

#### AGENDA City Council Meeting City of Middleton, Idaho

Date: Wednesday April 6, 2022 Time: 5:30 p.m.

Location: City Hall Council Chambers - 1103 W Main Street

Call-to-order, Roll Call, Pledge of Allegiance, Invocation: Elder Steve Echlemier – Seventh Day Adventist Churches of Middleton and Eagle.

#### Action Item:

A. Approve Agenda

#### Information Item:

Department Report, Police – Chief Takeuchi

#### Action Items:

- Consent Agenda (items of routine administrative business) (Action Items)
  - a. Consider approving minutes for City Council March 16, 2022, regular meeting.
  - b. Consider ratifying payroll for March 25, 2022, in the amount of \$111,347.53.
  - Consider approving accounts payable thru April 1, 2022, in the amount of \$141.573.90.
  - d. Consider approving the scope of work from T-O Engineers for the 2022 Middleton Wastewater Treatment Plant Headworks Maintenance.
  - Consider approving an estimate from A-Gem Supply Inc for overhaul to the Middleton Police Department 2 NVR system in an amount not to exceed \$5,610.25.
  - f. Consider approving a quote from Zenner for radio interface units, parts and support in an amount not to exceed \$24,459.00.
  - g. Consider approving a quote from MetroQuip for repair of the city street sweeper in an amount not to exceed \$7,445.88.
  - h. Consider approving pavement restoration/sealcoat of City streets in an amount not to exceed \$62,184.00 comprising of two contracts.
    - Specialty Applicators, LLC in an amount not to exceed \$56,682.00
    - 2. Bighorn Traffic Services in an amount not to exceed \$5,502.00
  - Consider approving a task order authorization from Control Engineers, PA for Win911 upgrade for the WWTP alarming software in an amount not to exceed \$13.889.00.
  - Consider approving a quote from Frontier Precision for a composite sampler for the WWTP associated with the Pilot project in an amount not to exceed \$8.663.00.
  - k. Consider approving a proposal from Integrity Inspection Solutions for the annual video sewer line inspections in an amount not to exceed \$49,975.00.
  - Consider approving a quote from Simplot for spray chemicals in the amount not to exceed \$6,370.00.
- Consider the appointment of Mark Christianson to the City of Middleton Planning and Zoning Commission to replace Planning and Zoning Commissioner Tim Hoekstra. – Mayor Rule

- 3. **Public Hearing:** Application by Wade Thomas/IAG Capital, LLC, and Bob Unger for preliminary plat with respect to The Mill at Middleton Subdivision located at 0 N. Dewey Avenue (Tax Parcel Nos. R33892, R33888, and R33876). The proposed preliminary plat consists of 50 residential lots and 10 common lots on 16.71 acres of vacant land zoned R-3 (single family residential). Roberta Stewart
- 4. Consider approving a Temporary Construction License for City signature. The license will allow the Developer of The Mill at Middleton Subdivision to enter the City of Middleton's easement on Kennedy Meadow property in order to construct a public pathway.
- 5. Consider approving Ordinance No. 661 AN ORDINANCE ENACTED BY THE MIDDLETON CITY COUNCIL AMENDING TITLE 7, CHAPTER 3, SETION 07-03-01, MIDDLETON CITY CODE, PERTAINING TO PROHIBITED ACTIVITES IN PUBLIC PARKS OF THE CITY OF MIDDLETON; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH. Becky Crofts
- 6. Consider approving the Summary of Ordinance 661 regarding the City's request to amend the following Middleton City Code sections: Title 7, Chapter 3, Section 07-03-01. Becky Crofts
- Consider approving a proposal for development Impact Fee Study and Capital Improvements Plan for the City of Middleton prepared by Tischler Bise on behalf of Galena Consulting. – Becky Crofts
- 8. Consider approving Resolution 466-22 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIDDLETON, IDAHO, DECALRING CERTAIN BUSINESS PERSONAL PRIOPERTY AS OBSOLETE OR SURPLUS, AUTHORIZING AND DIRECTING SALE OR DISPISAL OF SURPLUS PROPERTY. Jason VanGilder
- 9. Consider approving the scope of work from T-O Engineers for the 2022 Middleton Wastewater Treatment Plant Seepage Test. Jason VanGilder
- 10. Consider approving the recommendation of the establishment of a City of Middleton On-Call Service Roster. Jason VanGilder
- 11. Consider approving a request from the City of Middleton with Idaho Power to convert existing streetlights to reflect new rates or upgrade wattage. Jason VanGilder
- 12. Consider entering into a Mutual Aid and Assistance Agreement for the Idaho Intrastate Water/Wastewater Agency Response Network (IdWARN). Jason VanGilder
- 13. Consider approving an estimate from Custom Sheds of Idaho for a mower shed at Middleton Place Park in an amount not to exceed \$7,372.00. Jason VanGilder

- 14. Consider approving a quote from John Deere for the purchase of a lawnmower/tractor in an amount not to exceed \$21,126.86 Jason VanGilder
- 15. Consider approving a quote from Silver Creek for the purchase of materials necessary to extend the irrigation system through the recently regraded area in Piccadilly Park in an amount not to exceed \$7,878.97. – Jason VanGilder
- 16. Consider approving a quote from D&B Supply for a 7 x 14 flatbed trailer w/brake in an amount not to exceed \$3,099.99. Jason VanGilder
- 17. Executive Session: (Idaho Code 74-206(1)(f)) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

#### Public Comments, Mayor and Council Comments, Adjourn

Posted by:

Dawn M. Goodwin, Deputy Clerk

Date: April 1, 2022, 4:15 p.m.

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

#### MIDDLETON CITY COUNCIL MARCH 16, 2022

The Middleton City Council meeting on March 16, 2022, was called-to-order at 5:34 p.m. by Mayor Steven Rule.

**Roll Call**: Council President Kiser, Council Members Murray, Huggins, and O'Meara were present. City Attorney Douglas Waterman, City Administrator Becky Crofts, Deputy Clerk Dawn Goodwin, City Planning Staff Roberta Stewart were present.

Pledge of Allegiance, Invocation: Jo Ellen Ringer

#### **Action Items**

#### A. Approve Agenda

**Motion:** Motion by Council President Kiser to approve the agenda as posted March 11, 2022, at 4:30 p.m. Motion seconded by Council Member Huggins and approved unanimously.

#### **Information Items:**

Presentation by Lisa Marie regarding mandatory alert for missing children.

Lisa Marie was absent from the meeting and did not present to the Council and those in attendance.

#### Workshop:

Zoning Concepts - City Staff

Mayor Rule called the item at 5:45 p.m. Planning Official Roberta Stewart presented **Exhibit A** to council and community members in attendance. A brief council and staff discussion followed. Mayor Rule closed the workshop at 6:13 p.m.

#### **Action Items:**

- 1. Consent Agenda (items of routine administrative business)
  - a. Consider approving minutes for City Council March 2, 2022, regular meeting.
  - b. Consider ratifying payroll for March 11, 2022, in the amount of \$88,884.50.
  - c. Consider approving accounts payable thru March 11, 2022, in the amount of \$463,423.71.

Mayor Rule called the items. Council President Kiser stated he had gone through the accounts payable, and nothing had changed since the check registers had been uploaded to the council drobox. Council Member O'Meara noted that there was a typo in the minutes under Mike Graefe's comment the word should be reservoirs.

**Motion:** Motion by Council President Kiser to approve Consent Agenda Items 1 a-c. Motion seconded by Council Member O'Meara and approved unanimously.

2. Consider approving a special use permit for Greater Middleton Parks and Recreation District for the 2022 Parks and Recreation event schedule. (Exhibit B)

Mayor Rule called the item and Julie Collette with Greater Middleton Parks and Recreation District explained that the district was asking the council to waive the fee associated with the special use permit with the city.

**Motion:** Motion by Council President Kiser to approve a special use permit for Greater Middleton Parks and Recreation District for the 2022 Parks and Recreation event schedule and to waive the associated fees. Motion seconded by Council Member Huggins and approved unanimously. Council Member O'Meara abstained from voting.

 Consider approving a scope of work from T-O Engineers for the update of the wastewater plant's declining balance memorandum and provide an EDU-based estimate of available treatment capacity in an amount not to exceed \$6,500. – Jason VanGilder (Exhibit C)

Mayor Rule called the item. Kasey Ketterling with T-O Engineers explained that a declining balance showed DEQ how many more homes an entity could add to their existing wastewater treatment plant. He went on to further explain that the work being presented before council would allow T-O Engineers to show that Middleton actually has more plant capacity then what the current DEQ draft permit is representing.

**Motion:** Motion by Council President Kiser to approve a scope of work from T-O Engineers for the update of the wastewater plant's declining balance memorandum and provide an EDU-based estimate of available treatment capacity in an amount not to exceed \$6,500. Motion was seconded by Council Member O'Meara and approved unanimously.

 Consider approving Task Order No. 1 between the City of Middleton and HDR Engineering, for the Piccadilly Splash Pad Evaluation in an amount not to exceed \$5,000.00. – Jason VanGilder (Exhibit D)

Mayor Rule called the item and explained that this scope of work was to take precautions to make sure that the water that has been touching patrons of the splash pad, wasn't getting recirculated back into the water being used to irrigate the lawn at the park preventing cross contamination.

**Motion:** Motion by Council President Kiser to approve Task Order No. 1 between the City of Middleton and HDR Engineering, for the Piccadilly Splash Pad Evaluation in an amount not to exceed \$5,000.00. Motion was seconded by Council Member O'Meara and approved unanimously.

**5.** Consider approving Task Order No. 2 between the City of Middleton and HDR Engineering, for City Water Rights Consulting in an amount not to exceed \$6,900.00. – Jason Van Gilder **(Exhibit E)** 

Mayor Rule called the item. City Administrator Becky Crofts explained that the task order before council was to discover the city water rights at Middleton Place Park so that the city can start irrigating the park off the water rights instead of off well 6. This discovery will also investigate water rights at Roadside and Davis parks as well.

**Motion:** Motion by Council President Kiser to approve Task Order No. 2 between the City of Middleton and HDR Engineering, for City Water Rights Consulting in an amount not to exceed \$6,900.00. Motion was seconded by Council Member O'Meara and approved unanimously.

**6.** Consider approving Task Order No. 3 between the City of Middleton and HDR Engineering, for the Perfect & Finalize Permit 63-32388 in an amount not to exceed \$9,000.00 – Jason VanGilder **(Exhibit F)** 

Mayor Rule called the item. City Administrator Becky Crofts explained that the task order before council was to perfect the water rights at well number 9 located at the Crossing subdivision and well number 10 located by Rule Steele. The work refenced in the task order establishes and certifies the two wells for continuation of use.

**Motion:** Motion by Council President Kiser to Task Order No. 3 between the City of Middleton and HDR Engineering, for the Perfect & Finalize Permit 63-32388 in an amount not to exceed \$9,000.00. Motion was seconded by Council Member Huggins and approved unanimously.

Mayor Rule called for a break at 6:41 p.m. and brought the council back into session at 6:46 p.m.

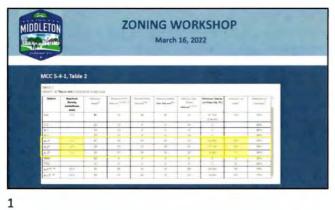
#### **Public Comments, Mayor and Council Comments:**

- Janet Gibson 945 Harvest Middleton Mrs. Gibson thanked the council for including the public in the discussion of zoning within the city and asked that the city look at the compressive plan at the same time they are looking at potential zoning changes. Mrs. Gibson also asked that when a public hearing notice is put up if the city can use the QR code along with a date, time, and location on the posting signage.
- Jim Taylor 1052 Triumph Dr Middleton Mr. Taylor expressed that if the council cannot take care of the citizens best interests by enacting certain changes within the city, then they changes should not be made. It is the council's responsibility to protect the citizens.
- Mike Graffe—1889 Ridgeway, Middleton Mr. Graffe stated that the open house
  with the residents regarding the zoning within the city is a wonderful idea. Mr.
  Graffe wanted the council to know that development cannot be stopped but that
  the development needs to be done in a smart way.
- Todd Ognibene 1973 Scotch Pine Middleton Mr. Ognibene stated that during the open house for zoning it would be nice if the city could define what affordable housing withing Middleton was. He also wanted to note that on an average day to get from Middleton Rd to I-84 it takes a commuter 22 minutes noting that this congestion should be taken into consideration for any future zoning changes that may add to higher density within the city.
- Mike McDoughal 1307 Green Ln Middleton Mr. McDoughal wanted to thank
  the council for giving the community an opportunity to participate in an open
  house for zoning. He went on to state that he appreciated the planning staffs
  report on density and zoning regarding surrounding cities.
- Council Member Huggins stated that she has no set direction on which way the city code in regard to zoning needed to go at this time, but she is excited to see for information.

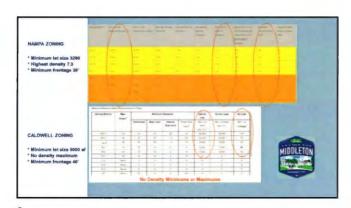
- Council Member Murray would like to see if there could be work between the city and the school district regarding helping with traffic concerns that develop from drop offs and pickups.
- Council Member O'Meara— stated that it would be nice if a partnership could develop with the school district to encourage students to use the walking paths in the city to help ease traffic concerns related to student drop off and pick up.
- City Administrator Becky Crofts Mrs. Crofts presented pictures (Exhibit G) of city projects and gave updates to the council regarding the Harley Sewer Line, the tree cutting on Boise St and the Reuse Building located at the sewer treatment plant. Mrs. Crofts also stated that the city was in the process of completing a rate study for both the sewer and water within the city due to a RCAC grant that the city had secured. The results of the rate study results should be seen at the city within 6-8 weeks.
- Mayor Rule Mayor Rule that the city has NeuriLink coming in to prepare a quote on Friday for allowing the city to live stream city council meetings. Mayor informed council that Planning and Zoning Commissioner Tim Hokstra had resigned this week due to a new job opportunity and that a new appointment for the commission would be before council at the next meeting. Mayor Rule concluded his comments with an update pertaining to H.B 635 which would allow unbridled annexation within counties and cities. Mayor Rule stated that in a 5-4 vote earlier in the day, the bill would be tabled until the 2023 legislation session in big part to Senator Lakey.

Adjourn: Mayor adjourned the city counc	il meeting at 7:19 PM.	
ATTEST:	Steven J. Rule, Mayor	
Dawn Goodwin, Deputy Clerk Minutes Approved: April 6, 2022		

### **EXHIBIT "A"**



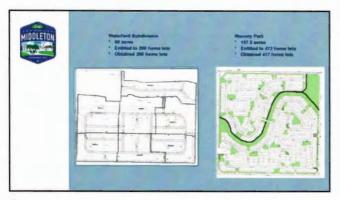


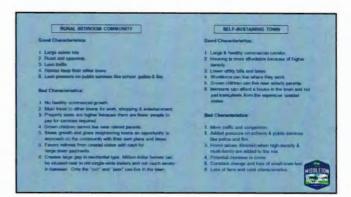












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### **EXHIBIT "B"**



SPECIAL COMMUNITY EVENTS
APPLICATION/AGREEMENT/PERMIT
REV 8/17

Date: 3-11-2022

Middleton City Code Section 3-2 Special Events.

I. General Information: Event Name: 2022 Event Schedule @ GMPRD Parks Event Location: Foote Park, Hawthorne Park II. Applicant / Sponsoring Organization Information: Applicant Name: \_\_\_(\_ Sponsoring organization Name: Greater Middleton Parks + Rec Dist Are you a non-profit corporation? Yes \_\_\_\_\_ no \_\_\_\_, if yes, 501c(3) \_\_\_\_\_or 501c(6)\_ awthorne ave. State\_ ; Cell Phone:  $\angle$ On-Site/Emergency Contact Name: State Cell Phone: 208 Email: (A III. Brief Description and Purpose of Event:



PO Box 487, MIDDLETON, ID 83644 208-585-3133, 208-585-9601 FAX WWW.MIDDLETONIDAHO.US

SPECIAL COMMUNITY EVENTS APPLICATION/AGREEMENT/PERMIT

**REV 8/17** 

**IV. Street Closure Request:** List any street(s) or lanes of streets requiring temporary street closure for the event. Include street name(s) indicating beginning and end points of the closing, date and time of closing and reopening: 2. No permanent alteration to the street will be permitted. Note: Permit from Idaho Transportation Department or Canyon County Highway District #4 may be required, depending on location. V. Site Plan. A Site Plan must be attached that identifies the following, if applicable: 1. An outline of the entire event venue including the names of streets or areas that are part of the venue. If the event involves a moving route such as a parade, indicate the direction of travel and all streets or lane closures. 2. Location of any fencing, barriers and/or barricades. Must be removable for emergency access. 3. Location and identification of all temporary structures, portable toilets, booths, trash containers/ dumpsters, cooking areas, identification of location of all vendor cooking with flammable gases or barbeque grills, waste grease containers, gray water containers, hand washing stations, etc. 4. Location of first aid facilities and ambulances. 5. Parking, placement of vehicles and/or trailers. 6. Location of generators and/or sources of electricity. 7. Exit locations for OUTDOOR events within fencing, tents, other temporary structures. 8. Firework launch location.

Info	mation:	
 I.	Does the event involve the sale or use of alcoholic beverages?	Yes / No (Some even
	If yes, an Alcohol Beverage Permit may be required.	
1.	Does the event involve the sale or distribution of food?	Yes No
	If yes, a Temporary Food Establishment Permit (South West Dis	strict Health Department (208)
	455-5300) and a vendor permit (City of Middleton) may be req	uired, with copy to the City.
11.	Does the event involve the sale of non-food items?	Yes No
٧.	Will there be entertainment at the event?	Yes No
	If yes, please provide the following information:	_
	Dance component/open floor: MHS Dance Te	am
	Live or recorded music: Guitar / Bands / Singer	705
	Amplification:	
	Start and end time of entertainment: See attached	list
	Refer to Middleton City Code Section Noise.	
٧.	ADDRESS: If the event is located within a building, name of bui	lding, address, owner name:
۷I.	TEMPORARY STRUCTURES.	
	Will there be any temporary structures on the event site?	Yes No 🗸



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SPECIAL COMMUNITY EVENTS APPLICATION/AGREEMENT/PERMIT

**REV 8/17** 

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	Number of stages: Size of stage(s):	Varies	) - pe	rever	<del>{</del>	
	Number of Tents: Size of tent(s)	Varies	- pe	rever	<u>t                                     </u>	
	Inspection of temporary structures may be require	ed and applica	ant is oblig	ated to pay	any	
	inspection fee. Inspection / permit may be requir	ed for a tent b	y the Mid	dleton Rura	l Fire	
	District.			/	1.11	_
VII.	Does the event involve use of fireworks, rockets,	pyrotechnics?	Yes	No	410	of
	Where and when?					
	A series of the Adiddleton Dund Fine District	-t	irod			
\/III	Inspection / permit by Middleton Rural Fire District	ct may be requ		No		
VIII. IX.	Will portable toilets for the public be provided? Will electrical hookup for the event be required?			No		
1/.	Electrical inspection / permit may be required.		163	_ 140	•	
Х.	Will a generator(s) be used?		Yes 🗸	_ No		
XI.	Will access to water be required for the event?			_No		
XII.	Will signs and/or banners be displayed as part of	the event?	Yes 🗸	No	•	
	A sign permit may be needed from the City of Mid	ddleton.				
XIII.	Will this event be marketed, promoted, or advert	ised?	Yes 🗸	No		
XIV.	Will there be live media coverage of the event?		Yes	_ No		
XV.	PARKING:					
How w	vill parking be accommodated for this event for all p	atrons, vendo	rs, service	providers,	and eve	ent
staff?						
	Yarking lots@ the	Parks				
XVI.	REFUSE / GARBAGE:					
		· ()				
	vill garbage be contained and removed during and a	4		. /		
61	MPRD will provide cans/	Jumpst	ers, e	<i>TC</i> .		
				ww		
Applica	ant will be responsible for the costs (time and mate	rial) any any r	ubbish or	garbage rer	noval b	У

Public Works or City staff.

XVII. NOTIFICATION. Applicant may be required to notify property owners affected by the event before a special events permit will be issued.

SECURITY. Applicant may be responsible for hiring and paying off-duty law enforcement officers, or reimbursing the City for costs of providing on-duty law enforcement officers, for necessary policing.



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SPECIAL COMMUNITY EVENTS
APPLICATION/AGREEMENT/PERMIT
REV 8/17

XIX. INSURANCE, FEE.

Pursuant to Middleton City Code Section 3-2-2 (E), all applicants shall submit, with the application, and maintain, at least until the conclusion of the special event, a comprehensive general liability insurance policy in the amount of one million dollars (\$1,000,000.00), with the city of Middleton names as an additional insured, and written by a company authorized to write insurance policies within the state of Idaho, and filed with the Middleton city clerk's office. Applicants must also execute indemnification and hold harmless provisions contained within the application to address potential liabilities and damages to persons and/or property.

FEE: \$160.00 Pursuant to Resolution No. 334-13 Fee Schedule, except as otherwise provided in this chapter, special event applicants, promoters and sponsors whose special events require the use of municipal resources as a result of their anticipated attendance or heightened security concerns shall be required to reimburse the city for expended resources at the hourly rate or salary of city of other personnel involved in the permit processing, event traffic control, or other facility or event support and for the use of city equipment and other non-personnel expense. The city clerk shall require payment of fees and services or a reasonable estimate thereof at the time the completed application is approved, unless the city clerk for good cause extends time for payment. In any event, full cost recovery for resources shall be required no later than ten (10) days following the conclusion of the special event. Any extraordinary resources for which there are additional costs shall be solely dedicated to the special event.

XX.	INDEMNIFICATION / HO	LD HARMLESS AGREEMENT / AGREEMENT FOR LIABILITY AND COSTS.	
	GMPRO	(Applicant / Organization / Permittee) shall	
indem	nify, defend and hold the	City of Middleton, its officers, agents and employees harmless from an	У
and al	l claims, suits, actions, da	mages and causes of action which the City of Middleton may incur arisi	ng
out of	any personal injury, bodil	y injury, loss of life or damage to any property, or violation of any	
releva	nt federal, state or local la	w or ordinance, or other cause resulting from the following services,	
opera	tions, event or use of City	property authorized pursuant to this Special Event Permit.	
Accep	tance of insurance certific	ates required under this application /permit does not relieve	
(	SMPRO	(Applicant / Organization / Permittee) from liabili	ty
under	this application / permit.	This application / permit shall apply whether or not such insurance	
policie	es have been determined to	to be applicable to any of such damages or claims for damages.	
(	JMPRO	(Applicant / Organization / Permittee) shall	
reimb	urse the City of Middletor	for all costs and expenses that may be incurred by or on behalf of the	
Specia	al Event (including but not	limited to fees and charges of attorneys and other professionals and	
court	costs incurred by the City	of Middleton in enforcing the provisions of this permit.	



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Further, as to such damages or claims for damages which arise during the scope of the activities or the
use of property covered under this Agreement, <u>GmfRD</u>
(Applicant / Organization / Permittee), at its sole cost and expense, shall defend any and all suits, actions
or other legal proceedings that may be brought or instituted by third parties against the City of
Middleton, its officers, agents or employees, or any such claim or demand, and shall pay and satisfy any
judgment or decree that may be rendered against the City of Middleton, its officers, agents or
employees in any such suit, action or other legal proceeding.
All insurance companies shall be required to add the City of Middleton, its officers, agents and
employees as additional insured by endorsement under the insurance policy and shall stipulate that this
insurance policy will operate as primary insurance under this Agreement and that no other insurance
affected by the City of Middleton or other named insured will be called upon to contribute to a loss
covered there under. The policy shall contain no special limitations on the scope of protection afforded
to the City, its officers, employees or agents unless approved in writing by the City of Middleton.
IN WITNESS WHEREOF,(Applicant / Organization
Representative/ Permittee) has made and entered into this Agreement with the City of Middleton as of
this 16th day of March 2022.
•••
APPLICANT / ORGANIZATION REPRESENTATIVE
Vului (Illette Date: 3/14/2022
Signature
Julie Collette District Clerk
Print name / Organization Name and Representative Title
OFFICE USE ONLY
Application Received:
Fee Received:Insurance Certificate Received:
Application Approved by City Council:
Application Denied:
Permit is hereby issued this day of, 20
City Clerk
Notes:

# 2022 GM PARKS & REC. EVENT SCHEDULE

EASTER EGG HUNT @ FOOTE PARK APRIL 16 / 10 AM

ADULT NIGHT GLOW EASTER EGG HUNT

@ HAWTHORNE PARK

APRIL 16 / AT DUSK

MATIONAL LOVE A TREE CELEBRATION
@ FOOTE PARK
MAY 13 / 3 PM - 6 PM

ART IN THE PARK @ FOOTE PARK
JUNE 3 / 10 AM - 8 PM

MOVIES IN THE PARK @ FOOTE PARK MAY - AUGUST / AT DUSK

May 20 – Encanto
June 17 – 101 Dalmatians
July 15 – Jungle Cruise
August – Little Giants

SUMMER CAMPS @ THE COMMUNITY CENTER
JUNE - AUGUST / TBD

JULY 4TH FIREWORKS @ FOOTE PARK JULY 4 / AT DUSK

HARVEST FESTIVAL @ FOOTE PARK OCTOBER 1 / 1 PM - 6 PM

RAKE UP MIDDLETON @ GM PARKS & REC OFFICE NOVEMBER 5 / 10 AM - 4 PM

SANTA'S WORKSHOP @ THE COMMUNITY CENTER DECEMBER 10 / 12 PM - 2 PM

Visit gmprd.org for class information, schedule times and upcoming events.



Enjoy sports & recreation? We appreciate volunteers!



GM Parks & Rec. Community Center 113 W Main St Middleton, ID 83644 gmprd.org (208) 629-5117

## EXHIBIT "C"

#### March 7<sup>th</sup>, 2022

Jason Van Gilder, PE Public Works Director City of Middleton

#### RE: Declining Balance Update and Plant Capacity Analysis

Jason,

Per the onsite meeting with City staff on March  $2^{nd}$ , 2022 we have prepared a scope of work to update the wastewater plant's declining balance memorandum and provide an EDU-based estimate of available treatment capacity. The memorandum will be stamped by a licensed engineer in the state of Idaho. We propose the memo include the following items:

- Analysis of winter and summer operational scenarios to determine estimated plant capacity. City collected sampling data from 2016-2021 will be used for this analysis.
- Plant capacity will be presented in terms of EDU's. City provided growth projections will be used.
- Hydraulic capacities of various treatment components identified in the existing masterplan addendum will be presented in this memorandum.
- The hydraulic capacity of the SBR system (decanter and major transfer piping) will also be reviewed.
- The City's current wastewater permit will be used to identify capacity. This includes estimation of the biological system's ability to remove BOD and TSS to comply with permit limits.

#### Lump Sum Fee: \$6,500

#### Proposed Schedule:

The work outlined above can begin immediately after receipt of notice to proceed or a PO. We propose that a draft of the declining balance memorandum be delivered to the City within 10 business days of notice to proceed.

#### Clarifications and Assumptions

- City will review historical population data used to define an EDU's flow rate
- City operations staff will review WWTP operating parameters listed in the addendum and provide feedback on feasibility of operation
- City staff will provide input on I&I influence to the treatment system.
- The existing SBR cycle times will be used in the analysis.
- Scope assumes existing equipment (diffusers, piping, decanter, etc) are in sufficient working order not to impair plant capacity.
- The engineer's reasonable judgement of capacity will be presented with a safety factor to account for loading variation and a range of environmental conditions.
- The City will provide T-O with expected future commercial and industrial wastewater flow and loading for use in the analysis.
- The identified hydraulic capacity of the UV disinfection system in the existing masterplan will be updated to reflect the City's new growth rate.

#### **Exclusions:**

- Additional WWTP component capacities outside of the biological system and those that were presented in the masterplan addendum will not be reviewed.
- DEQ coordination on the memorandum is excluded.
- Onsite meetings are not included in the overall lump sum design fee.

Labor Hour Estimate	
Staff	Hours
Project Manager	3
Project Engineer	12
Staff Engineer	28
QA/QC Engineer	5
Total	48
Fee	\$ 6,500

Please don't hesitate to call if you have any questions or clarifications.

Respectfully,



### **EXHIBIT "D"**

#### TASK ORDER

This Task Order pertains to an Agreement by and between the City of Middleton, ("OWNER"), and HDR Engineering, Inc. ("ENGINEER"), dated March 7, 2022, ("the Agreement"). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

#### TASK ORDER NUMBER: 1

PROJECT NAME: Piccadilly Splash Pad Evaluation

#### PART 1.0 PROJECT DESCRIPTION:

OWNER seeks ENGINEER evaluation of the Piccadilly splash pad system with regards to functionality and water recycling/re-use opportunities.

### PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

ENGINEER will conduct a site visit with OWNER staff to evaluate the existing splash pad system. Based on the site visit findings and information provided by the OWNER, ENGINEER will prepare a conceptual memo with options for supply and disposal for the OWNER's consideration. No design tasks are anticipated with this scope of work.

#### PART 3.0 OWNER'S RESPONSIBILITIES:

- Water system permitting and associated fees
- Water quality sampling or testing

#### PART 4.0 PERIODS OF SERVICE:

We anticipate completing the services described in Part 2.0 above within 4 to 5 weeks of signed task order.

#### PART 5.0 ENGINEER'S FEE:

Not to exceed \$5,000 without OWNER approval.

#### PART 6.0 OTHER:

Any services listed in Part 3.0 above can be provided under separate task order(s) upon request.

This Task Orde	r is executed this	day of	, 2022.
CITY OF MID:	DLETON	_ HDR ENGIN	NEERING, INC.
BY:		BY:	Cata Elly
NAME:		NAME:	Kate Eldridge
TITLE:		_ TITLE:	Senior Vice President
ADDRESS:	1103 W. Main St. Middleton, ID, 83644	ADDRESS:	412 E Parkcenter Blvd, Ste 100 Boise, ID 83706

### **EXHIBIT "E"**

#### TASK ORDER

This Task Order pertains to an Agreement by and between City of Middleton, ("OWNER"), and HDR Engineering, Inc. ("ENGINEER"), dated March 7, 2022, ("the Agreement"). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 2

PROJECT NAME: City Water Rights Consulting

PART 1.0 PROJECT DESCRIPTION:

Tasks 1 thru 3 in attached ENGINEER'S proposal dated March 4, 2022.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

Tasks 1 thru 3 in attached ENGINEER'S proposal dated March 4, 2022.

PART 3.0 OWNER'S RESPONSIBILITIES:

Tasks 1 thru 3 in attached ENGINEER'S proposal dated March 4, 2022.

PART 4.0 PERIODS OF SERVICE:

Tasks 1 thru 3 in attached ENGINEER'S proposal dated March 4, 2022.

PART 5.0 ENGINEER'S FEE:

Tasks 1 thru 3 in attached ENGINEER'S proposal dated March 4, 2022. T&M Budget of \$6,900.

PART 6.0 OTHER:

N/A

day of, 2022.	
HDR ENGINEERING, INC. "ENGINEER"	
BY: Kalik Harfuns	
NAME: Robert R. Hardgrove, P.E.	
TITLE: Vice President	
ADDRESS: 412 E Parkcenter Blvd, Ste	100
	HDR ENGINEERING, INC. "ENGINEER"  BY:  NAME: Robert R. Hardgrove, P.E.  TITLE: Vice President



March 4, 2022

Jason Van Gilder, PE Public Works Director City of Middleton 1103 W Main St Middleton, ID 83644

Sent via email to: <a href="mailto:jvangilder@middletoncity.com">jvangilder@middletoncity.com</a>

Subject: Proposal - City Water Rights Consulting

Dear Jason,

HDR|SPF is pleased to provide the following scope of work and fee estimate for water right consulting services for the City of Middleton.

#### **BACKGROUND**

We understand the City of Middleton (City) is seeking engineering consulting services for

- Investigating and evaluating water alternatives for irrigation of Middleton Place Park, Davis Park
  and Grove Park. We understand the City is currently using water from their municipal system for
  irrigation of the park lands, which is taxing their municipal system capacity.
- 2. Determining the City's assessed surface water shares and where they are applicable.
- 3. Perfecting permit 63-32388. The permit development period for this permit expires July 1, 2022. We understand the water right is fully developed and ready for licensing.

#### **SCOPE OF WORK**

Task 1 – Investigate, Compile, and Describe Water Rights and Provide Recommendations for Water Right Actions for Middleton Place Park, Davis Park and Grove Park. HDR | SPF will compile and describe existing water rights appurtenant to the property, including the local irrigation company and/or district water rights and privately-owned water rights.

HDR|SPF will contact the local irrigation association, company, and/or district to confirm the extent of surface water assessed to the property and how the water is delivered. Private water rights data will be obtained from the Idaho Department of Water Resources (IDWR) on-line database. A summary of water rights and recommendations for water right actions will be provided in a memorandum. If no existing water rights are found, or if existing water rights cannot be feasibly used to supply park irrigation water supply, HDR|SPF will proceed with Task 2.

Task 2 – Prepare Water Right Applications. Based on the findings and recommendations from Task 1 and in coordination with the City, HDR|SPF will determine non-municipal irrigation supply options for each park. If groundwater from an on-site well is identified as the preferred water supply option, HDR|SPF,



will prepare conceptual designs for the systems, describing well diameter, well depth, pumping rate, anticipated pump horsepower, and well locations. Upon City concurrence of the concepts, HDR|SPF will prepare water right applications proposing development of new ground water and pressurized irrigation systems to serve the park(s) irrigation needs. Applications will be provided to the City for review and signature, then will be submitted to IDWR on the City's behalf.

Task 3 – Evaluation of City's Assessed Surface Water Shares. HDR | SPF will research existing surface water rights currently assessed to City property by a local irrigation district and/or company and provide a summary of the research findings, including copies of the share certificates (if available) and GIS mapping indicating where each share certificate is applicable.

Task 4 – Perfect and Finalize Permit 63-32388. Permit 63-32388 authorizes development of 5.0 cfs of ground water for municipal uses from up to 7 wells. The permit development period for this permit expires July 1, 2022. We understand development of this permit is now complete. The next and final step of the water right process is having the permit verified by a certified water right's examiner such as HDR|SPF. Prior to the July 1, 2022 deadline, HDR|SPF will conduct a licensing field examination that will involve a site visit, photographs, and measurements to verify development, associated GIS mapping and preparation of a *Proof of Beneficial Use* notice and *Beneficial Use Field Exam* report to be submitted to IDWR for review and final licensing. At a minimum, we anticipate that the field exam will present documentation of new well facilities constructed (Wells 9 and 10) under the permit. The report will include the required municipal flow rate/volume data diverted from the wells during the permit development period (assuming available) and how the amounts developed and recommended for licensing provide an additional increment of beneficial use to the City's municipal water system. In particular, data regarding peak day use from all City municipal well facilities during the permit development period will be needed.

#### **SCOPE OF WORK - NOT INCLUDED IN PROPOSAL**

These items are not currently included under this scope. Additional services may be added to future task orders.

- Water quality sampling or well testing
- Surveying
- Water/pumping system designs
- Water right application processing fees
- Additional analysis that may be requested by IDWR
- Consulting services associated with protest resolution

#### **SCHEDULE**

We anticipate completing the above tasks approximately 90 days following notice to proceed. This estimate is provided based on current workload obligations and conditions as of the date of this proposal.



#### **FEE ESTIMATE**

HDR|SPF proposes to perform the scope of work described above on a time and materials basis. Estimated costs for individual tasks are summarized in Table 1 below. Direct costs (photocopy, postage, subcontractors, etc.) are billed at actual cost plus 15%. Invoices will be sent monthly.

Table 1. Estimated Costs by Task

Task	Fee	
Task 1 – Investigate Park Water Rights	\$	1,200
Task 2 – Prepare Applications	\$	4,000
Task 3 – Assessed Surface Water Summary	\$	1,700
Task 4 – Perfect Permit 63-32388	\$	9,000
TOTAL FEE	\$	15,900

#### **AGREEMENT**

If this proposal meets with your approval, please sign the attached task order document. This signature will be considered as a notice to proceed with a budget of  $\frac{15,900}{56,900}$ 

Please return a signed copy of the task order to our office. We look forward to working with you on this project.

Respectfully submitted,

HDR|SPF

Rν

Terry Scanlan, P.E., P.G.

**Principal Engineer** 

Rν

Robert Hardgrove, P.E.

Vice President

### **EXHIBIT "F"**

#### TASK ORDER

This Task Order pertains to an Agreement by and between City of Middleton, ("OWNER"), and HDR Engineering, Inc. ("ENGINEER"), dated March 7, 2022, ("the Agreement"). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 3

PROJECT NAME: Perfect & Finalize Permit 63-32388

PART 1.0 PROJECT DESCRIPTION:

Task 4 in attached ENGINEER'S proposal dated March 4, 2022.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

Task 4 in attached ENGINEER'S proposal dated March 4, 2022.

PART 3.0 OWNER'S RESPONSIBILITIES:

Task 4 in attached ENGINEER'S proposal dated March 4, 2022.

PART 4.0 PERIODS OF SERVICE:

Task 4 in attached ENGINEER'S proposal dated March 4, 2022.

