approve payment of invoice from Lurre Construction Inc in the amount of \$50,387.50 for Wastewater Treatment work. Motion seconded by Council Member O'Meara.

11. Consider approving payment of invoice for Lurre Construction Inc in the amount of \$49,250.00 for work at River Park Pond. – Bruce Bayne

Motion: Motion by Council President Kiser to approve payment of invoice for Lurre Construction Inc in the amount of \$49,250.00 for work at River Park Pond. Motion seconded by Council Member Garner and approved unanimously.

12. Consider approving payment of 2 invoices from Lurre Construction Inc in the amount of \$89,170.00 and \$52,906.00 for Cemetery Road Extension Phase 2. – Bruce Bayne

Motion: Motion by Council President Kiser to approve payment of 2 invoices from Lurre Construction Inc in the amount of \$89,170.00 and \$52,906.00 for Cemetery Road Extension Phase 2. Motion seconded by Council Member O'Meara and approved unanimously.

- 1. Consent Agenda (items of routine administrative business)**
a. Consider approving minutes for Council's January 20, 2021 regular meeting. Consider ratifying January 29, 2021 payroll in the amount of \$90,284.96 and accounts payable thru January 25, 2021 in the amount of \$365,862.30.

Mayor Rule called the item.

Motion: Motion by Council President Kiser to approve item 1a the Consent Agenda: The minutes for Council's January 20, 2021 regular meeting and to ratify January 29, 2021 payroll in the amount of \$90,284.96 and accounts payable thru January 25, 2021 in the amount of \$365,862.30. Motion seconded by Council Member Huggins and approved

unanimously.

13. Consider approving payment of Invoice from T-O Engineers in the amount of \$36,392.50 for Middleton 2020 WWTP Upgrade.

Mayor Rule called the item and Public Works Director Bruce Bayne explained this is billing for one month to meet the Federal requirements on the project.

Motion: Motion by Council President Kiser to approve payment of Invoice from T-O Engineers in the amount of \$36,392.50 for Middleton 2020 WWTP Upgrade. Motion seconded by Council Member Garner and approved unanimously.

Public Comments, Mayor Comments, Council Comments:

Mayor Comments:

- Phase 1 of S. Cemetery Road – CPC is organized and making good progress. This road was planned and completely engineered and approved more than 10 years ago. The City has been waiting for the funds and the federal tax dollars promised. Some residents have realized there will be an extension of the road and are concerned about increased traffic.
- Mill Slough crossing – There was a breach of the barrier, but it has been remedied by Irvco Construction which is working on the project.
- There has been positive interest to manage the gravel extraction at River Park. Mayor Rule believes that the City should receive well over \$2 million dollars for this project and that will help to aid in transportation needs possible at Hartley or Cemetery.

City Administrator Becky Crofts Comments:

- The breach of the Mill Slough embankment could have caused damage the 30-inch sewer trunkline. However, nothing was damaged, and Ms. Crofts was most impressed with Public Works who within 2 hours of the problem being brought to their attention had a mitigation plan in place if needed. They moved FAST and she was impressed with the team and the willingness to make it happen.
- Phase 1 of S. Cemetery Road looks to have substantial completion by June 6, 2021 and Phase 2 is looking to start immediately following. It looks to be coming in under budget and there may be excess surplus funds of about \$300,000 ahead of the project completed.

Council Comments:

President Kiser: He has spent a lot of time at City Hall this last two weeks. People don't understand how hard the staff worked to make sure some really horrible things didn't happen. He is very proud of the people at City Hall and what they do. The general public and even Council have no idea how hard they work. He knows that the right decisions were made quickly. There are great people at City Hall doing great things because a serious crisis was averted.

Council Member O'Meara: He appreciates the forward thinking to keep using the construction company onsite to complete the roadwork. The Middleton School District and GMPRD are still having talks regarding the Community Center.

City Engineer Comments:

Friday January 29, 2021 she was on site at the Mill Slough Crossing when a man apparently upset by the perceived “bypass” approached her, yelled at her, and pushed her to the ground. She was quite scared and all she could think about was getting out of there. In all her 25 years in the construction industry she has never been treated like that.

Mayor Rule said he doesn’t know who the man is, but that he physically assaulted the new engineer. He has apologized to Rachel but is still embarrassed and said the action is inappropriate and not what Middleton is.

Adjourn: Mayor Rule adjourned the meeting at 7:36 p.m.

ATTEST:

Steven J. Rule, Mayor

Jennica Reynolds, Deputy Clerk
Minutes Approved: February 17, 2021




STAFF PRESENTATION

City Council Hearing, February 3, 2021

Middleton Industrial Park No. 2

Slide 1 Intro

	DESCRIPTION	DETAILS
	Acreage	16.637 acres
	Current Zoning	M-1
	Proposed Zoning	to remain the same
	Current Land Use	Industrial
	Lots	7 lots ranging from 1.35 acres to 3 acres. No common lots.

- A. **Project Description:** Industrial Subdivision with seven lots on 16 acres of vacant land located at 0 Middleton Road (southwest corner of intersection of Bass Lane and Middleton Road, Tax Parcel No. R34075014A0.)
- B. **Project History:** The project property was annexed into the City in 2015, and a Development Agreement was executed and recorded with the annexation. The final plat for Middleton Industrial Park No. 1 was approved in Spring of 2019 and recorded in June 2019. The current project before the Council is adjacent to Industrial Park #1 and expands the overall industrial project to the east.

Hit Slide 2 – pre plat

- C. **Application Requests:** Applicant initially submitted three applications. The first is the proposed Preliminary Plat being discussed tonight. The second is a floodplain application that is still proceeding administratively. The third application was a Special Use Permit application to request five deviations from Code:
1. A reduction of the right-of-way width for Bass Lane from 40' to 35' to match the right-of-way width allowed in Middleton Industrial Park #1.
 2. Removal of Code required pressurized irrigation because there will be no landscaping or greenscape in the industrial park.
 3. Removal of sidewalks on the interior roadways (Tungsten St., and Thorsten Ave.), which is consistent with the special use permit approved for Middleton Industrial Park #1.
 4. Elimination of 5% Open Space requirement for subdivisions because of the industrial nature of the project, and
 5. Reduction of a 150' right-of-way triangle at the intersection of Bass Lane and Middleton Road.

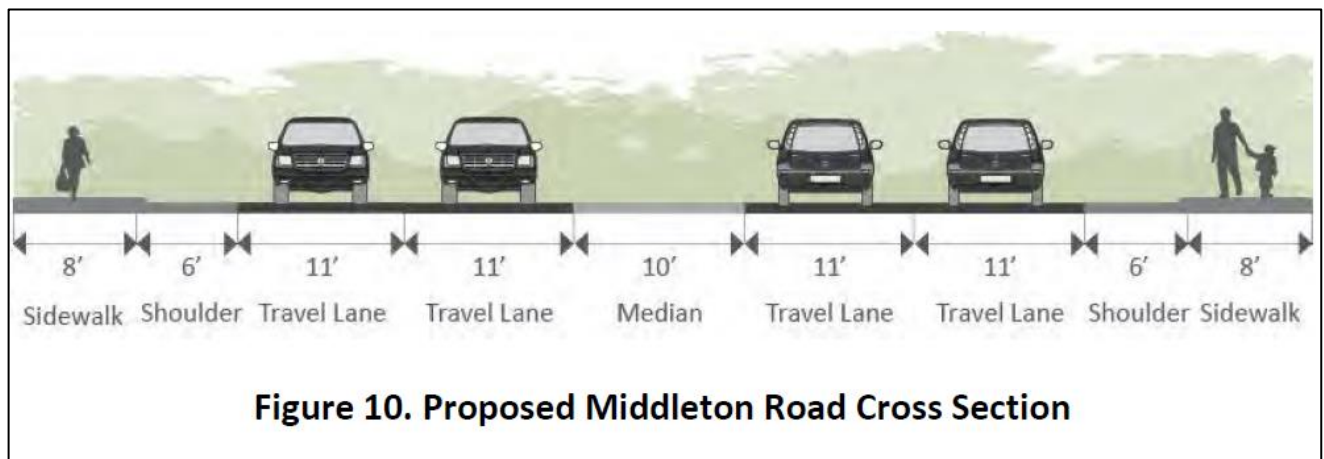
On January 11, 2021, the Planning & Zoning Commission approved the Special Use Permit. The Findings of Facts, Conclusions of Law and Decision will be presented to the Commission at the next P&Z Meeting for signature.

- D. Current Zoning:** The property is currently zoned M-1 or Light Industrial, which allows a mix of light industrial and commercial uses. The project is flanked on the east and west side by Middleton City property zoned M-1. County property flanks the project on the north and south, and it is zoned light industrial and agriculture. The uses generally surrounding the project are industrial uses.
- E. City Services:** Domestic water and sanitary sewer were extended to the Project property after the 2015 Annexation, and the service has been extended westward down Bass Lane. Sewer and water will also be extended south on Middleton Road along the frontage of the project. However, all lots in the project will hook up to water, sewer and dry utilities off of Bass Lane, not Middleton Road.

Slide 3 Traffic Cross Section

F. Traffic, Access & Streets:

A Traffic Impact Study ("TIS") was recently completed for the Project. Also pertinent to the project is the 2016 Middleton Road Corridor Study. The study was commissioned by the Cities of Caldwell and Middleton together with Canyon Highway District #4. In the Study, the entities agreed upon the road cross section shown here for all future improvements on Middleton Road.