PART 5.0 ENGINEER'S FEE:

Task 4 in attached ENGINEER'S proposal dated March 4, 2022. T&M budget of \$9,000.

PART 6.0 OTHER:

N/A

This Task Order is executed this	day of
CITY OF MIDDLETON "OWNER"	HDR ENGINEERING, INC. "ENGINEER"
BY:	BY: Lalit Harfur
NAME:	NAME: Robert R. Hardgrove
TITLE:	TITLE: Vice President
ADDRESS:	ADDRESS: 412 E Parkcenter Blvd, Ste 100 Boise, ID 83706



March 4, 2022

Jason Van Gilder, PE Public Works Director City of Middleton 1103 W Main St Middleton, ID 83644

Sent via email to: <a href="mailto:jvangilder@middletoncity.com">jvangilder@middletoncity.com</a>

Subject: Proposal - City Water Rights Consulting

Dear Jason,

HDR|SPF is pleased to provide the following scope of work and fee estimate for water right consulting services for the City of Middleton.

#### **BACKGROUND**

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- Investigating and evaluating water alternatives for irrigation of Middleton Place Park, Davis Park
  and Grove Park. We understand the City is currently using water from their municipal system for
  irrigation of the park lands, which is taxing their municipal system capacity.
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#### **SCOPE OF WORK - NOT INCLUDED IN PROPOSAL**

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- Water quality sampling or well testing
- Surveying
- Water/pumping system designs
- Water right application processing fees
- Additional analysis that may be requested by IDWR
- Consulting services associated with protest resolution

#### **SCHEDULE**

We anticipate completing the above tasks approximately 90 days following notice to proceed. This estimate is provided based on current workload obligations and conditions as of the date of this proposal.



#### **FEE ESTIMATE**

HDR|SPF proposes to perform the scope of work described above on a time and materials basis. Estimated costs for individual tasks are summarized in Table 1 below. Direct costs (photocopy, postage, subcontractors, etc.) are billed at actual cost plus 15%. Invoices will be sent monthly.

Table 1. Estimated Costs by Task

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Task 2 – Prepare Applications	\$	4,000
Task 3 – Assessed Surface Water Summary	\$	1,700
Task 4 – Perfect Permit 63-32388	Ş	9,000
TOTAL FEE	\$	15,900

#### **AGREEMENT**

If this proposal meets with your approval, please sign the attached task order document. This signature will be considered as a notice to proceed with a budget of  $\frac{15,900}{9,000}$ 

Please return a signed copy of the task order to our office. We look forward to working with you on this project.

Respectfully submitted,

HDR|SPF

Rv

Terry Scanlan, P.E., P.G.

Terry M. Scanlan

**Principal Engineer** 

By

Robert Hardgrove, P.E.

Vice President

# **EXHIBIT "G"**

# **BOISE STREET TREE REMOVAL**





# HARTLEY SEWER LINE PROJECT







# **RESUSE BUILDING – WHIFFIN LANE**













CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
332 N BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 • FAX 208-466-0944

# SCOPE OF WORK City of Middleton, Headworks Maintenance March 16, 2022

Project Name: 2022 Middleton Wastewater Treatment Plant Headworks Maintenance Consultant Company Address: T-O Engineers, 332 Broadmore Way, Nampa, Idaho 83687 Consultant Project Manager/Contact Information: Kasey Ketterling, PE, 208-442-6300

Contract Amount: \$7,755.00 (Lump Sum & Time and Material)

Duration: March 2022 – September 2022

### **Project Understanding**

A concrete forensic evaluation was performed on the existing screening vault adjacent to the lift station and signs of deterioration were observed. The City of Middleton has requested the screening vault be coated. This scope includes the creation of a bid specifications for influent bypassing, coating, servicing of the Huber screens, and replacement of conduit within the screen vault. Consultant will create and provide support of bid documents and bid process.

This scope of work assumes the following general assumptions based on discussions with the City of Middleton staff and other available information.

#### **General Assumptions:**

- A. As-built information of the screening vault and forensic evaluation will be provided.
- B. The coating specifications and procedures will be based on the forensic evaluation and coating manufacture recommendations.
- C. CONSULTANT does not guarantee the structural integrity of the screen vault and influent lift station results after coating is completed.
- D. Middleton staff will assist in bypass design for coordinating impact to the plant.
- E. Scope anticipates 1 review with Client.
- F. Construction assistance is not included in this scope.

#### Scope of Work Services:

#### 1. SPECIFICATION DOCUMENT

- 1.1. Design Specification-CONSULTANT will prepare a phasing and technical specification document to be used in construction that includes the following items:
  - Bypass pumping
  - Influent Screen vault coating
  - Coordination of screen maintenance
  - Replacement of electrical conduit within influent screen vault

#### 2. BID ADMINISTRATION AND SUPPORT

Bid Administration and Support is provided under a time and materials basis when requested by the City.

- 2.1. Contract Documents –CONSULTANT will prepare a digital set of bid documents and plans to be distributed by the CITY during the bid process. CONSULTANT will prepare contract documents. Bid documents will include specification documents prepared in section 1.
- 2.2. Pre-Bid Meeting CONSULTANT will prepare agenda and conduct meeting with CITY staff and interested parties to discuss project, answer questions, etc. CONSULTANT will record meeting minutes and transmit to CITY.
- 2.3. Bid Administration CONSULTANT will review bid comments, prepare addendum, and advise CITY on bid inquiries. Assume one (1) addendum will be issued.
- 2.4. Bid Opening CONSULTANT will prepare bid summary, assist CITY in reviewing bids and make recommendation for award.

## **Project Schedule**

Item Expected Completion

Signed Contract: March 28, 2022

**Bid Administration** 

City Submittal April 25, 2022
City Approval May 9, 2022
Final Plans & Spec: May 23, 2022
Bid Advertisement: June 6, 2022
Construction: August - October

# **Cost of Services:**

<u>Services for Section 1</u> will be billed on a Lump Sum basis in accordance with the attached labor estimate and cost summary.

<u>Services for Section 2</u> will be billed on a Time and Material Basis as requested by the City.

# EXHIBIT A LABOR ESTIMATE

# 2022 Middleton Headworks Maintenance

TASK AND DESCRIPTION				Design Engineer		Survey Project Manager	Surveyor	Clerical	Expenses	Subtask	Subtotal
Арр	orox. Employee Hourly Pay Rate	\$190	\$125	\$95	\$130	\$180	\$120	\$70		Cost	Cost

			Т	ime Estimate	- Hours			
1. Specification Document								\$4,230
1.1 Design Specification	2	8	30				\$4,230	
2. Bid Aministration and Support								\$3,525
2.1 Contract Documents		2	5			4	\$1,005	
2.2 Pre-Bid Meeting		2	5				\$725	
2.3 Bid Administation	1	4	5				\$1,165	
2.4 Bid Opening		2	4				\$630	
Total	3	18	49			4	\$7,755	



# **A-GEM SUPPLY INC.**

## **ELECTRONICS WHOLESALE**

715 Albany St. Caldwell, Idaho 83605 Phone (208) 459-0783 FAX (208) 459-0784

E-Mail: alanjr@agemsupply.com

### **Confidential Dealer Pricing Only**

2	Microphone	119	238.00
	4MP IP camera Vandal fixed focus	159	0
	4MP IP camera Vandal Vari-focal 2.8-12mm	269	0.00
16	8MP IP camera fixed focus	189	3024.00
	8MPBT Coax TVI	98	0.00
	PTZ 25X with Pixel tracking 4MP	798	0.00
	PTZ 30X with 450' IR 5MP	1150	0.00
	PTZ with White light/audible flashing MZ/2.8-12	459	0.00
	Mount for PTZ (first two only)	55	0.00
	1.3 MP IP Camera Vandal fixed focus	119	0
	2mp covert	300	0
1	POE switch if needed	98	98
	Hard Drive	269	0
	2MP IP	98	0
1	12vdc supply multiport 4amp 9 port fused (tvi only)	98	98.00
900	Wire per foot <b>Estimate only!</b>	0.18	162.00
50	Cat 5 shielded for wireless bridge	0.38	19.00
36	Cable ends	2	72.00
1	NVR MP 8 channel 8POE 4 w/TB	399	399.00
1	NVR MP 16 channel + 16 POE w/4TB	599	599.00
	NVR MP 16 channel 8POE w/4TB	699	0.00
	NVR/DVR combo kit 32 channel 12TB	1399	0.00
	NVR 32 channel 12MP	1399	0.00
1	Wireless Bridge Kit (If needed)	200	200.00
	Wire molding	18	0.00
	USB over Cat 5 kit	48	0.00
	HDMI over cat5 tx/rx kit	98	0.00
	Wireless Router	49	0.00
	Power strip, cords, misc	28	0.00
	UPS battlery backup	119	0.00
	For additional TB Drive installed	150	0.00
	Camera total: 16		4909.00

12.75 Labor - Wire, hookup, install 55 701.25

Total 5610.25

This includeds 2 NVRs, one 16 channel and 1 - 4 channel for interview room



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: jgordon@middletoncity.com.
Phone: (208) 585-3133

Salesman: Mike Medici Attn: Jeremy Hammor Subject: PO: Ship VIA:

Sales Quote

Date: 3/11/2022

il: jgordon@middletoncity.com FFA:

		Ph	one: (208) 585-3133	Acc	ept Partial Shipments:				
Section	Meter Type	Meter Size	Register Units	Register Options	Qtv	Unit Price E	xtended Price	Annual Maintenance	List Price
	**								
Section	Register/ETR Options	Register Shroud	Register Lid	Bottom Type	Part Number	Notes			
								Annual	
Section	Fire Hydrant Meter	Handle Options	Registration	Inlet Connection	Qty	Unit Price E	xtended Price	Maintenance	List Price
Section	Outlet Connection	FHM Add-ons							
Section	Description				Qty	Unit Price E	xtended Price	Annual	List Price
2	Flanges/Gaskets/Bolts/Kits						\$0.00	\$0.00	
3	Radio Interface Units						\$22,500.00	\$0.00	
3.1	Stealth 2 w/5' Bare Wire (ST2BW) "Stealth 2 Bare	Wire"		PHY B4D2B4D2	300	\$75.00	\$22,500.00		
4	Handheld / Cradle / Accessories						\$0.00	\$0.00	
5	Stealth AMI System Hardware and Infrastr	ucture					\$0.00	\$0.00	
6	Software						\$0.00	\$0.00	
7	Project Management Installation/Training						\$0.00	\$0.00	
8	Accessories and other items						\$1,959.00	\$0.00	
8.1	Stealth Short Lid Lock with Extension (S-LID/LOCK-S	HORT-EXT)			300	\$4.50	\$1,350.00		
8.2	Stealth pit install kit (S-PIT-INSTALLKIT)				300	\$2.03	\$609.00		
9	Hydrant Meter Accessories						\$0.00	\$0.00	
	Total System Cost and Annual Maintenan	ce					\$24,459.00	\$0.00	



Ship To: CITY OF MIDDLETON

DARREL

Invoice To: CITY OF MIDDLETON

P.O. BOX 487

MIDDLETON ID 83644

Branch					
01 - MERIDIA	ΔN				
Date	Time				Page
03/21/2022	14:	51:23	(0)		1
Account No	Phone No			Est N	lo 02
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ESTIMATE EXPIRY DATE: 04/20/2022

#### **SERVICE ESTIMATE - NOT AN INVOICE**

\*\*\*\*\* Segment 01 \*\*\*\*\*\*

Stock #: C9000390 ELGIN MS #: MV30181

Make: EL Model: WHIRLWIND MV

Is to have the following work done by 03/31/2022 (Estimated)

REPAIR & MAINTENANCE COMPLAINT:

\* INT MT START ISSUES

- \* INT MT AUTOLUBE ISSUES
- \* EXT BROOM HITS RHS NOZZLE
- RECENTLY REPLACED SWEEP KEY SWITCH. CAN TURN ON AND LET IT SET AND SOMETIMES THE LIGHTS COME AND OTHER TIMES THEY WILL NOT. IF YOU BUMP THE KEY SWITCH IT WILL KILL THE POWER/AUX ENG. IF YOU TURN KEY SWITCH SLOWLY WHEN IT IS IN BETWEEN START/RUN IT WILL CAUSE LIGHTS TO FLASH; MAY START, MAY NOT.
- AUTOLUBE WILL COME ON AND THEN CLICK TWICE AND OTHER TIMES IT WONT WORK AT ALL.
- WHEN TURNING CENTER BROOM, IT IS HITTING/HANGING UP ON RIGHT SIDE NOZZLE
- !! HOPPER EMPTY
- !! NEED TO DRAIN AND WINTERIZE OR PARK INSIDE CORRECTION:

3/18

- FOUND A BAD RELAY IN THE CENTER CONSOLE
- REPLACED AND HAVE HAD NO ISSUE SINCE
- THE AUTO LUBE IS GETTING GOOD POWER AND GROUND BUT WILL NOT WORK
- THE CURB SIDE NOZZLE HAD BEEN HIT AND WAS ANGLED UP CAUSING CONTACT WITH THE CENTER BROOM
- RIGHT SIDE DEBRIS HOSE IS WORN FROM RUBBING.
- ADJUSTED & HAD TO CUT ONE OF THE BOLTS OUT
- REPLACED TWO OF THE LOCKING BOLTS
- THE STREET SIDE BROOM HAS BEEN CHEWING AWAY AT THE TOP OF THE STREET SIDE OF THE CENTER BROOM COVER, REVIEWED

JVG Note: Recomend for approval 3/22/22.

Diagnosis and repair of the street sweekper electrical issue and pump system.

Budget Code 022-431-344.

Please be advised, all quotes are valid for 30 days.



Ship To: CITY OF MIDDLETON

DARREL

Invoice To: CITY OF MIDDLETON

P.O. BOX 487

MIDDLETON ID 83644

Branch					
01 - MERIDIA	N				
Date	Time				Page
03/21/2022	14:	51:23	(0)		2
Account No	Phone No	)		Est N	02
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Tax ID No					
82-6000226					
			Sale	sperso	n
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ESTIMATE EXPIRY DATE: 04/20/2022

#### **SERVICE ESTIMATE - NOT AN INVOICE**

OPERATION AND CONVIFMED WITH ELGIN THAT WITH THIS SN OF UNIT HAVE TO PERFROM SIDE BROOM OPERATION IN A SPECIFIC SEQUENCE TO AVOID CONTACT WITH EXTENSION BROOM. 3/21

- FOUND THE AUX PUMP SOLENOID ZIP TIED TO THE FRAME
- THE SOL MOUNT IS BROKEN OFF
- TESTED THE PUMP MANUALLY AND IT FUNCTIONS, NEED SOLENOID
- PRESSURE WASHER FUNCTIONS BUT PRESSURE SWITCH NOT WORKING, WILL NEED MORE TIME TO DIAG ISSUE. GAGE IS BAD, PEGGED AT 400 PSI.
- WILL NEED TO ADJUST NOZZLES AFTER REPAIRS ARE COMPLETE MADE A PARTS LIST AND TURNED IN

ADDITIONAL DESCRIPTION:

MILES....14604

HOURS..NA

AUX HOURS2661			
MISCELLANEOUS CHARGES:	Description	Price	Amount
	SHOP SUPPLIES	147.61	147.61
		Labor:	1054.35
		Miscellaneous:	147.61
Authorization:	<del></del>	Subtotal:	1201.96
	***** Segment 02 *****	t *	

# REPAIR AND TEST

## COMPLAINT:

- \* FOUND BAD RELAY FOR START SYSTEM, REPLACED AND TESTED
- AUTO LUBE HAS POWER AND GROUND BUT WONT ALWAYS WORK.
- \* WATER FILTER IS DIRTY
- \* LEFT AND RIGHT BROOM PIVOTS AND PINS ARE LOOSE/WORN
- SWIVEL CASTER IS DAMAGED CAUSING NOZZLE TILT UPWARDS
- \* RIGHT GUTTER SHOE WELDMENT, CURTINS AND RUBBER RUNNERS
- \* LEFT GUTTER SHOE CURTAIN & RUBBER RUNNERS

Please be advised, all quotes are valid for 30 days.



Ship To: CITY OF MIDDLETON

DARREL

Invoice To: CITY OF MIDDLETON

P.O. BOX 487

MIDDLETON ID 83644

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ESTIMATE EXPIRY DATE: 04/20/2022

#### **SERVICE ESTIMATE - NOT AN INVOICE**

- \* AUX ENG SERP BELT IS WORK
- \* AUX MOTOR PUMP SOLENOID IS BROKEN OFF MOTOR
- \* REPLACE GAUGE ON PRESSURE WASHER
- \* REPLACE RIGHT SIDE DEBRIS HOSE
- !! PRESSUR WASH PRESSURE SWITCH, NEED ADDITONAL TIME TO DIAGNOSE ISSUE

#### CORRECTION:

- \* AUTOLUBE MOTOR & PCB
- \* REPLACE WATER FILTER
- \* R & L SIDE PIVOT MOUNT & BUSINGS
- \* 1 SWIVEL CASTER
- \* REPLACE CURTAINS AND RUBBER RUNNERS ON BOTH NOZZLES AND ADJUST
- \* REPLACE AUX ENG SERP BELT
- \* REPLACE AUX PUMP SOLENOID

Part#	Description	<u> Qty</u>	Price	Amount
AC3SP8-12V	AUTOLUBE MOTOR	1	227.17	227.17
1025992	FILTER CARTRIDG	1	63.76	63.76
1062778	WLDT-PIVOT SB M	1	380.95	380.95
1062782	SHAFT-PIVOT	2	22.09	44.18
1062779	WLDT-SB PIVOT L	1	398.82	398.82
1059909	BEARING - THRUS	4	3.41	13.64
1091273	SWVL CASTER	1	543.70	543.70
1058146	WLDT-GUTTERSHOE	1	44.48	44.48
1016755	NOZZLE RUBBER R	4	10.66	42.64
1016098	REAR NOZ RUBBER	2	19.32	38.64
1016097	REAR NOZ RUBBER	2	33.06	66.12
7279186	SERPENTINE BELT	1	163.82	163.82
1058174	FSO-AUX PUMP SO	1	113.67	113.67
1066223	HOSE-SUCTION 11	1	647.65	647.65
20TV31	0-1500PSI GAUGE	1	33.83	33.83

Please be advised, all quotes are valid for 30 days.



Ship To: CITY OF MIDDLETON

DARREL

Invoice To: CITY OF MIDDLETON

P.O. BOX 487

MIDDLETON ID 83644

Branch					
01 - MERIDIA	N				
Date	Time				Page
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		ESTIMATE EXPIRY DATE: 04/	20/2022
	SERVICE ESTIMATE -	NOT AN INVOICE	
MISCELLANEOUS CHARGES:	Description	Price	Amount
	FREIGHT IN GROUND	112.00	112.00
	SHOP SUPPLIES	406.35	406.35
		Parts:	2823.07
		Labor:	2902.50
		Miscellaneous:	518.35
Authorization:		Subtotal:	6243.92
		Parts:	2823.07
		Labor:	3956.85
		Miscellaneous:	665.96
		TOTAL:	7445.88





# **ESTIMATE**

INVOICE#

Estimate

DATE

01/08/22

O

5,502

CUSTOMER ID

ID SALES TAX 6%

PO#

Phone 206-442-0104 Fax 208-463-9091 Info@BighomTraffic.com

TO

411 E Karcher Road

Nampa, Idaho 83697

City of Middleton

1103 West Main St

Middleton, ID 83644

Chipseal project

Project#

BIGHORN SUPERVISOR	BIGHORN JOB #	CUSTOMER JOB#	PAYMENT TERMS	DUE DATE
Christopher Olsen			NET 30	

INCLUDES ALL TCPS, SET-UP & TEAR DOWN, Monthly RENTAL OF EQUIPMENT. Based on a 2 day project, if longer duration is needed then additional pricing may apply.

160	Flagging 10 Flaggers @ 2 Days)	29	Per Hour	4,640
48	Traffic Control Set-up/Tear Down & TCP (3 Trucks)		Lump Sum	792
20	Signs for 2 days (extra signage if needed)		Lump Sum	ım
				ANTE MEN
INF	JLL IS DUE 30 DAYS FROM DATE OF INVOICE. A FINANCE CHARGE OF 1		SUBTOTAL	5 502

.5% PER MONTH (ANNUAL RATE 18.00%) OR MINIMUM OF \$5.00 IS CHARGED ON ALL PAST DUE ACCOUNTS. IF COLLECTION IS MADE BY GUIT OR OTHER WISE, INTEREST, COLLECTION COSTS, AND ATTORNEY FEES WILL BE CHARGED.

Make all checks payable to Bighorn Traffic Services Itc THANK YOU FOR YOUR BUSINESSI

# SPECIALTY APPLICATORS, LLC

1812 W. Sunset Blvd #1-538 St. George, UT 84770





Customer:	Middleton City			ESTIMATE #	22-7018-R2
Address:	Idaho			Date Submitted:	3/22/2022
Phone:					
Requested By:	Jess Miller			ID License #	054045-B-4
Project Number:					
Project Name:	2022 GSB M Project; Customer Controlled Project		Estimate By:	Bodin Breinholt	
<b>Project Location:</b>	Middleton City, ID			435-705-1706	
DBW:	N/A			bodin@specialtyapplicator	s.com
Item #	Item Description	Quantity	UofM	Unit Price	Total
1	GSB M Application; Customer Controlled Project	20,100.00	SY	\$2.82	\$56,682.00
	*App Rates 0.19 Liquid, 1.25 lbs p. SY Aggregate				
	Bonding available for an additional 3% of estimate				
	icators' Daily Rental Rate Includes: FS Truck, Operator and limited support equipment f				
	s approx. 20,000 sq-yds, but can and will vary greatly, depending on the type of pavement of Specialty Applicators. Therefore, Customer will be invoiced at the above rate.			Invoice Subtotal	\$56,682.00
Applicators spends on the pro	oject. Specialty Applicators is only providing the FS Truck, Operator and limited supportustomer's responsibilities include all normal and customary duties of a contractor, which	rt equipment, which	ch will be under		
	ately prepping all treatment area, masking or preservation of monuments, manhole cover				
control (set up or maintenance	re).				
	ate does not include: Pavement Markings, Tabs, Paint, Traffic Control, Cleaning, Sweep				
	locument are valid for 30 Days from the above date and are based upon Specialty Applic ease substantially, the prices quoted will increase proportionally upon notice to the custon		or materials. In		
and come and such costs men	ease sussainant, are prices quoted with increase proportionally upon notice to the cust	,			
Any invoice submitted by Specialty Applicators shall become necessary, Specialty Applicators shall	ors shall be due 30 days after the date of such invoice. Any invoice not paid within the 30 day period will accrue interest at a rate of 1.5 ll be entitled to recover all its costs incurred in the collection of the amounts due and owed, including but not limited to attorney's fees an	% per month; further in ever id court costs	it of collection activities	Total	\$56,682.00
Customer Name (print)		Data	of Acceptance:	•	
•		. Date (	л песеринее.		
Signature		•			



March 31, 2022

Mr. Jason Van Gilder, PE Public Works Director City of Middleton, ID 1103 W. Main St., Middleton, ID 83644

RE: City of Middleton - Win911 Interactive Upgrade - Hardware & Programming Services Proposal

#### Dear Mr. Van Gilder:

Control Engineers is pleased to provide this proposal for engineering services in support of the City of Middleton Win911 Alarm Dialer Software upgrade via e-mail. We understand the project to include installation of Win911 on two SCADA PC's (City Hall and WWTP) including configuration, testing and operator training. This also includes provision and installation of two analog phone line modems for operator notifications.

We understand our design deliverables to include:

- Win911 upgrade from obsolete version 7 to the latest Pro-Interactive version:
  - o Migration of existing alarms to new Win911
  - Work with operators to configure alarm priorities & severities
  - Configure dialers for voice notifications
  - o Configure mobile Win911 application on cell phones for operator interface
- (2) Grandview modems for analog phone dial out, installation & configuration
- Allen Bradley connector for WWTP SCADA
- SCADA alarm integration & testing, operator training

Our estimated fee for these deliverables is based on 40 hours of engineering services and includes the cost of all hardware and software licenses for a complete and operable system:

Task	Description	Fee
Programming Services	Software installation, configuration, testing & operator training	\$ 6,880
Software & Hardware	Software licensing, Hardware equipment cost	\$ 7,009
Total		\$ 13,889

Thank you for your consideration and please contact me with any questions or concerns. Sincerely,

Mike Johnson Project Manager



2716 S Lincoln Ave, Ste G Jerome, ID 83338 208-324-8006 www.frontierprecision.com **Quote 58835** 

Date: Mar 31, 2022 08:41 AM

By: Steven Combe

scombe@frontierprecision.com

# **BILL TO:**

City of Middleton, ID Nate Bryan PO Box 487 Middleton, ID 83644-5900 United States nbryan.omcs@gmail.com 951-907-6047

## SHIP TO:

City of Middleton, ID
Nate Bryan
PO Box 487
Middleton, ID 83644-5900
United States
nbryan.omcs@gmail.com
951-907-6047

Product Details	Qty	Price	Total
68-5800-001  5800 Refrigerated Sampler (115 VAC, 60 Hz). Includes control panel, refrigeration unit, distributor arm, and two pump tubes. To receive a complete system you must also order a bottle configuration kit and suction line with strainer.	1	\$ 7,047.00	\$ 7,047.00
1-bottle Configuration. Includes one polyethylene 20.5-liter (5.5 gallon) round bottle, two caps and two discharge tubes.	1	\$ 248.00	\$ 248.00
68-5800-020  5800 refrigerated sampler multipurpose cable / 16 unterminated leads, 10 ft. (3 m). for connecting 5800 sampler to flow meter or SCADA RTU/PLC	1	\$ 128.00	\$ 128.00
60-9004-379  3/8 inch ID x 25 ft. long vinyl suction line / standard weighted polypropylene strainer. Includes tubing coupler.	1	\$ 140.00	\$ 140.00
60-5314-145 SPA 1145. Pump tubing for 5800/4700 and 6700 Series/Avalanche Sampler, 50 ft. length. Blue locating bands not included.		\$ 566.00	\$ 566.00

 Sub Total:
 \$ 8,129.00

 Discount:
 \$ 0.00

 Tax:
 \$ 0.00

 Shipping:
 \$ 534.00

 Grand Total:
 \$ 8,663.00

Valid Until: May 31, 2022

# **Special Notes**

Shipping, handling, and applicable sales tax will be added to invoice

# **Terms and Conditions**

All invoices are in U.S. Dollars. Prices are good for 30 days.

Payment terms are net 30 days upon approved credit. We also accept VISA, MasterCard and American Express. Returns- A standard restocking fee of 20% will be charged for any returned equipment.

Shipping and handling charges are prepaid and added to invoice. Shipment will be made by UPS Ground unless otherwise specified, FOB Shipping Point.

 $\label{eq:signature*} \end{substitute} \end{substitute} \left\{ \end{substitute} \end{substitute} \right\}$ 

{{Fullname\*}}



**CUSTOMER** 

DATE

4/1/2022

**ADDRESS** 

**PHONE** 

E-MAIL

**SALESPERSON** 

**Richard Mason** 

**PROJECT** 

Inspections

PREPARED BY:

**Richard Mason** 

Jason VanGilder

**PAYMENT TERMS** 

**ATTENTION** 

Net 30

#### Integrity Inspection Solutions, Inc.

Cell: 208-960-2883 Office: 208442-4470 Fax: 844-351-6902

204 S Dudley Ln Nampa, ID 83687 integrity@iispipeline.com

#### QUANTITY **UNIT PRICE DESCRIPTION AMOUNT** 32500 CCTV Inspection 8" - 12" Sewer \$0.70 \$22,750.00 32500 Hydro Cleaning 8" - 12" Sewer \$24,375.00 City of Middleton \$0.75 \$0.00 \$0.00 1 Traffic Control and Permitting - (Estimated) \$2,850.00 \$2,850.00 Note: IIS only charges for the cost of the traffic control \$0.00 and permitting with no mark up. Note: IIS will provide NASSCO inspection and paper deliverable or data and video via a web link. We also can \$0.00 review the inspection and give reccomendations for \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Middleton Cleaning and \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 TOTA L \$49,975.00

#### THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Owner must provide clear access to the upstream and downstream manholes. • Integrity Inspection Solutions is not responsible for any Traffic Control, Bypass Pumping or Permitting unless otherwise stated in the proposal portion of this document.

Date	

Sign Below to Accept Quote:

Authorized Rep

Public Works Contractors License Number 036543-C-4

Sales Order 216001729

Not Processed Offered

Order Date 04/01/2022

Est. Delivery Date 04/29/2022

Offer Expires 04/30/2022 Customer ID 58299

**Customer PO#** 

Salesperson RoseT

Shipping Via. Simplot Truck

Field Name Description

Ticket Type Deliver

Ship To: City of Middleton Shop

PO BOX 487

786 Whiffin Lane Cody 631-6734 Middleton, ID 83644

CITY OF MIDDLETON

MIDDLETON, ID 83644

# Comments:

Bill To:

Quantity	Description	Unit Price	Total \$	%	Your Share
2.00 Drum	GLYSTAR PLUS [30GAL] SP 3 WAY BROADLEAF HERBICIDE [30GAL]	1,180.0000 / Drum 825.0000 / Drum		100.0000 100.0000	4,720.00 1,650.00

		Subto	taì	6,370.00
		<b>V</b>		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
		Amount D	п <del>е</del>	6,370.00
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Customer:	Sales Person:			
Purchase Terms				

Sales Order Page 1 216001729

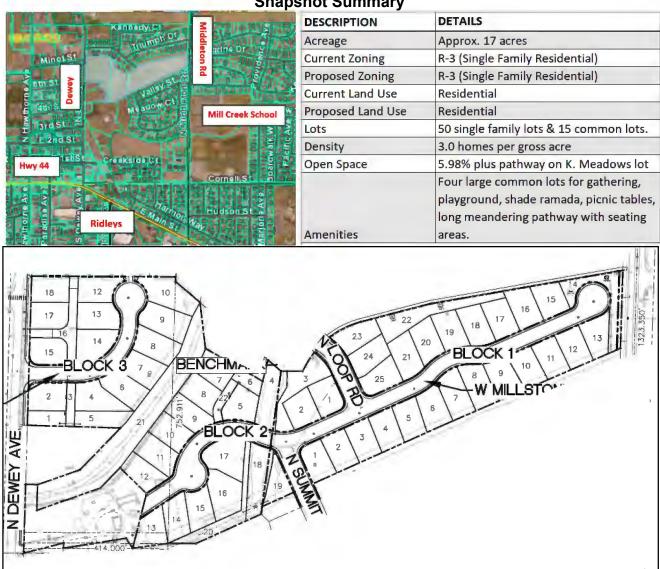


# STAFF REVIEW AND REPORT

Middleton City Council

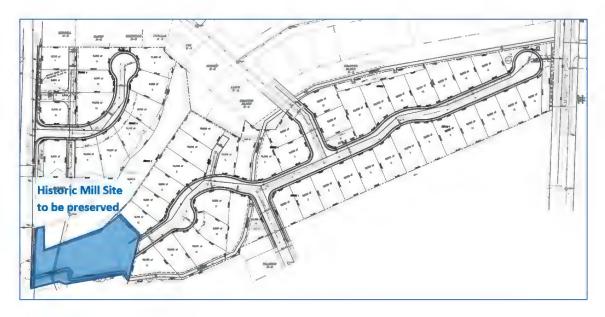
# The Mill at Middleton Subdivision





- **City Council Public Hearing Date:** Α. April 6, 2022
- В. **Project Description:** Residential subdivision with 50 single family home lots and 15 common lots on 16.65 acres of vacant land located at 0 N. Dewey Avenue (Tax Parcels Nos. 33892, 33888, and 33876). Amenities include four large common lots for gathering, playground, shade ramada, picnic tables, and extensive meandering pathway.

A portion of the property currently included in the project parcel is the location of the historic barns and buildings of the old Middleton Mill. (See blue shaded area on rendering below.) Developer has entered an agreement with a 3<sup>rd</sup> party to transfer that portion of the project parcel to the 3<sup>rd</sup> party so they can preserve the historic barns and mill site. In order for this to occur, the Developer has submitted an administrative application for lot line adjustment to create the new lot. Staff recommends that the successful finalization of this lot line adjustment be a condition of preliminary plat approval.

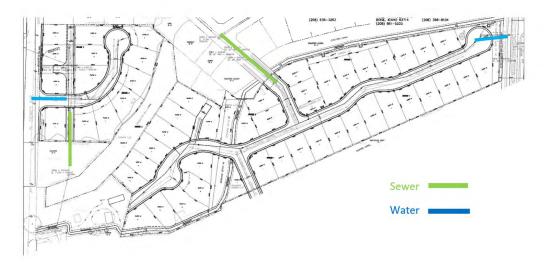


- **C. Application Requests:** The only application before the governing bodies is an application for preliminary plat. The lot line adjustment application will be handled by administrative staff.
- **D.** Current Zoning & Property Condition: The property is within city limits and zoned R-3. It is surrounded by city property zoned R-3 and R-4. The subdivision is surrounded on three sides by older subdivisions, making it an in-fill project.



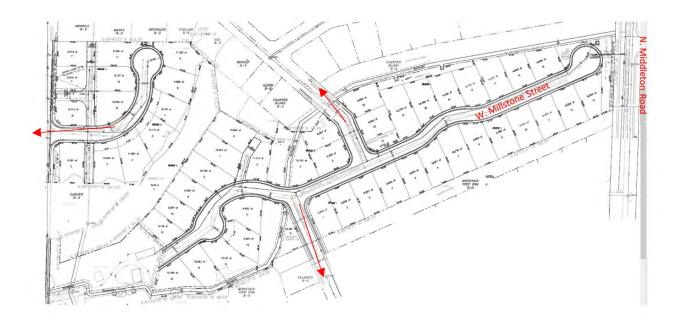


**E. City Services:** City water and sewer are easily accessible to the project. The utilities are located in Dewey Avenue, Middleton Road, and Triumph Drive, immediately adjacent to the project site.

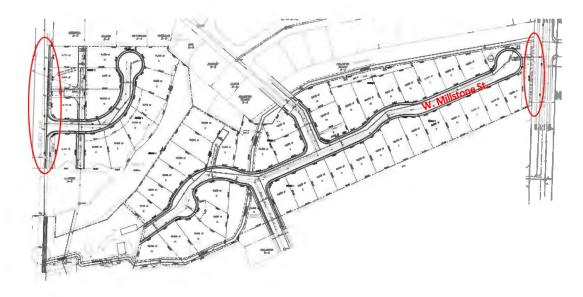


# F. Traffic, Access & Streets:

Access to the subdivision is through Triumph Drive in the Kennedy Meadows Subdivision to the north, Dewey Avenue to the west, and Summit Avenue to the south. City Engineer has required Developer to terminate W. Millstone Street in a cul de sac rather than allowing access directly on to Middleton Road. Middleton Road is a minor arterial, which requires access to be limited to keep traffic flowing. Additionally, the Millstone access was only a few feet south of the Triumph Drive access, creating a dangerous traffic conflict.



The Middleton City Code requires all Developers to improve any right of way fronting the Developer's parcel. This Developer will be required to improve, at its own cost, the ½ road portions of Dewey Avenue and Middleton Road at subdivision boundary locations shown below.



Developer has also voluntarily agreed to improve the ½ road portion of Dewey Avenue that will <u>not</u> be adjacent to the project site once the lot line adjustment application is finalized and the historic mill lot is owned by another party. In order to do so, Developer has entered into an agreement with the party who will ultimately own the Mill site to provide Developer access to the mill property to complete the road improvements on Dewey. The Agreement further requires the mill site owner to dedicate to the City any portion of the improved right of way not already owned by the City. Completion and dedication of this "off-site" road improvement work at Dewey should be made a condition of preliminary plat approval.



Middleton requires Development "to pay for itself" so the taxpayers will not be burdened with the cost of developing roads and infrastructure. In light of this, Developer/builders will pay \$252,500 in Mid-Star Transportation Impact Fees by the time all 50 building permits are issued. This money will be used to improve many roads and intersections in and around Middleton.

Applicant has also completed a Traffic Study. Pursuant to the impact percentages set forth in the Traffic Study, Developer will also pay an additional \$31,004.00 in Traffic pro-rata fees to cover its impacts on nearby intersections directly impacted by the subdivision. This fee will be collected as a condition of approval for final plat.

**G.** Pathway, Sidewalks & Open Space: Developer has provided approximately 6% open space in compliance with the code by providing four large common lots for social gathering and by improving an extensive 8' wide asphalt pathway on Kennedy Meadows property. Two of the common lots contain a playground, shade ramada, multiple picnic tables and benches.

Developer will also construct an 8' wide asphalt pathway that will tie together pedestrian access between Middleton Road and Dewey Avenue in compliance with the City's pathway plan. This pathway is to be constructed on property inside the Kennedy Meadows Subdivision that was set aside a number of years ago for this very purpose. The City of Middleton holds a 20' access easement in the location shown below. The Developer will need the City's permission to construct the pathway in the City's easement area. As part of this application, City Planning Staff is requesting the City to approve the temporary construction license attached hereto as Exhibit "A".

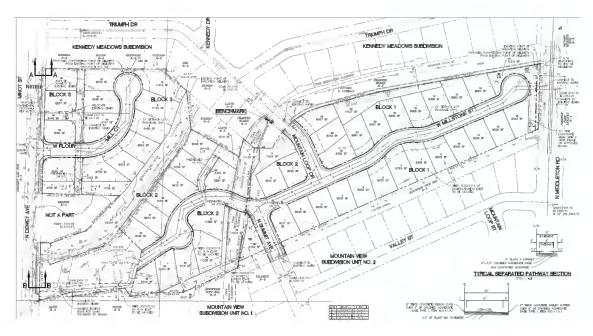


Once completed, the pathway will tie into sidewalks through Kennedy Meadows Subdivision and end up at the paved pathway on Minot Street. In order to get pedestrians safely across Dewey to Minot Street, City should require Developer to stripe a crosswalk across Dewey Avenue. Completing the pathway on Kennedy Meadows property and striping the crosswalk to Minot Street should be made conditions of preliminary plat approval.

The completed pathways will bring the project into compliance with the City's pathway plan shown on the Comprehensive Plan's Transportation, Schools and Recreation Map.



**H. Preliminary Plat Application:** The preliminary plat shows a single phase for development.

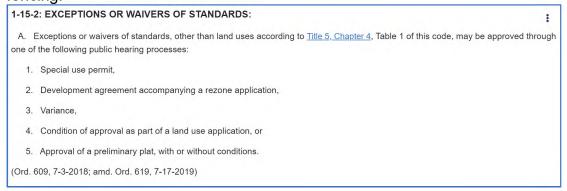


[A full copy of the proposed preliminary plat is attached as Exhibit "B".]

The only finding required for a preliminary plat approval is the finding that the preliminary plat complies with all City codes and standards.

City Staff finds that the Mill preliminary plat complies with all Middleton codes and standards with two exceptions: (1) the length of the cul de sac road exceeds 600' (MCC 5-4-10-2.E) and (2) perimeter fencing will be installed on the rear of some lots rather than on the perimeter boundary of the subdivision (MCC 5-4-11-2).

Middleton governing bodies are allowed to grant exceptions or waivers to the code during the preliminary plat process. (See MCC 1-15-2 below.) Therefore, Council can approve the preliminary while waiving the requirements for cul de sac length and fencing.



As to the waiver for cul de sac length, Applicant had earlier proposed an access from Millstone Street on to Middleton Road, but because Middleton Road is a minor arterial, City Engineer required Applicant to remove the access and to terminate the street in a cul de sac. The project parcel has a very elongated shape. When the elongated shape is combined with the cul de sac, it becomes clear that an overly long cul de sac road cannot be avoided. Middleton Fire and City Engineer have reviewed and approved the cul de sac design.





As to the fencing waiver, adding fencing to the rear of home lots at certain locations rather than the subdivision boundary will open up much larger swathes of green space

that flank the public pathway. In other words, it creates a more open and attractive trail system.



City Engineer, Amy Woodruff, has reviewed the preliminary plat and has recommended approval of the pre-plat. (See copy of Ms. Woodruff's "Recommendation Letter" attached as Exhibit "C".)

I. Comprehensive Plan & Land Use Map: Applicant's project complies with the Comprehensive Plan Land Use Map because the project parcel is designated "Residential" on the Land Use Map, which is the same use planned for the site.



Additionally, Applicant's project complies with the City's transportation and pathways plan as already noted above. It also complies with the *Goals, Objectives, and Strategies* of the *Comprehensive Plan* as follows:

- a. Goals 15 and 20: The Project will help preserve history, memorabilia and folklore for the people of Middleton.
- b. Goals 3 and 23: The project provides safe vehicle and pedestrian facilities in light of the street improvements, pathways and sidewalks shown on the preliminary plat.

- c. *Goal 4:* The project will establish a good quality of life with development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed. Additionally, quality lots for residential use increase the quality of life and general welfare of the City.
- d. *Goal 10:* Project provides playgrounds and pathways that connect to a pedestrian system and provides outdoor recreational activities.
- e. *Goal 11:* The housing type matches the residents' lifestyle in the area the project is located.
- J. Comments Received from Surrounding Landowners: Numerous comments were received from surrounding lot owners and occupants. See copies of all comments and minutes from the Neighborhood Meeting attached as Exhibit "D"). Primary comments were:
  - a. Subdivision will cause additional traffic.
  - b. Do not want traffic to travel through Kennedy Meadows and Mountain View subdivisions.
  - c. Subdivision will obstruct views.
  - d. Subdivision will increase danger to children walking to Middleton Mill School.

Staff also received a telephone call from Bryan Freeman, a Vietnam Vet. Mr. Freeman lives in the Mountain View subdivision to the south of The Mill. He stated that he needs quiet surroundings because of his war injuries, and he objects to the subdivision because it will cause a lot of traffic and noise.

**K. Comments from Agencies:** Middleton Rural Fire District submitted comments on February 11<sup>th</sup> and March 22<sup>nd</sup>, and on March 22<sup>nd</sup>, Deputy Chief Islas approved The Mill subdivision.

On March 23<sup>rd</sup>, Staff received an email from Julie Collette of Greater Middleton Parks & Recreation District. She stated that the District is opposed to any further residential development until the Parks District and School District are better funded by Developers. Ms. Colette noted that there are more people involved with sporting clubs and events, and the District is in great need of more playing fields and gyms. Also, the cost of vandalism has greatly increased. The District has simply outgrown its resources.

A comment letter was received from COMPASS. It stated that the Subdivision will add "stress" to bicycle and pedestrian access on Middleton Road. It further noted that a bus transit station should be built on Hwy 44/Main Street.

A comment letter was received from Middleton Mill Ditch Co. It outlined the typical instructions on how Developer should handle ditch easements and other considerations. (Copies of all Agency comments are attached as Exhibit "E".)

- L. Comments from City Engineer and Planning Staff: Copies of Engineering and planning comments are attached as Exhibit "F".
- M. Applicant Information: Application was accepted on July 23, 2021. Applicants are Wade Thomas of IAG Capital, LLC and Bob Unger of Unger Enterprises. 9226 W. Arnold Rd., Boise, ID 83714. (208) 861-5220.

N.	Notices & Neighborhood Meeting:	Dates:
	Newspaper Notification	3/20/2022
	Radius notification mailed to Adjacent landowners within 500'	3/22/2022
	Circulation to Agencies	3/21/2022
	Sign Posting property	3/22/2022
	Neighborhood Meeting	6/8/2021

# O. Applicable Codes and Standards:

Idaho Standards for Public Works Construction, the Middleton Supplement to the Idaho Standards for Public Works Construction, Middleton City Code 1-14, 1-16, 5-1, 5-2, 5-3, and 5-4, and Idaho Code Title 67, Chapter 65 & Title 50, Chapter 13.

P. Planning & Zoning Recommendation: The Planning & Zoning Commission considered this preliminary plat application on February 14, 2022. The Commission recommended denial of the application until Developer and City administration can devise a plan to make Dewey Avenue safer for pedestrians and vehicle traffic. (The signed Findings of Facts, Conclusions of Law & Recommendation is attached as Exhibit "G". The approved minutes from the hearing are attached as Exhibit "H".)

The Commission's recommendation for denial stemmed from the COMPASS comment that the Subdivision would put "stress" on pedestrian and bicycle activity in the area and because Dewey Avenue was missing sidewalks at multiple locations.

There are a few things to remember when considering the Commission's recommendation of denial.

- 1. When Council zoned the subject parcel R-3, it should have already considered the traffic impacts of that density on the surrounding area.
- 2. The Middleton City Code requires Developers to improve only the road and sidewalk directly fronting their project. (Supplement, page 22 (h)). The City

generally does not require a Developer to improve frontage on other property the Developer does not own because the Developer has no control over other parcels. This results in roadway and sidewalks getting built in piecemeal fashion. Over time, however, sections of sidewalks and roadway or filled in, but the timing is based upon incoming subdivisions.

# Q. Conclusions and Recommended Conditions of Approval:

City Council must consider general facts and conclusions of law when determining whether a land use application should be approved or denied. Council should also establish a legal record by stating on the record which facts and which conclusions of law they relied upon in making their final decision.

As to Findings of Facts, Planning staff has set forth findings of facts above in parentheses. If the Council agrees with these findings of facts and further agrees with the general facts presented at the public hearing, then the Council may accept the findings of facts on the record by simply making and approving a motion to accept the general facts presented.

As to Conclusions of Law, Planning Staff finds that the Council has the authority to hear this application and to approve or deny the application, with or without conditions. Additionally, Planning Staff notes that all public notice requirements were met. Planning Staff further set forth the portions of the Idaho State Code and Middleton Code to be considered in making a decision on the application. If the April 6th public hearing is held and conducted in compliance with Idaho State Statute and the Middleton City Code, then the Council may accept the conclusions of law by making and approving a motion to accept the conclusions of law presented by staff.

After establishing the record by accepting the facts and conclusions of law presented, Council must then decide whether to actually approve the application, with or without conditions, or deny the motion. If Council decides to approve the motion, Staff recommends that any approval be subject to the following conditions:

- 1. Developer shall construct, at its own cost, the 8' wide asphalt pathway inside the City easement on Kennedy Meadows property.
- 2. Developer and City shall execute the Temporary Construction License attached as Exhibit "A" so Developer can construct the asphalt pathway on Kennedy Meadows property.
- 3. Developer shall stripe a crosswalk across Dewey Avenue to link the subdivision to the asphalt pathway along Minot Street.
- 4. City of Middleton municipal domestic water, fire flow and sanitary sewer services are to be extended to serve the subdivision.
- 5. The lot line adjustment that carves off the old Mill site parcel must be approved and finalized prior to submittal of the Construction Drawing application.

- 6. Developer shall construct, at its own cost, the 30' wide half road section of Dewey Avenue along the length of the old mill site as an off-site project. If any portion of the newly constructed right of way is not already owned by the City, then the soon-to-be owner of the mill site shall dedicate that portion to the City via a recorded document. Final plat may not be approved until the ½ road right of way is constructed and any portion not already owned by the City is dedicated to the City.
- 7. Owner/Developer shall construct, at its own cost, all other required frontage improvements on Middleton Road and Dewey Avenue and dedicate to the City any portion of the right of way not already owned by the City.
- 8. Owner/Developer shall construct the portion of Summit Avenue across the Canyon Canal to connect The Mill subdivision to the Mountain View subdivision to the south.
- 9. Owner/Developer to pay the City required pro-rata share traffic fees in the amount of \$31,004.00 prior to approval of final plat.
- 10. All City Engineer review comments are to be completed and approved.
- 11. All Planner comments are to be completed and approved.
- 12. All requirements of the Middleton Rural Fire District approved by the City are to be completed and approved.
- 13. Sewer and water capacity to be reserved at the time City approves the construction drawings for the project.

If the Council chooses to deny the preliminary plat application, then Council should state on the record what actions Applicant can take to gain approval of the application. (MCC 1-14(E)(8)).

Prepared by Middleton Planner, Roberta Stewart Dated: 3/31/2022

# Exhibit "A"

Proposed temporary construction Agreement

#### TEMPORARY CONSTRUCTION LICENSE

This Temporary Construction License Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_ 2022, ("Effective Date") by and between the City of Middleton, a municipal corporation of the State of Idaho ("City") and IAG Capital, LLC, an Idaho limited liability company ("Developer").

## RECITALS

**WHEREAS**, the City is the holder of a twenty foot greenbelt easement ("Greenbelt Easement") running along the southern boundary of certain real property in the Kennedy Meadows Subdivision, City of Middleton, State of Idaho, which property is more fully described as:

Lot 06, Block 1 and Lot 14, Block 2 of Kennedy Meadows Subdivision according to the official plat thereof recorded on March 11, 2005 as Instrument No. 200512573, records of Canyon County, Idaho.

WHEREAS, said Greenbelt Easement runs parallel to the southern boundary of said real property at a distance of twenty feet (20') therefrom, as depicted on the final plat for the Kennedy Meadows Subdivision, a true and correct copy of which is attached hereto as Exhibit A and incorporated by this reference; and,

**WHEREAS**, Developer desires to construct a paved pathway within said Greenbelt Easement ("Improvements"); and,

WHEREAS, the City desires to grant developer a license for the construction thereof.

# NOW, THEREFORE, IN CONSIDERATION OF THE FOLLOWING COVENANTS ANDPROMISES, THE PARTIES AGREE AS FOLLOWS:

- 1. GRANT OF LICENSE. City hereby conveys to the Developer a temporary construction easement for the purpose of construction the Improvements and related activities including, without limitation, pathway construction, grading, drainage improvements, and landscaping.
- 2. LICENSE DESCRIPTION AND TERM. The licensed areas shall be the same area as the Greenbelt Easement ("Licensed Premises"). The term of this license shall commence on the Effective Date and shall continue for thirty six (36) months.
- 3. NON-EXCLUSIVE EASEMENT. This license shall be non-exclusive and shall not preclude City or its employees, contractors, or other agents from use of the Licensed Premises.
- 4. CONDUCT OF WORK AND RESTORATION OF EASEMENT PREMISES. The Developer shall comply with all rules and regulations, whether federal, state, county, or municipal relating to the occupancy and use of the Licensed Premises. On revocation, surrender or other termination of this license, the Developer shall quietly and peaceably surrender the Licensed Premises occupied by the Developer and shall promptly and diligently repair any damage to the Licensed Premises caused by the activities of the Developer (or any contractor, employee, or agent of the Developer).
- 5. INSURANCE. The Developer shall at all times have insurance of the types set forth herein and in the amount of \$1,000,000.00 and shall furnish to City a certificate or certificates of TEMPORARY CONSTRUCTION LICENSE 1

insurance evidencing such insurance acceptable to City. The following insurance is required:

- A. Comprehensive General Liability Insurance; and
- **B.** Workers Compensation Insurance meeting statutory requirements.
- **6. ASSIGNMENT.** Developer may assign any of the rights or obligations created hereunder without the prior written consent of the City. The terms of this Agreement shall be binding upon and shall inure to the benefit of the permitted successors in interest or the legal representatives of the parties.
- 7. ATTORNEY'S FEES. If any action is filed or maintained by either party in relation to this Agreement, the substantially prevailing party shall be awarded its reasonable costs and attorney's fees, which rights shall survive termination of this Agreement.
- **8. RELATIONSHIP OF THE PARTIES.** The parties to this Agreement are not and shall not be construed to be partners, joint venturers or agents of one another with respect to the installation of improvements or any other activities associated with this Agreement.
- 9. **DUPLICATE ORIGINALS.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.
- 10. INTEGRATION. This Agreement is the full and complete expression of the agreement of the parties with respect to the subject matter hereof, embodies the entire Agreement of the parties and there are no promises, terms, conditions, or obligations other than those contained or referenced herein; and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written, between the parties.

CITY OF MIDDLETON	DEVELOPER
Steven J. Rule, Mayor	BY:
	ITS:
ATTEST:	
Becky Crofts, City Clerk	

# Exhibit "B"

# Proposed Preliminary Plat

#### DEVELOPER

INVESTMENT ANALYTICS GROUP, LLC 800 W MAIN STREET, SUITE 1460

#### PLANNER

S. 1/4 OP&F INST. #2018-009180

(206) 861-5220

#### CIVIL ENGINEER

SHEET DESCRIPTION COVER SHEET

#### LAND SURVEYOR

JOE JONES, PLS SAWTOOTH LAND SURVEYING, LLC 2030 S WASHINGTON AVENUE EMPLET, IDAHO B3817 (208) 398-8104

MINOT ST

W FLOUR MILL CT

909.778

S89'44'13"F 1320 138'

#### SHEET INDEX

#### TOPOGRAPHY SOURCE THE SOURCE OF TOPOGRAPHIC INFORMATION IS A SURVEY COMPLETED

BY SAWTDOTH LAND SURVEYING ON 06/30/2021. VERTICAL DATUM IS BASED ON GPS STATIC SURVEY AND AN OPUS SOLUTION TO ESTABLISH NAVO 68 ELEVATIONS.

KENNEDY

**MEADOWS** 

12

13

NOT A PART

S.E. 1/16 CORNER

KEY MAP

SCALE: 1" = 150

NOT A

PART

SUBDIVISION

#### BENCHMARK

Mountain view

SUBDIVISION UNIT NO. 1

C.E. 1/16 CP&F INST. #20042269

N89'46'10"W 1326 729

KENNEDY

MEADOWS SUBDIVISION

MOUNTAIN VIEW

SUBDIVISION UNIT NO. 2

1322,905

THUMPH DR

#### PRELIMINARY PLAT FOR

# THE MILL AT MIDDLETON SUBDIVISION

LOCATED IN THE SE 1/4, OF SECTION 6. T.4N., R.2W., B.M., CITY OF MIDDLETON CANYON COUNTY, IDAHO, 2022

#### COMMON LOT CALCULATIONS

OCHARACOLA FOL	0,745,00	
LOT	AREA	USEABLE AREA
OT 14, BLK 1	11,214 SF	11,214 SF
LOT 22, BLK 1	14,137 SF	14,137 SF
LOT 3, BUK 2	11,609 SF	11,609 SF
LOT 4, BLK 2	11,136 SF	0 SF
LOT 6, BLK 2	3.570 SF	3,570 SF
LOT 18, BLK 2	11,924 SF	O SF
LOT 19. BLK 2	6.459 SF	6,459 SF
LOT 20, BLK 2	9,707 SF	9,707 SF
LOT 21, BLK 2	49,254 SF	0 SF
LOT 22, BLK 2	3,338 SF	3,336 SF
LOT 1, BLK 3	4,716 SF	4,718 SF
LOT 3, BLK 3	3,165 SF	3,165 SF
LOT 5, BLK 3	7,178 SF	7,178 SF
LOT 11, BLK 3	486 SF	485 SF
LOT 16, BLK 3	9,440 SF	9,440 SF
TOTAL AREA:	3.61 AC	1.95 AC





VICINITY MAP

EXISTING POWER METER

EXISTING FENCE POST

EXISTING SIGN

EXISTING SHRUB

EXISTING TELEPHONE RISER

EXISTING DECIDIOUS TREE

FOUND 5/6" REBAR AS NOTED

FOUND 1/2" REBAR AS NOTED

FOUND ALLIMINUM CAP MONTHENT

FOUND PK NAIL AWAG NAIL

FOUND RRASS DAD MONUMENT

CALCULATED POINT

EXISTING SEWER MANHOLE

EXISTING WATER BIBB/FAUCET

EXISTING FIRE HYDRANT

EXISTING WATER METER

EXISTING WATER VALVE

EXISTING UTILITY POLE

EXISTING SERVICE POLE

EXISTING POLE ANCHOR

EXISTING FLECTRICAL BOX

EXISTING ELECTRIC TRANSFORMER

EXISTING STORM MANHOLE

EXISTING STORM DRAIN CATCH BASIN

LEGEND	
EXISTING:	_

GEND	
ING:	
	PROPERTY BOUNDARY LINE
	EXISTING DEED OR LOT LINE
	SECTIONAL LINE
	EASENENT
	EXISTING BUILDING
	EXISTING EDGE OF CONCRETE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EDCE OF WATER LINE
	EXISTING SEWER LINE
	EXISTING STORM LINE
	EXISTING OVERHEAD POWER
	EXISTING TOP OF BANK
	EXISTING FLOW LINE
	EXISTING TOE OF SLOPE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING VINYL FENCE
	EXISTING WARE FENCE
100	EXISTING DOUBLE YELLOW LANE

EXISTING 2' CONTOUR EXISTING 10" CONTOUR

EXISTING DRAINAGE PIPE RIGHT-OF-WAY LINE LOT LINE CENTER INF 6" VERTICAL CURR & CUTTER 3" ROLLED CURB & GUTTER SIDEWALK 8" SEWER MAIN 8" WATER MAIN

PRESSURIZED IRRIGATION LINE

SANO AND GREASE TRAP

SEWER MANHOLE WATER VALVE FIRE HYDRANT

UTILITIES.
ALL SANTRAY SEMER MAINS SHALL BE 8° 9 UNLESS OTHERMISE SHOWN.
ALL WATER MAINS SHALL BE 8° 0 UNLESS OTHERMISE SHOWN.
ALL WATER MAINS SHALL BE REDUCED VA SUPPLICE FACILITIES AS APPROVED BY THE
CITY OF MEDICATION, NO STOMMWATTER IS DECHARGED IN DRAINS OR OTHER.
STOMMFARM FACILITIES SHALL BE LOCATED OUTSEE ANY AND ALL

5. DRAHAMOR SHALL BE REQUERT VA SUPFACE FACULTES AS APPROVED BY THE CITY OF MODICITON, NO STORMWATER S DOSCHARED IN DRAMS OR OTHER.

CITY OF MODICITY AND STORMWATER SOCIATED INTEREM AND ALL STORMS OF THE SHALL BE LOCATED OUTSIDE ANY AND ALL STORMS OF THE SHALL BE LOCATED OUTSIDE ANY AND ALL STORMS OF THE SHALL BE LOCATED AND THE SERVICES.

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PERIMETER BOUNDARY (MCC 5-4-11-2) IS REQUESTED.

ACCESS TO M DEWEY AVE FROM LOTS 1, 2, 15, 16, 17, AND 18, BLOCK 3 IS 24. WAIVER TO EXCEED THE BOO' MAX CUL-DE-SAC LENGTH (MCC 5-4-10-2.E) IS REQUESTED.
25. THE PRIVATE LANE LOCATED ON LOT 3, BLOCK 3 IS RESERVED FOR FUTURE

25. HE PRIVATE DATE LOCALED ON COL'S, BUCKS & SI RESERVED FOR FUTURE, ACCESS TO THE LOCKS TO THE SOUTH.

26. REFER TO SEPARATE BOUNDARY AND TOPOCRAPHIC SURVEY PREPARED BY SAMFOOTH AUMO SUPPETING FOR LICENSED LIAND SURVEYING STAMP.

27. ALL PRIVATE LIANES SHALL BE MARKED WITH PERMANENT NO PARGING — FIRE LIANE SIGNS COMPLINION WITH THE 2018 INTERNATIONAL PRICE CODE.

Nasland





NE JOB #: 321-028.1 DATE: 03/28/2022

COVER SHEET

PP-01

N MIDDLETON

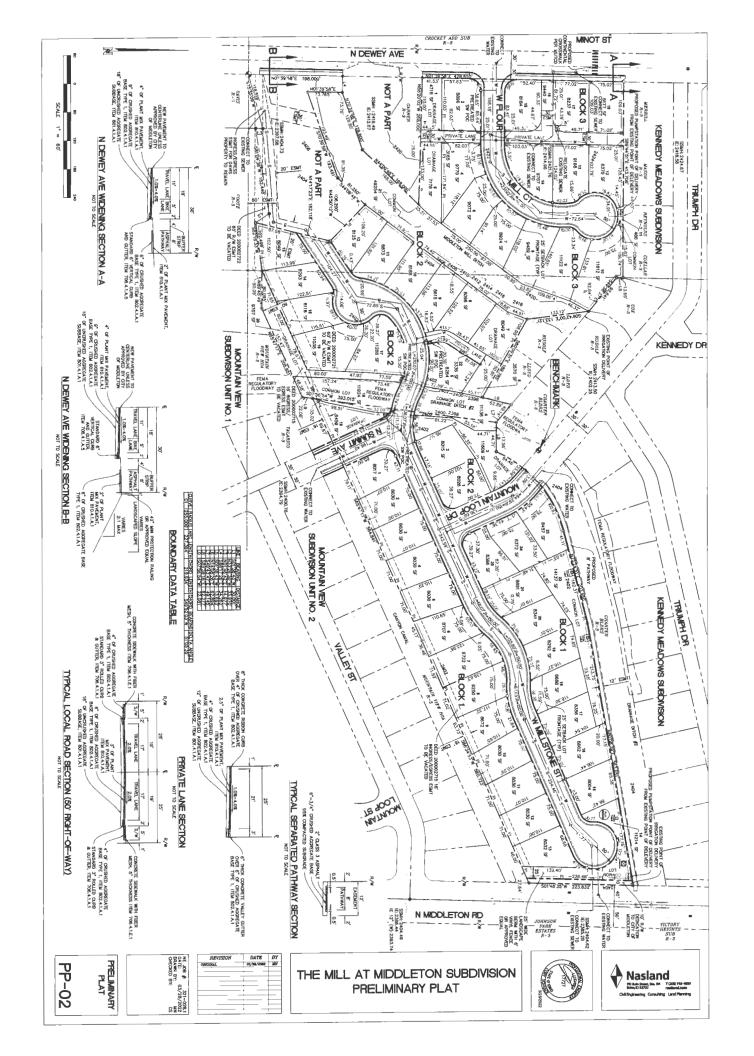
(S) Ħ 0 0

STREET LIGHT MAIL BOX CLUSTER DEVELOPMENT FEATURES

		٥
SINGLE-FAMILY LOTS	<i></i>	
	3.00 UNITS/AC	
USABLE OPEN SPACE	1.95 AC/11.7	×
EXISTING ZONING	R	5
PROPOSED ZÓMING		3

S89'44'56"E 1319.830'

SCALE 1" = 150'



# Exhibit "C"

# Engineering Recommendation Letter



March 29, 2022

TO: Roberta Stewart, Planner

FROM: Civil Dynamics PC, City Engineer Amy Woodruff, PE

The Mill at Middleton Subdivision - Preliminary Plat Recommendation of Approval RE:

Thank you for the opportunity to review the above referenced preliminary plat submittal.

We recommend Mayor and City Council approve the preliminary plat.

# Exhibit "D" Comments from Public

From: Kylie Billingsley
To: Roberta Stewart

Subject: Comments for Hearing This Evening

Date: Monday, February 14, 2022 4:16:30 PM

Dear Planning and Zoning Committee:

I am writing in regards to the The Mill at Middleton Subdivision with a public hearing

scheduled for Monday, February 14th at 5:30 PM.

Our community in Kennedy Meadows has several concerns about this subdivision being built without necessary safeguards in place for our community as a whole before steps are taken to develop this land. Below are some major concerns:

- 1. Houses built adjacent to the Old Middleton Mill Site next to the Canal will likely face mass flooding at one point. Long-timers in Middleton will tell you that the Canal next to the Middleton Mill would blow out roughly every 10-20 years or so requiring parts of the Mill to be replaced/rebuilt. Homes with parcels adjacent the Mill property currently have massive water seepage / flooding problems from the Canal further showing its vulnerability to giving way at some point. Given the major safety concerns that this poses with such a high number of homes being built in this area we are requesting that the Canal be reinforced by the developer in conjunction with the ditch company prior to homes being built in that area. Should this not be remedied a copy of this letter along with all parties involved with pushing through the development will be provided to new homeowners should they wish to pursue legal counsel in the future for water related damages.
- 1. Increased traffic in front of the elementary school and in our small neighborhoods is a concern. I like that I do not have to worry about my 5 year old going to play with the neighbors across the street, but that will undoubtedly change with the increases in housing and traffic. If you talk with almost any homeowner on Triumph Drive the number one concern they have about the new development is related to child safety given the increase in traffic in our neighborhood. We have a neighborhood that values children playing and walking to school together, and the safety of these children is our number one concern.
- 1. Right now we face teacher shortages and teacher burnout like no other time in history. Just last month there was a class that a high school student taught at the high school because there was not a substitute available. More needs to be considered to support our schools with the influx of students from the housing boom in Middleton. If Middleton continues to allow unbridled construction in the wake of an already over-burdened school system, the ultimate message we are sending to our hard-working teachers and the future generation of our town is that money is more important than they are.

The majority of individuals in Middleton are not completely opposed to growth in our town, we simply would like growth in line with our values. Maintaining the safety of all citizens (including future citizens) while keeping in mind the next generation, whom we all need to protect and educate, should be at the forefront of those serving our community and making these decisions. I don't believe anyone in this town wants more crime, traffic and an educational system that cannot keep up with the influx of students. We would all like this to continue to be a desirable place to live.

Thank you for taking the time to read this.

Sincerely,

Kylie Billingsley, PhD

--

Kylie Billingsley, Ph.D. Licensed Psychologist

Pediatric Assessment and Therapy Certificate in Neuropsychological Assessment drkylieb@gmail.com

### Confidentiality Notice:

This e-mail and any files or previous e-mail messages transmitted with it, may contain confidential information that is privileged or otherwise exempt from disclosure under California Evidence Code, Division 9, 1157. If you are not the intended addressee, nor authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone the information contained in or attached to this message. If you received this message in error, please immediately advise <a href="mailto:drkylieb@gmail.com">drkylieb@gmail.com</a> by reply email and delete this message, its attachments and any copies. It is important to be aware that e-mail communication can compromise the privacy and confidentiality of such communication. E-mails, in particular are vulnerable to such unauthorized access due to the fact that servers have unlimited and direct access to all e-mails that go through them. Please notify Dr. Billingsley if you decide to avoid or limit in any way the use of e-mail. Please do not use e-mail for emergencies. Thank you.

From: Kallee Ellis

To: Roberta Stewart; Becky Crofts; Steve Rule
Subject: Unger Enterprises - Kennedy Meadows
Date: Tuesday, June 8, 2021 9:44:04 AM

Chris and Kallee Gibson 607 Triumph Drive Middleton Idaho 83644 208-891-2410

## To Whom it May Concern:

We are residents of Kennedy Meadows on Triumph Drive. Our backyard faces the open pasture. We are so sad, along with our kids, to be losing the beautiful view. With the new development going in there are great concerns.

Our past, current, and greatest new concern is the traffic going through the neighborhood. Even before the construction and rerouting through our neighborhood for the Middleton and Cornell closure. It has always been treated as a main street in our town. We are a subdivision! Our speed limit is 25MPH and it needs to be 20MPH, the same as every other neighborhood. We need slow signs for all the children in this neighborhood. Having children ourselves it is a great concern. The speed bumps do not help one bit! We live in front of one. We are going to end up with a truck or car in our front yard if they keep going as fast as they do! The speed limit needs to be changed.

With new residents coming in, there will be more children. Our children walk and ride bikes to Mill Creek Elementary. With added traffic this is becoming an alarming concern. There needs to be a better crossing system for the school. The crosswalker can not even be seen with all the traffic at that time, especially during day light savings. There are months when it is extremely dark in the mornings. There are many times people are speeding during school in and out times and dont stop when kids are trying to cross. There needs to be a cross walk light placed, the flags do not work for pedestrian and kids to cross there. The school speed limit needs to be changed to 20MPH just like any other school limit. It SHOULD NOT be the same limit as the town's main streets! Now that Cornell and N Middleton will no longer be a 4-Way Stop the children need somewhere to cross to go to school. We all need something more efficient and not just a flag to stop traffic.

In Kennedy Meadows, the homes that have backyards facing the creek and pasture do not have backyard fencing. This is in our HOA to keep it open. The homes to be built need to have adequate privacy walls, fencing, and foliage for privacy for both neighborhoods. With the proposed walking path, there needs to be a separation from our backyards and creek. Please keep the No Tresspassing City service road for separation. We take pride in our open backyards and having the water. There are many ducks, birds, and other wildlife we want to still have. All the neighborhood kids play in the creek! It's a meeting place to have fun! It will fall on us to keep everything clean and free of debris! We do not want littering, loitering, and unwanted nuisances.

We all know that change will happen eventually, but we all want it done the right way. For the

safety of our children, neighborhoods, and neighbors, we hope that you will take all these
matters seriously. We can not keep adding new homes without adequate infrastructure, proper
plans, and safety measures.

With great concerns,

Chris and Kallee Gibson

Sent from Yahoo Mail on Android

From: kenhouser
To: Roberta Stewart
Subject: Unger Enterprises Project

**Date:** Monday, June 7, 2021 7:39:44 PM

My wife and I moved to Middleton to enjoy a quiet rural lifestyle in a town with a small town feel. We bought a home with a beautiful view. Now it's becoming suburbia with a big traffic problem on our street. Triumph dr. has become a major artery and can only get worse with 52 more homes added.

Sent from my Verizon, Samsung Galaxy smartphone

From: Randy Mason

To: Roberta Stewart; Becky Crofts; Rachel Speer
Subject: Fwd: Middleton Road & Dewey Avenue Project

**Date:** Monday, June 7, 2021 7:54:32 AM

Being a concerned neighbor to the proposed Unger Enterprises, LLC Middleton Road & Dewey Avenue project we are including you on our correspondence to the Mayor and Council Members. Please see our concerns below. Thank you.

Sincerely,

Randy & Delma Mason 381 Triumph Drive

----- Forwarded message -----

From: Randy Mason < rdmason.381@gmail.com >

Date: Sun, Jun 6, 2021 at 10:23 AM

Subject: Middleton Road & Dewey Avenue Project

To: <<u>srule@middletoncity.com</u>>, <<u>rkiser@middletoncity.com</u>>, <<u>chuggins@middletoncity.com</u>>, <<u>tomeara@middletoncity.com</u>>,

< <u>igarner@middletoncity.com</u>>

# Mr. Mayor and Council Members,

We are writing to express our concerns regarding the proposed subdivision planned by Unger Enterprises, LLC between Middleton Road and Dewey Avenue. It appears from the information provided that a major part of the traffic from the new subdivision would be directed to Triumph Drive west bound to Dewey Avenue. Triumph Drive, as you know, already carries substantial traffic due to the fact that it is the only street that currently connects Middleton Road and Dewey Avenue. Many young families with children live in the Kennedy Meadows subdivision and the added traffic is a concern. We would ask that the City request that the developer reconsider their proposed street plan. Possibly doing only a cul-de-sac off of Mountain Loop diverting most other traffic to Middleton Road which is better equipped to handle the added traffic. Is the developer being asked to do any improvements to Dewey Avenue with regards to the additional homes that will have direct access to that street? We are excited to see our city prosper and through good City management and planning Middleton will continue to be a great place to enjoy for everyone. Please feel free to contact us if you need any further feedback regarding our concerns.

Sincerely,

Randy & Delma Mason 381 Triumph Drive

6/8/21 6 PM Unger Ent, Bob Want to send City into until submit 7/14 IAG-Boise (developer) 48-52 lots aug Lots 9,500 sz. It smoo 12,000-13,000 sg. beat Are traffic calming bimps goingto be on roads? there will be am HOA The client will sell the lots to a builder and expected to be of same anality as kennedy Meadows 450,000 \$450,000 rang Floor will \$ Al born buildings gat of the site where 2 homes are planned to so Publis nearny expected in Austil well make of Comment shoot and Access Matten Rd to Davier nates Trumph to a full Barler and

pot all the concern brought City will take a for weeks &

 From:
 Jeremy Rudolph

 To:
 Roberta Stewart

 Cc:
 Becky Crofts

Subject: Re: Subject Property - Middleton Road & Dewey Avenue Project located in the SE 1/4 of Section 6, T.4N., R.2W.,

B.M.

**Date:** Thursday, July 22, 2021 4:52:01 PM

Attachments: <u>image001.png</u>

Thank you for your response Roberta. It is very much appreciated.

I sincerely hope some of this is taken into consideration. I look forward to hearing back from someone on #10.

Many thanks,

Jeremy

Mr. Jeremy Rudolph

JeremyRudolph1@gmail.com

650-296-8659

On Thu, Jul 22, 2021 at 3:34 PM Roberta Stewart < rstewart@middletoncity.com > wrote:

Hi Jeremy: we received your email about the possible new development near Kennedy Court. We will save your email and present it to the P&Z Commissioners and City Council so your opinion is important to the process. Thanks,

Roberta L. Stewart

**PLANNER** 

City of Middleton, Planning & Zoning

1103 W. Main St.

P.O. Box 487

Middleton, ID 83644

Tele - (208) 585-3133

Fax - (208) 585-9601

# rstewart@middletoncity.com

# www.middleton.id.gov



From: Jeremy Rudolph < jeremyrudolph1@gmail.com>

**Sent:** Thursday, July 22, 2021 10:36 AM

**To:** Roberta Stewart < rstewart@middletoncity.com >; Becky Crofts

< bcrofts@middletoncity.com>; Rachel Speer < rspeer@middletoncity.com>;

awoodruff@middletoncity.com

Subject: RE: Subject Property - Middleton Road & Dewey Avenue Project located in the

SE 1/4 of Section 6, T.4N., R.2W., B.M.

## From:

- Concerned Homeowner Jeremy Rudolph at 507 Triumph Drive, Middleton, Idaho, 83644
- 0 Dewey Ave, Middleton Idaho, 83644
- Landowners at 424 Boise Street, Middleton, Idaho 83644

**RE**: Subject Property - Middleton Road & Dewey Avenue Project located in the SE 1/4 of Section 6, T.4N., R.2W., B.M.

Dear Roberta, Becky, Rachel and Amy,

Investment Analytics Group (IAG), LLC is a developer who is planning on purchasing (or has already purchased) 17.89 acres of property located between Middleton Road and Dewey Avenue in Middleton, Idaho. IAG is working with Unger Enterprises, LLC to architect, modify and develop the land into approximately 52 Single Family Lots and 8 common lots.

On Tuesday, June 8th, 2021 AT 6PM, Unger Enterprises held a meeting at the dead end of

Mountain Loop and invited the surrounding neighbors. Attendance from residents in the neighborhood was high (approximately 40-50 people in attendance). Every neighbor outside of one vocal neighbor, was against this property being developed.

I would personally like to note, state and record my position against this proposed development. While you each review as individuals and stewards of the city, I would like to request multiple items that you / the city & country take into consideration as you review any current AND / OR future proposed plan(s) for development of this property.