After the Middleton City Engineer and CHD4 reviewed the TIS and the 2016 Corridor Study, they made the following recommendations for City Council:

Slide 4 Middleton Road north bound

1. **Middleton Road Improvements:** City Engineer and the P&Z Commission recommended that Developer be required to construct one-half of the Middleton Road cross-section as shown in the 2016 Corridor Study along the entire eastern frontage of the Project. However, the 10' center median shown in the cross-section should be expanded to a width of 12' to accommodate a north bound left-turn lane on to Bass Lane from Middleton Road as shown here:



Slide 5 Right Turn from Bass

Additionally, City Engineer recommended that Developer dedicate an acceleration lane for right turn traffic from Bass Lane that intends to travel south on Middleton Road:



Slide 6 deceleration lane

City Engineer has also indicated that a southbound deceleration lane on Middleton Road with right turn on to Bass Lane may be required.



However, the City Engineer does not recommend that Developer be forced to make these improvements at this time. Additionally, the TIS is not clear on “if and when” a southbound deceleration lane will be required. However, the City has encountered increased pressure from the public to ensure that Developers pay their fair share of traffic impacts. In light of that, Developer and the City will be working together to determine if the issue can be resolved through a proportionate share or prorata payment for traffic impacts. City Staff recommends that Final Plat not be approved until this issue is determined and all proportionate share fees are paid.

2. **Bass Lane Road Improvements:** Access to the Project site will be through Bass Lane. The P&Z Commission and City Staff recommend that Developer improve the south half of Bass Lane along the northern frontage of the project. In light of the approved Special Use Permit, the half-road width would be lowered from 40' to 35' to match the half-road width approved for the Middleton Industrial Park #1.
3. **Traffic Control:** The 2016 Middleton Road Corridor Study recommended a roundabout at the intersection of Bass Lane and Middleton Road when future conditions require some form of traffic control. The City Engineer and CHD4 have reevaluated that earlier recommendation, and both have indicated that a

traffic light may be more appropriate for that intersection in the future. The City Engineer further recommends that the Developer be required to dedicate a 35'x35' right-of-way triangle to accommodate the installation of the traffic signal, and this right-of-way width was approved by the Planning & Zoning Commission at the January 11th hearing on the matter..

4. **Traffic Proportionate (“Prorata”) Share Fees:** As indicated earlier, City Engineer recommends that Developer be required to pay its proportionate share of all traffic impacts. This includes the traffic light, all affected intersections, and possibly a future deceleration lane on southbound Middleton Road.

- G. **Pathway, Sidewalks and Open Space:** There will be an 8' wide paved pathway along Middleton Road and Bass Lane. The P&Z Commission approved Developer's request to eliminate 5' sidewalks along the interior streets, Thorsten Avenue and Tungsten Street. Additionally, the P&Z Commission eliminated the code required 5% open space for the subdivision because of the industrial nature of the project.
- H. **Caldwell Rural Fire Protection District:** The subject property is in the Caldwell Rural Fire Protection District. The District reviewed the proposed preliminary plat and submitted written approval of the plat.

Slide 7 Comp Plan

- I. **Comprehensive Plan & Land Use Map:** Applicant's project complies with the Comprehensive Plan Land Use Map because the project parcel is designated “Industrial” on the Land Use Map, which matches the industrial uses planned for the site.

Additionally, Applicant's project complies with the *Goals, Objectives, and Strategies* of the *2019 Middleton Comprehensive Plan*:

- a. *Goals 3 and 23:* The project provides safe vehicle and pedestrian facilities in light of the improvements to Middleton Road and Bass Lane. Pathways that are 8' wide will span along both roads, facilitating safe pedestrian passage.
- b. *Goal 5:* The project will establish development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed.
- c. *Goals 7 & 8:* The project promotes a strong and diverse local economy by creating a desirable area for valuable industrial and commercial uses.

- J. **Comments Received from Surrounding Landowners:** None.

- K. Comments from Agencies:** 12/23/2020 and 1/5/2021 comments from CHD4.
Comment from Caldwell Rural Fire Protection District dated 1/26/2021.
- L. Applicant Information:** Application was received on November 17, 2020. The Representative is David Sterling of T-O Engineers. Representative's contact information is 2471 S. Titanium Place, Meridian ID 83642, Tele: (208) 323-2288. Owner is Middleton Industrial Park, LLC, 11220 Bass Lane, Caldwell, ID 83605, Tele: (208) 585-3031.
- | | |
|--|---------------|
| M. Notices & Neighborhood Meeting: | Dates: |
| Newspaper Notification | 01/19/2021 |
| Radius notification mailed to
Adjacent landowners within 300' | 01/15/2021 |
| Circulation to Agencies | 01/15/2021 |
| Neighborhood Meeting | 11/09/2020 |
- N. Applicable Codes and Standards:**
- Idaho State Statute Title 67, Chapter 65
Middleton Supplement to the Idaho Standards for Public Works Construction
Middleton City Code 1-14, 1-16, 5-1, 5-3, and 5-4.

Slide 8 Recommendations

- O. PLANNING AND ZONING RECOMMENDATION:** At the January 11, 2021, Planning & Zoning Hearing, the Planning and Zoning Commission recommended that the Middleton City Council approve the request for preliminary plat for Middleton Industrial Park #2 subject to the following conditions:
1. Developer be required to install a 20' wide landscape buffer along the entire frontage of Middleton Road. The reason stated for the landscape buffer was the need to create an attractive greenscape at what is essentially the "gateway" to the City.
 - a. Staff does not agree with this recommendation, and we recommend that no such landscape buffer be required for the following reasons. First, the recommendation is in opposition to the approved special use permit that eliminated pressurized irrigation and the open space requirement. Second, a landscape buffer would require the developer to create a common lot along Middleton Road and a formal Business Association to manage the single common lot. This triggers additional burdens that may not outweigh the benefit of the landscape buffer. Finally, neither the 2016

Middleton Road Corridor Study nor the Middleton City Code requires a landscape buffer along Middleton Road.

At the January 11, 2021 Hearing, the P&Z Commission recommended further conditions of approval, and City Staff is in agreement with these conditions of approval:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services to be extended to serve the subdivision.
2. City Engineer review comments dated 12/8/2020 and 1/8/2021 are completed and approved.
3. Applicant dedicates and shows on the preliminary plat an easement of 15' in width for all pathways pursuant to MCC 5-4-10-5 unless the pathway is fully located within a dedicated right-of-way.
4. Applicant constructs, at its own cost, 50% of Bass Lane and Middleton Road per the requirements of the City Engineer.
5. Applicant constructs, at its own cost, the half portion of Middleton Road in compliance with the specifications set forth in the 2016 Middleton Road Corridor Study, except the 10' center median shall be converted to a 12' wide left-turn lane.
6. Developer pays its proportionate share of all traffic impacts prior to the approval of final plat.
7. All requirements of Caldwell Rural Fire Protection District are completed and approved.
8. Any lots in the floodplain will comply with the Floodplain Permit requirements prior to any structures being constructed on the lots.

Prepared by Middleton City Planner, Roberta Stewart

Dated: January 29, 2021



Middleton City Council

Findings of Facts, Conclusions of Law, and Decision & Order

In the Matter of the Request of Middleton Industrial Park, LLC, for Preliminary Plat involving seven lots on 16.36 acres of land in the M-1 Zone located at the southwest corner of Bass Lane and Middleton Road.

A. Findings of Fact:

1. Hearing Facts: (See Staff Report for the hearing date of February 3, 2021, which Report is attached hereto as Exhibit "A" and incorporated herein by this reference.)
2. Process Facts: (See Staff Report for the hearing date of February 3, 2021, which Report is attached hereto as Exhibit "A" and incorporated herein by this reference.)
3. Application and Property Facts: (See Staff Report for the hearing date of February 3, 2021, which Report is attached hereto as Exhibit "A" and incorporated herein by this reference.)
4. Required Findings per Middleton City Code 1-14-2(E)(7): (See Staff Report for the hearing date of February 3, 2021, which Report is attached hereto as Exhibit "A" and incorporated herein by this reference.)

B. Conclusions of Law:

1. That the City of Middleton shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. That due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Middleton planning jurisdiction.
3. That notice of the application and public hearing were given according to law.
4. That the Middleton Planning & Zoning recommended approval of the subject Preliminary Plat with conditions at the January 11, 2021 Planning & Zoning Commission Meeting.
5. That City Council's public hearing was conducted according to law, and the City has kept a record of the application and related documents.
6. That codes and standards applicable to the Preliminary Plat application are the Supplement to the Idaho Standards for Public Works Construction and the Middleton City Code sections 1-14, 1-16, 5-1, 5-3, and 5-4.

7. That public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
8. That this approval is subject to the conditions of approval set forth in the attached Staff Report for the hearing date of February 3, 2021 (which Report is incorporated herein by this reference), and subject to the additional condition of approval stated at the February 3, 2021, hearing as set forth below in the section for *Decision and Order*. The City Council further finds that the requirements set forth in the conditions of approval are reasonable, and the Applicant shall comply with the requirements as a conditions of approval of the application.

C. Decision and Order:

Pursuant to the City Council's authority as provided in Middleton City Code 1-5-2, and based upon the above Findings of Facts and Conclusions of Law, **it is hereby decided and ordered:**

The Applicant's request for Preliminary Plat is approved with the following conditions:

1. Applicant complies with all conditions of approval set forth in the Staff Report for the hearing date of February 3, 2021, which Report is attached hereto as Exhibit "A" and incorporated herein by this reference.
2. Applicant shall coordinate with Middleton City Staff to ensure that the fencing spanning along Middleton Road is constructed of a material that is appropriate, attractive, and uniform. Chain link fencing with privacy inserts is one of the viable options.