- 1. Roadways into this subdivision Living on Triumph Drive, 1 home away from a dead end was one reason our family recently chose to move to this community. Opening this road and providing an additional path between Triumph and Dewey, will create additional traffic in front of our home, making it completely unsafe for our son to be in front of our home. Additionally, Triumph is already used by many vehicles as the only road of access between Middleton Road and Dewey as a shortcut road for the school.
  - o If this project should move forward, our request is to keep this particular piece of road on Triumph as a DEAD END and require the developer to beautify this section of the dead end instead of simply putting 6ft fencing up. If 3 access points are required, we propose this run from Dewey to Middleton directly with installed speed bumps to prevent vehicles from driving too quickly.
- 2. School access We understand depending on which side of Middleton road you reside, this is a determinant of which school a resident's child will attend. Kindly requesting city requires in / out access points be positioned appropriately in this regard and dead end remains on Triumph.
- 3. Potential Water / Flooding Issues Our home and our neighbors home to the east are two of the largest homes in the area and the only two directly facing South and overlooking subject property with view of the Middleton Mill. Additionally, our homes each include additional ~.2 acre parcels (ours is 0 Dewey Ave) attached parcels on the rear adjacent to subject property. On our current adjacent parcels, we currently have flooding issues and are concerned the development of this subject property will exacerbate the flooding issue on our adjacent parcels this is specific to the middle piece of the subject property, south of 507 Triumph drive, which includes the Historic Middleton Mill. We are currently unsure if the subject property has these same types of flooding issues and if the land is fit for development. We request the city and county review the land for standing water / wells to see if the subject property is fit for development and rezoning / replatting.
  - 1. If this project should move forward, requesting developer requirements to pay for install as well as the new HOA community be required to maintain french drainage system piping in water from our adjacent parcels into the main pipe, which is being installed over the current creek. If the creek does not get piped, requesting developers still be required for the system as described above.

- 4. Natural Creek Developer proposes to pipe creek and fill on subject property. Requesting developers be required to beautify this portion of creek path and keep it in place in lieu of piping and filling.
- 5. Middleton Mill Historical Site Middleton Mill historical site is currently located on subject property. If this site is a protected site, we would like to understand how much and what portion of the land is protected. Additionally, if it is not currently protected, as a homeowner, I would like to understand all of what is required to protect and / or designate a historical site / location in the Town of Middleton and County of Canyon. Could you please share more information on this?
- 6. Community Property / Beautification If this project should move forward, requesting developers be required to install a minimum of two parks with playground equipment within this community.
- 7. Spacing between parcels Currently plans propose 5 foot spacing between each of the homes and the line splits on adjacent sides between each of the parcels. If this project should move forward, I would like to propose a minimum of 10 feet of spacing between home and adjacent line split between each of the parcels.
- 8. Community input on surroundings If this project were to move forward, we would like to have required input and mutual agreement with the developer on the surrounding fence color and adjacent fence to our back parcel on 0 Dewey.
- 9. Walking path between on ditch road If project moves forward and if possible, we would like to require a "walking path" beautification and maintenance requirement along the ditch (canal) between Dewey Street and Triumph Drive adjacent to the west of our property. Currently, there is no proposed development or beautification. On both sides of the canal, we would like to request that the trees along the canal embankment and trees and plants adjacent to the canal embankment be required to be kept in place by the City of Middleton and Canyon County.
- 10. City Meeting(s) requesting date and time city and county meeting(s) will be held to discuss and agenda / topics. If there are specific protocols and / or requirements for citizens of the community within these meetings, we would appreciate to be alerted prior in preparation for these meetings and be notified of all dates and times.

With the understanding that Treasure Valley is growing rapidly, we appreciate your time and consideration for reviewing these requests. Assuming this project is approved to move forward, we believe these requests will help keep our community safe, keep our town beautiful, and allow for reasonable compromise for all involved parties.

Kind Regards,

Jeremy

Mr. Jeremy Rudolph

JeremyRudolph1@gmail.com

650-296-8659

From: <u>Jeremy Rudolph</u>

To: Roberta Stewart; Becky Crofts; Rachel Speer; awoodruff@middletoncity.com

Subject: RE: Subject Property - Middleton Road & Dewey Avenue Project located in the SE 1/4 of Section 6, T.4N., R.2W.,

B.M.

**Date:** Thursday, July 22, 2021 10:36:01 AM

#### From:

 Concerned Homeowner Jeremy Rudolph at 507 Triumph Drive, Middleton, Idaho, 83644

• 0 Dewey Ave, Middleton Idaho, 83644

Landowners at 424 Boise Street, Middleton, Idaho 83644

**RE**: Subject Property - Middleton Road & Dewey Avenue Project located in the SE 1/4 of Section 6, T.4N., R.2W., B.M.

Dear Roberta, Becky, Rachel and Amy,

Investment Analytics Group (IAG), LLC is a developer who is planning on purchasing (or has already purchased) 17.89 acres of property located between Middleton Road and Dewey Avenue in Middleton, Idaho. IAG is working with Unger Enterprises, LLC to architect, modify and develop the land into approximately 52 Single Family Lots and 8 common lots.

On Tuesday, June 8th, 2021 AT 6PM, Unger Enterprises held a meeting at the dead end of Mountain Loop and invited the surrounding neighbors. Attendance from residents in the neighborhood was high (approximately 40-50 people in attendance). Every neighbor outside of one vocal neighbor, was against this property being developed.

I would personally like to note, state and record my position against this proposed development. While you each review as individuals and stewards of the city, I would like to request multiple items that you / the city & country take into consideration as you review any current AND / OR future proposed plan(s) for development of this property.

- 1. Roadways into this subdivision Living on Triumph Drive, 1 home away from a dead end was one reason our family recently chose to move to this community. Opening this road and providing an additional path between Triumph and Dewey, will create additional traffic in front of our home, making it completely unsafe for our son to be in front of our home. Additionally, Triumph is already used by many vehicles as the only road of access between Middleton Road and Dewey as a shortcut road for the school.
  - If this project should move forward, our request is to keep this particular piece of road on Triumph as a DEAD END and require the developer to beautify this section of the dead end instead of simply putting 6ft fencing up. If 3 access points are required, we propose this run from Dewey to Middleton directly with installed speed bumps to prevent vehicles from driving too quickly.
- 2. School access We understand depending on which side of Middleton road you reside, this is a determinant of which school a resident's child will attend. Kindly requesting city requires in / out access points be positioned appropriately in this regard and dead end remains on Triumph.
- 3. Potential Water / Flooding Issues Our home and our neighbors home to the east are

two of the largest homes in the area and the only two directly facing South and overlooking subject property with view of the Middleton Mill. Additionally, our homes each include additional ~.2 acre parcels (ours is 0 Dewey Ave) attached parcels on the rear adjacent to subject property. On our current adjacent parcels, we currently have flooding issues and are concerned the development of this subject property will exacerbate the flooding issue on our adjacent parcels - this is specific to the middle piece of the subject property, south of 507 Triumph drive, which includes the Historic Middleton Mill. We are currently unsure if the subject property has these same types of flooding issues and if the land is fit for development. We request the city and county review the land for standing water / wells to see if the subject property is fit for development and rezoning / re-platting.

- 1. If this project should move forward, requesting developer requirements to pay for install as well as the new HOA community be required to maintain french drainage system piping in water from our adjacent parcels into the main pipe, which is being installed over the current creek. If the creek does not get piped, requesting developers still be required for the system as described above.
- 4. Natural Creek Developer proposes to pipe creek and fill on subject property. Requesting developers be required to beautify this portion of creek path and keep it in place in lieu of piping and filling.
- 5. Middleton Mill Historical Site Middleton Mill historical site is currently located on subject property. If this site is a protected site, we would like to understand how much and what portion of the land is protected. Additionally, if it is not currently protected, as a homeowner, I would like to understand all of what is required to protect and / or designate a historical site / location in the Town of Middleton and County of Canyon. Could you please share more information on this?
- 6. Community Property / Beautification If this project should move forward, requesting developers be required to install a minimum of two parks with playground equipment within this community.
- 7. Spacing between parcels Currently plans propose 5 foot spacing between each of the homes and the line splits on adjacent sides between each of the parcels. If this project should move forward, I would like to propose a minimum of 10 feet of spacing between home and adjacent line split between each of the parcels.
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- 10. City Meeting(s) requesting date and time city and county meeting(s) will be held to discuss and agenda / topics. If there are specific protocols and / or requirements for citizens of the community within these meetings, we would appreciate to be alerted prior in preparation for these meetings and be notified of all dates and times.

With the understanding that Treasure Valley is growing rapidly, we appreciate your time and consideration for reviewing these requests. Assuming this project is approved to move

forward, we believe these requests will help keep our community safe, keep our town beautiful, and allow for reasonable compromise for all involved parties.

Kind Regards,

Jeremy

Mr. Jeremy Rudolph

<u>JeremyRudolph1@gmail.com</u>

650-296-8659

# Exhibit "E"

# **Agency Comments**

Boise Office 1101 W. River St. Suite 110 Boise, Idaho 83702 Tel. (208) 629-7447

<u>Challis Office</u> 1301 E. Main Ave. P.O. Box 36 Challis, Idaho 83226

Tel. (208) 879-4488

Twin Falls Office 236 River Vista Place Suite 301 Twin Falls, Idaho 83301 Tel. (208) 969-9585

Fax (all offices) (208) 629-7559



Monday, January 31, 2022

Brian A. Faria\*\*
Patxi Larrocea-Phillips
Matthew A. Sturzen

David P. Claiborne \*

Daniel V. Steenson

Andrew J. Waldera \*\*

S. Bryce Farris

Evan T. Roth

Katie L. Vandenberg-Van Vliet

James R. Bennetts (retired)

Attorneys licensed in Idaho
\* Also licensed in Washington
\*\* Also licensed in Oregon

Roberta Stewart City of Middleton P.O. Box 487 Middleton, Idaho 83644

Re: The Mill at Middleton Subdivision

Dear Ms. Stewart:

The Canyon County Water Company (referred to as "Ditch Company") has a ditch and easement that runs through or abuts this property. The easement is 25 feet each side from the top of bank. In addition, the Drainage District No. 2 (referred to as "District") has a ditch and easement that runs through or abuts this property. The District's easement is 100 feet, 50 feet to either side for open drains and 50 feet, 25 feet to either side for piped or closed drains. The developer must contact the Ditch Company and District's attorneys, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into Ditch Company and District's facilities occur. The Ditch Company and District must review drainage plans and construction plans prior to any approval.

The Ditch Company and District generally require a License Agreement prior to any approval for the following reasons:

- Relocation of a facility which would also require a new easement and relinquishment of the old easement once the relocation has been completed.
- 2. Piping of a facility.
- 3. Encroachment on a facility with gas, water and sewer lines, utility lines, roadways, bridges or any other structures.
- Drainage discharges into any facilities.



Also, please be advised that neither the Ditch Company or District approve of trees within their easements. Therefore, any existing trees within easement will need to be removed. On occasion, the Ditch Company and District may make an exception on a case-by-case basis, which requires the developers/owners to obtain written permission from the Ditch Company and District for existing trees to remain.

Please contact me if you have any questions.

Yours very truly,

S. Bryce Farris

SBF:krk

cc: DD2/Canyon County Water Company

## Communities in Motion 2050 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2050* (CIM 2050), the regional longrange transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2050 goals.

**Development Name:** 

CIM Vision Category: New Jobs:

CIM Corridor: New Households:



#### Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes, and travel speeds.

Pedestrian level of stress Bicycle level of stress



#### **Economic Vitality**

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access Farmland Preservation Net Fiscal Impact Within CIM Forecast



#### Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations.

Nearest bus stop Nearest public school Nearest public park



#### **Quality of Life**

Checked boxes indicate that additional information is attached.

Active Transportation
Automobile Transportation
Public Transportation
Roadway Capacity



**Improves performance** 



Does not improve or reduce performance



**Reduces performance** 

Comments:

**Communities in Motion 2050** 

2020 Change in Motion Report Development Review Process

Web: <a href="https://www.compassidaho.org">www.compassidaho.org</a> Email: <a href="mailto:info@compassidaho.org">info@compassidaho.org</a>



### Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: <a href="https://www.compassidaho.org/prodserv/fiscalimpact.htm">www.compassidaho.org/prodserv/fiscalimpact.htm</a>.

Overall Net Fiscal Impact Net Fiscal Impact, by Agency	
City	County
Highway District	School District
Break Even:	



#### STAR FIRE PROTECTION DISTRICT

DATE: February 11, 2022

TO: Middleton City Planning and Zoning

Middleton City Council

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: The Mill Preliminary Plat

#### **Fire District Summary Report:**

1. <u>Overview</u> This development can be serviced by the Middleton Rural Fire District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Middleton, Idaho.

- 2. <u>Fire Response Time:</u> This development will be served by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, ID 83644. Station 53 is 0.6 miles with a travel time of 2 minutes under ideal driving conditions to the purposed.
- 3. Accessibility: Roadway Access, Traffic, Radio Coverage
  - a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
  - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
  - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
  - d. One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads.
    - i. The purposed entrances meet the intent of the IFC for over 30 dwellings.
  - e. The fire district requires that Autoturn models be submitted for review. Autoturn models should be reflect the utilization of a 36' long fire engine and a 50' long ladder truck.
  - f. Traffic calming devices will require approval by the Fire District.
  - g. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
  - h. Dead-end fire apparatus access roads (Common driveways & streets) in excess of 150 ft shall be provided with width and turnaround provisions in accordance with Table D103.4 of IFC.



#### STAR FIRE PROTECTION DISTRICT

- i. The applicant shall work with City of Middleton and Middleton Rural Fire District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1
- j. All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.
- k. Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road, as follows:

Less than one hundred feet (100')	6"
one hundred feet to one hundred fifty feet (100 - 150')	8"
one hundred fifty-one feet to two hundred feet (151 - 200')	10"
two hundred one feet to two hundred fifty-one feet (201 - 251')	12"

- 1. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post hall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
- 4. <u>Water Supply:</u> Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
  - a. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.
  - b. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by the Star Sewer & Water District for bacteria testing.
  - c. Water Supply: Final Approval of the fire hydrant locations shall be by the Middleton Rural Fire District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
    - i. Fire hydrants shall have a Storz LDH connection in place of the  $4\frac{1}{2}$ " outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the  $4\frac{1}{2}$ " outlet.
    - ii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
    - iii. Fire hydrants shall be placed on corners when spacing permits.
    - iv. Fire hydrants shall not have any vertical obstructions to outlets within 10'.

(208) 286-7772 11665 W. STATE ST., SUITE B STAR. IDAHO 83669



#### STAR FIRE PROTECTION DISTRICT

- v. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
- vi. Fire hydrants shall be provided to meet the requirements of the City of Middleton Water Standards.
- vii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
- 5. <u>Inspections:</u> Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued

#### 6. Additional Comments:

- a. Side Setback as per City Code. Any modification to setback will require review and approval by the Fire District.
- b. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.



#### STAR FIRE PROTECTION DISTRICT

DATE: March 22, 2022

TO: Middleton City Planning and Zoning

Middleton City Council

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review – Update

PROJECT NAME: The Mill Preliminary Plat

#### **Fire District Summary Report:**

1. Overview This development can be serviced by the Middleton Rural Fire District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Middleton, Idaho. The Fire District has meet with the developer to discuss the original staff report submitted on February 11, 2022. The items listed below have been addressed. The fire district thanks the developer for their work and cooperation with the development design.

2. Accessibility: Roadway Access, Traffic, Radio Coverage

- a. One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads.
  - i. The purposed entrances meet the intent of the IFC for over 30 dwellings.
- b. The fire district requires that Autoturn models be submitted for review. Autoturn models should be reflect the utilization of a 36' long fire engine and a 50' long ladder truck.
  - i. Autoturn models have been received and reviewed.
- c. Dead-end fire apparatus access roads (Common driveways & streets) in excess of 150 ft shall be provided with width and turnaround provisions in accordance with Table D103.4 of IFC.
  - i. The dead-end fire apparatus roads, (common driveways & streets) have been addressed and now meet the intent of IFC and AHJ Response.
- 3. Water Supply: Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
  - a. Hydrants have been added and relocated for the best tactical advantage.
  - b. Meets the intent of IFC.

From: <u>Jennica Reynolds</u>
To: <u>Roberta Stewart</u>

Subject: FW: Agency notice - CC The Mill at Middleton

Date: Wednesday, March 23, 2022 1:52:10 PM

Comment from GMPRD about the Mill

# Jennica Reynolds

Jennica Reynolds
Deputy Clerk, Planning
City of Middleton
208-585-3133
ireynolds@middletoncity.com

From: Julie Collette <gmprdjulie@gmail.com> Sent: Wednesday, March 23, 2022 12:39 PM

**To:** Jennica Reynolds < jreynolds@middletoncity.com>

Cc: gmprdtim@gmail.com

**Subject:** Re: Agency notice - CC The Mill at Middleton

#### Good morning Jennica,

We wanted to reach out to you and let the City of Middleton, the Mayor, and the Councilman Board know that GMPRD is taking a stance on the growth happening in Middleton and the surrounding areas. We are opposed to any further developments coming into Middleton at this time. Not only are the parks and recreation districts affected, but the school district as well, are struggling to keep up with the growth. The legislature has not added parks and recreation districts, nor school districts to the legal verbiage, allowing the impact fee funding to help incur the costs from the additional growth happening around the city.

We are seeing high numbers of registrations at our sporting events coming from out of state. We have multiple sports clubs and recreation programs needing grass space to play on. We are using an outdated building to play sports in one gym and could use at least two more gyms. We are also seeing higher vandalism this year. We have already spent over \$5,000 dollars on new camera systems at our parks and buildings to try to keep up with the increase in crime in our little town. Last year we were at 419% over budget for vandalism - spending almost \$900 dollars on repairs. This year alone we are already at 110% of our increased vandalism budget, spending over \$550 dollars on repairs thus far. However, in 2019 we only used 12.9% of our vandalism repairs budget. Spending only \$25 dollars on repairs. These numbers alone speak VOLUMES as to what is happening in our area and the negative impact our growth will continue to have, especially on our youth. Having positive sports programs, open play space, and local community classes helps keep kids out of trouble. We are outgrowing our resources at a record pace!

In order for growth to continue and to gain our support, developers will have to step up in some way to aid these growth related issues and problems.

Thank you for listening to our concerns.

Kind Regards, Julie-

Julie Collette
District Clerk II/HR
Greater Middleton Parks and Recreation District
310 N. Hawthorne Ave., Middleton, ID 83644
208-585-3461
amprd.org



On Mon, Mar 21, 2022 at 3:21 PM Jennica Reynolds < <u>ireynolds@middletoncity.com</u>> wrote:

Please see the attached Agency notice for City Council regarding The Mill at Middleton.

Jennica Reynolds

Jennica Reynolds
Deputy Clerk, Planning
City of Middleton
208-585-3133
ireynolds@middletoncity.com

# Exhibit "F"

# **Engineering & Planner Comments**



January 10, 2022

TO: Roberta Stewart, Planner

FROM: Amy Woodruff, PE, Civil Dynamics PC

City Engineer

RE: The Mill at Middleton Subdivision – Preliminary Plat

Any pulsalif

Thank you for the opportunity to review the above referenced preliminary plat submittal. Every effort was made to identify all the review comments, some comments may overlap with planning comments, and additional comments may come up as the application goes forward.

MCC 5-4-3: Traffic Impact Analysis. Please submit.

MCC 5-4-4.2. a. Please add bearing and distance to section corner, quarter corner or monument of record.

MCC 5-4-4.2. b. Move the title block to the right margin.

MCC 5-4-4.2. c. Adding phasing plan if applicable or note all lots developed in one phase.

MCC 5-4-4.2. f. Revise topography to clearly show existing.

- 1. Either eliminate lines (assumed existing) or label.
- 2. Dimension and clearly identify every lot.
- 3. Please use 2ft contours and label them.
- 4. Add benchmark information.

MCC 5-4-4.2. g. Where is floodplain? If no floodplain or it is coincident with floodway, label or note.

- 1. Show Canyon Canal along the south boundary, including topography.
- 2. Show existing irrigation infrastructure for parcels and relocation if applicable.

#### MCC 5-4-4.2. h.

- 1. Dimension existing rights of way and clearly label/name.
- 2. Show improvements on Dewey clearly and how proposed frontage area will transition to existing. Include stormwater management.
- 3. Dimension right of way for Dewey.
- 4. Show existing easements including for "Existing Canal Drainage Ditch #2" and Middleton Mill.
- 5. Add note or callout power in Dewey to be relocated.
- 6. Show Minot Street intersection and label.
- 7. Mountain Loop Road (not legible) right of way to be consistent to the intersection with Millstone Drive.
- 8. Is the sewer easement 30ft or 20ft? Show the easement.
- 9. Label Middleton Road right of way and additional width to be dedicated.



10. What is the ownership of the private lanes? If separate lot, label accordingly. If easement area then also dimension and clarify.

MCC 5-4-4.2. i. Label lot owners adjacent to north boundary. Label ownership of neighboring parcel in southwest corner.

MCC 5-4-4.2 a and l. The boundary is required to be surveyed and stamped by PLS including ties to corners.

#### MCC 5-4-4.2. n

- 1. Add a note addressing installation of fiber optic network.
- Add note hydrant location and configuration to be reviewed and approved by Middleton Rural Fire Protection District.

A MCC 5-4-10-2. o. Revisit lot dimensions and the boundary. It is not possible to determine the boundary and the lot dimensions are not legible.

#### MCC 5-4-4.3. a

- 1. Review the sewer crossing at Summit (profile) and verify there is sufficient depth and separation from the bottom of the canal per the irrigation or drainage district with jurisdiction.
- 2. What is the purpose of new 20ft sewer easement between lot 16 and lot 14, block 3.

#### MCC 5-4-4.3. b

- 3. Water corridor is north and east, sewer is south and west.
- 4. Please plan to connect to the existing water main at the intersection of Middleton Road, at Summit and at Mountain Loop.
- 5. Connect to Middleton water main at 90d and add three valves.
- 6. Show the existing water in all streets and in private lanes. How will utilities be extended to lots and is there separation per IDAPA?

#### MCC 5-4-4.3.c

- Stormwater. Plan to manage a 100 year/1 hour storm using retention facilities only. No subsurface. The front half of the lot C value is 0.60, the rights of way/impervious (all) are 0.95 – use a composite of both. All stormwater management facilities require pretreatment, all infrastructure to be shown on preliminary plat. Stormwater facilities are owned by HOA and the provisions for maintenance laid out in CCRs. Identify lots to be used for stormwater management
- 2. Note 5. No discharge of stormwater from rights of way.

Add note detailing all irrigation and/or drainage to be relocated out of rights of way.

There are multiple text/line/drafting conflicts that need to be corrected.

Note 6. Expand to address Idaho Code 31-3805(b). Show the irrigation system layout and point of diversion/pump station location. Combine with Note 11.



Note 7. City of Middleton will provide sewer and water service.

Note 8. Delete

Note 12. Add public utility to the easement purpose.

Note 19 and Note 20. Delete.

The City may limit access to Dewey.

Add a note regarding fiber.

Add a note: exterior boundary is required to be fenced in accordance with approved fencing plan. Remove perimeter fence callout or add it to the landscape plan.

Correct street names. Street is east/west. Avenue is north/south. Cul-de-sac is Court.

Revisit the west end of Millstone Drive and extend public access to the east boundary of "Not a Part" parcel. Include utility extensions for lots 12/13/14. The City's townhouse section, 36ft total right of way, should be used.

Add centerline radii and intersection radii.

The traffic buffer on Middleton is required to be 24 ft easement area. It is a berm and fence for noise/visual impact abatement. Please locate the pump station and ramada (?) in a different location.

Submit a variance application for the cul-de-sac length as greater than 600ft.

Extend Summit Avenue across the Canyon Canal (needs to be labeled). A secondary access for emergency services is required at 30 lots.

Submit Schedule B from the title commitment.



January 25, 2022

TO: Roberta Stewart, Planner

FROM: Amy Woodruff, PE, Civil Dynamics PC

City Engineer

RE: The Mill at Middleton Subdivision - Preliminary Plat

Thank you for the opportunity to review the above referenced preliminary plat re-submittal. Every effort was made to identify all the review comments, some comments may overlap with planning comments, and additional comments may come up as the application goes forward.

In Julou of

MCC 5-4-4.2. a. Please add bearing and distance to section corner, quarter corner or monument of record.

MCC 5-4-4.2. b. Move the title block to the right margin.

MCC 5-4-4.2. f. Revise topography to clearly show existing.

- 1. Either eliminate lines (assumed existing) or label. Dewey/Middleton and local streets.
- 2. Dimension and clearly identify every lot. Make dimensions larger. They are not legible.
- 3. Please use 2ft contours and label them. Labels are not legible.
- 4. Add benchmark information.

MCC 5-4-4.2. g. Where is floodplain? If no floodplain or it is coincident with floodway, label or note. What is shown on preliminary plat is not legible.

- 1. Show Canyon Canal along the south boundary, including topography.
- 2. Show existing irrigation infrastructure for parcels and relocation if applicable.

#### MCC 5-4-4.2. h.

- 1. Dimension existing rights of way and clearly label/name. Middleton Highway District does not exist. City of Middleton only.
- 2. Show improvements on Dewey clearly and how proposed frontage area will transition to existing. Include stormwater management. Add a typical section.
- 3. Dimension right of way for Dewey.
- 4. Show Minot Street intersection and label. Label all existing streets on the plat.
- 5. Mountain Loop Road right of way to be consistent width to the intersection with Millstone Drive.
- 6. Show the sewer easement per the record. The sewer easement near the north boundary of Lot 11 Block 3 is not approvable as shown. The east limits are too narrow.
- 7. Label Middleton Road right of way and additional width to be dedicated. Middleton Highway District does not exist. City of Middleton only.
- 8. Text is not legible on private lanes.

MCC 5-4-4.2. i. Label lot owners adjacent to north boundary. Label ownership of neighboring parcel in southwest corner.



MCC 5-4-4.2 a and I. The boundary is required to be surveyed and stamped by PLS including ties to corners. The engineer preparing the plat is also required to stamp.

A MCC 5-4-10-2. o. Revisit lot dimensions and the boundary. It is not possible to determine the boundary and the lot dimensions are not legible. Where is line table?

#### MCC 5-4-4.3. a

- 1. Review the sewer crossing at Summit (profile) and verify there is sufficient depth and separation from the bottom of the canal per the irrigation or drainage district with jurisdiction and the City. You need to submit bottom of ditch elevation and top pipe elevation and verify the sewer can be installed as shown.
- 2. Also evaluate Drainage Ditch 2 the same way.
- 3. For the sewer relocation: the sewer easement is not approvable as shown. Need at least 10ft min on offside.

#### MCC 5-4-4.3. b

- 4. Water corridor is north and east, sewer is south and west. Review IDAPA and revise linework to provide at least 10ft of separation between water and sewer. Water and sewer are in roadway, not under curb/gutter.
- 5. Connect to Middleton water main at 90d and add three valves.
- 6. Clearly show existing water in Dewey and new water in culdesac. Add valves.
- 7. Three valves at tee, four valves at cross, typical of all.
- 8. Label existing water and show where existing connects to new.

#### MCC 5-4-4.3.c

- Stormwater. Submit preliminary stormwater management calculations and design.
  Plan to manage a 100 year/1 hour storm using retention facilities only. No subsurface.
  The front half of the lot C value is 0.60, the rights of way/impervious (all) are 0.95 use a composite of both. All stormwater management facilities require pretreatment, all infrastructure to be shown on preliminary plat. Stormwater facilities are owned by HOA and the provisions for maintenance laid out in CCRs. Identify lots to be used for stormwater management
- 2. Note 5 revise. No discharge of stormwater. **No stormwater is discharged into drains or other.**

There are multiple text/line/drafting conflicts that need to be corrected.

Note 6. Expand to address Idaho Code 31-3805(b). Show the irrigation system layout and point of diversion/pump station location. Combine with Note 11. It is not clear what is happening with irrigation for west culdesac. Is lot 10 a pumpstation lot? Where is point of diversion/overflow, etc? Pump stations can be highly problematic when constructed this close to homes because of noise.

Why is fence shown at traffic buffer easement line? Will there be two fences 12ft apart or?

Correct street names. Street is east/west. Avenue is north/south. Cul-de-sac is Court.



Add centerline radii and intersection radii.

The traffic buffer on Middleton is required to be 24 ft easement area. It is a berm and fence for noise/visual impact abatement. Please locate the pump station in a different location.

The linework for streets is not showing the curb. Only sidewalk.

Enlarge typical section for local roads. Very difficult to read. Add typical section for Dewey.



#### February 9, 2022

TO: Roberta Stewart, Planner

FROM: Amy Woodruff, PE, Civil Dynamics PC

City Engineer

RE: The Mill at Middleton Subdivision - Preliminary Plat

Thank you for the opportunity to review the above referenced preliminary plat submittal – third review. Additional comments may come up as the application goes forward.

buy forland of

MCC 5-4-4.2. a. The boundary submitted cannot be used to verify ownership or other descriptions as required. Please add bearing and distance to section corner, quarter corner and monuments of record. The boundary on the preliminary plat doesn't match the "Boundary and Topograhphic Survey" submitted separately.

MCC 5-4-4.2. f. Revise topography to clearly show existing.

- 1. Either eliminate lines (assumed existing) or label. Prefer delete. Dewey is not legible. Middleton is very hard to read but not as important because it is improved.
- 2. Dimension and clearly identify every lot. Dimensions are not legible they are too small and lot numbers obscured.
- 3. Please use 2ft contours and label them. Labels are not legible too small and obscured by lines through them.
- 4. Add benchmark information.
- 5. The "Boundary and Topographic Survey", stamp Joe Jones, PLS, 02.07.2022: contour labels not legible.

#### MCC 5-4-4.2. h.

- 1. Dimension existing rights of way and clearly label/name. Dewey is not legible. The right of way shown on the plat does not match the ownership line on the boundary submitted separately.
- 2. Show improvements on Dewey clearly and how proposed frontage area will transition to existing. Include stormwater management. Add a typical section. The typical section is not legible. Is the 30ft dimension from centerline or section line? Are centerline and section line coincident?
- 3. Dimension right of way for Dewey. Not legible.
- 4. Mountain Loop Road right of way dimension is not legible.

MCC 5-4-4.2. i. Label lot owners adjacent to north boundary.

#### MCC 5-4-4.3. a

 Does Mill have permission to construct sewer offsite across 'not a part' to extend a sewer main to the existing sewer? Text not legible. Cannot discern existing sewer from proposed.



2. Verify adequate slope to relocate the existing sewer as shown on Lot 16 Block 3, assume 0.1' drop through two new manholes. Correct the note.

#### MCC 5-4-4.3. b

- Water and sewer are in roadway, not under curb/gutter. Add a note: water and sewer shown schematically. Final alignment determined at final design and per city requirements. Line work may be revised if you don't want to add a note.
- 4. Label existing water and show where existing connects to new. Add call out: connect to existing water. Not legible in Mountain Loop or Summit.

#### MCC 5-4-4.3.c

- 1. Stormwater. The purpose of this section and the purpose of the engineering review is to determine whether the areas set aside for stormwater management are adequate. It is not intended to be a final design or extensive back and forth. From the preliminary plat lot configuration and the calculations submitted, it is not clear the storm water management areas will function as represented. For example: Basin 4 and Basin 5. It does not appear Lot 22 has sufficient area to manage the stormwater. The east end is very narrow and when retention side slopes are developed at 3:1, the storage is reduced further. Also at play is topography. I cannot tell from the plat, but it appears Lot 22 slopes east to west – reducing swale storage even more. The residential lots proposed adjacent to Lot 22 are at, or close to, minimum size per the code. This makes expanding Lot 22 during final design very problematic. Lot 6 for Basin 2 looks like it is uphill from the street and contributing area – which is very problematic if true. If it is uphill, how does that impact the depth of the facility? I think you understand the point here. Based on extensive experience, we know that it is critical that the City's infrastructure, including stormwater management, be evaluated at preliminary plat and adjustments made if needed.
- All stormwater management facilities are retention facilities and require pretreatment. Show pretreatment on preliminary plat. The stormwater management system must be in conformance with the ISPWC, the City of Middleton Supplemental and DEQ best management practices.
- 3. Delete SITE DRAINAGE DESIGN CONCEPT, upper right corner. All stormwater requires pretreatment, concrete V ditches are not approvable for conveyance, and drainage easements for swales developed on building lots will not be approved. If you wish to develop grassy swales for pretreatment, swales will need to be located in common lots and completely accessible for maintenance. Valley gutter may be used to convey stormwater across the street. Infiltration basin with forebay may be approved on case by case basis and if a retention facility cannot be utilized.
- 4. Preliminary Drainage Calculations stamp Cory Schrack PE, no date. Document dated February 4, 2022. Please do not assume pre-existing stormwater flow is offset, as presented in the stormwater calculation. Do not need to revise calculations at this time can be revised in final design. The Storm Drainage Design Concept is not approvable, per comment 2 above. Please evaluate the drainage basins per comment 1 (above) and submit a simple preliminary design that shows the areas proposed are adequate for retention and identify location and type of pretreatment to be developed.

There are multiple text/line/drafting conflicts that need to be corrected.



Centerline radii labels not legible.

New comments:

No pressurized irrigation in the sewer easement.

A connecting curve is required at Mountain Loop Road if angle is greater than 10d.

Per Middleton Rural Fire - dead end lanes/roads that are more than 150 ft to the structure are required to have a fire approved turn around. The belly/turn around configuration on Millstone may be required to move west. Lot 7 Block 2 is in question. Please follow up specifically with Middleton Rural Fire and adjust the plat if required.

Identify the location of the rights of way for roads – Instrument #200002715, 20002721, and 200002722.

What is the purpose of the easement shown on Lots 4-8, Block 3 and Lot 16 No Block?

Clearly show the ingress/egress easement along south boundary.

What are the two parallel lines across Flour Mill Court at the intersection.



March 15, 2022

TO: Roberta Stewart, Planner

FROM: Amy Woodruff, PE, Civil Dynamics PC

City Engineer

RE: The Mill at Middleton Subdivision – Preliminary Plat

Thank you for the opportunity to review the above referenced preliminary plat submittal – fourth review.

MCC 5-4-4.2. f.

1. Add benchmark information. What is the actual benchmark?

MCC 5-4-4.3. a

1. Does Mill have permission to construct sewer offsite across 'not a part' to extend a sewer main to the existing sewer? Please confirm with City Planner or add a note.

MCC 5-4-4.3.c Please add detail regarding the stormwater management – specifically the infrastructure proposed. Stormwater management areas with no means for stormwater to reach them are not approvable. Include drop inlet locations, piping, and pretreatment. Pipes require at least a 15 ft easement if not in right of way.

O/S boxes need to be located adjacent to rights of way so they may be cleaned. Include a schematic showing contributing area and preliminary volume calculations for each basin.

Need at least 5ft on the north side of the relocated sewer, Lot 16 Block 3.

Missing two centerline radii labels on west end W Millstone.

Identify the location of the rights of way for roads – Instrument #200002715, 20002721, and 200002722. Need to be located so the City may evaluate how/if the plat is impacted.

Please add lot/block #s to PP-01 so notes may be referenced.

Note 1. First sentence: Add general access before utility. Second sentence: Add utility.

Note 2. Please list lots according to use. Include easement designation, ie – blanket public utility for stormwater lots, etc.

Note 14. Please revise to "Fiber to be provided per Middleton Supplemental" or similar other. The note as is doesn't match the requirement.

Noted 24. What is the actual waiver? Length being proposed and code requirement.

Reduce the plat to two (2) pages by adding the typical sections to PP-01 and PP-02.



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# Initial Planner Comments The Mill Subdivision (Pre-Plat dated 6/10/2021) December 16, 2021

- 1. Add boundary survey.
- 2. You will have to include the two illegal lot split parcels (R3388801 and 33888010A0) in your preliminary plat. There appears to be two separate illegal lot splits from 2016, and the City will not recognize the parcels regardless of the fact that they have parcel numbers. The two small parcels are still considered part of Parcel No. R33888. You will need to provide access and utilities to the two parcels on your pre-plat. If you cannot get the owners to join the plat, the City "may" be satisfied with an affidavit from the owners of the respective lots stating that they understood when they bought their lots they were buying illegal parcels. Without either of these solutions, the preliminary plat cannot proceed.
- 3. You have exceeded the 3 homes per gross acre density allowed by R-3. You are entitled to only 49 residential lots.
- 4. Looks like you are missing Block 4. You have 2 Block "3's" that are completely bisected by Block 2.
- 5. The Street name "Concord" is duplicative of other existing streets in the County. Please choose a new name. It should end with "Court". Make sure the new name is not on the street name list maintained by Tony Almeida at Canyon County. See county website for information.
- 6. Provide a stub road or stub "private lane" off of "Concord Street" to the parcel to the south (R3389300). It can be a private lane in the location of the sewer easement if you wish.
- 7. Provide a stub road to the foote parcel with the barns because it may develop one day and we do not want an approach on Dewey from that property.
- 8. Add building footprints to Foote parcel.
- 9. Your 50' local road section does not match the 50' local road section required in the Supplement. Needs revised to match City's section diagram and you must build to City standards.
- 10. The City will not allow access from Peregrin on to Middleton Road. It is an arterial, and no new approaches are allowed. Additionally, it is too close to Triumph Drive approach, so it is unsafe.
- 11. Rename Peregrin now that it will not be a through road.
- 12. Show all ½ road frontage improvements to Dewey and Middleton Road. Amy Woodruff indicated that Dewey will probably be 60' wide collector, so please forge ahead with 60' unless Amy stops you. Middleton Road is a 100' ROW, and you will need to do all ½ road improvements to Middleton Road spanning the length of your property.
- 13. Please change access to Lot 10, Block "3" on Concord Street to be a driveway access off the private lane to avoid a driveway on the dangerous curve.

- 14. Add dimension width for Right of Way on the plat and make sure it shows that all sidewalks are inside the ROW.
- 15. Tell us how you will complete the culvert/bridge crossing on Summit Avenue and crossing on Mountain Loop. You do not own the property on the other side of each slough, so you will need to show us that you have the legal permission from the owners to build the culverts/bridges necessary to complete your accesses. A signed agreement or license will suffice.
- 16. Why is there a small bend in Peregrin? Is it to create a new "block face". The code does not allow a block face longer than 1100 feet, but because of the odd shape of this project site, staff will request that this code be waived to allow longer block face. You have good grounds for a variance. You may not need any weird bend in the road to break up the block face so remove it if you can.
- 17. Re-label all "common drives" to "private lane" so they match the vernacular in our Code MCC 4-1-1. Do not call these "common lots" or give them a lot number. They are simply "private lanes" to match our code.
- 18. Private lanes cannot be longer than 150' l.f. for fire truck access. It appears the private lane off Concord is in violation of this fire code.
- 19. Add a note and a call-out that states there is a "public access easement" on all "private lanes". (This allows the UPS guy and guests to travel the private lane to deliver packages and visit...etc.)
- 20. Your common lots are misnumbered in Note 2 and will be more mis-numbered once you add Block 4.
- 21. You may have a problem with Lot 1, Block "3" next to Dewey. It has a very wide sewer easement along the side of that large residential lot. Shouldn't that be a common lot??? Or convert it to your stub road to the parcel to the south.
- 22. Add perimeter fence on your pre-plat or your landscape plan. Even though code requires the fence to be on perimeter boundary, that may not make sense in light of your common lots and pathway. When next to common lots and/or pathway, place the fence on rear boundary of home lots and keep pathway open.
- 23. Remove the setback dimension note. But, keep note that zoning is R-3.
- 24. Show mailbox location(s)
- 25. What are the symbols shown in the green common areas of the landscape plan? They are stars, sunbursts, flower shapes. They are not in your legend. What are they? Amenities?
- 26. I think you are meeting your open space requirement, but I won't be able to confirm until I understand the strange symbols in the common lots shown on the landscape plan.
- 27. Show dimension of pathways. How wide are the paths?
- 28. Show dimensions of easements overlaying pathways.
- 29. A portion of the pathway required by the Middleton Transportation, Schools, and Recreation Map is shown on Kennedy Meadow's property, not on the Mills property. Please show documents to prove you have the right to construct the pathway on another subdivision's property. You will need some form of license or agreement from them since they own the property
- 30. Because you are still in contract with the Foote's for the property adjacent to Dewey, you still have time to negotiate the proper handling of the pathway crossing their "future lot." The City would like you to make a part of your contract with the Footes a requirement that the pathway will be constructed and the Footes will grant a public access easement along the



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pathway. They will be able to do this once the lot line adjustment is completed and title transfers. The City will likely make construction of the foote pathway and grant of a public access easement a condition of approval for final plat for phase 1.

- 31. Add the following paragraphs to your "Note" section:
  - a. Sewer and water capacity shall be reserved when the City approves the construction drawings.
  - b. Applicable building setbacks are those that are in effect at the time of building permit issuance.
  - c. Fiber optics or conduit for fiber optics shall be stubbed to each building lot.
  - d. Mailbox clusters to be installed as shown on the preliminary plat.
  - e. Unless otherwise shown, all lots shall have a permanent easement for public utilities over the 10' adjacent to any rear lot line or subdivision boundary.
  - f. Note that all roads (except private lanes) are public.
  - g. All pathways shown on pre-plat are constructed by Developer/Owner and are encumbered with a public access easement. However, owner, or its assigns, successors and/or the Homeowners Association, shall be responsible for repairing and maintaining the pathways once constructed.
- 32. Add the scale to the plat so we know what scale you're using.
- 33. Add surveyor name and address
- 34. Add vicinity map
- 35. Add topo (I'm not sure if one of the topo pages is current. It was confusing)
- 36. Add all adjacent subdivision and landowners names, and zoning
- 37. Add data showing cumulative lots per phase.

Read Title 5 to understand what is needed on the Pre-Plat, particularly section 5-4-4.

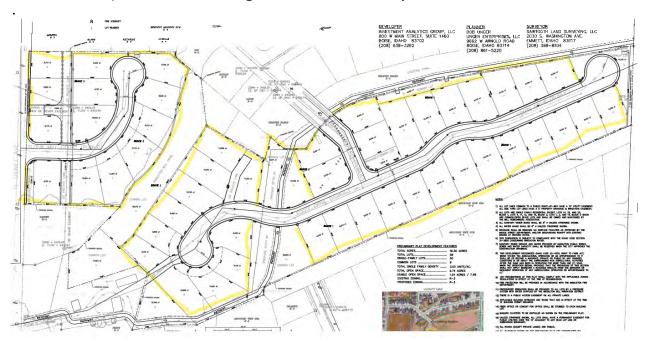
Roberta L. Stewart, Middleton City Planner



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#### 2<sup>nd</sup> Round Planner Comments The Mill Subdivision (Pre-Plat dated 12/29/2021) January 5, 2022

- 1. City will take care of 2 non-conforming lots to the north, and it is no longer a problem for this development.
- 2. Talk with HOA that owns Summit Road section over Canal to determine best way to get road completed over Canal.
- 3. Add a lot and block designation to the common lot south of Foote Drive where the Drainage Ditch #2 is located. It probably should be Lot 19/Block 2. Then change the other Lot 19/Block 2 to Lot 20/Block 2.
- 4. Change the name of Foote Drive to another name not on the County's road list. Foote Avenue already exists.
- 5. Middleton Road requires a 24' landscape buffer "easement" along the frontage per 5-4-10-4. Just call out the easement and show it on the Landscape plan.
- 6. Do not put the code required "perimeter fence" on the perimeter at common lot locations. Leave those lots open. You don't want to hem in the pathway areas and nice open spaces. Just keep the fence on building lot side or rear boundary lines. See below.



- 7. You can make the paved pathway 8' wide instead of 10' if you like.
- 8. Move mailbox on Flour mill up near the pumphouse at the end of the cul de sac and carve out a little common lot for the pumphouse and the mailbox.

9. What amenities are you going to provide? Please show designations on the pre-plat. It would be nice to have benches in common areas along pathway.

10.

Middleton City Planner

Roberta L. Stewart,



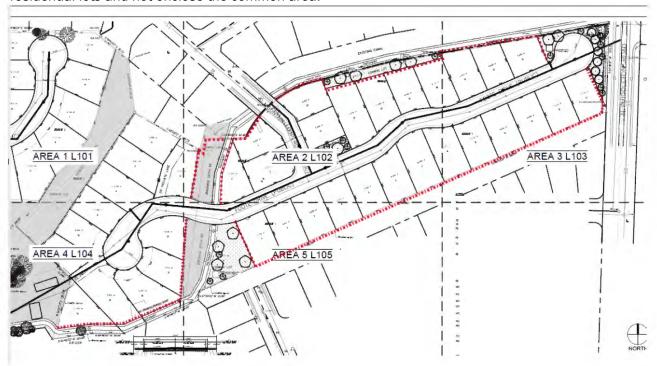
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#### 3rd Round Planner Comments The Mill Subdivision (Pre-Plat dated 1/5/2022) January 12, 2022

- 1. Amy W., noted that you need a variance for the cul-de-sac length exceeding 600'. We are allowed to handle variances as "waivers" to the code during the pre-plat process (MCC 1-15-2), and you will not need to physically submit a variance. BUT, please add a note to the Preliminary Plat that there is a variance to exceed the cul-de-sac length found in MCC 5-4-10-2.
- 2. Please change note 12 to add language that all Private Lanes are owned and maintained by the HOA. .
- 3. As Amy requested, please remove the perimeter fence call-outs from the pre-plat, but we need you to show the fencing on the landscape plan. Also, add a note to the preliminary plat as follows:

"Variance to allow subdivision perimeter fencing along rear boundary of residential lots adjacent to open space rather than on subdivision perimeter boundary. Subdivision fencing shown on accompanying Landscape Plan."

Please do not put the perimeter fencing on all of the subdivision perimeter boundary because it will unnaturally enclose open space/common lots. Please show "perimeter" fencing around common lots as shown below. Except you might prefer to fence in the canal for safety reasons. If you do, please consider wrought iron fencing along the canal so the pathway seems open, walkers can enjoy seeing the water, but children will not be endangered. Site plan below generally shows that wherever common open space is present, the fencing should end at the boundary of adjacent residential lots and not enclose the common area.



- 4. The revised lot line adjustment looks accurate to me, but I still need to get Amy's opinion on it. If she approves the lot line documents, we will need to make it a condition of pre-plat approval that the lot line adjustment will be finalized before initial submittal of construction documents.
- 5. change features table to note that there are 10 common lots.
- 6. Please be aware that Staff Report will request Council to make it a condition of approval that the pathway on the Foote's "barn property" is constructed and a public access easement for the Foote pathway is recorded prior to final plat approval.

Middleton City Planner

Roberta L. Stewart,



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# Planner Comments The Mill Subdivision (Pre-Plat dated 3/23/2022)

#### March 25, 2022

- 1. On Page PP-02, change Lot 39, Block 2 to Lot 19, Block 2. It's accurate on Page PP-01.
- 2. Double-check Note 2 delineating common lots. I think Lot 19, Block 2 needs to be added as open space and not drainage??. Also, Lot 16, Block 2 looks like a home lot, not a common drainage lot???

Roberta L. Stewart,

Middleton Planning & Zoning Official

# Exhibit "G"

# Planning & Zoning Commission FCO



#### Middleton Planning & Zoning Commission

Findings of Facts, Conclusions of Law, and Recommendation

In the Matter of the Request of Wade Thomas of IAG Capital, LLC and Unger Enterprises for preliminary plat with respect to The Mill at Middleton Subdivision located at 0 N. Dewey Avenue (Tax Parcel Nos. 33892, 33888, and 33876):

#### A. Findings of Fact:

- 1. Hearing Facts: See Staff Report for the hearing date of February 14, 2022, 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 14, 2022, Exhibit "A".
- Application and Property Facts: See Staff Report for the hearing date of February 14, 2022, Exhibit "A".
- Required Findings per Middleton City Code 1-14-2(E)(7), Idaho State Statue Title 67, Chapter 65, Idaho Standards for Public Works Construction and Middleton Supplement thereto, Middleton City Code 1-14, 1-15, 5-1, 5-3, and 5-4: See Staff Report for the hearing date of February 14, 2022, Exhibit "A".

#### B. Conclusions of Law:

- That the City of Middleton has exercised 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).
- That due consideration has been given to the comments received from the
  governmental subdivisions providing services in the City of Middleton planning
  jurisdiction, comments received from individuals of the public, and comments from City
  Planning Staff and City Engineer.
- 3. That notice of the application and public hearing was given according to law.
- 4. That Planning and Zoning Commission's public hearing was conducted according to law, and the City has kept a record of the application and related documents.
- 5. That codes and standards pertinent to the application are the Idaho Standards for Public Works Construction, the Middleton Supplement to the Idaho Standards for Public Works Construction, and Middleton City Code 1-14, 1-15, 5-1, 5-2, 5-3, and 5-4 and Idaho Code Secs., 67-6503, 67-6513, & 67-6511.

#### C. Decision and Recommendation:

Pursuant to the Planning & Zoning Commission's authority as provided in Middleton City Code 1-5-5, and based upon the above Findings of Facts and Conclusions of Law, it is hereby

## recommended that:

- 1. City Council deny the application of Wade Thomas/IAG Capital LLC & Unger Enterprises for Preliminary Plat with respect to The Mill at Middleton Subdivision.
- 2. Approval of the application for preliminary plat should not occur until Developer and City Administration devise a solution or plan for Dewey Avenue that will make it safe for vehicle and pedestrian traffic.

WRITTEN RECOMMENDATION APPROVED ON: March 19, 2022.

Ray Waltemate, Chairman

Planning and Zoning Commission

Attest:

Roberta Stewart

Planning and Zoning Director

Please take notice that pursuant to MCC 1-14-2(E)(10), applicant shall have 14 days after a final decision to request reconsideration by the final-decision maker. Such request must identify specific deficiencies in the final decision. Failure to request reconsideration may invalidate a subsequent judicial appeal. Additionally, pursuant to Idaho State Statute 67-6521, any affected person aggrieved by a final decision may, within 28 days after all remedies have been exhausted under local ordinances, seek judicial review as provided in chapter 52, Title 67.

# Exhibit "H"

# **Approved Minutes**

## MIDDLETON CITY PLANNING AND ZONING COMMISSION MINUTES FEBRUARY 14, 2022

**Pledge of Allegiance, Roll Call & Call to Order:** The February 14, 2022, Planning and Zoning Commission Meeting was called to order by Chairman Ray Waltemate at 5:35 p.m. Chairman Waltemate, Commissioners Summers, Brock, and Hoeskstra were present. Commissioner Crofts was absent.

## **Action Items:**

- 1. Consent Agenda (items of routine administrative business)
  - a. Consider approving January 10, 2022, regular meeting minutes.

Chairman Waltemate called the item.

**Motion:** Motion by Commissioner Hoekstra to approve January 10, 2022, regular meeting minutes. Motion seconded by Commissioner Brock and approved unanimously.

2. Public Hearing: Applications of M3 and JUB Engineers for annexation/zone change, preliminary plat, and development agreement with respect to The Quarry East Subdivision located at 21500 Middleton Road and 11436 Lincoln Road (Tax Parcel Nos. R34076 and R34077). The proposed preliminary plat consists of 550 single family homesites, 90 duplex homesites, 1 mini-self storage lot, 68 common lots, 47 shared driveways/private roads on 237 acres of vacant land zoned County Agricultural, C-1, and M-1. Applicants are requesting a zone change to City Mixed Use (M-U). (Request for application to be tabled) – Roberta Stewart

**Motion:** Motion by Chairman Waltemate to table item #2 to a date certain of March 14, 2022. Motion seconded by Commissioner Summers and approved unanimously.

3. Public Hearing: Application by Wade Thomas/IAG Capital, LLC, and Bob Unger for preliminary plat with respect to The Milf at Middleton Subdivision located at 0 N. Dewey Avenue (Tax Parcel Nos. R33892, R33888, and R33876). The proposed preliminary plat consists of 50 residential lots and 10 common lots on 16.71 acres of vacant land zoned R-3 (single family residential). – Roberta Stewart

Chairman Waltemate opened the public hearing at 5:45 p.m.

City Planner Roberta Stewart presented a PowerPoint Presentation (Exhibit 1) of the staff report (Exhibit 2) of The Mill at Middleton Subdivision. She also submitted "Exhibit E" into the record.

Commissioners asked Roberta questions about City water and sewer capacity. Discussion ensued.

Commissioners asked Roberta questions about Traffic Impact Studies, Traffic Impact Fees, and road development. Discussion ensued. Roberta said per the Idaho State Code, the City cannot exact more from a developer than their proportionate share. And the City code states the developer will improve the road and frontage adjacent to the property.

Commissioner Brock: Is this in the floodplain? Stewart: No

Commissioner Waltemate: Is the cul-de-sac large enough for fire?

Stewart: Yes, MRFD submitted comments.

Commissioner Summers: Are the size of 8,000 sq ft lots allowable in this subdivision? The school district did not comment?

Stewart: The lot size is allowable, and the school district did not comment.

Commissioner Hoekstra: Noted COMPASS comments with concern of pedestrian and bicycle traffic.

Applicant Representative – Bob Unger, Unger Enterprises, LLC 9662 W Arnold Road, Boise.

- Agree with Staff Report and Conditions of Approval.
- The interior roads are within City Code.
- They are doing extensive offsite improvements per request of City.
- They are providing the needed open space per city code.
- This project is restricted because it is an Infill project, and they were told they
  could not have access onto N. Middleton Road.

Owner - Wade Thomas, IAG Capital, LLC 800 W. Main St., Ste 1460, Boise.

 He has no interest in preserving the old barns. Brent Foote has an interest in preserving the barns, so it is a good outcome to have Brent purchase the property and preserve the barns.

## Questions from Commissioners:

Brock: Do the Foote's intend to keep this property in perpetuity?

Thomas: All indications from those who will purchase the property is that yes, they intend to keep in perpetuity.

Stewart: The city is not interested in the site.

Hoekstra: What was the original driver for doing 900 ft of offsite improvements?

Unger: City wanted path along the northern border to continue to the south out to Dewey. It works to go through mountain Loos and out to Dewey instead of to the project. The requested pathway circulation makes more sense for Minot.

Chairman Waltemate opened the public comment portion at 6:35 p.m.

Mike Scarpelli – 623 Mountain Street: Concerned with traffic.

Tim O'Meara – 501 N. Dewey: Gave a brief overview of the history of the project site. He applaudes the developers for the initiative to sell the land to the Foote's. The GMPRD would like to work with the parties to maintain the historical site. Speaking as a Fire District commissioner, Fire trucks do not like speed bumps on roads.

Shannon Daellenbach – 518 Kennedy Ct and Kennedy Meadows HOA President: Concerned about safety of children with regards to the canal. Wants the subdivision to connect to Middleton Road, not via Triumph.

Kylie Billingsley – 507 Triumph Dr: Read email submitted as public comment prior. (Exhibit E) Concerned with storm drainage, traffic, children safety, and school capacity. Kris Branner – 447 Summit: Concerned that traffic will avoid Triumph because of speed bumps and will all go through Mountain View Subdivision.

Claudia Moberly: Historical Society President – 10201 Willis Rd: The site is important to the history of Middleton and the region. She hopes to work with the owner and GMPRD to establish an educational site. She believes the Foote's will preserve the site.

Mike Graefe – 1889 Ridgeway: Can the irrigation be piped? Is the mill site part of the 16.71 acres? He believes problems can be solved by changing the zoning codes. High density subdivisions of today are the slums of tomorrow.

Mike McDougal – 13037 Greenwell Lane: Concerned with traffic. Tough to see subdivisions that meet city code being passed when there are things that make this unattractive.

Todd Ognibene – 1973 Scotch Pine Dr: Concerned about irrigation and mosquitoes. TIS doesn't take into consideration all other developments in area. He believes cities can bond for infrastructure that developers have to pay back. Middleton needs a master plan.

Chairman Waltemate closed the public comment portion at 7:33 p.m. He called a 10 min break and the meeting resumed at 7:43 p.m.

Applicant Representative – Bob Unger, Unger Enterprises, LLC 9662 W Arnold Road, MotioBoise.

- Mill site is not part of the 16.71 acres.
- No plans to tile the irrigation. They have been monitoring the ground water for over 6 months and are not seeing any issues. They do have 6 drainage lots planned.
- Asked staff about 8ft pathway instead of 10 ft. Staff confirmed only 8 ft pathway was needed.
- Lots in the subdivision meet the code with a minimum of 8000 sq ft. However, there are some lots that are 10,000 sq ft as well.

Applicant Attorney - Lewis Spiker 199 N. Capital Blvd.

- They are building the pathway along the northern border that should have already been done with the previous subdivision.
- Traffic concerns are primarily addressed with zoning/annexation.
- City code is how it is now. That is how this application should be judged.
- Pro-rata amount is based on the impact the subdivision will have.
- Pathway is required by city.
- They were not allowed to have access onto N. Middleton Rd, if a second, emergency access is required, it could be made a condition of approval.

Questions from the Commissioners:

Hoekstra: How do you address COMPASS comments?

Spiker: COMPASS did not address a specific intersection/roadway; therefore, he is not sure how to respond to the report.

Waltemate: No proposed safety measures along the canal?

Spiker: Could put up a wrought iron fence along the canal if the ditch company agrees.

Hoekstra: We know the plat impacts Middleton Rd. How do we recognize the legitimacy of the impact?

Spiker: Regarding individual impacts. The impact was already established when this was previously zoned R-3. Those impacts were addressed at that state. The additional impact that is occurring now is with construction.

Brock: Why are you not accessing Middleton Rd?

City Planner – Roberta Stewart: Middleton Rd is an Arterial Road. CHD4 and the City Engineer limit access onto Arterial roads. In this case the intersection would have been too close to Triumph Dr. to the north. She is not sure why if MRFD doesn't call for an emergency access the City would require it.

Waltemate: Where is the construction entrance?

Spiker: On Middleton Rd. This is allowable because it is considered a temporary access not a permanent access.

Waltemate: Do you have a plan if for some reason you discover an historical artifact?

Spiker: Will follow State/City Code

Hoekstra: Preserving the Mill Site in perpetuity.

Stewart: The Mill site was offered to the City. The City doesn't have an appetite to

maintain those historical sites.

Brock: What is the timeline to break ground?

Spiker: Maybe next spring.

## Discussion by Commissioners:

## Summers:

- Drainage will be address with the Ditch Company
- The project does fit in the Comprehensive Plan
- · Happy the four mill is being preserved.
- Regarding the Emergency Access, that should be left to MRFD and City Council.
- Pathway & Canal: City already planned a pathway along the canal and would have taken safety measures if needed.

## Hoekstra:

 He has safety and traffic concerns. Would like city to more aggressively look into bonds to get ahead of the growth. The City plans to develop R-3 but he infrastructure is not there. He is left with a moral dilemma.

#### Waltemate:

- The infrastructure is built by developers. However, with this application, Dewey does not have a sidewalk and is not being improved.
- Commissioners cannot make decisions based on emotions.

(There was a disturbance by Resident Steve Thompson who yelled obscenities and then left.)

Summers: The project meets code.

Waltemate: The project meets code, meets requirements, is an infill project.

Hoekstra: The project increases traffic.

Summers: The project meets code; we cannot choose to deny.

**Motion:** Motion by Chairman Walternate to accept the General Facts and Conclusions of Law set forth in the staff report and public hearing in regard to The Mill at Middleton Subdivision. Motion seconded by Commissioner Summers and approved unanimously

**Motion:** Motion by Chairman Waltemate to accept the Conclusions of Law set forth in the staff report and public hearing in regard to The Mill at Middleton Subdivision. Motion seconded by Commissioner Summers and approved unanimously.

**Motion:** Motion by Commissioner Hoekstra to recommend the application of by Wade Thomas/IAG Capital, LLC and Bob Unger for Preliminary plat with respect to The Mill subdivision located at 0 N. Dewey Avenue be denied until the Developer and City Administration devised a solution or plan for Dewey Avenue that will make it safe for vehicle and pedestrian traffic. Motion seconded by Commissioner Brock.

Waltemate, Hoekstra, Brock - Yes

Summers - Nay

Motion passed 3:1 vote.

Chairman Waltemate closed the public hearing at 8:29 p.m. and called a 5-minute break and resumed the meeting at 8:35 p.m.

## Public/Commission/Staff Comments:

Mike Graefe – 1889 Rideway: Outburst was uncalled for. He is concerned that Developers can get around the code in the DA. Our codes are outdated, and we need to have committees to discuss updating the codes.

Todd Ogibene – 1973 Scotch Pine Dr: He is happy to hear questions being brought up. A moratorium isn't the right answer, but there should be infrastructure before the developers come in. Discussion ensued regarding how infrastructure is funded and built.

Mike McDougal – 13037 Greenwell Lane: Wants to see a more aggressive method to get things accomplished. Developers do nothing for the school district. That has to stop. (Discussion with Brock and McDougal on Impact Fees)

Greg Winchester – 916 Silver Springs St: Would like to see Commissioners at City Council meetings. He is stunned that the School District does not comment on new developments. Discussion ensued about who they can talk to at IT D and the Comprehensive Plan.

Robert Hunt – 24778 Desert Pine Ct: Let developers build, but don't let them change zoning to R-3. He agrees he can't tell a farmer what to do with their land, they have a right to sell, but the buyer doesn't have the right to do whatever they want.

Tim O'Meara – 501 N. Dewey: Steve Thompson's outburst was uncalled for. He appreciated the way the Commission handled it. Sidewalks on Dewey would have been built, but the previous administration said no, because there was a culvert that was going to be put in. It didn't make sense to put in sidewalks when they would be torn out in a few years. GMPRD is working to get Impact fees in place. They have been road blocked at the County.

Additional discussion from Commissioners about government agencies and the need for the public to be involved.

Adjourn: Chairman Waltemate adjourned the meeting at 10:05 p.m.

TEST:

ennica Reynolds, Deputy Clerk, Planning

Approved: March 14, 2022

Ray Waltemate, Chairman

## TEMPORARY CONSTRUCTION LICENSE

This Temporary Construction License Agreement ("Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_ 2022, ("Effective Date") by and between the City of Middleton, a municipal corporation of the State of Idaho ("City") and IAG Capital, LLC, an Idaho limited liability company ("Developer").

## RECITALS

**WHEREAS**, the City is the holder of a twenty foot greenbelt easement ("Greenbelt Easement") running along the southern boundary of certain real property in the Kennedy Meadows Subdivision, City of Middleton, State of Idaho, which property is more fully described as:

Lot 06, Block 1 and Lot 14, Block 2 of Kennedy Meadows Subdivision according to the official plat thereof recorded on March 11, 2005 as Instrument No. 200512573, records of Canyon County, Idaho.

WHEREAS, said Greenbelt Easement runs parallel to the southern boundary of said real property at a distance of twenty feet (20') therefrom, as depicted on the final plat for the Kennedy Meadows Subdivision, a true and correct copy of which is attached hereto as Exhibit A and incorporated by this reference; and,

**WHEREAS**, Developer desires to construct a paved pathway within said Greenbelt Easement ("Improvements"); and,

WHEREAS, the City desires to grant developer a license for the construction thereof.

# NOW, THEREFORE, IN CONSIDERATION OF THE FOLLOWING COVENANTS ANDPROMISES, THE PARTIES AGREE AS FOLLOWS:

- 1. GRANT OF LICENSE. City hereby conveys to the Developer a temporary construction easement for the purpose of construction the Improvements and related activities including, without limitation, pathway construction, grading, drainage improvements, and landscaping.
- 2. LICENSE DESCRIPTION AND TERM. The licensed areas shall be the same area as the Greenbelt Easement ("Licensed Premises"). The term of this license shall commence on the Effective Date and shall continue for thirty six (36) months.
- 3. NON-EXCLUSIVE EASEMENT. This license shall be non-exclusive and shall not preclude City or its employees, contractors, or other agents from use of the Licensed Premises.
- 4. CONDUCT OF WORK AND RESTORATION OF EASEMENT PREMISES. The Developer shall comply with all rules and regulations, whether federal, state, county, or municipal relating to the occupancy and use of the Licensed Premises. On revocation, surrender or other termination of this license, the Developer shall quietly and peaceably surrender the Licensed Premises occupied by the Developer and shall promptly and diligently repair any damage to the Licensed Premises caused by the activities of the Developer (or any contractor, employee, or agent of the Developer).
- 5. INSURANCE. The Developer shall at all times have insurance of the types set forth herein and in the amount of \$1,000,000.00 and shall furnish to City a certificate or certificates of TEMPORARY CONSTRUCTION LICENSE 1

insurance evidencing such insurance acceptable to City. The following insurance is required:

- A. Comprehensive General Liability Insurance; and
- **B.** Workers Compensation Insurance meeting statutory requirements.
- **6. ASSIGNMENT.** Developer may assign any of the rights or obligations created hereunder without the prior written consent of the City. The terms of this Agreement shall be binding upon and shall inure to the benefit of the permitted successors in interest or the legal representatives of the parties.
- 7. ATTORNEY'S FEES. If any action is filed or maintained by either party in relation to this Agreement, the substantially prevailing party shall be awarded its reasonable costs and attorney's fees, which rights shall survive termination of this Agreement.
- **8. RELATIONSHIP OF THE PARTIES.** The parties to this Agreement are not and shall not be construed to be partners, joint venturers or agents of one another with respect to the installation of improvements or any other activities associated with this Agreement.
- 9. **DUPLICATE ORIGINALS.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.
- 10. INTEGRATION. This Agreement is the full and complete expression of the agreement of the parties with respect to the subject matter hereof, embodies the entire Agreement of the parties and there are no promises, terms, conditions, or obligations other than those contained or referenced herein; and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written, between the parties.

CITY OF MIDDLETON	DEVELOPER
Steven J. Rule, Mayor	BY:
	ITS:
ATTEST:	
Becky Crofts, City Clerk	

### **ORDINANCE NO. 661**

AN ORDINANCE ENACTED BY THE MIDDLETON CITY COUNCIL AMENDING TITLE 7, CHAPTER 3, SETION 07-03-01, MIDDLETON CITY CODE, PERTAINING TO PROHIBITED ACTIVITES IN PUBLIC PARKS OF THE CITY OF MIDDLETON; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

**BE IT ORDAINED** by the Mayor and Council of the City of Middleton, County of Canyon, State of Idaho:

**Section 1.** That Title 7, Chapter 3, Section 07-03-01 of the Middleton City Code is hereby amended, as follows:

## 7-3-1: PERMITS; PROHIBITED ACTS:

The following are prohibited in all public parks, unless a permit is first obtained from the government entity which owns such park, whether that be the City of Middleton or Greater Middleton Parks and Recreation District:

- A. Unauthorized motor vehicles. This rule shall not prohibit the use of ADA compliant wheelchairs that are motorized and other similar accessibility enhancing devices by disabled individuals.
  - B. Overnight parking and parking or displaying "for sale" vehicles.
  - C. Alcoholic beverages.
  - D. Selling any goods, food or food products of any kind.
- E. Conducting business in or at a City park or facility, except in an area designated for a farmer's market or as part of events with a special events permit issued by the City.
  - F. Camping day or night.
- G. Hunting, shooting at targets, lighting fireworks, golfing, or participating in any activity involving objects that can cause great bodily harm, for example throwing or slinging rocks or stones, flinging sharp-ended arrows, knives, hatches, guns, paintball guns, javelins javelines, swords or spears.
  - H. Bicycle riding and skateboarding on ball fields and courts.
  - I. Glass containers.
  - J. Signs, except team name and sponsor banners during contests.
  - K. Metal detecting/worm gathering.
- L. Fire; except in a grill attended at all times. All fires which are properly maintained shall be extinguished before leaving the park.
  - M. Smoking and vaping.
- N. Despoiling, littering, defacing, or creating an unsanitary condition in the park including a restroom or washroom.
- O. No person shall use the park restrooms and washrooms designated for the opposite sex unless under six (6) years old and accompanied by a parent.
- P. Constructing or erecting any building or structure of whatever kind, whether permanent or temporary in character, or running or stringing any utility line onto, upon or across any park or public lands.

- Q. Destruction of vegetation. Damaging, cutting, carving, marking, defacing, transplanting, or removing any tree or plant, or injuring the bark, or picking the flowers, fruit or seeds of any tree or plant. Attaching any rope, wire or other contrivance to any tree or plant. Climbing on, hanging from or bending trunks or branches of any tree or plant. Digging in or otherwise disturbing grass areas or in any other way injuring or impairing the natural beauty or usefulness of any area.
- R. Destruction of park property. Marking, defacing, disfiguring, injuring, tampering with, displacing or removing any buildings, bridges, tables, benches, fireplaces, railings, playground equipment, paving or paving material, water lines or other public utilities or parts or appurtenances whatsoever, either real or personal, or have in his possession any of the foregoing things or objects, or any part thereof.
- S. Disturbing the peace. Engaging in any conduct that interferes with another person's reasonable use and quiet enjoyment of any park. While in a public park, using obscene, abusive or threatening language; using or threatening any act of violence; using a radio, loudspeaker, CD player, tape player, or any other amplification device which can be heard at a distance of more than fifty feet (50') from the source of the amplified sound; engaging in riotous or disorderly conduct; removing or damaging any structure, any item of park equipment, any plant or natural feature; riding a bicycle, skateboard or other wheeled implement, except on paved paths, or in such a manner as threatens other park users; and littering.
- T. Refusal to leave park. No person shall refuse to leave a park when directed to do so by a police officer or City official.
- **Section 2.** This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.
- **Section 3.** This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.
- **Section 4.** All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

PASSED BY THE COUNCIL OF THE CITY OF MIDDLETON, IDAHO, this day of, 2022.								
<b>APPROVED BY THE MA</b> day of, 2022.	AYOR OF THE CITY OF MIDDLETON, IDAHO, this							
	ATTEST:							
Steve Rule, Mayor	City Clerk (or Deputy)							

## ORDINANCES OF THE CITY OF MIDDLETON NOTICE OF ADOPTION AND SUMMARY OF AMENDED AND RESTATED ORDINANCE NO 661

AN ORDINANCE ENACTED BY THE MIDDLETON CITY COUNCIL AMENDING TITLE 7, CHAPTER 3, SETION 07-03-01, MIDDLETON CITY CODE, PERTAINING TO PROHIBITED ACTIVITES IN PUBLIC PARKS OF THE CITY OF MIDDLETON; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

# BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MIDDLETON, COUNTY OF CANYON, STATE OF IDAHO:

**Section 1.** Amends Title 7, Chapter 3, Section 7-3-1 of the Middleton City Code by providing that permits for the use of public parks must be obtained from the entity owning said park.

**Sections 2 through 4.** Provides that this ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law; provides for severability; repeals conflicting ordinances, resolutions, and orders.

Ordinance No. 659 provides an effective date, which shall be on the 6th day of April, 2022. Ordinance No. 661 was passed by the Council and approved by the Mayor on the 6th day of April, 2022. The full text of the Ordinance is available at Middleton City Hall, 1103 W Main St, Middleton, ID 83644. The Mayor and City Council approved the foregoing summary on the 6th day of April, 2022, for publication on the 11th day of April, 2022, pursuant to Idaho Code § 50-901A.

Mayor Steve Rule

ATTEST: Becky Crofts, City Clerk

## STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 659 and provides adequate notice to the public as to the contents of such ordinance.

DATED this	day of
2022	

Douglas Waterman, Attorney for City of Middleton



Development Impact Fee and Capital Improvements Plan

Middleton, Idaho

February 15, 2022

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## Section A: Cover Letter

February 15, 2022

Ms. Becky Crofts, City Administrator City of Middleton 1103 West Main Street Middleton, ID 83644

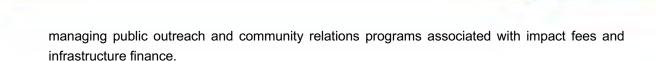
## RE: Proposal for Development Impact Fee Study and Capital Improvements Plan

Ms. Crofts,

TischlerBise, on behalf of Galena Consulting, is pleased to submit the enclosed proposal to prepare a Development Impact Fee Study and Capital Improvements Plan for the City of Middleton. This assignment requires a consulting team with a unique combination of experience and expertise. We feel that TischlerBise, paired with Galena Consulting, is ideally suited to undertake this project based on our Team's extensive national and Idaho impact fee experience. There are several points we would like to note that make our qualifications unique:

- Depth of Experience. TischlerBise is the nation's leading impact fee and infrastructure financing consulting firm. Our qualified professionals bring an unparalleled depth of experience to this assignment. We have managed over 1,000 impact fee studies across the country more than any other firm. We are innovators in the field, pioneering approaches for credits, impact fees by size of housing unit, and distance-related/tiered impact fees. More important, a TischlerBise impact fee methodology has never been successfully challenged in a court of law.
- Idaho Experience. Galena Consulting has unsurpassed experience preparing impact fee studies and capital improvement plans in the State of Idaho. Galena Consulting has completed impact fee studies and developed capital plans for over 50 local governments in the Intermountain West over the past 19 years. This work has involved the capital needs for Transportation, Parks and Recreation, Fire and Emergency Medical Services, and Law Enforcement.
- Technical Knowledge of Land Use Planning and Local Government Finance. The City requires consulting expertise in the areas of land use planning, transportation, and economic development in the State of Idaho, as well as in local government finance. Many communities overlook the fact that impact fees are a land use regulation. TischlerBise will apply years of impact fee and land use and economic development planning experience within the context of overall City financial needs, and land use, transportation, and economic development policies. This will lead to a work product that is both defensible and that promotes equity.
- Community Outreach. An important component of a successful impact fee program is community support. All three members of our project team have substantial experience developing and





Responsiveness. As a small firm, we have the flexibility and responsiveness to meet all deadlines
of the City's project. In addition, much of the consulting work on this assignment will take
place at our Boise offices.

If you have any questions regarding our proposal, please feel free to contact Anne Wescott or myself. Our Team looks forward to the possibility of working with the City and are committed to providing cost-effective, high-quality support for this assignment.

Sincerely,

L. Carson Bise II, AICP, President

TischlerBise, Inc.

4701 Sangamore Road, Suite S240

Bethesda, MD 20816

Phone: 301-320-6900 Ext. 12 E-mail: carson@tischlerbise.com

Anne Wescott, President

Galena Consulting

1214South Johnson

Boise, ID 83705

Phone: 208-860-0133

E-mail: awescott@galenaconsulting.com



## Section B: Firm and Staff Profile

This proposal represents a joint venture between TischlerBise and Galena Consulting. TischlerBise will be the prime contractor and Galena Consulting will be a subcontractor.