WRITTEN DECISION AND ORDER APPROVED ON: February _____, 2021.

STEVEN RULE, MAYOR
Middleton City Council

Attest:

Roberta L. Stewart
Middleton Planning & Zoning Department




Exhibit "A"

STAFF REPORT

Middleton Planning and Zoning Department

Middleton Industrial Park No. 2

Snapshot Summary

	DESCRIPTION	DETAILS
	Acreage	16.637 acres
	Current Zoning	M-1
	Proposed Zoning	to remain the same
	Current Land Use	Industrial
	Lots	7 lots ranging from 1.35 acres to 3 acres. No common lots.

- A. City Council Hearing Date:** February 3, 2021
- B. Project Description:** Industrial Subdivision with seven lots on 16 acres of vacant land located at 0 Middleton Road (southwest corner of intersection of Bass Lane and Middleton Road, Tax Parcel No. R34075014A0.)
- C. Project History:** The project property was annexed into the City in 2015, and a Development Agreement was executed and recorded with the annexation. The final plat for Middleton Industrial Park No. 1 was approved in Spring of 2019 and recorded in June 2019. The current project, Middleton Industrial Park #2, is adjacent to Industrial Park #1 and expands the overall industrial project to the east.
- D. Application Requests:** Applicant submitted three applications initially: (1) Preliminary Plat application, (2) Special Use Permit application ("SUP"), and (3) Floodplain administrative application.

The administrative Floodplain application is proceeding simultaneously with the preliminary plat application. The SUP application was approved by the Planning & Zoning Commission at the January 11, 2021, Public Hearing on the matter. In the SUP, Applicant requested the following:

1. A reduction from 40' to 35' of the right-of-way width for Bass Lane from the center line (or half road) to match the reduced width allowed for Middleton Industrial Park #1.
2. Removal of Code required pressurized irrigation because there will be no landscaping or greenscape in the industrial park.
3. Removal of sidewalks on the interior roadways (Tungsten St., and Thorsten Ave.), which is consistent with the special use permit approved for Middleton Industrial Park #1.

4. Elimination of 5% Open Space requirement for subdivisions.
5. Reduction of a 150' right-of-way triangle at the intersection of Bass Lane and Middleton Road.

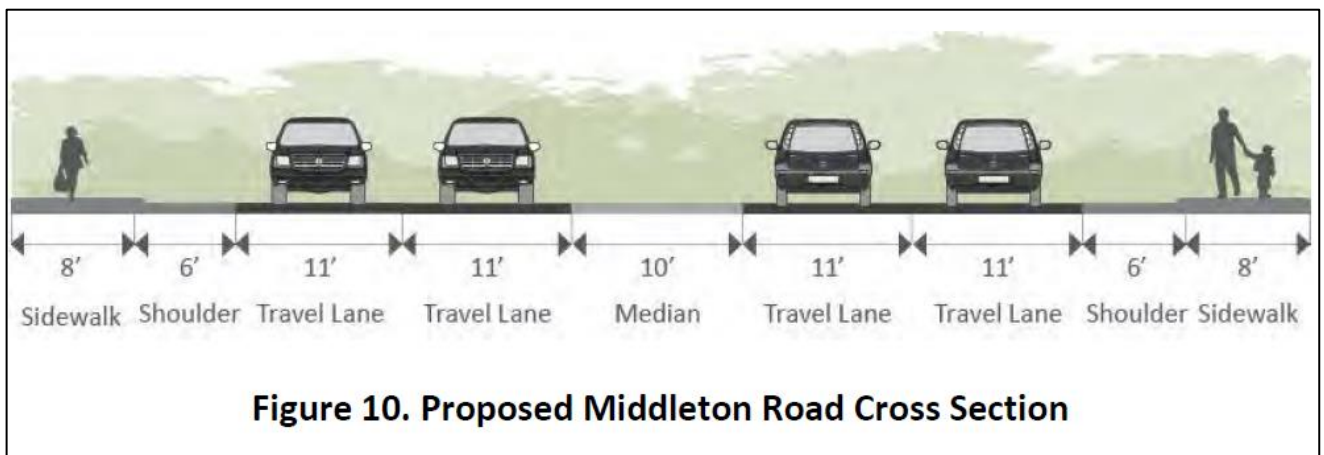
E. Current Zoning: The property is currently zoned M-1 or Light Industrial, which allows a mix of light industrial and commercial uses. The project is flanked on the east and west side by Middleton City property zoned M-1. County property flanks the project on the north and south. The County property is zoned light industrial and agriculture. The uses generally surrounding the project are industrial uses, and one of the primary industrial businesses in the immediate vicinity is the Rule Steel facility.

F. City Services: Domestic water and sanitary sewer were extended to the Project property after the 2015 Annexation, and the service has been extended westward down Bass Lane. Sewer and water will also be extended south on Middleton Road along the frontage of the project. However, all lots in the project will hook up to water, sewer and dry utilities off of Bass Lane, not Middleton Road.

G. Traffic, Access & Streets:

The Project is located at the intersection of Middleton Road and Bass Lane. A Traffic Impact Study ("TIS") was completed for the Project, and a copy is included in the City Council Packet. Both the Middleton City Engineer and Canyon Highway District 4 ("CHD4") reviewed the TIS because Middleton and CHD4 executed an Exchange Maintenance Agreement wherein the parties agreed that CHD4 would maintain and operate the portion of Middleton Road that fronts the Project even though Middleton is the underlying Jurisdiction.

It is also important to note that in 2016, the Cities of Middleton and Caldwell and the CHD4 commissioned a Corridor Study for the portion of Middleton Road between Ustick Road in Caldwell and Hwy 44 in Middleton. In the 2016 Corridor Study, the participating entities adopted the cross section shown below for all future improvements on Middleton Road.



After the Middleton City Engineer and CHD4 reviewed the TIS and the 2016 Corridor Study, they made the following recommendations for City Council:

1. **Middleton Road Improvements:** Both the City Engineer and CHD4 agreed that the Developer should be required to construct one-half of the Middleton Road cross-section as shown in the 2016 Corridor Study along the entire frontage of the Project. However, both CHD4 and City Engineer recommended expanding the 10' center median shown in the cross-section to a width of 12' to accommodate a north bound left-turn lane on to Bass Lane from Middleton Road.



Additionally, City Engineer recommended that Developer dedicate an acceleration lane for right turn traffic from Bass Lane that intends to travel south on Middleton Road. See diagram below.



Both of these improvements are shown on the preliminary plat currently before the City Council.

City Engineer has also indicated that a southbound deceleration lane on Middleton Road with right turn on to Bass Lane may be required. (See diagram below.) However, the City Engineer does not recommend that Developer be forced to make these improvements at this time. Additionally, the TIS is not clear on “if and when” a southbound deceleration lane will be required. However, the City has encountered increased pressure from the public to ensure that Developers pay their fair share of traffic impacts. In light of that, Developer and the City will be working together to determine if the issue can be resolved by having Developer pay its proportionate share of a southbound deceleration lane with right turn onto Bass Lane with the overall prorata traffic impact fees even though not clearly “spelled out” in the TIS.



2. **Bass Lane Road Improvements:** Access to the Project site will be through Bass Lane. It is recommended that Developer improve the south half of Bass Lane along the northern frontage of the project. Per the SUP recently approved by the P&Z Commission, the half road width will be lowered from 40' to 35' to match the half road width approved for the Middleton Industrial Park #1.
3. **Traffic Control:** The 2016 Middleton Road Corridor Study recommended a roundabout at the intersection of Bass Lane and Middleton Road when future conditions require some form of traffic control. Since the time of the 2016 Study, however, the City has re-evaluated the intersection control, and the City is no longer inclined toward a roundabout. CHD4 has indicated that it is also

open to considering a traffic control other than the roundabout. In light of that, the City Engineer is recommending that a traffic light be installed at the intersection when future conditions require some form of control. The Engineer further recommends that the Developer be required to dedicate a 35'x35' right-of-way triangle to accommodate the installation of the traffic signal.

4. **Traffic Proportionate (“Prorata”) Share Fees:** Based upon the findings of the TIS, City Engineer recommends that Developer be required to pay its proportionate share of all traffic impacts on nearby intersections, including Developer’s proportionate share of the future traffic light at Bass Lane and Middleton Road and possibly Developer’s proportionate share of a southbound deceleration lane on Middleton Road.

(Copies of City Engineer comments dated 12/8/2020 and 1/3/2021 can be found in the City Council Packet along with comments from CHD4 dated December 23, 2020 and January 5, 2021.)

- H. **Pathway & Sidewalks:** There will be an 8’ wide paved pathway along Middleton Road and Bass Lane. Per the approved SUP, 5’ sidewalks along the interior streets, Thorsten Avenue and Tungsten Street, have been eliminated.
- I. **Open Space:** MCC 5-4-10-10 requires all subdivisions to provide 5% Open Space, which is defined in the code as “irrigated and landscaped area.” (MCC 5-4-10-10.) Per the approved SUP, Applicant will not be required to meet this 5% standard. The P&Z Commission found that because the project was industrial, it did not need landscaped gathering places and pedestrian connectivity.
- J. **Caldwell Rural Fire Protection District:** The subject property is in the Caldwell Rural Fire Protection District. The District has reviewed and approved the preliminary plat currently under consideration by the City Council. See Fire District comments in the City Council Packet.
- K. **Comprehensive Plan & Land Use Map:** Applicant’s project complies with the Comprehensive Plan Land Use Map because the project parcel is designated “Industrial” on the Land Use Map, which matches the industrial uses planned for the site.