## TischlerBise, Inc.

TischlerBise is a fiscal, economic, and planning consulting firm specializing in fiscal/economic impact analysis, impact fees, market feasibility, infrastructure financing studies, and related revenue strategies. Our firm has been providing consulting services to public agencies for over thirty years. In this time, we have prepared over 900 fiscal/economic impact evaluations and over 1,000 impact fee/infrastructure financing studies – more than any other firm. Through our detailed approach, proven methodology, and comprehensive product, we have established TischlerBise as the leading national expert on revenue enhancement and cost of growth strategies.

TischlerBise, Inc., was founded in 1977 as Tischler, Montasser & Associates. The firm became Tischler & Associates, Inc., in 1980 and TischlerBise, Inc., in 2005. The firm is a Subchapter (S) corporation, is incorporated in Washington, D.C., and maintains offices in Bethesda, Maryland and Boise, Idaho. The firm's legal addresses are:

## **Principal Office**

L. Carson Bise, AICP, President 4701 Sangamore Rd, Suite 240 Bethesda, MD 20816 301.320.6900 x12 carson@tischlerbise.com

#### **Idaho Office**

Colin McAweeney, Sr. Analyst 999 West Main Street Boise, ID 83702 202.642.8248 colin@tischlerbise.com

TischlerBise consistently exceeds our client's expectations, which is due in large part to the **heavy involvement of our highly skilled principal-level professionals.** We are proud of the fact that most of our clients retain TischlerBise for return engagements. There are several areas that make our qualifications unique:

- Unsurpassed Expertise. Our qualified professionals bring an unparalleled depth of experience to this assignment. We have managed over 1,000 impact fee studies across the country – more than any other firm.
- Innovators. TischlerBise has been at the forefront of developing unique and innovative approaches for impact fees that are based on the client's policy objectives and backed by rigorous primary data development. For example, TischlerBise has developed and refined methodologies for calculating impact fees by size of housing unit and developing distance-related/tiered transportation impact fees. More important, a TischlerBise impact fee methodology has never been successfully challenged in a court of law.
- Consensus Builders. Our seasoned Project Team has actively participated in legislative body
  meetings and citizen committees to educate stakeholders regarding the technical process of impact
  fee calculations as well as the pros and cons of impact fees. We have unsurpassed experience as



consensus builders working with a broad cross-section of urban, suburban, and rural communities across the country.

An important factor to consider related to this work effort is our **previous experience preparing impact fees in the State of Idaho.** The table below provides a complete list of TischlerBise's Idaho impact fee experience.

TischlerBise Idaho Impact Fee Experience							
Ada County	Boise	Caldwell					
Hailey	Hayden	Idaho Falls					
Kellogg	Kootenai County Fire District	Nampa					
Post Falls	Sandpoint	Shoshone Fire District					

# **TischlerBise Impact Fee Experience (last 5 years)**

A summary of our national impact fee experience over the last 5 years is shown below.

STATE	CLIENT	Feasibility Analysis	Roads/Transportation	Sewer	Water	Stormwater	Law Enforcement	Fire/EMS	Parks and Recreation	Trails/Open Space	Libraries	General Government	Schools
AL	Daphne		•					•	•	•			
AL	Fairhope		<b>♦</b>					•	<b>♦</b>	•		•	
AL	Foley		<b>♦</b>					•	<b>♦</b>	•			
AR	Bella Vista						<b>♦</b>	•			•		
AR	Bentonville		<b>♦</b>	•	•		<b>♦</b>	•	<b>♦</b>				
AZ	Apache Junction		•				<b>♦</b>	•	<b>♦</b>		<b>♦</b>	•	
AZ	Avondale		<b>♦</b>	•	•		<b>♦</b>	•	<b>♦</b>		•	•	
AZ	Buckeye		<b>♦</b>	•	•		<b>♦</b>		<b>♦</b>		•	•	
AZ	Casa Grande		<b>♦</b>	•			<b>♦</b>	•	<b>♦</b>		•	•	
AZ	Cave Creek		<b>♦</b>	•	•				<b>♦</b>	•		•	
AZ	Coolidge		<b>♦</b>	•			•	•	<b>♦</b>			•	
AZ	Eloy			•	<b>♦</b>		•		<b>♦</b>		•	•	
AZ	Flagstaff	•	<b>♦</b>				•	•	<b>♦</b>		•	•	
AZ	Fountain Valley		<b>♦</b>					•	<b>♦</b>				
AZ	Gilbert		<b>♦</b>		<b>♦</b>		•	•			•		
AZ	Glendale			•	•	•	<b>♦</b>	•	<b>♦</b>		•	•	
AZ	Goodyear		<b>♦</b>	•	<b>♦</b>		•	•	<b>♦</b>		•		
AZ	Kingman		<b>*</b>	•	•		•		<b>♦</b>				



								_					
STATE	CLIENT	Feasibility Analysis	Roads/Transportation	Sewer	Water	Stormwater	Law Enforcement	Fire/EMS	Parks and Recreation	Trails/Open Space	Libraries	General Government	Schools
AZ	Maricopa	•	•				•	•	•	•	•	•	
AZ	Pinal County	•	<b>*</b>				•		<b>♦</b>				
AZ	Pinetop-Lakeside		<b>♦</b>				•		<b>♦</b>	•		•	
AZ	Prescott	•											
AZ	San Luis		<b>♦</b>	•	•	•	<b>♦</b>	•	<b>♦</b>				
AZ	Sedona		<b>♦</b>			•	•		<b>♦</b>			•	
AZ	Show Low	•	<b>♦</b>	•	•		<b>♦</b>		<b>♦</b>		•		
AZ	Sierra Vista		<b>•</b>				<b>•</b>	•	<b>♦</b>	•	•		
AZ	Somerton		<b>♦</b>	•	•	•	<b>♦</b>	•	<b>♦</b>				
AZ	Surprise		<b>♦</b>	•	•		•	•	•		•	•	
AZ	Tucson		<b>♦</b>				<b>♦</b>	•	<b>♦</b>				
AZ	Wellton		<b>♦</b>	•	•	•	•	•	<b>♦</b>				
AZ	Yuma		<b>♦</b>	•		•	<b>♦</b>	•	<b>♦</b>	•		•	
CA	Tulare		<b>♦</b>	•	<b>♦</b>	•	<b>♦</b>	•	<b>♦</b>	•	•	•	
FL	Manatee County		•				<b>♦</b>	•	<b>♦</b>	•		•	<b>♦</b>
FL	Manatee County Schools												<b>♦</b>
FL	Miami	•					<b>♦</b>	•	<b>♦</b>	•		•	<b>♦</b>
FL	Osceola County Schools												<b>♦</b>
FL	Parkland						<b>♦</b>		<b>♦</b>				
FL	Pasco Co. School Board												<b>♦</b>
FL	Pinecrest		•			•	<b>♦</b>		<b>♦</b>				
FL	Sarasota County Schools												<b>♦</b>
FL	South Miami		•						<b>♦</b>				
FL	Stuart		•				•	•	<b>♦</b>			•	
GA	Forsyth County		•										
GA	Gordon County	•							<b>♦</b>	•		•	
GA	Henry County		•										
GA	Roswell		•						<b>♦</b>	•			
ID	Hailey		•	•	•		•	•	<b>♦</b>	•	<b>♦</b>	•	
ID	Hayden		•				•		<b>♦</b>				
ID	Idaho Falls		•				•	•	<b>♦</b>				
ID	Post Falls	•	•				•		<b>♦</b>				
MD	Anne Arundel		•				•		<b>♦</b>				<b>♦</b>
MD	Easton	•	•				•	•	<b>♦</b>			•	
MD	Frederick County		•				<b>♦</b>	•	<b>♦</b>		•	•	<b>♦</b>



STATE	CLIENT	Feasibility Analysis	Roads/Transportation	Sewer	Water	Stormwater	Law Enforcement	Fire/EMS	Parks and Recreation	Trails/Open Space	Libraries	General Government	Schools
MD	Talbot County	•	•				_		•		•	•	•
MT	Bozeman		•	•	•			•					
MT	Hamilton		•	•	•		•	•					
MT	Livingston		•	•	•			•	•				
MT	Missoula		<b>♦</b>				•		<b>♦</b>		<b>♦</b>	•	
MT	Missoula County		<b>*</b>	•			•	•					
NM	Las Cruces			•	•								
NV	Washoe County		<b>*</b>										
ОН	Delaware						•	•	<b>♦</b>			•	
ОН	Lebanon		<b>*</b>						<b>♦</b>				
ОН	Sunbury						•					•	
RI	East Greenwich							•	<b>♦</b>	•		•	<b>♦</b>
RI	Middletown			•			•	•	<b>♦</b>			•	<b>♦</b>
SC	Beaufort County		<b>*</b>				•	•	<b>♦</b>		<b>♦</b>		<b>♦</b>
SC	Clover School District												<b>♦</b>
SC	Easley		•				•	•	<b>♦</b>				
SC	Fort Mill School District												<b>♦</b>
SC	Georgetown County		<b>*</b>				•				•		
SC	Horry County	•					•	•	<b>♦</b>	•	•		
SC	Jasper County		<b>*</b>				•	•	<b>♦</b>				<b>♦</b>
SC	Lancaster County						•	•	<b>♦</b>				<b>♦</b>
SC	Lexington County						•	•					
SC	Tega Cay			•	<b>♦</b>			•	<b>♦</b>				
SC	York County		<b>*</b>				<b>•</b>		<b>*</b>				
TN	Hendersonville		•				•	•	<b>♦</b>				
TN	Murfreesboro		•				•	•	<b>*</b>				
TN	Portland		<b>*</b>				<b>*</b>	•					
TN	Williamson County												<b>♦</b>
UT	West Jordan		<b>*</b>	•	<b>•</b>	•	<b>*</b>	•	<b>♦</b>				
VA	Goochland County		<b>*</b>										
VA	Fauquier County		<b>*</b>					•					<b>♦</b>
VA	Frederick County		<b>*</b>					•					<b>♦</b>
VA	Henrico County		<b>*</b>						<b>♦</b>		<b>♦</b>		<b>♦</b>
VA	Isle of Wight County							•	<b>♦</b>				<b>♦</b>
VA	Loudoun County		<b>•</b>				<b>•</b>	•	<b>•</b>		•		<b>♦</b>



STATE	CLIENT	Feasibility Analysis	Roads/Transportation	Sewer	Water	Stormwater	Law Enforcement	Fire/EMS	Parks and Recreation	Trails/Open Space	Libraries	General Government	Schools
VA	Stafford County		•										
VA	Suffolk			•	<b>*</b>								
WV	Jefferson County						•	•	<b>♦</b>			•	•

# **Galena Consulting**

Galena Consulting was founded in Boise, Idaho in 2002 to support local governments in providing innovative and fiscally sustainable services. Galena Consulting has been a trusted partner for Idaho cities, counties and other taxing districts in capital planning and impact fee development for 19 years. Other services include operational analyses, fee studies, fiscal impact analyses, policy development, consolidation analysis, strategic planning and management coaching.

## **Legal Address**

Anne Wescott, President 1214 South Johnson Boise, ID 83705

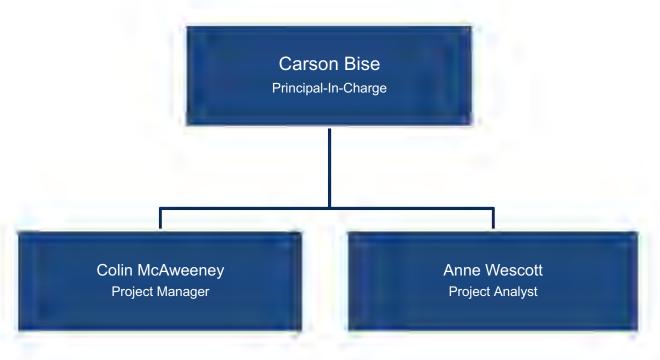
Galena Cor	Galena Consulting Idaho Impact Fee Experience							
Boise	Caldwell	Caldwell Hwy. District						
Caldwell Rural Fire District	Carey	Cascade						
Cascade Fire District	Donnelly	Driggs						
Eagle Fire District	Eastside Fire District	Eastside Hwy. District						
Emmett	Filer Fire District	Gem County Fire District						
Houser Fire District	Kuna	Kuna Fire District						
Lakes Hwy. District	Marsing Fire District	McCall						
McCall Fire District	MicaKidd Fire District	Meridian						
Meridian Rural Fire District	Middleton	Middleton Fire District						
Middleton Parks District	Mountain Home	North Ada Co. Fire District						
Nampa	Nampa Rural Fire District	Northern Lakes Fire District						
Northside Fire District	Payette	Post Falls Hwy. District						



Rock Creek Fire District	Shoshone Fire District	Spirit Lake Fire District
St. Maries' Fire District	Star Fire District	Sun Valley
Timberlake Fire District	Twin Falls	West Pend
Wilder Fire District	Worley Fire District	Ada County
Elmore County	Gem County	Jerome County
Kootenai County	Payette County	Shoshone County
Valley County		

## **Project Team**

To successfully navigate through the City's impact fee study, the successful consultant must possess specific, detailed, and customized knowledge, not only of the technical analysis, but also of the context of the impact fee structure in achieving the City's land use, affordable housing, and economic development policy goals. Our Project Team for this assignment includes our most senior and experienced impact fee professionals. We have unsurpassed experience performing projects requiring the same expertise as that needed to serve the City. The role of each team member and their qualifications are briefly discussed in this section, and the organizational chart shows our project team.



Carson Bise, AICP, President of TischlerBise, will serve as Principal-In-Charge. In this role, Mr. Bise will coordinate our Project Team's interaction with the City to ensure that all work is completed properly, on



time, and within budget. He will work closely with Ms. Wescott and Mr. McAweeney, developing and reviewing all aspects of the project and providing overall quality assurance for the project.

Colin McAweeney, Senior Fiscal/Economic Analyst, will serve as Project Manager for this assignment. Mr. McAweeney has been with TischlerBise for seven years and is the Project Manager for many of our Arizona assignments, which have the most stringent impact fee enabling legislation in the country. Mr. McAweeney heads our Boise office and has prepared impact fees in Kellogg, Idaho Falls, Hayden, and Sandpoint. Mr. McAweeney was the project manager for our recent assignment developing a regional fiscal impact model for COMPASS and project-level fiscal impact model for the City of Eagle.

**Anne Wescott** is President of Galena Consulting. Ms. Wescott will provide project support for this assignment. She will work closely with Mr. Bise and Mr. McAweeney, developing and reviewing all aspects of the project and providing overall quality assurance for the project. **Ms. Wescott has managed many similar projects in the State of Idaho.** 

Complete staff resumes are shown below.

## L. Carson Bise, II, AICP, President

## **EXPERIENCE**

Carson Bise has thirty years of fiscal, economic, and planning experience and has conducted fiscal and infrastructure finance evaluations in thirty-nine states. Mr. Bise is a leading national figure in the calculation of impact fees, having completed over 350 impact fee studies. Mr. Bise has also written and lectured extensively on fiscal impact analysis and infrastructure financing. His most recent publications are Next Generation Transportation Impact Fees and Fiscal Impact Analysis: Methodologies for Planners, both published by the American Planning Association, a chapter on fiscal impact analysis in the book Planning and Urban Design Standards, also published by the American Planning Association, and the ICMA IQ Report, Fiscal Impact Analysis: How Today's Decisions Affect Tomorrow's Budgets. Mr. Bise was also the principal author of the fiscal impact analysis component for the Atlanta Regional Commission's Smart Growth Toolkit and is featured in the recently released AICP CD-ROM Training Package entitled The Economics of Density. Mr. Bise is currently on the Board of Directors of the Growth and Infrastructure Finance Consortium and recently Chaired the APA's Paying for Growth Task Force. He was also recently named an Affiliate of the National Center for Smart Growth Research & Education.

#### **EDUCATION**

M.B.A., Economics, Shenandoah University
Bachelor of Science, Geography/Urban Planning, East Tennessee State University
Bachelor of Science, Political Science/Urban Studies, East Tennessee State University

#### SELECTED IMPACT FEE EXPERIENCE

- Daphne, Alabama Impact Fee Study
- Foley, Alabama Impact Fee Study
- Gulf Shores, Alabama Impact Fee Study
- Orange Beach, Alabama Impact Fee Study
- Apache Junction, Arizona Impact Fee Study
- Camp Verde, Arizona Impact Fee Study



- Eloy, Arizona Impact Fee Study
- Siloam Springs, Arkansas Impact Fee Study
- Avenal, California Development Impact Fee Study
- Corcoran, California Development Impact Fee Study
- Banning, California Development Impact Fee Study
- National City, California Development Impact Fee Study
- Mammoth Lakes, California Development Impact Fee
- Rancho Cucamonga, California Development Impact Fee Study
- Suisun City, California Development Impact Fee Study
- Temecula, California Development Impact Fee Study
- Tulare, California Development Impact Fee Study
- Adams County, Colorado Transportation Impact Study
- Arapahoe County, Colorado Rural Road Funding Strategy and Rural Road Impact Fee Study
- Boulder, Colorado *Impact Fee/Excise Tax Study*
- Castle Rock, Colorado Impact Fee Study
- Evans, Colorado Impact Fee Study
- Erie, Colorado Impact Fee Study
- Fort Collins, Colorado Transportation Capital Expansion Fee Study
- Grand Junction, Colorado Impact Fee Study
- Greeley, Colorado Impact Fee Study
- Longmont, Colorado Impact Fee Study
- Louisville, Colorado Impact Fee Study
- Mead, Colorado Impact Fee Study
- Steamboat Springs, Colorado Impact Fee Study
- Thornton, Colorado Impact Fee Study
- Vail, Colorado Impact Fee Study
- DeSoto County, Florida Impact Fee Study
- Manatee County, Florida Impact Fee Study
- North Miami, Florida Impact Fee Study
- Pasco County, Florida School Impact Fee Study
- Polk County, Florida Impact Fee Study
- Punta Gorda, Florida Impact Fee Study
- Boise, Idaho Impact Fees and Capital Improvements Plan
- Hailey, Idaho Impact Fees and Capital Improvements Plan
- Hayden, Idaho Impact Fees and Capital Improvements Plan
- Nampa, Idaho Impact Fees and Capital Improvements Plan
- Post Falls, Idaho Impact Fees and Capital Improvements Plan
- Sandpoint, Idaho Impact Fees and Capital Improvements Plan
- Anne Arundel County, Maryland Revenue Strategies
- Calvert County, Maryland Impact Fee Study
- Caroline County, Maryland Schools Excise Tax Study
- Carroll County, Maryland Impact Fee Study
- Charles County, Maryland Impact Fee Study



- Dorchester County, Maryland Impact Fee Study
- Town of Easton, Maryland Impact Fee Study
- Hagerstown, Maryland Impact Fee Study
- Hampstead, Maryland Impact Fee Study
- Salisbury, Maryland Impact Fee Study
- Talbot County, Maryland Impact Fee Study
- Washington County, Maryland Impact Fee Study
- Wicomico County, Maryland Impact Fee Study
- Worcester County, Maryland Impact Fee Study
- Broadwater County, Montana Impact Fee Feasibility Study
- Florence-Carlton School District, Montana Impact Fee Study
- North Las Vegas, Nevada Impact Fee Study
- Nye County/Town of Pahrump, Nevada Impact Fee Study
- Clinton City, Utah Impact Fee Study
- Draper City, Utah Impact Fee Study
- Farmington City, Utah Impact Fee Study
- Logan City, Utah Impact Fee Study
- Mapleton City, Utah Impact Fee Study
- Spanish Fork, Utah Impact Fee Study
- West Jordan, Utah Impact Fee Study

#### SPEAKING ENGAGEMENTS

- Fiscal Impact Assessment, AICP Training Workshop, APA National Planning Conference
- Dealing with the Cost of Growth: From Soup to Nuts, ICMA National Conference
- Demand Numbers for Impact Analysis, National Impact Fee Roundtable
- Calculating Infrastructure Needs with Fiscal Impact Models, Florida Chapter of the APA Conference
- Economic Impact of Home Building, National Impact Fee Roundtable
- Next Generation Transportation Impact Fees, APA National Conference
- Economics of Density, APA National Conference
- The Cost/Benefit of Compact Development Patterns, APA National Conference
- Fiscal Impact Modeling: A Tool for Local Government Decision Making, ICMA National Conference
- From Soup to Nuts: Paying for Growth, APA National Conference
- Mitigating the Impacts of Development in Urban Areas, Florida Chapter of the APA
- Impact Fee Basics, National Impact Fee Roundtable
- Fiscal Impact Analysis and Impact Fees, National Impact Fee Roundtable

## **PUBLICATIONS**

- "Next Generation Transportation Impact Fees," APA, Planners Advisory Service.
- "Fiscal Impact Analysis: Methodologies for Planners," APA.
- "Planning and Urban Design Standards", APA, Contributing Author on Fiscal Impact Analysis.
- "Fiscal Impact Analysis: How Today's Decisions Affect Tomorrow's Budgets", ICMA Press.
- "Smart Growth and Fiscal Realities", ICMA Getting Smart! Newsletter.
- "The Economics of Density", AICP Training Series, 2005, Training CD-ROM (APA).



## Colin McAweeney, Senior Fiscal and Economic Analyst

## **EXPERIENCE**

Colin McAweeney is a Senior Fiscal and Economic Analyst at TischlerBise in Boise, Idaho, with specialties in finance and economic development planning. Mr. McAweeney is an industry expert regarding the intersection of land use planning and municipal finance. His expertise ranges from project-level impact analysis to regional fiscal model design and programming. Additionally, McAweeney has completed impact fee and user fee studies in 30+ communities. Prior to joining TischlerBise, he completed a thesis surrounding urban aspects that attract investment and worked in the finance sector for several years.

#### **EDUCATION**

M.S., Urban Management and Development, Erasmus University Rotterdam B.S., Economics with an emphasis on Mathematics, University of Wisconsin – Madison

## SELECTED IMPACT FEE EXPERIENCE

- Erie, Colorado Impact Fee Study
- Fort Collins, Colorado Transportation Capital Expansion Fee Study
- Lake Dillon Fire District, Colorado Impact Fee Study
- Lone Tree, Colorado Impact Fee Study
- Parker, Colorado Impact Fee Study
- South Metro Fire District, Colorado Impact Fee Study
- Nassau County, Florida Impact Fee Study
- Idaho Falls, Idaho Capital Improvement Plan and Impact Fee Study
- Kellogg, Idaho Capital Improvement Plan and Impact Fee Study
- Post Falls, Idaho Capital Improvement Plan and Impact Fee Study
- Portland, Maine Impact Fee Study
- Easton, Maryland *Impact Fee Study*
- Talbot County, Maryland Impact Fee Study
- Las Cruces, New Mexico Impact Fee Study
- Beaufort County, South Carolina Capital Improvement Plan and Impact Fee Study
- Beaufort County, South Carolina Capital Improvement Plan and Impact Fee Study
- Lexington County, South Carolina Capital Improvement Plan and Impact Fee Study
- York County, South Carolina Capital Improvement Plan and Impact Fee Study
- Frederick County, Virginia Cash Proffer Study
- Fauquier County, Virginia Cash Proffer Study
- Goochland County, Virginia School Cash Proffer Study
- Isle of Wight County, Virginia Cash Proffer Study





## **EXPERIENCE**

Anne Wescott has conducted impact fee studies of capital infrastructure needs triggered by growth for over 50 local government agencies. Developing long range capital improvement plans was incorporated into each project. Ms. Wescott is also a leader in managing various financial analysis projects for Idaho jurisdictions. These studies included a comprehensive evaluation of the fiscal sustainability of the organization, and addressed financial policies including cost recovery and equity among payers. Ms. Wescott has addressed statewide gatherings of the Idaho State Fire Commissioners Association; Idaho Association of Highway Districts; the Association of Idaho Cities; and the Idaho City Clerks, Treasurers and Finance Officers Association. These presentations covered topics including Financing Options for Capital Improvements, Paying for Growth, and Fiscal Impact Analysis.

#### **EDUCATION**

Master of Public Administration, University of Utah Bachelor of Arts, Public Administration, Seattle University

## SELECTED IMPACT FEE EXPERIENCE

- Ada County, Idaho Capital Improvement Plan and Impact Fee Study
- Boise, Idaho Capital Improvement Plan and Impact Fee Study
- Caldwell, Idaho Capital Improvement Plan and Impact Fee Study
- Cascade, Idaho Capital Improvement Plan and Impact Fee Study
- Donnelly, Idaho Capital Improvement Plan and Impact Fee Study
- Emmett, Idaho Capital Improvement Plan and Impact Fee Study
- Kuna, Idaho Capital Improvement Plan and Impact Fee Study
- Meridian, Idaho Capital Improvement Plan and Impact Fee Study
- Mountain Home, Idaho Capital Improvement Plan and Impact Fee Study
- Nampa, Idaho Capital Improvement Plan and Impact Fee Study
- Payette County, Idaho Capital Improvement Plan and Impact Fee Study
- Post Falls Highway District, Idaho Capital Improvement Plan and Impact Fee Study
- Rock Creek Fire District, Idaho Capital Improvement Plan and Impact Fee Study
- Twin Falls, Idaho Capital Improvement Plan and Impact Fee Study
- Valley County, Idaho Capital Improvement Plan and Impact Fee Study

## **TischlerBise References**

Below are summaries of previous projects that highlight our Team's capacity and ability to complete the City's project. We have only listed projects with which our Project Team members were associated.

City of Idaho Falls, Idaho - Capital Improvement Plan and Development Impact Fee Study (2021)

Project Contact: Kent Fugal
E-mail: kfugal@idahofalls.gov

Phone: (208) 612-8258

TischlerBise Staff: Colin McAweeney and Carson Bise



Idaho Falls has seen consistent and increasing growth both in new housing and commercial development. The City's previous fee schedule was not capturing the necessary revenues to keep pace with growth. TischlerBise was retained to update the capital improvement plan and development impact fees to align with current City levels of service and development characteristics. The study included an analysis of parks & recreation, transportation, police, and fire/EMS facilities.

# City of Post Falls, Idaho – Capital Improvement Plan and Development Impact Fees (2006, 2011, 2020)

Project Contact: Bill Melvin, City Engineer

Phone: (208) 457-3329

Email: bmelvin@postfallsidaho.org

TischlerBise Staff: Colin McAweeney and Julie Herlands

TischlerBise has worked with the City of Post Falls to develop the City's Capital Improvement Plan and Development Impact Fees since the City's first study in 2006. Most recently, TischlerBise was retained to update the City of Post Falls' impact fee program that includes parks, public safety, and roads. This assignment included modifying the approach taken for residential fees and expanding the nonresidential schedule to align with land uses being built in the City. The parks fee includes two different types of parks, for which current levels-of-service have been maintained over the past ten years, as well as recreation center space. The public safety fee includes space for police facilities as well as communications infrastructure such as wireless towers, and the roads fee is based on a long-range plan of improvements needed to accommodate growth. TischlerBise informed stakeholders on the process and methodologies through the process and made changes in response to feedback from staff, elected officials, and stakeholders.

## City of Kellogg, Idaho – Capital Improvement Plan and Development Impact Fees (2003 and 2020)

Project Contact: Rod Plank, Project Manager

Phone: (208) 786-9131

Email: rod.plank@kellogg.id.gov

TischlerBise Staff: Julie Herlands and Colin McAweeney

TischlerBise recently completed a comprehensive update of the Capital Improvement Plan and Development Impact Fee Study we prepared in 2003. This study included parks and recreation, police, and wastewater. A particular challenge associated with this assignment was estimating potential development in the future due to the potential conversion of a large golf course to residential uses. TischlerBise informed stakeholders on the process and methodologies through the process and made changes in response to feedback from staff, elected officials, and stakeholders.

## **Galena Consulting References**

We have provided complete references as requested for the five most relevant and current impact fee clients with which we have updated impact fee studies and capital improvements plans.

City of Boise Eric Bilimoria, Budget Officer	150 N. Capital Blvd Boise, Idaho	(208) 972-8133 ebilimoria@cityofboise.org
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City of Caldwell	Brent Orton, Director of Public Works	621 Cleveland Blvd Caldwell Idaho	(208) 455-4734 borton@cityofcaldwell.org
City of Emmett	Clint Seamons, Public Works Director	601 E. 3rd St. Emmett, Idaho	(208) 365-9569 cseamons@cityofemmett.org
City of Mountain Home	Brock Cherry, Community & Economic Development	150 South 3 <sup>rd</sup> East  Mountain Home, ID	208-587-2173 bcherry@mountain-home.us
City of Nampa	Patrick Sullivan, Director of Building Department	431 3 <sup>rd</sup> St South Nampa Idaho	(208) 468-5445 sullivanw@cityofnampa.us



# Section C: Project Approach

## **Project Understanding**

The City of Middleton seeks to update its development impact fees for Parks/Recreation and Police that meet the requirements of the State of Idaho Impact Fee Act (Idaho State Code § 67-8201, et seq.;), as well as national case law. When preparing the capital improvement plan and recommended development impact fee structure, the TischlerBise/Galena Team will work with City staff to ensure assumptions and methodologies are consistent with recommended City policy directives and strategic objectives. With decades of development impact fee experience across the nation, the TischlerBise/Galena Team has pioneered best practices with a clear trend from generic, cookie-cutter, fee studies to the realization that fees can and should be customized to function as an integral component of the community's strategic plan. Therefore, the TischlerBise/Galena Team will be available to function as a key member of the City's management and leadership team, and will be there for the City long after the engagement is over for no charge assistance on administrative and implementation assistance.

## **Project Approach**

Reduced to its simplest terms, the process of calculating development impact fees involves the following two steps:

- 1. Determine the cost of development-related capital improvements, and
- 2. Allocate those costs equitably to various types of development.

There is, however, a fair degree of latitude granted in constructing the actual fees, as long as the outcome is "proportionate and equitable." Fee construction is both an art and a science, and it is in this convergence that TischlerBise excels in delivering products to clients.

Any one of several legitimate methods may be used to calculate development impact fees for the City. Each method has advantages and disadvantages given a particular situation, and to some extent they are interchangeable because they all allocate facility costs in proportion to the needs created by development. The following paragraphs discuss the three basic methods for calculating impact fees and how those methods can be applied.

**Plan-Based Impact Fee Calculation -** The plan-based method allocates costs for a specified set of future improvements to a specified amount of development. The improvements are driven by a Facility Master Plan or Capital Improvement Plan. The plan-based method is often the most advantageous approach for facilities that require engineering studies, such as roads and utilities.

**Cost Recovery Impact Fee Calculation** - The rationale for the cost recovery approach is that new development is paying for its share of the useful life and remaining capacity of facilities from which new growth will benefit. An oversized Public Safety Building is an example.

**Incremental Expansion Capital Impact Fee Calculation** - The incremental expansion method documents the current level-of-service (LOS) for each type of public facility in both quantitative and qualitative measures, based on an existing service standard such as square feet per capita or park acres per capita. The jurisdiction uses the impact fee revenue to expand or provide additional facilities as needed to accommodate new development.



Market Perspective. We bring a unique perspective to this assignment. First, projecting future residential and nonresidential development is more difficult now than in the past due to changes in the housing market as a result of changing demographics and lifestyle choices. Changes in the retail sector combined with existing surpluses of retail space in many communities are also a concern. TischlerBise's extensive national experience conducting market analysis and real estate feasibility studies is invaluable in determining the appropriate development projections used in the impact fee calculations. Depending on the methodology employed, overly optimistic development projections can increase the City's financial exposure if impact fee revenue is less than expected.

Impact Fee Advisory Committee. The importance of public outreach when considering development impact fees and infrastructure funding options should not be overlooked. Based upon our experience with development impact fees in the State of Idaho, we anticipate that this study may attract controversy. Therefore, it is important to build a coalition of support early in the process to educate and inform the public and other key stakeholders about the purpose and benefits of the study. It is critical to develop a communications strategy that will offset and correct any misinformation that might proliferate and to provide clear and compelling logic for public adoption of an impact fee program. Our seasoned project team has actively participated in legislative body meetings and citizen committees to educate and lead stakeholders regarding the technical process of impact fee calculations as well as the pros and cons of impact fees.

## **Work Scope**

The following scope of work provides detailed steps to ensure this project is completed successfully and meets the legal requirements for impact fees, based the State's enabling legislation, as well as national case law.

## **TASK 1: PROJECT INITIATION / DATA ACQUISITION**

During this task, we will meet with City staff to establish lines of communication, review and discuss project goals and expectations related to the project, review (and revise if necessary) the project schedule, request data and documentation related to new proposed development, and discuss staff's role in the project. The objectives of this initial discussion are outlined below:

- Obtain and review current demographics and other land use information for the City
- Review and refine work plan and schedule
- Assess additional information needs and required staff support
- Identify and collect data and documents relevant to the analysis
- Identify any relevant policy issues

## Meetings:

One (1) on-site visit to meet with City project staff as appropriate.

## Deliverables:

Data request memorandum (prepared in advance of meeting).

## TASK 2: PREPARE LAND USE ASSUMPTIONS AND DEVELOPMENT PROJECTIONS

The purpose of this task is to review and understand the current demographics of the City and determine the likely development future for the City in terms of new population, housing units, employment, and



nonresidential building area over the next 10-20 years. Information from the City, as well other regional/State sources may serve as the basis for preparing projections of residential and nonresidential development for consideration by staff and the Impact Fee Advisory Committee. Our Team will prepare a plan that includes projections of changes in land uses, densities, intensities, and population.

#### Meetings:

Discussions with the Planning and Zoning Department and other relevant staff will be held as part of Task 1, as well as conference calls as needed.

#### Deliverables:

The TischlerBise Team will prepare a draft Technical Memorandum discussing the recommended land use factors and projections. After review and sign-off by the City, a final memorandum will be issued, which will become part of the final Impact Fee Report and Capital Improvements Plan.

#### TASK 3: DETERMINE CAPITAL FACILITY NEEDS AND SERVICE LEVELS

This Task as well as Tasks 4-6 may vary somewhat depending on the methodology applied to a particular impact fee category. The impact fee study for each facility type would be presented in separate chapters in the Impact Fee Report.

**Identify Facilities/Costs Eligible for Impact Fee Funding.** As an essential part of the nexus analysis, TischlerBise will evaluate the impact of development on the need for additional facilities, by type, and identify costs eligible for impact fee funding. Elements of the analysis include:

- Review facility plans, fixed asset inventories, and other documents establishing the relationship between development and facility needs by type.
- Identify planned facilities, vehicles, equipment, and other capital components eligible for impact fee funding.
- Prepare forecast of relevant capital facility needs.
- Adjust costs as needed to reflect other funding sources.

As part of calculating the fee, the City may include the construction contract price; the cost of acquiring land, improvements, materials, and fixtures; the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction system improvement; and debt service charges, if the City might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the cost of system improvements. All of these components will be considered in developing an equitable allocation of costs.

**Identify Appropriate Level of Service (LOS) Standards.** We will review needs analyses and LOS for each facility type. Activities related to this Task include:

- Apply defined service standards to data on future development to identify the impacts of development on facility and other capital needs. This will include discussions with staff of the existing versus adopted LOS, as appropriate.
- Ascertain and evaluate the actual demand factors (measures of impact) that generate the need for each type of facility to be addressed in the study.



- Identify actual existing service levels for each facility type. This is typically expressed in the number of demand units served.
- Define service standards to be used in the impact fee analysis.
- Determine appropriate geographic service areas for each fee category.

#### Meetings:

One (1) meeting with City staff to discuss capital facility needs and levels-of-service.

#### Deliverables:

Memoranda as appropriate. Results integrated into Draft/Final Impact Fee Report.

#### **TASK 4: EVALUATE DIFFERENT ALLOCATION METHODOLOGIES**

The purpose of this Task is to determine the methodology most appropriate for each impact fee category. As noted previously, the three basic methodologies that can be applied in the calculation of impact fees are the plan-based, incremental expansion, and cost-recovery approaches. Selection of the particular methodology for each component of the impact fee category will depend on which is most beneficial for the City. In a number of cases, we will prepare the impact fees for a particular infrastructure category using several methodologies and will discuss the trade-offs with the City. This allows the utilization of a combination of methodologies within one fee category. For instance, a plan-based approach may be appropriate for a new building while an incremental approach may be appropriate for support vehicles and equipment. By testing all possible methodologies, the City is assured that the maximum supportable impact fee will be developed. Policy discussions will then be held at the staff level regarding the trade-offs associated with each allocation method prior to proceeding to the next Task as well as trade-offs regarding implementation as impact fees.

#### Meetings:

One (1) meeting with the Advisory Committee and relevant City staff to discuss issues related to allocation methodologies and relevant policy issues.

#### Deliverables:

"Storyboard" presentation on fee options.

#### TASK 5: PREPARE CAPITAL IMPROVEMENTS PROGRAM (CIP)

This task will reflect an initial CIP for each impact fee category. The CIP will incorporate anticipated new capital facilities due to growth. Also included, as appropriate, will be replacement/retrofit/rehabilitation needs due to existing development. The CIP will represent the best estimates of the consultant team and City staff on the priority, timing, cost, and method of financing.

#### Deliverables:

See Task 8.