Additionally, Applicant’s project complies with the *Goals, Objectives, and Strategies* of the *2019 Middleton Comprehensive Plan* as follows:

- a. *Goals 3 and 23:* The project provides safe vehicle and pedestrian facilities in light of the improvements to Middleton Road and Bass Lane. Pathways that are 8’ wide will span along both roads, facilitating safe pedestrian passage.

- b. *Goal 5:* The project will establish development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed.
- c. *Goals 7 & 8:* The project promotes a strong and diverse local economy by creating a desirable area for valuable industrial and commercial uses.

L. Comments Received from Surrounding Landowners: None.

M. Comments from Agencies: 12/23/2020 and 1/5/2021 comments from CHD4. Comment from Caldwell Rural Fire Protection District dated 1/26/2021. (Copies of the comments can be found in the City Council Packet.)

N. Applicant Information: Application was received on November 17, 2020. The Representative is David Sterling of T-O Engineers. Representative's contact information is 2471 S. Titanium Place, Meridian ID 83642, Tele: (208) 323-2288. Owner is Middleton Industrial Park, LLC, 11220 Bass Lane, Caldwell, ID 83605, Tele: (208) 585-3031.

O. Notices & Neighborhood Meeting:	Dates:
Newspaper Notification	01/19/2021
Radius notification mailed to Adjacent landowners within 300'	01/15/2021
Circulation to Agencies	01/15/2021
Neighborhood Meeting	11/09/2020

P. Applicable Codes and Standards:

Idaho State Statue Title 67, Chapter 65
 Supplement to the Idaho Standards for Public Works Construction
 Middleton City Code 1-14, 1-16, 5-1, 5-3, and 5-4.

Q. PLANNING AND ZONING RECOMMENDATION: At the January 11, 2021, Planning & Zoning Hearing, the Planning and Zoning Commission recommended that the Middleton City Council approve the request for preliminary plat for Middleton Industrial Park #2 subject to the following conditions:

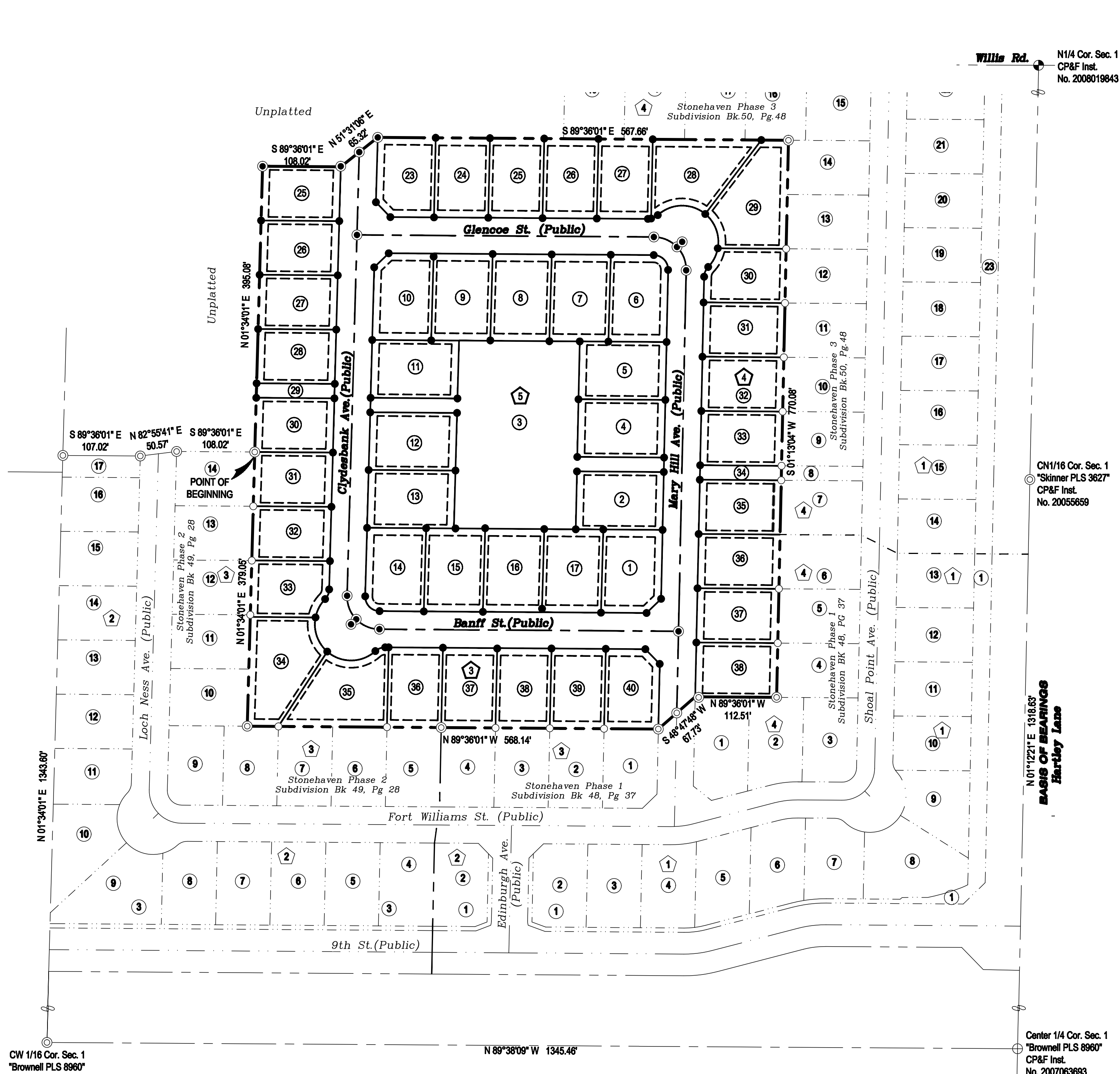
1. Developer be required to install a 20' wide landscape buffer along the entire frontage of Middleton Road.
 - a. It should be noted that the Middleton Planning Department Staff does not agree with this recommendation, and Staff would recommend that no such landscape buffer be required for the following reasons. (1) In the previous Special Use Permit approved by the P&Z Commission on

January 11, 2021, the Commission approved Developer's request to eliminate the pressurized irrigation and 5% Open Space requirements because the Project is an industrial project that would not benefit from gathering spaces, pedestrian connectivity, and landscape aesthetics. Creating a landscape buffer along Middleton Road would counteract all the items approved in the earlier SUP. (2) This landscape buffer recommendation would require the developer to create a common lot along Middleton Road and a formal Business Association to manage the single common lot. The burden of this extra requirement would outweigh the benefit of a landscape buffer for the industrial project. (3) Neither the 2016 Middleton Road Corridor Study nor the Middleton City Code requires a landscape buffer along Middleton Road.

At the January 11, 2021 P&Z Commission Hearing, the Commission recommended further conditions of approval as set forth below, and the Middleton Planning Department Staff agrees with all of the following conditions of approval for preliminary plat:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services to be extended to serve the subdivision.
2. City Engineer review comments dated 12/8/2020 and 1/8/2021 are completed and approved.
3. Applicant dedicates and shows on the preliminary plat an easement of 15' in width for all pathways pursuant to MCC 5-4-10-5 unless the pathway is fully located within a dedicated right-of-way.
4. Applicant constructs, at its own cost, 50% of Bass Lane and Middleton Road per the requirements of the City Engineer.
5. Applicant constructs, at its own cost, the half portion of Middleton Road in compliance with the specifications set forth in the 2016 Middleton Road Corridor Study, except the 10' center median shall be converted to a 12' wide left-turn lane.
6. Developer pays its proportionate share of all traffic impacts prior to the approval of final plat.
7. All requirements of Caldwell Rural Fire Protection District are completed and approved.
8. Any lots in the floodplain will comply with the Floodplain Permit requirements prior to any structures being constructed on the lots.

PLAT OF
STONEHAVEN SUBDIVISION No. 4
LOCATED IN THE E1/2 NW1/4 OF SECTION 1,
T. 4 N., R. 3 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO



LEGEND

- Found Brass Cap Monument
- Found Aluminum Cap Monument
- Found 5/8 inch dia. Iron Pin w/ Plastic Cap "Koerner PLS 8251" unless otherwise noted
- Found 1/2 inch dia. Iron pin w/ Plastic Cap "Koerner PLS 8251" unless otherwise noted
- Set 5/8 inch dia. x 24 inch Iron Pin w/ Plastic Cap "Koerner PLS 8251"
- Set 1/2 inch dia. x 24 inch iron pin w/ Plastic Cap "Koerner PLS 8251"
- Block Number
- Lot Number
- Boundary Line
- Lot Line
- Lot Lines of Record
- Centerline
- Easement Line

- NOTES:**
- The owner has provided Irrigation Water to each Lot through a Pressure Irrigation System to be Owned and Maintained by the Stonehaven Subdivision Homeowners Association in compliance with Idaho Code Section 31-3805(1)(b). All Lots will be subject to Assessments from the Black Canyon Irrigation District.
 - Building Setbacks and Dimensional Standards in this Subdivision shall be in compliance with the City of Middleton Standards for the Applicable Zoning Regulations in effect at the time of Building.
 - Storm Water Facilities will be Constructed per the City of Middleton Policy.
 - Maintenance of any Irrigation or Drainage Pipe or Ditch Crossing any Lots is the Responsibility of the Individual Lot Owner unless such responsibility is assumed by an Irrigation/Drainage Utility or the Homeowners Association
 - All Lots are hereby Designated as having a Permanent Easement for Public Utilities and Pedestrian Walkways over the Ten (10) feet adjacent to any Public Right of Way. This Easement shall not Preclude the Construction of Hard-Surfaced Driveways and Walkways to each Lot.
 - Unless otherwise Shown and Dimensioned, all Lots are hereby Designated as having a Permanent Easement for Public Utilities and Pedestrian Walkway over the Five (5) feet adjacent to any Interior Side Lot Line, and over the Ten (10) feet adjacent to any Rear Lot Line or Subdivision Boundary.
 - Lot 3, Block 5, Lot 29, Block 3, and Lot 34, Block 4 are common lots to be Owned and Maintained by the Stonehaven Subdivision Homeowners Association, or its assigns and has a Blanket Easement for Public Utilities, Drainage, pedestrian walkway and Irrigation.
 - No Structures shall be Constructed or Installed in an Easement and any Fences, Landscaping or Structures installed in an Easement may be Removed by the City of Middleton and Utility Companies and replaced at the Owner's Expense.

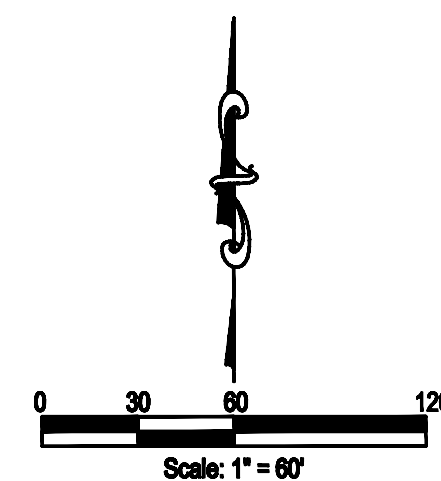
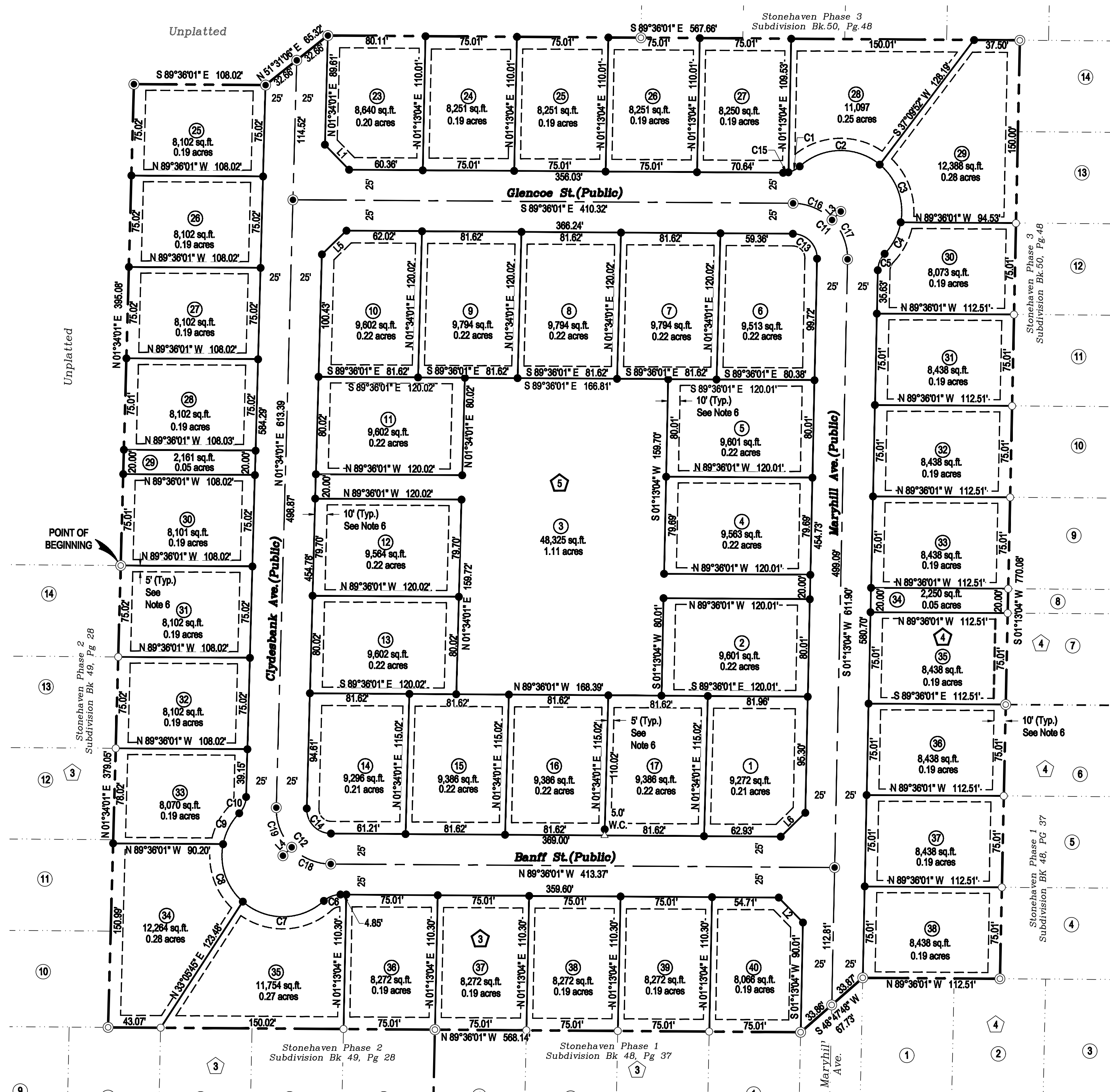
SURVEYOR'S NARRATIVE:
This Survey was performed at the request of Todd Campbell Construction, Inc., to create a Residential Subdivision. The Boundary Lines of this Parcel of Land for said Subdivision Plat were established from Record information and from found Monumentation as shown and described hereon.



COMPASS LAND SURVEYING, PLLC
623 11th Avenue South
Office: (208) 442-0115
JN 1820
Nampa, ID 83651
Fax: (208) 327-2106
02/12/2021

PLAT OF STONEHAVEN SUBDIVISION No. 4

LOCATED IN THE E1/2 NW1/4 OF SECTION 1,
T. 4 N., R. 3 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO



LEGEND

Found 5/8 inch dia. Iron Pin w/ Plastic Cap "Koerner PLS 8251" unless otherwise noted
Found 1/2 inch dia. Iron pin w/ Plastic Cap "Koerner PLS 8251" unless otherwise noted
Set 5/8 inch dia. x 24 inch Iron Pin w/ Plastic Cap "Koerner PLS 8251"
Set 1/2 inch dia. x 24 inch iron pin w/ Plastic Cap "Koerner PLS 8251"

Witness Corner

Block Number

Lot Number

Boundary Line

Lot Line

Lot Lines of Record

Centerline

Easement Line

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 44°01'00" E	28.57
L2	S 44°11'29" E	28.49
L3	N 45°48'31" E	10.00
L4	S 45°59'00" W	10.00
L5	N 45°59'00" E	27.99
L6	S 45°48'31" W	28.08

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	10.52	20.00	30°08'44"	N 62°42'16" E	10.40
C2	71.62	50.00	82°03'57"	N 88°39'53" E	65.65
C3	52.90	50.00	60°37'13"	S 19°59'32" E	50.47
C4	29.38	50.00	33°40'03"	S 27°09'06" W	28.96
C5	14.93	20.00	42°46'04"	S 22°36'06" W	14.58
C6	14.88	20.00	42°37'25"	S 69°05'16" W	14.54
C7	72.75	50.00	83°22'12"	S 89°27'40" W	66.50
C8	52.21	50.00	59°49'53"	N 18°56'18" W	48.87
C9	28.98	50.00	33°12'47"	N 27°35'02" E	28.58
C10	14.88	20.00	42°37'25"	N 22°52'44" E	14.54
C11	71.33	45.00	90°49'05"	S 44°11'29" E	64.09
C12	71.60	45.00	91°10'03"	N 44°01'00" W	64.28
C13	31.70	20.00	90°49'05"	S 44°11'29" E	28.49
C14	31.82	20.00	91°10'03"	N 44°01'00" W	28.57
C15	4.41	20.00	12°37'20"	N 84°05'18" E	4.40
C16	35.66	45.00	45°24'33"	S 66°53'45" E	34.74
C17	35.66	45.00	45°24'33"	S 21°29'13" E	34.74
C18	35.80	45.00	45°35'01"	N 66°48'31" W	34.86
C19	35.80	45.00	45°35'01"	N 21°13'29" W	34.86



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115
JN 1820

Nampa, ID 83651
Fax: (208) 327-2106
02/12/2021

SHEET 2 OF 4

PLAT OF
STONEHAVEN SUBDIVISION No. 4

BK _____ PG _____

CERTIFICATE OF OWNERS

Know all men by these presents that Todd Campbell Construction, Inc., are the Owners of a Real Parcel of Land herein after described and that it is their intention to include said Real Property in this Subdivision Plat.