#### TASK 6: DETERMINE NEED FOR "CREDITS" TO BE APPLIED AGAINST CAPITAL COSTS

There are two types of "credits" that are included in the calculation of impact fees, each with specific, distinct characteristics. The first is a credit due to possible double payment situations. This could occur when a property owner will make future contributions toward the capital costs of a public facility covered by an



impact fee. The second is a credit toward the payment of an impact fee for the required dedication of public sites and improvements provided by the developer and for which the impact fee is imposed. Both types of credits will be considered and addressed in the Impact Fee Study.

#### Deliverables:

Memoranda as appropriate. See Task 8.

#### TASK 7: CONDUCT FUNDING AND CASH FLOW ANALYSIS

In order to prepare a meaningful capital funding strategy, it is important to not only understand the gross revenues, but also the capital facility costs and any deficits. In this case, some consideration should be given to anticipated funding sources. This calculation will allow the City to better understand the various revenue sources possible and the amount that would be needed if the impact fees were discounted.

The initial cash flow analysis will indicate whether additional funds might be needed or if the funding strategy might need to be changed to have new growth pay its fair share of new capital facilities. This could also affect the total credits calculated in the previous Task. Therefore, it is likely that several iterations will be conducted to refine the cash flow analysis reflecting the capital improvement needs.

#### Deliverables:

See Task 8.

#### TASK 8: PREPARE IMPACT FEE AND CAPITAL IMPROVEMENTS PLAN, PUBLIC PRESENTATIONS

The TischlerBise Team will prepare a draft report for the City's review. The report will summarize the need for all relevant categories of impact fees in the City and the relevant methodologies employed in the calculation. It will also document all assumptions and cost factors. The report will include at a minimum the following information:

- Executive summary
- A detailed description of the methodologies used during the study
- A detailed description of all LOS standards and cost factors used and accompanying rationale
- A Capital Improvements Plan for each impact fee category
- A detailed schedule of all proposed fees listed by land use type and activity
- Other information which adequately explains and justifies the resulting recommended fee schedule
- Cash flow analysis
- Implementation and administration procedures

Following the City's review of the draft report, we will make mutually agreed upon changes to the impact fee report and issues a final version. TischlerBise's report will have flow diagrams clearly indicating the methodology and approach, a series of tables for each fee category showing all the data assumptions and figures, and a narrative explaining all of the data assumptions, sources, and the methodologies. The report will be a stand-alone document clearly understood by all interested parties.

#### Meetings:

One (1) meeting to present the draft Impact Fee Study and Capital Improvements Plan to the City Council.



#### Deliverables:

Draft and final Impact Fee Study.

#### **TASK 9: PUBLIC OUTREACH**

Impact Fee Advisory Committee. Meetings with various stakeholder groups will allow interested parties, designated by the City, to understand assumptions and raise any questions about the technical data and approach being used in the fee update. The intent is for these discussions to be an opportunity for interested parties to understand the soundness and reasonableness of the technical methodologies, and to a certain extent, the political and/or philosophical use of fees. Based on our experience, we propose two meetings with this group. The first meeting would be an "open house" where members of the Stakeholder Committee, elected and appointed officials can come to learn about impact fees in general, as well as the process going forward and the land use assumptions. Meeting 2 would focus on the presentation of the draft Impact Fee Report.

#### Meetings:

Two (2) meetings with stakeholders; these are typically timed with trips for meetings with staff and Steering Committee.

#### Deliverables:

Presentation materials for meetings.

#### Resources to be Provided by the City

We anticipate that the City's Project Manager will coordinate responses to requests for information, coordinate review of work products, and help resolve policy issues. If there are delays on the part of the City, we will contact the City's Project Manager immediately to get the project schedule back on track. We will keep the City's Project Manager informed of data or feedback we need to keep the project on schedule.

There are two key information requests as part of this process. The first will occur in advance of the Project Initiation Task. The first request will pertain to requesting various background documents such as budgets, planning-related studies, facility plans, etc., that aren't readily available on the City's website. The second request will occur before Task 3 (Determine Capital Facility Needs and Service Levels. This request will outline the topics of discussion and likely data needs from the various departments for development of the impact fees. Both of these requests will be made well in advance of our onsite meetings (typically two to three weeks). There are likely to be additional data needs that will arise based on meetings and conversations with City staff as part of Task 3 and 4. In these cases, information requests will be made in writing, through the City's Project Manager, with a time frame needed.

In terms of time needed from City staff, it is important to note that we typically do not request information that doesn't already exist. A good rule of thumb is that the time needed for meetings and compiling of data by individual departments is about 6 to 8 hours for the *entire* study. This includes review of work products. The Project Manager is likely to devote more time than that.

Specific items/services expected to be provided by the City includes:

 Provide relevant documents not found on City website. This may include budgets, financial plans, existing debt service schedules, facility master plans, etc.



- Current demographics information, including estimate of population, housing units by type, employment and nonresidential square footage by type (e.g., retail, office and industrial). We have other ways to obtain if the City is not tracking any of these items.
- Participation by departmental staff in two to three one-hour interviews with consulting team.
- Road inventories
- Facility inventories, including acreage and square footage
- Reviewing draft work products.
- Assist with scheduling of meetings.
- Participate in conference calls.
- Participation in Stakeholder Meetings (number of staff at the City's discretion).



#### Section D: Project Schedule

The table below outlines our project schedule, meetings, and deliverables for this assignment, assuming a March project start date. We will devote the necessary resources to complete the City's assignment in this time frame.

PROJECT SCHEDULE FOR MIDDLETON, IDAHO									
Tasks	Anticipated Dates	Meetings*	Meetings/Deliverables						
Task 1: Project Initiation/Data Acquisition	March, 2022	1	Data Request Memorandum						
Task 2: Develop Land Use Assumptions and Development Projections	March - April, 2022	1	Technical Memorandum Outlining Recommended Land Use Assumptions						
Task 3: Determine Capital Facility Needs and Service Levels	March - April, 2022	2	Memoranda as Appropriate						
Task 4: Evaluate Different Allocation Methodologies	May, 2022	0	Memoranda as Appropriate						
Task 5: Prepare Capital Improvements Program (CIP) Chapter	May, 2022	1	"Storyboard" Presentation on Fee Options						
Task 6: Determine Need for and Calculate Credits	May, 2022	0	Draft Capital Improvement Plan						
Task 7: Conduct Funding Source and Cashflow Analysis	May, 2022	0	Memoranda as Appropriate						
Task 8: Prepare Draft/Final DIF and CIP Report	May - June, 2022	1	Draft/Final Development Impact Fee and Capital Improvement Program Report						
Task 9: Meetings with Development Impact Fee Advisory Committee	April - May, 2022	2	Draft DIF and CIP Report. Presentation materials as appropriate.						

<sup>\*</sup>In several cases it is assumed meetings are held with multiple departments as part of one (1) meeting

#### **Project Management Approach**

TischlerBise utilizes a project management process which ensures our projects are completed on time and within budget, and, most importantly, they yield results that match our clients' expectations. Our project implementation plan employs the following principles to mitigate potential risk and result in successful projects:

- First, we begin by <u>defining</u> the project to be completed. Based on discussions that occur as
  part of our Project Initiation task, Carson Bise will identify the final project goals and objectives in
  collaboration with City staff, list potential challenges to the process, and develop a plan to ensure
  successful outcomes and effective communication.
- Second, we will <u>plan</u> the project schedule. As part of the Project Initiation task, Mr. Bise and Ms.
  Wescott will work with City staff to create an agreed-upon timetable to meet the project schedule.
  Prior to beginning the project, Mr. Bise will assign roles that will ensure that the project schedule is met on time and within budget.
- Third, we will actively manage the project process. Mr. Bise, Ms. Wescott, and Mr. McAweeney
  all have a long history of strong project management skills that are supported by past project



- successes (we encourage you to contact our references in this regard). Mr. Bise will manage the work in progress, provide guidance and oversight to staff, and be accountable to the City for meeting the schedule, budget, and technical requirements of the project.
- Finally, we will review all project deliverables and communication through a formal quality assurance process that requires review at the peer level, project manager level, and executive officer level. Prior to the delivery of work product to the City, deliverables will go through a structured quality assurance process involving several levels of review and utilizing a formal checklist tool. The first level involves a peer-to-peer review of work products and computer models. Next, Mr. Bise will be responsible for a second set of reviews comparing the work product to the completed quality checklist form.



#### Section E: Fee Schedule

The table below summarizes our estimated consultant costs for the tasks reflected in our proposed scope of work. This proposal is fixed fee and includes all project expenses. We have estimated these expenses based on past project experience and do not expect the City to reimburse us for any costs we incur above these estimates. TischlerBise typically invoices on a monthly basis, based on the percentage complete for each task.

Project Team Member:	Bise	McAweeney	Wescott	To	otal
Job Title:	Principal-in- Charge	Project Manager	Project Analyst	Hours	Cost
Hourly Rate	\$200	\$180	\$160		
Task 1: Project Initiation/Data Acquisition	0	4	4	8	\$1,360
Task 2: Develop Land Use Assumptions and Development Projections	2	16	4	22	\$3,920
Task 3: Determine Capital Facility Needs and Service Levels	6	12	10	28	\$4,960
Task 4: Evaluate Different Allocation Methodologies	2	4	4	10	\$1,760
Task 5: Prepare Capital Improvements Program (CIP) Chapter	2	16	6	24	\$4,240
Task 6: Determine Need for and Calculate Credits	0	8	2	10	\$1,760
Task 7: Conduct Funding Source and Cashflow Analysis	2	2	0	4	\$760
Task 8: Prepare Draft/Final DIF and CIP Report	2	24	4	30	\$5,360
Task 9: Meetings with Development Impact Fee Advisory Committee	2	6	8	16	\$2,760
TOTAL:	18	92	42	152	\$26,880





#### **Principal Office**

4701 Sangamore Road, Suite S240 Bethesda, MD 20816 301.320.6900 x12 carson@tischlerbise.com

#### **Idaho Office**

999 W Main Street Boise, ID 83702 208.515.7480 colin@tischlerbise.com

#### **RESOLUTION 466-22**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIDDLETON, IDAHO, DECLARING CERTAIN BUSINESS PERSONAL PROPERTY AS OBSOLETE OR SURPLUS, AUTHORIZING AND DIRECTING SALE OR DISPOSAL OF SURPLUS PROPERTY.

#### **RECITALS**

WHEREAS, the City of Middleton, Idaho (the "City") has acquired certain business personal property to conduct a municipality in the public interest according to state law; and

WHEREAS, items of the City's business personal property listed on the attached Exhibit A have become worn out, obsolete or are no longer needed by the City; and

WHEREAS, it is cumbersome to the City and wasteful to own and not use the items; and

WHEREAS, the items are surplus and the City desires to dispose of them.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, as follows:

<u>Section 1</u>: The recitals are incorporated here as if restated in full.

<u>Section 2</u>: The items of business personal property on the attached Exhibit A are surplus with approximate fair-market values stated.

<u>Section 3</u>: The City Administrator is authorized and directed to sell the surplus property for approximate fair market value or, if unable to sell an item, donate it to a non-profit organization or otherwise dispose it.

CITY OF MIDDLETON

<u>Section 4</u>: This Resolution shall be effective as of the date of its adoption.

PASSED BY COUNCIL, CITY OF MIDDLETON, IDAHO this 6th day of April, 2022

ATTEST:	Steven J. Rule, Mayor	-
Dawn M. Goodwin, Deputy City Clerk		

#### Exhibit A



#### CITY OF MIDDLETON

1103 W. MAIN STREET, MIDDLETON, ID 83644 208-585-3133, 208-585-9601 FAX WWW.MIDDLETONCITY.COM

TO: City Council

FROM: Jason Van Gilder, Public Works Director

DATE: April 6, 2022

SUBJECT: Surplus of City Property

Propane Tanks at Cornell and Middleton Place Park

Staff is requesting Council approval to surplus the propane tanks owned by the City currently located at Middleton Place Park and at the west end of Cornell Street.

Staff has assigned an estimated value for each tank and filling station of \$12,500 apiece (\$25,000 for the facilities at both sites).



Figure 1 - Cornell Street Propane Tanks and Fill Station



Figure 2 - Middleton Place Park Propane Tanks and Fill Station.



CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
332 N BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 • FAX 208-466-0944

# SCOPE OF WORK City of Middleton, Sludge Seepage Test March 8, 2022

Project Name: 2022 Middleton Wastewater Treatment Plant Seepage Test

Consultant Company Address: T-O Engineers, 332 Broadmore Way, Nampa, Idaho 83687 Consultant Project Manager/Contact Information: Kasey Ketterling, PE, 208-442-6300

Contract Amount: \$ 10,000(Lump Sum)

Duration: March 2022 – June 2022

#### **Project Understanding**

The City of Middleton has requested a seepage test for the sludge holding pond at the wastewater treatment plant. The sludge pond is regularly discharged to from the SBR. In order to conduct the seepage test, the lagoon will need to be isolated. T-O Engineers will assist in determining how long the SBR can run without discharge. The seepage test will follow Idaho Department of Environmental Quality (IDEQ) and Idaho Administrative Act Code (IDAPA) standards. The seepage test will require a procedure report, physical testing with an evaporation pan as a control, and a findings report submitted to IDEQ.

This scope assumes Middleton staff will assist in the testing by taking daily pictures for the duration of the physical testing.

#### **General Assumptions:**

- A. Middleton staff will assist in gathering data for the test including daily observations and picture taking.
- B. As-built information of the lagoon will be provided.
- C. Lagoon will be isolated for the duration of the test.
- D. Lagoons will be filled to operating capacity. Valves for lagoons are in good working order and operated by the lagoon owner. All means of isolating the lagoon(s) such as working valves, operating pumps, etc., is the responsibility of the lagoon owner.
- E. Fresh water is provided at lagoon site for filling evaporation pan and washing equipment.
- F. Ground water monitoring is to be monitored by lagoon owner or representative.
- G. CONSULTANT does not guarantee results of the seepage test will be passing. Additional scope will be added if additional testing is requested by the client.
- H. This scope does not include unanticipated events that may result in an additional test setup; including but not limited to extreme weather, precipitation, high winds, frost, errors due to personnel intervention, or vandalism. If such events occur additional scope and fee will be required.

#### Scope of Work Services:

#### 1. SEEPAGE TEST

- 1.1. Procedure Report CONSULTANT will provide approving agencies and Middleton with a procedure report prior to beginning the test. IDEQ will need to approve the report prior to commencing physical testing. Report will be based upon the minimum requirements established in IDAPA 58.01.16.
- 1.2. Analysis of SBR CONSULTANT will work with staff and analyze the SBR to give a recommendation for how long the SBR can run without discharging sludge to the lagoon.
- 1.3. Testing CONSULTANT will perform a seepage test of the sludge lagoon in accordance with minimum DEQ standards established in IDAPA 58.01.16. A minimum of 5 (five) days of data is required for quality data. Only 1 (one) setup is included in this scope. T-O Engineers will visit the site 2 (two) times to observe testing. Scope assumes that on-site personnel will protect the testing equipment from tampering, provide daily observations with an accompanying photograph, and be available as needed to discuss the test with T-O Engineers. Scope assumes fresh water is provided at lagoon site for filling evaporation pan and washing equipment.
- 1.4. Final Report CONSULTANT will create a final report for the results of the seepage test and submit it to the City for review. Once comments are addressed T-O will submit the results report to IDEQ. One review with final comments by the City and one review by IDEQ is included in this scope.

#### **Project Schedule**

This schedule is assuming favorable weather at the time of testing and procedure report approval from IDEQ. Rain, freezing temperatures, or excessive wind will extend the setups until adequate data is gathered. Retesting due to weather or factors out of the control of T-O Engineers will extend the schedule and may be billed as an additional service on a Time and Materials Basis.

Procedure Report 3 weeks after bid award

Seepage test 2 weeks
DEQ Review\* 2 weeks
Final Report 3 weeks

#### Cost of Services:

Services will be billed on a Lump Sum basis in accordance with the following estimate.

#### 1.0 Seepage Test

1.1	Procedure Report	\$ 1,500.00
1.2	SBR Analysis	\$ 1,000.00
1.3	Testing	\$ 5,500.00
1.4	Final Report	\$ 2,000.00

Total: \$ 10,000.00

Services for additional testing or unanticipated test setup will be billed on a Time and Material Basis with prior approval from owner.

<sup>\*</sup> Assumed timeline based upon IDEQ review & approval





#### CITY OF MIDDLETON

1103 W. MAIN STREET, MIDDLETON, ID 83644 208-585-3133, 208-585-9601 FAX WWW.MIDDLETONCITY.COM

TO: Becky Crofts, City Administrator

FROM: Jason Van Gilder, Public Works Director

DATE: April 6, 2022

SUBJECT: 2022 On-Call Services Roster

The City published a Request for Qualifications (RFQ) for firms interested in being considered on the City's On-Call Services Roster as allowed in Idaho Code 67-2320. The City has received to date a Statement of Qualifications (SOQs) from twenty-seven (25) firms.

City staff reviewed each of the SOQ's and is recommending the establishment of an On-Call Services Roster containing the following firms:

Ackerman Estvold Atlas Technical Consultants, LLC Civil Survey Consultants, Inc. Collins Engineers, Inc. Compass Land Survey **Control Engineers Ecosystem Sciences** Eagle Land Surveying, LLC

Epic Land Solutions, Inc.

**FCS Group** 

Hughes Engineering, P.C.

**HDR** 

**Integrity Inspection Solutions** 

J-U-B Engineers, Inc.

**Keller Associates** 

Kittelson & Associates, Inc.

Langan Engineering and Environmental Services, Inc.

Lombard/Conrad Architects

Negotiation Services, L.L.C.

Olympus Technical Services, Inc.

Paragon Partners Consultants, Inc.

Precision, LLC

RH2

TCF Architecture

T-O Engineers, Inc.

City of Middleton - On-Call Roster List - Established 4/6/2022

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Firm	Structural	Geotechnical	Enviromental	Archeaeological	Const Mngmt	Architectural	GIS	Financial	Surveying	ROW	WWTP	Civil Engr	Drinking Water	Hydrology	utility Investigation	Electrical Engr	Controls
Ackerman Estvold				Х			Х		Х			Х					
Atlas Technical Consultants, LLC		Х															
Civil Survey Consultants, Inc.					Х				Х			Х	Χ				
Collins Engineers, Inc.	Χ																
Compass Land Survey									Х								
Control Engineers																Х	Χ
Ecosystem Sciences			Х				Х										
Eagle Land Surveying, LLC									Х								
Epic Land Solutions, Inc.										Х							
FCS Group								Х									
Hughes Engineering, P.C.	Χ																
HDR											Х		Χ	Χ			
Integrity Inspection Solutions															Χ		
J-U-B Engineers, Inc.	Χ		Х				Х		Х		Х	Х	Χ				
Keller Associates	Χ				Х						Х	Х	Х				Х
Kittelson & Associates, Inc.							Х	Х				Х					
Langan Engineering and							х										
Environmental Services, Inc.							_										
Lombard/Conrad Architects						Χ											
Negotiation Services, L.L.C.										Х							
Olympus Technical Services, Inc.			Х														
Paragon Partners Consultants, Inc.										х							
Precision, LLC												Х					
RH2	Χ	Х	Х								Х	Х	Х	Х		Х	X
TCF Architecture						Х											
T-O Engineers, Inc.	Χ		Х		Х		Х		Х	Х	Х	Х	Х				

# CHANGES TO EXISTING NON-METERED SERVICES



Idaho Power Company Attn: Lighting Group (Regional Office)

(Negional Office)	
reflect a new rate or reflect upgrade	_ is requesting the street lights listed below be converted to ed wattage.
Financially Responsible Party Inform	ation:
(Financially Responsible)	
(Contact Name)	(Contact Phone)
(Mailing Address)	
(City, State, Zip Code)	
(Tax ID/EIN)	
(Current Idaho Power Account	t #) (Idaho Power Service Agreement #)
Account number to be billed after co	onversion completed:
Please Select Conversion Type (if known 41B to 41C – Idaho Power maint 41C to Wattage Change 41B or 41C – to 41CM – Metered	tained to customer owned and maintained
Light/Pole Number Old Wattage	<u>Location</u> <u>New Wattage</u> <u>New Rate</u>
Requested by:	Date:

Equipment No	Rate	Ref. Value description	Latest Move-	Equipment	Class	Pole No	Address
	Category		in Date	Start Date			
000000000000812063	I41B	4th St N & Forester Rd	02/06/2015	02/01/2003	41B	00361	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812074	I41B	Sherwood Rd & 4th St N	02/06/2015	02/01/2003	41B	00362	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812079	I41B	Buffalo Way Lt 6 Blk 11	02/06/2015	10/01/2007	41B	00515	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812083	I41B	Valiant Ave & Sherwood Rd	02/06/2015	02/01/2003	41B	00363	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812090 000000000000812094	141B 141B	Buffalo & Laramie Lp 913 Valiant	02/06/2015 02/06/2015	10/01/2007 02/01/2003	41B 41B	00520 00364	STREET LIGHTS0905 MIDDLETON ID 83644 STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812094	141B 141B	Laramie Lp Cul-d-sac	02/06/2015	10/01/2007	41B	00504	STREET LIGHTS0905 MIDDLETON ID 83644
00000000000012100	141B	Valiant Ave & Southwell	02/06/2015	02/01/2007	41B	00365	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812110	I41B	Buffalo It 5 Blk 9	02/06/2015	10/01/2007	41B	00530	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812119	I41B	Buffalo & Sheridan	02/06/2015	10/01/2007	41B	00535	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812121	I41B	Concord St & Castlerock	02/06/2015	02/01/2003	41B	00366	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812129	I41B	Bison & Sheridan Way	02/06/2015	10/01/2007	41B	00540	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812130	I41B	Concord St & Fairhaven	02/06/2015	02/01/2003	41B	00367	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812138	I41B	Bison Ct Cul-d-sac	02/06/2015	10/01/2007	41B	00545	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812139 0000000000000812148	141B 141B	concord St & Southwell Concord St & Garden Ct	02/06/2015 02/06/2015	02/01/2003 02/01/2003	41B 41B	00368 00369	STREET LIGHTS0905 MIDDLETON ID 83644 STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812148	141B 141B	Buffalo & Sheridan Way	02/06/2015	10/01/2007	41B	00550	STREET LIGHTS0905 MIDDLETON ID 83644
00000000000012152	141B	427 Garden Ct	02/06/2015	02/01/2003	41B	00370	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812162	I41B	Buffalo Way Lt 30 Blk 9	02/06/2015	10/01/2007	41B	00555	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812170	I41B	Peregrin Dr, 1262	02/06/2015	05/01/2003	41B	00371	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812172	I41B	Buffalo Way Lt 11 Blk 10	02/06/2015	10/01/2007	41B	00560	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812179	I41B	Peregrin Dr & Harpy Ave	02/06/2015	05/01/2003	41B	00372	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812182	141B	Buffalo & Powder River	02/06/2015	10/01/2007	41B	00565	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812188	I41B	Goshawk Ave & Peregrine	02/06/2015	05/01/2003	41B	00373	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812192 0000000000000812197	141B 141B	Powder River & 4th Ave N Goshawk Ave & Raptor Dr	02/06/2015 02/06/2015	10/01/2007 05/01/2003	41B 41B	00570 00374	STREET LIGHTS0905 MIDDLETON ID 83644 STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812197	141B 141B	Condor Dr & Gold St	02/06/2015	11/01/2007	41B	00575	STREET LIGHTS0905 MIDDLETON ID 83644
00000000000012202	141B	Condor Dr & Goshawk Ave	02/06/2015	05/01/2003	41B	00375	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812211	I41B	Condor Dr & Stage Line Pl	02/06/2015	11/01/2007	41B	00580	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812216	I41B	Harpy Ave & Raptor Dr	02/06/2015	05/01/2003	41B	00376	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812220	I41B	Condor Dr & Gateway Ave	02/06/2015	11/01/2007	41B	00585	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812223	I41B	Raptor Dr & Kestrel Ave	02/06/2015	05/01/2003	41B	00377	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812229	I41B	Gateway Ave & Raptor Dr	02/06/2015	11/01/2007	41B	00590	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812232	I41B	Castle Rock Ave Lt5 blk 9	02/06/2015	09/01/2004	41B	00378	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812239 000000000000812242	141B 141B	Gateway Ave & Gold King Castle Rock & Crusader Dr	02/06/2015 02/06/2015	11/01/2007 09/01/2004	41B 41B	00595 00379	STREET LIGHTS0905 MIDDLETON ID 83644 STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812242	141B 141B	Gateway Ave & Peregrine	02/06/2015	11/01/2007	41B	00600	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812252	I41B	Castle Rock Cul-d-sac	02/06/2015	09/01/2004	41B	00380	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812258	I41B	Gateway Ave & Gold St	02/06/2015	11/01/2007	41B	00605	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812263	I41B	Fairhaven, 703	02/06/2015	09/01/2004	41B	00381	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812268	I41B	Frontier Ave & Gold st	02/06/2015	11/01/2007	41B	00610	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812272		Fairhaven, 631	02/06/2015	09/01/2004	41B	00382	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812278	I41B	Gold St, 727	02/06/2015	11/01/2007	41B	00615	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812283 0000000000000812287	141B 141B	Fairhaven, 529 Gold St & Gold King Dr	02/06/2015 02/06/2015	09/01/2004 11/01/2007	41B 41B	00383 00620	STREET LIGHTS0905 MIDDLETON ID 83644 STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812287	141B 141B	Meadow Ct cul-d-sac	02/06/2015	10/01/2007	41B	00384	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000012297	141B	Gold King Dr & Nuggett Ct	02/06/2015	11/01/2007	41B	00625	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812305	I41B	Blue Grass Way, 843	02/06/2015	12/01/2004	41B	00385	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812307	I41B	Nugget Ct Cul-d-sac	02/06/2015	11/01/2007	41B	00630	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812315	I41B	Dewey Ave & Triumph Dr	02/06/2015	01/01/2005	41B	00386	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812317	I41B	Stage Line Pl Cul-d-sac	02/06/2015	11/01/2007	41B	00635	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812325	141B	Triumph Dr Lt 1 Blk 1	02/06/2015	01/01/2005	41B	00387	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812327	I41B	Hebgon Lake&Sawtooth Lake	02/06/2015	04/01/2008	41B	00655	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812335	141B	Kennedy Dr & Triumph Dr	02/06/2015	01/01/2005	41B	00388	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812339 0000000000000812345	141B 141B	Hebgon Lake Ave, 1005 Kennedy Ct & Kennedy Dr	02/06/2015 02/06/2015	04/01/2008 01/01/2005	41B 41B	00660 00389	STREET LIGHTS0905 MIDDLETON ID 83644 STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812348	141B	Hebgon Lake&Murtaugh Lake	02/06/2015	04/01/2008	41B	00665	STREET LIGHTS0905 MIDDLETON ID 83644
00000000000012340	141B	Kennedy Ct, 610	02/06/2015	01/01/2005	41B	00390	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812357	I41B	Benewah Lake&Murtaugh Lk	02/06/2015	04/01/2008	41B	00670	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812364	I41B	Kennedy Ct Cul-d-sac	02/06/2015	01/01/2005	41B	00391	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812368	I41B	Benewah Lake Ave S, 1013	02/06/2015	04/01/2008	41B	00675	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812373	I41B	Middleton Rd & Triumph Dr	02/06/2015	01/01/2005	41B	00392	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812378	I41B	Beneway Lake& Henrys Lake	02/06/2015	04/01/2008	41B	00680	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812383	I41B	Triumph Dr, 720	02/06/2015	01/01/2005	41B	00393	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812389	141B	Redfish & Sawtooth Lake	02/06/2015	04/01/2008	41B	00685	STREET LIGHTS0905 MIDDLETON ID 83644

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000000000000812392	I41B	Triumph Dr, 705	02/06/2015	01/01/2005	41B	00394	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812399	I41B	Henrys Lake & Redfish Ave	02/06/2015	04/01/2008	41B	00690	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812402	I41B	Triumph Dr Lt 10 Blk 3	02/06/2015	01/01/2005	41B	00395	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812408	I41B	Lakes Ave, 999	02/06/2015	04/01/2008	41B	00695	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812412	I41B	Triumph Dr Lt 4 Blk 1	02/06/2015	01/01/2005	41B	00396	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812417	I41B	Twins Lak & Murtaugh Lake	02/06/2015	04/01/2008	41B	00700	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812423	I41B	Fernan Lake E/Jarbidge	02/06/2015	04/01/2005	41B	00397	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812427	I41B	Sawtooth Lake,Common Area	02/06/2015	04/01/2008	41B	00705	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812431	I41B	Ahsahka Way, 815 S	02/06/2015	04/01/2005	41B	00398	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812437	I41B	Willis Rd E of Cemetery	02/06/2015	04/01/2008	41B	00710	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812442	I41B	Willowcreek Dr, 311 E	02/06/2015	04/01/2005	41B	00399	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812447	I41B	Willis Rd E of Cemetery	02/06/2015	04/01/2008	41B	00715	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812451	I41B	Willowcreek Dr, 387 E	02/06/2015	04/01/2005	41B	00400	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812456	I41B	Cemetery & Willis Rd	02/06/2015	04/01/2008	41B	00720	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812461	I41B	Willowcreek Dr, 463 E	02/06/2015	04/01/2005	41B	00401	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812466	I41B	Cemetery N of Willis Rd	02/06/2015	04/01/2008	41B	00725	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812471	I41B	Crane Crk Way & Middleton	02/06/2015	04/01/2005	41B	00402	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812476	I41B	Cemetery Rd	02/06/2015	04/01/2008	41B	00730	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812481	I41B	Crane Crk Way (Drive Way)	02/06/2015	04/01/2005	41B	00403	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812486 0000000000000812491	I41B	Cemetery Rd	02/06/2015	04/01/2008	41B	00735	STREET LIGHTS0905 MIDDLETON ID 83644
	I41B	Crane Crk Way & Rose Lake Windsor Pk Ave-Cul d sac	02/06/2015	04/01/2005	41B	00404	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812495	I41B	Rose Lake & Willowcreek	02/06/2015	04/01/2008	41B	00740	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812501	I41B		02/06/2015	04/01/2005	41B	00405	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812505	I41B	Windsor Park Ave N	02/06/2015	04/01/2008	41B	00745	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812511	I41B	Rose Lake Dr, 368 E	02/06/2015	04/01/2005	41B	00406	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812515	I41B	Hidden Mdw & Windsor Park	02/06/2015	04/01/2008	41B	00750	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812521	I41B	Rose Lake Dr, 284 E	02/06/2015	04/01/2005	41B	00407	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812524	I41B	Hidden Meadow Way It 28	02/06/2015	04/01/2008	41B	00755	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812529	I41B	Ahsahka Way, 759	02/06/2015	04/01/2005	41B	00408	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812537	I41B	Hidden Meadow Way W	02/06/2015	04/01/2008	41B	00760	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812538	141B 141B	Ahsahka Way & Fernan Lake Powder River & N 4th Ave	02/06/2015	04/01/2005	41B 41B	00409 00410	STREET LIGHTS0905 MIDDLETON ID 83644 STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812545			02/06/2015	10/01/2005			
000000000000812546	I41B	Hidden Mdw & Prariewind	02/06/2015	04/01/2008	41B	00765	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812554	I41B	Powder River Lt 3 blk 8	02/06/2015	10/01/2005	41B	00411	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812556 000000000000812562	141B 141B	Prariewind Ave N Lt 43 Powder River Lt 1Blk 6	02/06/2015 02/06/2015	04/01/2008 10/01/2005	41B 41B	00770 00412	STREET LIGHTS0905 MIDDLETON ID 83644 STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812562	141B 141B	Meadow crk & Prariewind	02/06/2015	04/01/2008	41B	00412	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812569	141B	291 BOARDWALK	02/06/2015	10/01/1996	41B 41B	00773	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812569	141B	Buffalo Wy & Powder River	02/06/2015	10/01/1996	41B 41B	00298	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812572	141B	Meadow Creek Way W It 6	02/06/2015	04/01/2008	41B 41B	00413	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812577	141B	Pacific & Tennessee	02/06/2015	06/01/2002	41B	00780	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812579	141B	Buffalo Way Lt 8 Blk 6	02/06/2015	10/01/2005	41B	00304	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812583	141B	Meadow Crk & Windsor Park	02/06/2015	04/01/2008	41B	00715	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812587	141B	Charles Ct, 208 St	02/06/2015	01/01/1997	41B	00305	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000012500	141B	N 5th Ave W & W 4th St N	02/06/2015	05/01/2006	41B	00303	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000012532	141B	Meadow Creek Way W Lt 2	02/06/2015	04/01/2008	41B	00790	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000012537	141B	3Rd N, 505 W	02/06/2015	03/01/1998	41B	00306	STREET LIGHTS0905 MIDDLETON ID 83644
00000000000012530	141B	Rose Lake & Willow Creek	02/06/2015	07/01/2006	41B	00417	STREET LIGHTS0905 MIDDLETON ID 83644
00000000000012607	141B	Meadow Park Blvd W	02/06/2015	04/01/2008	41B	00795	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812608	I41B	5th W, 330 N	02/06/2015	03/01/1998	41B	00308	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812613	I41B	Rose Lake Dr Lt 12 Bk 6	02/06/2015	07/01/2006	41B	00418	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812617	I41B	Meadow Park Blvd W	02/06/2015	04/01/2008	41B	00800	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812618	I41B	Park Place Way, 122	02/06/2015	11/01/1999	41B	00315	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812622	I41B	Arrowrock & Rose Lake Dr	02/06/2015	07/01/2006	41B	00419	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812627	I41B	Mustang Mesa/Hrshoe cnyn	02/06/2015	04/01/2008	41B	00805	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812628	I41B	Cemetary& Halverson	02/06/2015	06/01/2000	41B	00318	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812634	I41B	Jarbidge & Rose Lake Dr	02/06/2015	07/01/2006	41B	00420	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812637	I41B	Great Glen/Horseshoe Cnyn	02/06/2015	04/01/2008	41B	00810	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812638	I41B	Cemetery & 3rd St N	02/06/2015	06/01/2000	41B	00319	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812641	I41B	Willow Creek It 10 Blk 8	02/06/2015	07/01/2006	41B	00421	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812647	I41B	Great Glen/Stallion Sprgs	02/06/2015	04/01/2008	41B	00815	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812648	I41B	Red Fern Dr & Blue Grass	02/06/2015	05/01/2001	41B	00322	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812652	I41B	Willow Crk-W of Arrowrock	02/06/2015	07/01/2006	41B	00422	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812657	I41B	Red Fern & 7th St N	02/06/2015	05/01/2001	41B	00323	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812658	I41B	Stallion Springs Wy, 1837	02/06/2015	04/01/2008	41B	00820	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812661	I41B	Arrowrock-Mdltn Lake Entr	02/06/2015	07/01/2006	41B	00423	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812667	I41B	7th St N, 310 W	02/06/2015	05/01/2001	41B	00324	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812668	I41B	La Reata N, 1382	02/06/2015	04/01/2008	41B	00825	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812670	I41B	Jarbidge & Willow Creek	02/06/2015	07/01/2006	41B	00424	STREET LIGHTS0905 MIDDLETON ID 83644