The following Describes a Parcel of Land being a portion of the E 1/2 NW1/4 of Section 1, Township 4 North, Range 3 West, Boise Meridian, City of Middleton, Canyon County Idaho, and more particularly described as follows:

COMMENCING at a found Aluminum Cap Marking the Center 1/4 Corner of said Section 1; From which, the Center-North 1/16th Corner of said Section 1 bears, North 01°12'21" East, 1318.63 feet which is being Monumented with a found 5/8" Iron Pin w/Plastic Cap "PLS 3627";

Thence along the Southerly Boundary Line of the NW 1/4 of said Section 1, North 89°38'09" West, 1,345.46 feet to the Southwest Corner of the SE 1/4 NW 1/4 (CW 1/16th Corner) of said Section 1 which is being Monumented with a found 5/8" Iron Pin "Brownell LS 8960" Thence leaving said Southerly Boundary Line, and along the Westerly Boundary Line of the East half of the NW 1/4 of said Section 1, and also being along the Westerly Boundary Line of Stonehaven Subdivision No.2 as filed for Record in Book 49 of Plats at Page 28, Records of Canyon County Idaho, and it's Prolongation, North 01°34'01" East, 1343.60 feet to a found 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251" Marking the Northwest Corner of said Stonehaven Subdivision No.2;

Thence leaving said Westerly Boundary Line, and along the Northerly Boundary Line of said Stonehaven Subdivision No.2, South 89°36'01" East, 107.02 feet to a found 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251";

Thence continuing, North 82°55'41" East, 50.57 feet to a found 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251";

Thence continuing, South 89°36'01" East, 108.02 feet to a found 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251" being an Angle Point in the Boundary of said Stonehaven Subdivision No.2, the **POINT OF BEGINNING**:

Thence leaving said Northerly Boundary Line, North 01°34'01" East, 395.08 feet to a set 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251";

Thence, South 89°36'01" East, 108.02 feet to a set 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251";

Thence, North 51°31'06" East, 65.32 feet to a set 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251";

Thence, South 89°36'01" East, 567.66 feet to a found 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251" being an Angle Point in the Boundary of Stonehaven Subdivision No.3 as filed for Record in Book _____ of Plats at Page _____, Records of Canyon County Idaho;

Thence along the Common Boundary Lines of said Stonehaven Subdivision No.3 and also the Boundary Line of Stonehaven Subdivision No.1 as Filed in Book 48, at Page 37, Records of Canyon County, Idaho, South 01°13'04" West, 770.08 feet to a found 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251" Marking an angle point in the Boundary of said Stonehaven Subdivision No.1;

Thence leaving said Common Boundary Lines, and along the Boundary Line of said Stonehaven Subdivision No.1, North 89°36'01" West, 112.51 feet to a found 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251";

Thence continuing, South 48°47'48" West, 67.73 feet to a found 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251";

Thence continuing along the Boundary Line of said Stonehaven Subdivision No.1, and also the Boundary Line of said Stonehaven Subdivision No.2, North 89°36'01" West, 568.14 feet to a found 5/8" Iron Pin with Plastic Cap "Koemer PLS 8251" being an Angle Point in the Boundary of said Stonehaven Subdivision No.2;

Thence along the Easterly Boundary Line of said Stonehaven Subdivision No.2, North 01°34'01" East, 379.05 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land contains 13.36 Acres, more or less.

The Public Streets as shown on this Plat are Dedicated to the Public.The Public Utility and Drainage Easements are not Dedicated to the Public, but the right of Access to and use of Public Utility and Drainage Easements required to Service all Lots and Parcels within this Plat are Perpetually Reserved.

All Lots in this Subdivision will be Eligible to receive Water Service from the City of Middleton, and the City of Middleton has agreed in writing to serve all Lots within this Subdivision.

In witness whereof, we have here unto set our hands this _____ Day of _____, 2020.

Todd A. Campbell, President
Todd Campbell Construction, Inc.

Date

ACKNOWLEDGMENT
STATE OF IDAHO } SS
COUNTY OF CANYON }

On this__ day of _____, in the year 2020, before me, Todd A. Campbell, personally appeared, known or identified to me to be the President of Todd Cambell Construction, Inc., the Corporation that Executed the Instrument or the person who Executed the Instrument on behalf of said Corporation and acknowledged to me that said Corporation Executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for _____
Residing at _____
Commission expires _____

CERTIFICATE OF SURVEYOR

I, Richard A. Gray do hereby Certify that I am a Professional Land Surveyor Licensed by the State of Idaho, and that this Plat as Described in the Certificate of Owners and the attached Plat, was Drawn from an actual Survey made on the ground, made by me or under my direct supervision and accurately represents the points Platted hereon, and is in Conformity with State of Idaho codes relating to Plats, Surveys and the Corner Perpetuation and filing act, Idaho Codes 55-1601 through 55-1612.

Richard A. Gray



License No. 7732

COMPASS LAND SURVEYING, PLLC
623 11th Avenue South
Office: (208) 442-0115
JN 1820

Nampa, ID 83651
Fax: (208) 327-2106
02/12/2021

PLAT OF
STONEHAVEN SUBDIVISION No. 4

BK _____ PG _____

APPROVAL OF CITY COUNCIL

I, the Undersigned, City Clerk in and for the City of Middleton, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, in the year of 20____, this plat was duly accepted and approved.

City Clerk, Middleton, Idaho

Date

APPROVAL OF CITY ENGINEER

I, the Undersigned, City Engineer in and for the City of Middleton, Canyon County, Idaho do hereby approve this plat.

City Engineer

Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, in and for Canyon County, Idaho, do hereby Certify that I have checked this Plat, and that it complies with the State of Idaho Code relating to Plats and Surveys.

Canyon County Surveyor

Date

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.
This certificate is valid for the next thirty (30) days only.

County Treasurer

Date

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Middleton and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

District Health Department, EHS

Date



COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106
JN 1820 02/12/2021



DATE: February 11, 2020
TO: Rachel Speer
CC: Larry Koerner, PLS, Compass Land Surveying
FROM: Civil Dynamics, Middleton City Engineer
Amy Woodruff, PE
RE: Stonehaven Subdivision Phase 4
FINAL PLAT REVIEW

Thank you for the opportunity to review Stonehaven Subdivision No. 4 final plat. The plat was reviewed for conformance to Middleton City Code, overall common platting practices and development concerns of the City of Middleton. We are in receipt of four pages, stamp by Lawrence H. Koerner, PLS, ID 8251, no signature.

Review comments are summarized below:

Note 7. Please add "pedestrian walkway" to the easement list of uses.



CUSTOMER COST QUOTE IDAHO

*Term's
on 2/19/2021*

Customer or Project Name: CITY OF MIDDLETON- NEW IRRIGATION PUMP

Construction Costs

Line Installation Costs

1. Line Installation/Upgrade Charge	\$1,427
2. Customer Credits (Betterment, Metering, Salvage)	\$0
3. Customer Performed Construction Work Credit	\$0

4. Net Line Installation Cost \$1,427

Unusual Conditions

5. Unusual Conditions	\$0
6. Unusual Conditions Bank Letter of Credit (Only for over \$10,000)	\$0

7. Net Unusual Conditions \$0

Terminal Facilities Costs

8. Terminal Facilities	\$5,010
9. Terminal Facilities Allowances	\$(5,010)
10. Terminal Facilities Salvage	\$0

11. Net Terminal Facilities Cost \$0

12. Underground Service and Attachment Charges \$0

13. Engineering Charge \$836

14. Permits \$50

15. Relocation or Removal \$0

16. Miscellaneous Charges/Adjustments \$0

17. Net Construction Costs (Line Items 4, 7, 11, 12, 13, 14, 15, 16) \$2,313

18. Prepaid Charges (Engineering, Permits & Right-of-Way) \$0

19. Vested Interest Charge \$0

20. Customer Payment Due Prior to Construction Scheduling \$2,313

This cost may not include all construction costs, see page 3 if additional service charges apply.

Notes:

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of 60 days from the quoted date indicated below, subject to changes in information provided by the Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than (30) days prior to the start of the construction work set forth in this agreement ("Work"). However, Idaho Power does not represent or warrant that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Internal use				Page 1 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00446580	2270763044	27565251	0000145803	002

By Initialing below, Customer acknowledges and agrees to the following:

Customer
initials

Charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power facilities are not included in this Customer Cost Quote. It is the Customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

Customer
initials

The Customer has received the Underground Residential Conduit Installation brochure/packet or will access the information available online at <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/UGResConduitInstall.pdf>

Customer
initials

Final Grade: Customer understands that as of _____ the above-named project will be ready for facilities to be installed by Idaho Power. All roadways and cable routes must have all grading and sub grading completed by this date. The project must be properly referenced and have grade stakes installed at all Idaho Power device locations and as might be necessary to establish proper elevations and burial depths Idaho Power facilities. The Customer will be responsible for the total cost of damage to Idaho Power facilities resulting from any subsequent changes in property, any needed relocation, repair, or lines, lot lines, elevations, grades, excavations, or profiles causing improper locations or burial depths of above-ground equipment, below-ground equipment, cable, or conduit.

Customer
initials

Unusual Conditions: As defined in Idaho Power's line installation tariff, Rule H, Unusual Conditions are construction conditions not normally encountered, but which Idaho Power may encounter during construction which impose additional, project-specific costs. These conditions include, but are not limited to: frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging/trenching, boring, nonstandard facilities or construction practices, and other than available voltage requirements. The total cost for all Unusual Conditions, in connection with the work as set forth on this Customer Cost Quote will be based on the actual costs incurred by Idaho Power related to the conditions encountered during performance of the Work. Upon completion of all Work, Idaho Power will refund to Customer any Unusual Conditions amount set forth on this Customer Cost Quote sheet but, not incurred by Idaho Power.

Prior to commencement of the work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgement and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Internal use				Page 2 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00446580	2270763044	27565251	0000145803	002

The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC OPUC: "The Customer shall, without cost to Idaho Power, grant Idaho Power a right-of-way for Idaho Power's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by Idaho Power's employees at all reasonable hours." By signing this Customer Cost Quote, Customer grants to Idaho Power a perpetual right-of-way over the Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to the Customer and any future owners of the Customer's property.

Construction Costs available for refund

(Vested Interest limited to 5 years or 4 additional applicants)

\$1,142

Customer Payment Due Prior to Scheduling Construction

\$2,313

Underground Service Attachment Charges to be billed separately

Customer
initials

The Customer understands that Underground Service Attachment Charges will be billed separately on the first month's power bill after service installation has been completed. In addition, the Customer has reviewed and acknowledges their responsibility for these costs. Idaho and Oregon cost information are available online at:

ID: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/IdahoCostInfo.pdf>

OR: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/OregonCostInfo.pdf>

Please sign and return all relevant forms along with the amount stated on the Customer Cost Quote to:

IDAHO POWER COMPANY
2420 Chacartegui Ln
Nampa, ID 83687

Customer Signature _____ Date _____

Idaho Power Representative _____ Quote Date _____

Internal use				Page 3 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00446580	2270763044	27565251	0000145803	002



Idaho Power Company
Service Request

Page: 1
Date: 12/28/2020

Service Request Number: 00446580

CITY OF MIDDLETON- NEW IRRIGATION PUMP

Work Order Number:	27565251	Eng Hours:	00011
Request Type:	IR	Eng Fee Amount(Att98):	836.00
Rate Sch.:	24	Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	2270763044
Feeder:	LNSG13C		
Service Location:	631 CRANE CREEK WAY MIDDLETON, ID 83644		
Required in Service Date:	11/13/2020		
Planning Center/Team:	NCANYON		

Contact Detail:

CUST CITY OF MIDDLETON
po box 487, MIDDLETON ID 83644

IPCO LISA WELCH
2420 chacartegui ln, NAMPA ID 83687

208-465-6836

Attribute Information

IRRG

Total HP	25	Water Source:	
Largest Motor		Sys Type:	
Number of Phases	3	Acres	
Voltage	277/480	Lift	
Primary OH/UG	OH	No. of Motors	
Service OH/UG	OH	Ct Loes	
Service Owner	IPCO	Tax ID	
LXMN Connected KW Load		Panel Amp Size	200
Irrigation Deposit Amount			

Description

INSTALL 3 15KVA TRANSFORMERS TO SERVE CUSTOMER OWNED METER POLE WITH METER
ACROSS THE STREET. INSTALL 70' #2 QUAD SERVICE CONDUCTOR.

Any changes to the project including but not limited to increases in load, timing of load schedule, location of service, and requested voltage may result in additional charges and/or delay of service. It is necessary to communicate changes as soon as possible.

Client Signature

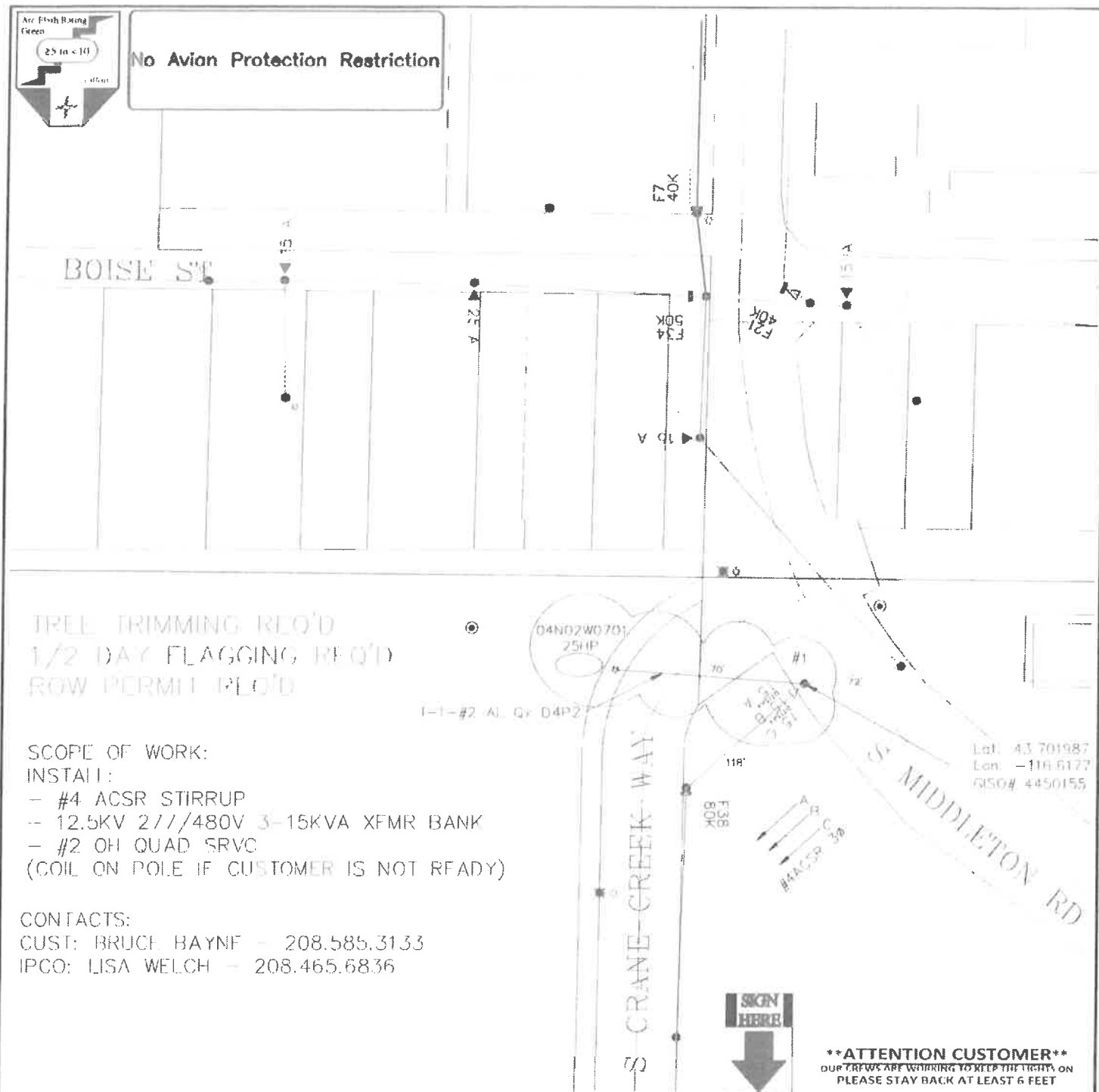
Date

Idaho Power Representative Signature

Date



No Avian Protection Restriction



TREE TRIMMING REQ'D
1/2 DAY FLAGGING REQ'D
ROW PERMIT REQ'D

SCOPE OF WORK:

INSTALL:

- #4 ACSR STIRRUP
 - 12.5KV 277/480V 3-15KVA XFMR BANK
 - #2 OH QUAD SRVC
- (COIL ON POLE IF CUSTOMER IS NOT READY)

CONTACTS:

CUST: BRUCE BAYNE - 208.585.3133

IPCO: LISA WELCH - 208.465.6836

Customer:

Date:

Job Title:

CITY OF MIDDLETON- NEW IRRIGATION PUMP

Additional Description:

INSTALL 3-15KVA XFMR TO FEED OH CUST OWNED METER POLE

Additional Description:

INSTALL 70' #2 QUAD

Feeder Map File Name: LNSG1302

Qua	Twn	Rng	Sec	Mer
2	04N	02W	07	BM

State	County
ID	Canyon

Surveyed or GPS: NONE
Joint Use Attachment: NO

Pre-Built Date: ----
Built as Designed: ----
Construction Date: ----
Operating Voltage: 277/480V

FDR By: ----

Date: ----

ArcFM By: ----

Date: ----

SWPP: ----

Designer: LMW1439

Design No: 0000145803

Work Order No: 27565251

IDAHO POWER Co. WORK ORDER MAP

SCALE: 1" = 100

Sheet 1 of 1



Customer Name: Middleton, City of
 Billing Address: 1103 W. Main St.
 City/State/Zip: Middleton, ID 83644
 Shipping Name: Middleton, City of
 Shipping Address: 786 Wiffin Ln
 City/State/Zip: Middleton, ID 83644
 Email: bbayne@middletoncity.com
 Phone: (208) 585-3133

Salesman: Mike Medici
 Attn: Bruce Bayne
 Subject:
 PO:
 Ship VIA:
 FFA:

Sales Quote
 Version 2.4.2
 Date: 11/5/2020




















Accept Partial Shipments:

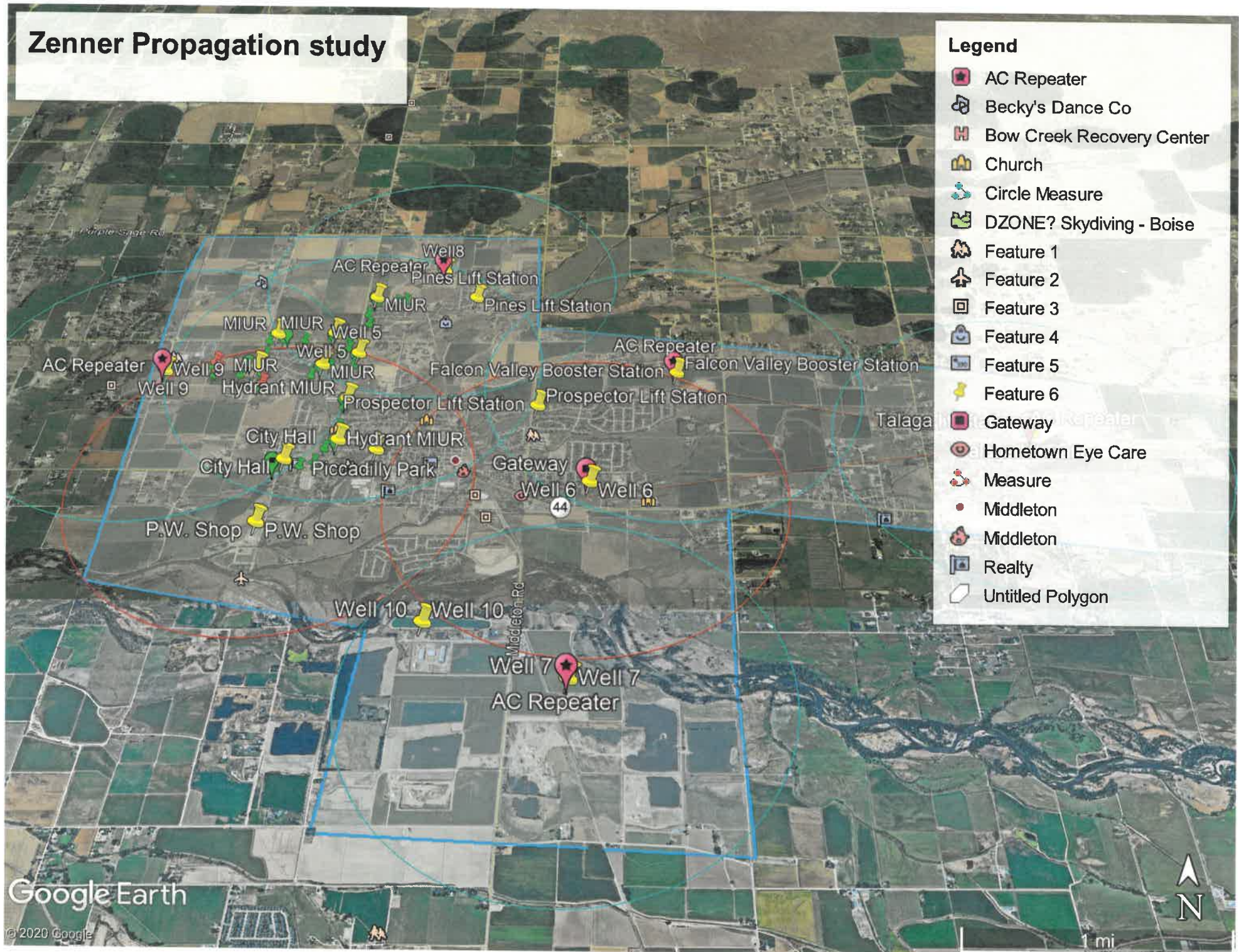
Section	Meter Type	Meter Size	Register Units	Register Options	Qty	Unit Price	Extended Price	Annual Maintenance	List Price
Section	Register/ETR Options	Register Shroud	Register Lid	Bottom Type	Part Number	Notes			
Section	Fire Hydrant Meter	Handle Options	Registration	Inlet Connection	Qty	Unit Price	Extended Price	Annual Maintenance	List Price
Section	Outlet Connection	FHM Add-ons							
Section	Description				Qty	Unit Price	Extended Price	Annual	List Price
2	Flanges/Gaskets/Boils/Kits						\$0.00	\$0.00	
3	Radio Interface Units						\$6,508.00	\$0.00	
3.1	Stealth 2 w/5' Bare Wire (ST2BW) "Stealth 2 Bare Wire"				80	\$80.00	\$6,400.00		
Misc.	Hydrant MIU CAP S-HYD-REPEATER-2.5 "				6	\$18.00	\$108.00		
4	Handheld / Cradle / Accessories						\$0.00	\$0.00	
5	Stealth AMI System Hardware and Infrastructure						\$9,372.00	\$500.00	
5.1	Stealth Collector - Cellular Ready (ZS-COLLECTOR-CEL)				1	\$3,072.00	\$3,072.00	\$350.00	
5.2	Stealth Enhanced Repeater-A/C Powered (ZSER-AC)				6	\$1,050.00	\$6,300.00	\$150.00	
6	Software						\$0.00	\$0.00	
7	Project Management Installation/Training						\$25,200.00	\$0.00	
7.1	Project Management			Includes Travel	12	\$1,400.00	\$16,800.00		
7.2	Stealth Vision Mobile Software Training (per day)			Includes Travel	4	\$1,400.00	\$5,600.00		
7.3	Stealth Installation Training (per day)			Includes Travel	2	\$1,400.00	\$2,800.00		
8	Accessories and other Items						\$555.00	\$0.00	
8.1	Stealth Indoor Install kit (S-NONPIT-MOUNTINGBOX)				74	\$7.50	\$555.00		
9	Hydrant Meter Accessories						\$0.00	\$0.00	
Total System Cost and Annual Maintenance							\$41,635.00	\$500.00	

AC REPEATER +200.00
 BYC 2-9-21

Zenner Propagation study

Legend

-  AC Repeater
-  Becky's Dance Co
-  Bow Creek Recovery Center
-  Church
-  Circle Measure
-  DZONE? Skydiving - Boise
-  Feature 1
-  Feature 2
-  Feature 3
-  Feature 4
-  Feature 5
-  Feature 6
-  Gateway
-  Hometown Eye Care
-  Measure
-  Middleton
-  Middleton
-  Realty
-  Untitled Polygon



JAMIE J. WINTERS
jamie@ameelectric.com



3621 ARTHUR STREET
CALDWELL, IDAHO
PHONE: (208) 459-8959
FAX: (208) 459-2243

MIKE S. TENHULZEN
mike@ameelectric.com

IDAHO CONTRACTOR LICENSE # C 2854 OREGON CCB #221860
PUBLIC WORKS LICENSE # 11544-AA-4 (16000)
UL 508A INDUSTRIAL CONTROL PANEL LICENSE # E 312625
MSHA CERTIFIED - ID NUMBER # N 760
WEB SITE: www.ameelectric.com
February 11, 2021

To: **CITY OF MIDDLETON**

Ref: **WATER METER SCADA UPGRADES**
A.M.E. PROPOSAL #2021-142

A.M.E. Electric, Inc. is pleased to present this proposal for your review and consideration.

INCLUDED IN THIS PROPOSAL:

1. Provide required electrical for SCADA upgrade for the following sites:
 - a. Well 4
 - b. Well 6
 - c. Well 7
 - d. Well 8
 - e. Well 9
 - f. Telega Lift Station
2. Terminate and test

NOT INCLUDED IN THIS PROPOSAL:

1. SCADA programming
2. Replacing underground conduit with coax

TOTAL PROPOSAL AS DETAILED.....\$9,700.00

A.M.E. Electric, Inc. appreciates this opportunity and we strive to earn your future business.
Should you have any questions, or require any additional information please feel free to contact us.

Sincerely,

Jamie J. Winters
Owner / Estimator

Committed Caseworks and Events, LLC
200 N Summerwind Dr
Nampa, Idaho
83651



City of Middleton
City Hall
Mayor Steve Rule

INVOICE

Invoice # MER0007386C
Invoice Date 02/09/2021
Due Date 02/09/2021

Item	Description	Unit Price	Quantity	Amount
Product	Digilive1-RS digital audio mixer	1249.00	1.00	1,249.00
Product	Crown CTs3000 Power Amplifier (dealer demo units at 50% off)	876.00	2.00	1,752.00
Product	Crown PCC160 Boundary PZM microphone	300.00	10.00	3,000.00
Product	Shure SM58-S switched dynamic microphone	109.00	1.00	109.00
Product	JBL Control 47 C/T premium ceiling speakers	220.00	4.00	880.00
Product	Black Magic Atem mini switch/streaming capture unit	295.00	1.00	295.00
Product	Black magic 1 in 4 out HDMI splitter	249.00	1.00	249.00
Product	Roland V-1HD digital video mixer	1095.00	1.00	1,095.00
Product	HDMI Cables	320.00	1.00	320.00
Product	Audio microphone cable 22ga CL3 (est)	0.39	550.00	214.50
Product	Speaker cable 14/2 ga CL3 (est)	0.49	430.00	210.70
Product	Misc cables for video mixer to Atem, to computers/laptops (est)	175.00	1.00	175.00
Product	Rack rail and connectors for audio equipment in closet and counter (x11 mics) and table top mic stand	225.00	1.00	225.00
Product	Router for Ipad control	150.00	1.00	150.00
Freight	Estimated freight for above items	265.00	1.00	265.00
Hours	Labor for speakers, tvs, camera, audio mixer, video mixer and microphone installation as well as training	46.00	75.00	3,450.00

	Subtotal 13,639.20
	Total 13,639.20
	Amount Paid 0.00
	Balance Due \$13,639.20