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000000000000812677	141B	ATLANTIC / NEW YORK	02/06/2015	07/01/2001	41B	00325	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812678	141B	La Reata N, 1220	02/06/2015	04/01/2008	41B	00830	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812679	141B	Arrowrock & Willow Creek	02/06/2015	07/01/2006	41B	00425	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812687	141B	Atlantic Ave,241	02/06/2015	07/01/2001	41B	00326	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812688	141B	Arrowrock Ave Lt 3 Blk 8	02/06/2015	07/01/2006	41B	00426	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812690	141B	La Reata N, 1081	02/06/2015	04/01/2008	41B	00835	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812697	141B	Atlantic Ave,102	02/06/2015	07/01/2001	41B	00327	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812700	141B	Sawtooth-Mdltn Lakes Entr	02/06/2015	07/01/2006	41B	00427	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812702	141B	Hrseshoe Cyn&Stallion Spg	02/06/2015	04/01/2008	41B	00840	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812708	I41B	Main St & Park Place Way	02/06/2015	08/01/2001	41B	00328	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812709	I41B	Sawtooth-Mdltn Lakes Entr	02/06/2015	07/01/2006	41B	00428	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812712	I41B	Stallion Springs, 1213	02/06/2015	04/01/2008	41B	00845	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812718	I41B	Eaton Rd & Hwy 44	02/06/2015	09/01/2001	41B	00329	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812719	I41B	Sawtooth-Mdltn Lakes Entr	02/06/2015	07/01/2006	41B	00429	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812721	I41B	Horseshoe Canyon Dr	02/06/2015	04/01/2008	41B	00850	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812728	I41B	Abby & Eaton	02/06/2015	09/01/2001	41B	00330	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812729	I41B	Sawtooth-Mdltn Lakes Entr	02/06/2015	07/01/2006	41B	00430	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812730	I41B	Highland Rch Pkwy&Willis	02/06/2015	04/01/2008	41B	00855	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812738	I41B	Abby Court It 7 Blk 1	02/06/2015	09/01/2001	41B	00331	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812739	141B	Highland Rch&Stallion Spg	02/06/2015	04/01/2008	41B	00860	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000012733	141B	Sawtooth-Mdltn Lakes Entr	02/06/2015	07/01/2006	41B	00431	STREET LIGHTS0905 MIDDLETON ID 83644
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000000000000812748	141B	Sawtooth-Mdltn Lakes Entr	02/06/2015	07/01/2006	41B	00332	STREET LIGHTS0905 MIDDLETON ID 83644
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0000000000000812752	I41B	Parkway/Stallion Sprgs		04/01/2008			STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812756	I41B	Manchester Ct Lt 19 Blk 1	02/06/2015	09/01/2001	41B	00333	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812759	I41B	Stallion Spg&Windmill Spg	02/06/2015	04/01/2008	41B	00870	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812760	I41B	Sawtooth-Mdltn Lakes Entr	02/06/2015	07/01/2006	41B	00433	STREET LIGHTS0905 MIDDLETON ID 83644
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000000000000812770	141B	Sawtooth-Mdltn Lakes Entr	02/06/2015	07/01/2006	41B	00434	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812771	141B	Iron Stallion&Stallion Sp	02/06/2015	04/01/2008	41B	00875	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812774	141B	W 3RD St N , 1029	02/06/2015	09/01/2001	41B	00335	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812777	141B	Sawtooth-Mdltn Lakes Entr	02/06/2015	07/01/2006	41B	00435	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812778	141B	Heritage N& Iron Stallion	02/06/2015	04/01/2008	41B	08800	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812784	141B	Locksley & Sherwood	02/06/2015	09/01/2001	41B	00336	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812787	141B	Iron Stallion&Saddle Mtn	02/06/2015	04/01/2008	41B	00885	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812788	I41B	Jarbridge & Sawtooth Lake	02/06/2015	01/01/2007	41B	00437	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812793	I41B	Forester & Locksley	02/06/2015	09/01/2001	41B	00337	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812797	I41B	Jarbridge & Walcott Dr	02/06/2015	01/01/2007	41B	00438	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812798	I41B	White Horse Ridge	02/06/2015	04/01/2008	41B	00890	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812803	I41B	4th Ave W, 303 N	02/06/2015	12/01/2001	41B	00338	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812805	I41B	Ashahka & Walcott Lake	02/06/2015	01/01/2007	41B	00439	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812806	I41B	Highland Rch&White Horse	02/06/2015	04/01/2008	41B	00895	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812813	I41B	Middleton & Triumph	02/06/2015	06/01/2002	41B	00339	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812814	141B	Arrowrock & Murtaugh Lake	02/06/2015	01/01/2007	41B	00440	STREET LIGHTS0905 MIDDLETON ID 83644
00000000000012815	141B	Highland Rch&White Horse	02/06/2015	04/01/2008	41B	00900	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812813	141B	Trumph Dr/CONQUEST CT	02/06/2015	06/01/2002	41B	00340	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812823	141B	Windmill Sprgs Cul-d-sac	02/06/2015	04/01/2002	41B	00905	STREET LIGHTS0905 MIDDLETON ID 83644
	141B 141B	Murtaugh Lake Lt 28 Bk 10	02/06/2015	04/01/2008	41B	00903	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812825		•					
000000000000812833	I41B	Trumph Dr,861	02/06/2015	06/01/2002	41B	00341	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812834	I41B	Stallion Springs Way 869	02/06/2015	12/01/2009	41B	00940	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812836	I41B	Ashahka & Murtaugh Lake	02/06/2015	01/01/2007	41B	00442	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812843	I41B	Stallion Springs Way 789	02/06/2015	12/01/2009	41B	00945	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812847	141B	Trumph Dr,1002	02/06/2015	06/01/2002	41B	00342	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812851	141B	Ashahka & Killarney Lake	02/06/2015	01/01/2007	41B	00443	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812853	141B	Prairie Vw&Stallion Sprgs	02/06/2015	12/01/2009	41B	00950	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812855	141B	Trumph Dr, 1118	02/06/2015	06/01/2002	41B	00343	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812861	141B	Ashahka & Walcott Dr	02/06/2015	01/01/2007	41B	00444	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812863	141B	Ridge Way1764	02/06/2015	12/01/2009	41B	00955	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812865	I41B	Trumph Dr, 1249	02/06/2015	06/01/2002	41B	00344	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812870	I41B	Alturas Lake Pl Cul-d-sac	02/06/2015	01/01/2007	41B	00445	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812872	I41B	Ridge Way 1838	02/06/2015	12/01/2009	41B	00960	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812874	I41B	Peregrine & Middleton Rd	02/06/2015	06/01/2002	41B	00345	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812879	I41B	Alturas Lake Lt 13 Bk10	02/06/2015	01/01/2007	41B	00446	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812882	I41B	Prairie View Way 1778	02/06/2015	12/01/2009	41B	00965	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812883	I41B	Peregrine, 979	02/06/2015	06/01/2002	41B	00346	STREET LIGHTS0905 MIDDLETON ID 83644
0000000000000812889	141B	Walcott Lake & Zehr Lake	02/06/2015	01/01/2007	41B	00447	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000128892	141B	Prairie View Way 1836	02/06/2015	12/01/2009	41B	00970	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812892	141B	Peregrine, 1090	02/06/2015	06/01/2002	41B	00370	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812899	141B	Sawtooth Lake & Zehr Lake	02/06/2015	01/01/2007	41B	00347	STREET LIGHTS0905 MIDDLETON ID 83644
555555555555555555555555555555555555555	1-1-1-0	Salvidotti Lane & Zeili Lane	32,00,2013	31,01,2007	710	00770	5 EIGHT 30303 WIIDDELT ON ID 03044

000000000000812901	I41B	Greenlinks Ave/Highway 44	02/06/2015	03/01/2010	41B	00975	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812903	141B	Peregrine,1188	02/06/2015	06/01/2002	41B	00348	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812909	141B	Walcott Lake Ct Cul-d-sac	02/06/2015	01/01/2007	41B	00449	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812911	141B	Augusta St Cul -d-sac	02/06/2015	03/01/2010	41B	00980	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812913	I41B	Condor Ave Lt 10 Blk 12	02/06/2015	06/01/2002	41B	00349	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812919	I41B	Magnolia Place	02/06/2015	12/01/2006	41B	00450	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812921	I41B	Augusta & Greenlinks Ave	02/06/2015	03/01/2010	41B	00985	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812925	141B	Condor Ave Lt 16 Blk 12	02/06/2015	06/01/2002	41B	00350	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812928	141B	Magnolia Place	02/06/2015	12/01/2006	41B	00455	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812933	141B	Greenlinks & Mulligan	02/06/2015	03/01/2010	41B	00990	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812937	I41B	Magnolia,345	02/06/2015	12/01/2006	41B	00460	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812942	I41B	Mulligan St, 1506	02/06/2015	03/01/2010	41B	00995	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812945	I41B	magnolia,380	02/06/2015	12/01/2006	41B	00465	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812951	I41B	Greenlinks Ave, 166	02/06/2015	03/01/2010	41B	01000	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812954	I41B	Ascent Ct Cul-d-sac	02/06/2015	02/01/2007	41B	00470	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812959	I41B	Fairway St, 1509	02/06/2015	03/01/2010	41B	01005	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812962	I41B	Fourth St N,827	02/06/2015	02/01/2007	41B	00475	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812966	I41B	Fairway & Greenlinks Ave	02/06/2015	03/01/2010	41B	01010	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812969	I41B	Fourth St N, 984	02/06/2015	02/01/2007	41B	00480	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812974	I41B	Fairway, 1599	02/06/2015	03/01/2010	41B	01015	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812976	I41B	Fourth St N & Third St N	02/06/2015	02/01/2007	41B	00485	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812980	I41B	Greenlinks/Main	02/06/2015	03/01/2010	41B	01020	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812983	I41B	Third St N & Southwell Ct	02/06/2015	02/01/2007	41B	00490	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812986	I41B	1390 New York St	02/06/2015	02/01/2003	41B	00358	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812987	I41B	Middleton N & Star Blvd	02/06/2015	07/01/2011	41B	01040	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812990	141B	Southwell Ct Cul-d-sac	02/06/2015	02/01/2007	41B	00495	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812991	141B	1260 St James Ct	02/06/2015	02/01/2003	41B	00359	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812994	141B	Middleton N & Star Blvd	02/06/2015	07/01/2011	41B	01045	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812995	I41B	4th Ave W & Willis Rd	02/06/2015	10/01/2007	41B	00500	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812996	141B	429s 1st ave e	02/06/2015	02/01/2003	41B	00360	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812997	141B	Cemetary & W Main St	02/06/2015	07/01/2011	41B	01050	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000812999	141B	Willis Rd(Powder River)	02/06/2015	10/01/2007	41B	00505	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000813000	141B	Iron Stallion Ct Cultesac	02/06/2015	03/01/2013	41B	01080	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000813001	141B	Iron Stallion Dr	02/06/2015	03/01/2013	41B	01085	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000813004	141B	Iron Stallion Dr	02/06/2015	03/01/2013	41B	01090	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000813006	141B	Iron Stallion Dr	02/06/2015	03/01/2013	41B	01095	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000813010	141B	Iron Stallion Dr/Harvest	02/06/2015	03/01/2013	41B	01100	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000813014	141B	PrairieView/Harvest Way	02/06/2015	03/01/2013	41B	01105	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000813018	141B	Ridge Way	02/06/2015	03/01/2013	41B	01110	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000818000	141B	Highland Ct N & W Main St	02/06/2015	07/01/2011	41B	01055	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000818001	I41B	Buffalow Way Lt 25 Blk 9	02/06/2015	10/01/2007	41B	00510	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000818002	I41B	Hartley & Hwy 44 Mddlton	02/06/2015	10/01/2011	41B	01065	STREET LIGHTS0905 MIDDLETON ID 83644
00000000000818003	I41B	Harvest Way Cultesac	02/06/2015	03/01/2013	41B	01070	STREET LIGHTS0905 MIDDLETON ID 83644
000000000000818004	I41B	Harvest Way	02/06/2015	03/01/2013	41B	01075	STREET LIGHTS0905 MIDDLETON ID 83644



Idaho disasters such as the 1983 Challis earthquake and the 1976 Teton Dam flood, along with events such as 9/11 and Hurricane Katrina, have highlighted the need for water and wastewater utilities to create intrastate mutual aid and assistance programs. Mutual aid programs are critical to utility systems for many reasons:

- ⇒ Utilities require specialized resources to sustain operations during disasters.
- ⇒ Government response agencies and critical infrastructure rely on water supplies.
- ⇒ Utilities must provide their own support until state and federal resources become available.
- ⇒ Large events impact regional areas, making assistance from nearby utilities impractical.
- ⇒ Disasters impact utility employees and their families, as well as customers.
- ⇒ Agreements must be established before disasters occur to be eligible for federal reimbursement.
- ⇒ Promotion of mutual aid and assistance meets Office of Energy Management requirements.

## IdWARN Steering Committee

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### www.idwarn.org

Costs associated with this publication provided for by the Idaho
Rural Water Association. June 2018



Idaho

**Water/Wastewater** 

**Agency** 

Response

**Network** 



#### **IdWARN Network Mission**

To promote statewide emergency preparedness, disaster response, and mutual assistance for public and private water/wastewater utilities.

"An ounce of prevention is worth a pound of cure." - Benjamin Franklin

# Why Should My Agency Join IdWARN?

- ⇒ A single agreement provides access to all member utilities statewide.
- ⇒ Access to specialized resources is enhanced.
- ⇒ Increased planning and coordination become available.
- $\Rightarrow$  Arrival of aid is expedited.
- ⇒ IdWARN is consistent with the National Incident Management System (NIMS).
- ⇒ Administrative conflict is reduced.
- ⇒ An agreement is provided containing indemnification and workers' compensation provisions to protect participating utilities. Provisions for cost reimbursement are also included.
- ⇒ A list of emergency contacts and available resources is provided.
- ⇒ Response to any incident is voluntary.
- ⇒ Probability of quick recovery increases.



# How IdWARN Helps Idaho Utilities

The *Utilities Helping Utilities* concept gives water/wastewater utilities the opportunity to be more resilient during disaster response and recovery.

Because disasters transcend political jurisdictional boundaries, multi-utility coordination is crucial to protect lives and property and to facilitate the efficient use of available assets, both public and private.

IdWARN is designed to provide quick and professional assistance in any situation that overwhelms the capabilities of a water/ wastewater utility.



No formal declaration of emergency is needed, and assistance can take the form of personnel, equipment, materials, or services.

A member utility may request deployment of emergency support to restore critical operations at the affected water/ wastewater utility.

Member agencies are never obligated to respond.

### **IdWARN Supporters**

American Water Works Association

Association of Metropolitan Water Agencies

Association of State Drinking Water Administrators

Idaho Department of Environmental Quality

Idaho Office of Emergency Management

Idaho Rural Water Association

National Association of Water Companies

National Rural Water Association

U.S. Environmental Protection Agency

Water Environment Federation



For more information on IdWARN, including information on how to join, please call (208) 343-7001.

#### MUTUAL AID AND ASSISTANCE AGREEMENT FOR HO INTRASTATE WATER/WASTEWATER AGENCY RESPO

## THE IDAHO INTRASTATE WATER/WASTEWATER AGENCY RESPONSE NETWORK (IdWARN)

This Mutual Aid and Assistance Agreement for the Idaho Intrastate Water/Wastewater Agency Response Network (henceforth referred to as "IdWARN") is made and entered into by public and private water and wastewater utilities and other interested parties that have, by executing this Agreement, manifested their intent to participate in the Idaho WARN.

#### **RECITALS**

- A. Idaho Code section 67-2332 [previously 67-2335] authorizes one or more public agencies to contract to perform any governmental service, activity or undertaking which each public agency entering into the contract is authorized by law to perform.
- B. Insuring that water and wastewater systems provide and maintain water and wastewater services that promote the safety, health, comfort and convenience of the residents and visitors of Idaho communities is a fundamental function of government.
- C. Utilities in Idaho have a duty to provide and maintain their service to promote the safety, health, comfort and convenience of patrons, employees, and the public.
- D. The private and public entities executing this Agreement receive a reciprocal benefit by establishing processes to provide and receive assistance in advance of an emergency.

#### **AGREEMENT**

NOW, THEREFORE, in consideration of the covenants and obligations set forth in this Agreement, and the recitals set forth above, which are incorporated herein as if set forth in full, the parties agree as follows.

## ARTICLE I. PURPOSE

Recognizing that emergencies may require aid or assistance in the form of personnel, equipment, and supplies from outside the area of impact, the signatory utilities hereby establish this Program. Through the IdWARN program, Members coordinate response activities and share resources during emergencies. This Agreement sets forth the procedures and standards for the administration of IdWARN for participating members.

## ARTICLE II. DEFINITIONS

- A. <u>Authorized Official</u>: An employee or officer of an IdWARN member that is authorized to:
  - 1. Request assistance;
  - 2. Offer assistance;
  - 3. Refuse to offer assistance; or.
  - 4. Withdraw assistance under this Agreement.
- B. <u>Emergency</u>: A natural or human caused event or circumstance causing, or imminently threatening to cause, loss of life, injury to person or property, human suffering or financial loss, and includes, but is not limited to, fire, explosion, flood, severe weather, drought, earthquake, volcanic activity, spills or releases of oil or hazardous material, contamination, utility or transportation emergencies, disease, blight, infestation, civil disturbance, riot, international acts, sabotage and war that is, or could reasonably be beyond the capability of the services, personnel, equipment and facilities of a IdWARN member to fully manage and mitigate internally.

#### C. Members:

- 1. <u>Member</u>. Any public or private water or wastewater utility that manifests intent to participate in the IdWARN program by executing this Agreement.
- 2. <u>Associate Member</u>: Any non-utility participant approved by the Statewide Committee that provides a support role for the Program is a member of the Statewide Committee established under Article III, and that has executed this Agreement as an Associate Member.
- 3. <u>Requesting Member</u>: A Member who requests aid or assistance through the IdWARN program.
- 4. <u>Responding Member</u>: A Member who offers aid or assistance under the IdWARN program.
- 5. <u>Non-responding Member</u>: A Member or Associate Member that does not provide aid or assistance during a Period of Assistance under the IdWARN program.
- D. <u>Confidential Information</u>: Any document shared with any signatory of this Agreement that is marked confidential, including but not limited to any map, report, notes, papers, opinion, or e-mail which relates to the system vulnerabilities of a Member or Associate Member.
- E. <u>Period of Assistance</u>: A specified period of time when a Responding Member assists a Requesting Member. The period commences when personnel, equipment, or supplies depart from Responding Member's facility and ends when the personnel, equipment, or supplies return to such facility (portal to portal). All protections identified in the Agreement apply during this

period. The Period of Assistance may occur during response to or recovery from an Emergency.

- F. <u>Program</u>. The interstate program for mutual aid and assistance established by this Agreement, also referred to as IdWARN.
- G. <u>National Incident Management System (NIMS)</u>: A national, standardized approach to incident management and response that sets forth uniform processes and procedures for emergency response operations.

## ARTICLE III. ADMINISTRATION

This Program shall be administered through a Statewide Committee. The Statewide Committee, under the leadership of an elected chairperson, shall meet at least annually to address Program issues. The Statewide Committee shall also meet at least annually to review emergency preparedness and response procedures. The Statewide Committee shall represent the interests of the Members and Associate Members. In addition, the Statewide Committee includes representatives from the following:

United States Environmental Protection Agency (USEPA); American Water Works Association (AWWA); Federal Bureau of Investigation (FBI); Idaho Department of Environmental Quality (IDEQ); Idaho Air National Guard; Bureau of Homeland Security (BHS); Idaho Rural Water Association (IRWA); Idaho Emergency Management Association (IEMA).

Under the leadership of the chairperson, the Statewide Committee members shall plan and coordinate emergency planning and response activities for IdWARN. At its first meeting, the Statewide Committee shall establish initial membership of the committee and procedures for administration of the Statewide Committee, including meeting procedures and voting procedures.

## ARTICLE IV. PROCEDURES

In coordination with the standards set forth by the Idaho Office of Emergency Management, the Statewide Committee shall develop operational and planning procedures for the implementation of the IdWARN program. The procedures shall be reviewed at least annually and updated as needed by the Statewide Committee.

## ARTICLE V. REQUESTS FOR ASSISTANCE

A. <u>Member Responsibility</u>. Members shall identify an Authorized Official and alternates; provide contact information including twenty-four hour access; and, maintain resource information that may be available from the Member for mutual aid and assistance response. Member contact information shall be updated annually, or when changes occur, and provided to the Statewide Committee.

MUTUAL AID AND ASSISTANCE AGREEMENT FOR THE IDAHO INTRASTATE WATER/WASTEWATER AGENCY RESPONSE NETWORK - 3 170203

In the event of an Emergency, a Member's Authorized Official may request mutual aid and assistance from a participating Member. Requests for assistance can be made orally or in writing. When made orally, the request for personnel, equipment or supplies shall be prepared in writing as soon as practicable. Requests for assistance shall be directed to the Authorized Official of the participating Member. Specific protocols for requesting aid shall be provided in the procedures prepared under Article IV.

- B. Response to a Request for Assistance. Members are not obligated to respond to a request. After a Member receives a request for assistance, the Authorized Official will evaluate whether or not to respond, whether resources are available to respond, or if other circumstances would hinder response. Following the evaluation, the Authorized Official shall inform, as soon as possible, the Requesting Member whether it will respond. If the Member is willing and able to provide assistance, the Member shall inform the Requesting Member about the type of available resources and the approximate arrival time of such assistance.
- C. <u>Discretion of Responding Member's Authorized Official</u>. Execution of this Agreement does not create any duty to respond to a request for assistance. When a Member receives a request for assistance, the Authorized Official shall have sole and absolute discretion as to whether or not to respond, or the availability of resources to be used in such response. An Authorized Official's decisions on the availability of resources shall be final.

## ARTICLE VI. RESPONDING MEMBER PERSONNEL

- A. <u>National Incident Management System</u>. When providing assistance under this Agreement, the Requesting Member and the Responding Member shall be organized and shall function under the National Incident Management System.
- B. <u>Control</u>. While employees so provided may be under the supervision of the Responding Member, the Responding Member's employees come under the direction and control of the Requesting Member, consistent with the NIMS Incident Command System response protocol to address the needs identified by the Requesting Member. The Requesting Member's Authorized Official shall coordinate response activities with the designated supervisor(s) of the Responding Member(s). The Responding Member's designated supervisor(s) must keep accurate records of work performed by personnel during the specified Period of Assistance.
- C. <u>Food and Shelter</u>. Whenever practical, Responding Member personnel must be self sufficient for up to seventy-two (72) hours. When possible, the Requesting Member shall supply reasonable food and shelter for Responding Member personnel. If the Requesting Member is unable to provide food and shelter for Responding Member personnel, the Responding Member's designated supervisor is authorized to secure the resources necessary to meet the needs of its personnel. Except as provided below, the cost for such resources must not exceed

the per diem reimbursement rates published by the State of Idaho Board of Examiners for the applicable period and location. To the extent food and shelter costs exceed Board of Examiners' per diem rates, the Responding Member must demonstrate that the additional costs were reasonable and necessary under the circumstances. Unless otherwise agreed to in writing, the Requesting Member remains responsible for reimbursing the Responding Member for all reasonable and necessary costs associated with providing food and shelter, if such resources are not provided by the Requesting Member.

- D. <u>Communication</u>. The Requesting Member shall provide Responding Member personnel with radio equipment as available, or radio frequency information to program existing radios, in order to facilitate communications with local responders and Member personnel.
- E. <u>Status</u>. Unless otherwise provided by law, the Responding Member's officers and employees retain the same privileges, immunities, rights, duties and benefits provided in their respective jurisdictions.
- F. <u>Licenses and Permits</u>. To the extent permitted by law, Responding Member personnel that hold licenses, certificates, or permits evidencing professional, mechanical, or other skills shall be allowed to carry out activities and tasks relevant and related to their respective credentials during the specified Period of Assistance.
- G. <u>Right to Withdraw</u>. The Responding Member's Authorized Official retains the right to withdraw some or all of its resources at any time for any reason at the Responding Member's sole and absolute discretion. Notice of intention to withdraw must be communicated to the Requesting Member's Authorized Official as soon as is practical under the circumstances.

## ARTICLE VII. COST REIMBURSEMENT

The Requesting Member shall reimburse the Responding Member for each of the following categories of costs incurred during the specified Period of Assistance as agreed in whole or in part by both parties, provided that any Responding Member may assume in whole or in part such loss, damage, expense, or other cost, or may loan such equipment or donate such services to the Requesting Member without charge or cost when permitted by law to make such donation.

A. <u>Personnel</u>. The Responding Member shall be reimbursed by the Requesting Member for personnel costs incurred for work performed during the specified Period of Assistance. Responding Member personnel costs shall be calculated according to the terms provided in their employment contracts or other conditions of employment. The Responding Member's designated supervisor(s) must keep accurate records of work performed by personnel during the specified Period of Assistance. Requesting Member reimbursement to the Responding Member should consider all personnel costs, including salaries or hourly wages, costs for fringe benefits, and indirect costs.

- B. Equipment. The Requesting Member shall reimburse the Responding Member for the use of equipment during the specified Period of Assistance, including, but not limited to, reasonable rental rates, all fuel, lubrication, maintenance, transportation, and loading and unloading of loaned equipment. All equipment shall be returned to the Responding Member in good working order as soon as is practicable and reasonable under the circumstances. As a minimum, rates for equipment use must be based on the Federal Emergency Management Agency's (FEMA) Schedule of Equipment Rates. If a Responding Member uses rates different from those in the FEMA Schedule of Equipment Rates, the Responding Member must provide such rates orally or in writing to the Requesting Member prior to supplying the equipment. Mutual agreement on which rates are used must be reached in writing prior to dispatch of the equipment. Reimbursement for equipment not referenced on the FEMA Schedule of Equipment Rates must be developed based on actual recovery of costs. If Responding Member must lease a piece of equipment while its equipment is being repaired, Requesting Member shall reimburse Responding Member for such rental costs.
- C. <u>Materials and Supplies</u>. The Requesting Member must reimburse the Responding Member in kind or at actual replacement cost, plus handling charges, for use of expendable or non-returnable supplies. The Responding Member must not charge direct fees or rental charges to the Requesting Member for other supplies and reusable items that are returned to the Responding Member in a clean, damage-free condition. Reusable supplies that are returned to the Responding Member with damage must be treated as expendable supplies for purposes of cost reimbursement.
- D. <u>Payment Period</u>. The Responding Member must provide an itemized bill to the Requesting Member for all expenses incurred by the Responding Member while providing assistance under this Agreement. The Requesting Member must send the itemized bill no later than ninety (90) days following the end of the Period of Assistance. The Responding Member may request additional periods of time within which to submit the itemized bill, and Requesting Member shall not unreasonably withhold consent to such request. The Requesting Member must pay the bill in full on or before the forty-fifth (45<sup>th</sup>) day following the billing date. The Requesting Member may request additional periods of time within which to pay the itemized bill, and Responding Member shall not unreasonably withhold consent to such request, provided, however, that all payment shall occur not later than one (1) year after the date a final itemized bill is submitted to the Requesting Member.
- E. <u>Records</u>. Unless prohibited by law, each Responding Member and their duly authorized representatives shall have access to a Requesting Member's books, documents, notes, reports, papers and records which are directly pertinent to this Agreement for the purposes of reviewing the accuracy of a bill or making a financial, maintenance or regulatory audit. Such records shall be maintained for at least three (3) years or longer where required by law.

## ARTICLE VIII. <u>DISPUTES</u>

If any controversy or claim arises out of or relates to the execution of this Agreement, including but not limited to an alleged breach of this Agreement, the disputing Members shall first attempt to resolve the dispute by negotiation.

If negotiation between the involved Members does not result in the issue being resolved, the Statewide Committee will assist in the negotiation process.

## ARTICLE IX. REQUESTING MEMBER'S DUTY TO INDEMNIFY

Members who are public entities shall be subject to Article IX only to the extent permitted by law. Specifically, the duty of a public entity to defend, indemnify or hold harmless any party shall not be extended beyond the appropriation of expenditures for such duty as required by law, including Idaho Code section 59-1015 and Article VIII, Section 4 of the Idaho Constitution. Further, the liability of a public entity shall not be increased by this Article beyond the extent required by the Idaho Tort Claims Act, Idaho Code Title 6 Chapter 9.

The Requesting Member who is not a public entity shall assume, to the extent allowed by the Idaho Public Utilities Commission, the defense of, and fully indemnify and hold harmless the Responding Member, its officers and employees, from all claims, loss, damage, injury and liability of every kind, nature and description, directly or indirectly arising from Responding Member's work during a specified Period of Assistance. The scope of the Requesting Member's duty to indemnify includes, but is not limited to, suits arising from, or related to negligent or wrongful use of equipment or supplies on loan to the Requesting Member, or faulty workmanship or other negligent acts, errors or omissions by Requesting Member or the Responding Member personnel.

The Requesting Member's duty to indemnify is subject to, and shall be complied consistently with, the conditions set forth in Article X.

## ARTICLE X. SIGNATORY INDEMNIFICATION

In the event of liability, claim, demand, action, or proceeding of whatever kind or nature arising out of a specified Period of Assistance, the Members who are not public entities and either receive and provide assistance shall, to the extent allowed by the Idaho Public Utilities Commission, have a duty to defend, indemnify, save and hold harmless all Non-responding Members.

#### ARTICLE XI. WORKER'S COMPENSATION CLAIMS

The Responding Member is responsible for providing worker's compensation benefits and administering worker's compensation for its employees.

### ARTICLE XII. NOTICE

A party who becomes aware of a claim or suit that in any way, directly or indirectly, contingently or otherwise, affects or might affect other Members or Associate Members of this Agreement shall provide prompt and timely notice to the Members or Associate Members who may be affected by the suit or claim. Each Member and Associate Member reserves the right to participate in the defense of such claims or suits as necessary to protect its own interests.

### ARTICLE XIII. INSURANCE

Members of this Agreement shall maintain an insurance policy or maintain a self insurance program that covers activities that it may undertake by virtue of membership in the IdWARN program.

### ARTICLE XIV. CONFIDENTIAL INFORMATION

To the extent authorized by law, including the Idaho Public Records Laws, Idaho Code title 74, Chapter 1 [previously sections 9-337 through 9-350], any Member or Associate Member shall maintain the strictest confidence and shall take all reasonable steps necessary to prevent the disclosure of any Confidential Information disclosed under this Agreement. If any Member, Associate Member, third party or other entity request or demands, by subpoena or otherwise, that a Member or Associate Member disclose any Confidential Information disclosed under this Agreement, the Member or Associate Member shall immediately notify the owner of the Confidential Information and shall take all reasonable steps necessary to prevent the disclosure of any Confidential Information by asserting all applicable rights and privileges with respect to such information and shall cooperate fully in any judicial or administrative proceeding relating thereto.

### ARTICLE XV. EFFECTIVE DATE

This Agreement and the Statewide Committee receives and approves the admission of the applicant. The Statewide Committee chair shall maintain a master list of all Members and Associate Members of the IdWARN program.

### ARTICLE XVI. WITHDRAWAL

A Member or Associate Member may withdraw from this Agreement by providing written notice of its intent to withdraw to the Statewide Committee chair. Withdrawal takes effect sixty (60) days after the Statewide Committee chair receives notice. Withdrawal from this Agreement shall in no way affect a Requesting Member's duty to reimburse a Responding Member for cost incurred during a Period of Assistance, which duty shall survive such withdrawal.

#### ARTICLE XVII. MODIFICATION

No provision of this Agreement may be modified, altered or rescinded by individual parties of this Agreement. Modifications to this Agreement may be due to programmatic operational changes to support the Agreement, legislative action, creation of an interstate aid and assistance agreement, or other developments. Modifications require a simple majority vote of the Members. The Statewide Committee chair must provide written notice to all Members and Associate Members of approved modifications to this Agreement. Approved modifications take effect sixty (60) days after the date upon which notice is sent to the Members and Associate Members.

#### ARTICLE XVIII. SEVERABILITY

The parties agree that if any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced if the Agreement did not contain the particular term or provision held to be invalid.

#### ARTICLE XIX. PRIOR AGREEMENTS

This Agreement supersedes all prior Agreements between Members to the extent that such prior Agreements are inconsistent with this Agreement.

#### ARTICLE XX. MISCELLANEOUS

- A. <u>No Third Party Beneficiaries</u>. This Agreement is for the sole benefit of the Members and no person or entity has any rights under this Agreement as a third party beneficiary.
- B. <u>Assignment Prohibited</u>. No party may assign benefits or delegate duties created by this Agreement and such assignments and delegations are without effect.

MUTUAL AID AND ASSISTANCE AGREEMENT FOR THE IDAHO INTRASTATE WATER/WASTEWATER AGENCY RESPONSE NETWORK – 9 170203

C. <u>No Authority to Bind Other Parties or Partnership</u>. Neither the IdWARN Program nor any party has the authority to enter into contracts or agreements on behalf of one or more parties to this Agreement. This Agreement does not create a partnership between the parties and nothing contained herein shall be interpreted to create an employer-employee, master-servant, a joint venture, or principal-agent relationship between any party in any respect.

# ARTICLE XII. <u>INTRASTATE AND INTERSTATE</u> MUTUAL AID AND ASSISTANCE PROGRAMS

To the extent practicable, Members of this Agreement shall participate in mutual aid and assistance activities conducted under the IdWARN Program and the Interstate Emergency Management Assistance Compact (EMAC). Members may voluntarily agree to participate in an interstate mutual aid and assistance program for water and wastewater utilities through this Agreement if such a program were established.

IN WITNESS WHEREOF, the Members and Associate Members executing a signature page attached hereto have entered into this Agreement effective as set forth in Article XV above. This Agreement may be executed in counterparts by the execution of signature pages. Each such counterpart shall be deemed as an original, all of which together with the terms herein shall be considered one and the same Agreement.

[Signature Pages Follow]

#### **SIGNATURE PAGE**

## MUTUAL AID AND ASSISTANCE AGREEMENT FOR THE IDAHO INTRASTATE WATER/WASTEWATER AGENCY RESPONSE NETWORK (IdWARN)

	(Organization Name)
	Signed By
	Position/Title
	Date:
Please let us know who news, and activations.	you would like to be the main contact person for WARN activities, notices
Name:	
Position:	
Contact phone number	:
Contact email:	



#### USTOM Custom Sheds of Idaho

8325 Sage Run Ln Middleton, ID 83644

208.559.5066

shawntrimmer@customshedsofidaho.com

#### **Estimate**

Date	Estimate #
2/21/2022	513

JVG recommend for approval - 3/22/22.

Mower Shed for Middleton Place Park. (Budget 01-538-531)

Nar	me / Address
1103	of Middleton West Main St, eton Id. 83644

Project

Item	Description	Qty	Price	Total
12x16 Premium Gable 12 Doors & Trim 8x8 wall vent	9' tall walls 9x8 overhead door	1 1 2	5,925.00 1,447.00 0.00	5,925.00 1,447.00 0.00

Thanks for letting Custom Sheds of Idaho bid this project. We are looking forward to doing business in the future. This estimate is only good for 14 days and can change without notice due to the flexuating lumber market. Feel free to call anytime if there are any concerns or questions about this estimate.

Subtotal	\$7,372.00
Sales Tax (6.0%)	\$0.00
Total	\$7,372.00





ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company 2000 John Deere Run Cary, NC 27513

FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Campbell Tractor & Implement 2014 Franklin Blvd Nampa, ID 83687 208-466-8414

management@campbelltractor.com

#### **Quote Summary**

**Prepared For:** 

CITY OF MIDDLETON PO BOX 487 MIDDLETON, ID 83644 Business: 208-585-3133 Delivering Dealer: Campbell Tractor & Implement

> Jesse Steinebach 2014 Franklin Blvd Nampa, ID 83687

Phone: 208-466-8414 jsteinebach@campbelltractor.com

**Quote ID:** 26130954

Created On: 23 February 2022
Last Modified On: 31 March 2022
Expiration Date: 02 May 2022

Equipment Summary

Selling Price
Qty
Extended

JOHN DEERE 14 Bushel 3-Bag

\$ 4,016.69 X 1 = \$ 4,016.69

Material Collection System

Contract: Sourcewell Grounds Maintenance 031121-DAC (PG NB CG 70)

Price Effective Date: February 22, 2022

JOHN DEERE Z994R Diesel \$ 17,110.17 X 1 = \$ 17,110.17

Commercial ZTrak

Contract: Sourcewell Grounds Maintenance 031121-DAC (PG NB CG 70)

Price Effective Date: February 22, 2022

Equipment Total \$ 21,126.86

* Includes Fees and Non-contract items	Quote Summary	
	Equipment Total	\$ 21,126.86
	Trade In	
	SubTotal	\$ 21,126.86
	Est. Service	\$ 0.00
	Agreement Tax	
	Total	\$ 21,126.86
	Down Payment	(0.00)
	Rental Applied	(0.00)
	Balance Due	\$ 21,126.86
	Rental Applied	(0.00)

Salesperson : X \_\_\_\_\_ Accepted By : X \_\_\_\_\_





ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company 2000 John Deere Run Cary, NC 27513

Cary, NC 27513 FED ID: 36-2382580; DUNS#: 60-7690989 ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Campbell Tractor & Implement 2014 Franklin Blvd Nampa, ID 83687 208-466-8414 management@campbelltractor.com

Salesperson : X	Salesperson : X	Accepted By : X
-----------------	-----------------	-----------------



#### **Selling Equipment**



**Quote Id: 26130954 Customer Name: CITY OF MIDDLETON** 

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company 2000 John Deere Run Cary, NC 27513

FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT

TO DELIVERING DEALER: Campbell Tractor & Implement

2014 Franklin Blvd Nampa, ID 83687 208-466-8414

management@campbelltractor.com

#### **JOHN DEERE 14 Bushel 3-Bag Material Collection System**

Hours:

Stock Number:

Contract: Sourcewell Grounds Maintenance 031121-DAC Selling Price \*

> (PG NB CG 70) \$ 4,016.69

Price Effective Date: February 22, 2022

	•	* Pri	ce per item	- includes Fe	ees and No	n-contract i	tems
Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract
2550TC	14 Bushel 3-Bag Material Collection System	1	\$ 3,914.00	9.00	\$ 352.26	\$ 3,561.74	<b>Price</b> \$ 3,561.74
-		Stan	dard Options	s - Per Unit			_
001A	United States and Canada	1	\$ 0.00	9.00	\$ 0.00	\$ 0.00	\$ 0.00
3408	Attaching Parts for 152.4 cm (60 ln.) 7-Iron PRO Mulch-	1	\$ 134.00	9.00	\$ 12.06	\$ 121.94	\$ 121.94
3500	on-Demand Decks Blower for 7-Iron PRO and 7-Iron PRO Mulch-On- Demand Decks	1	\$ 0.00	9.00	\$ 0.00	\$ 0.00	\$ 0.00
	Standard Options Total		\$ 134.00		\$ 12.06	\$ 121.94	\$ 121.94
-	•	tachr	·	ontract/Oper	•		
UC13263	Quik-Tatch Weight, 42 lb (19 kg)		\$ 60.99	9.00	\$ 5.49	\$ 333.00	\$ 333.00
	Dealer Attachments Total		\$ 365.94		\$ 32.94	\$ 333.00	\$ 333.00
<b>Total Selli</b>	ng Price		\$ 4,413.94		\$ 397.26	\$ 4,016.68	\$ 4,016.68

#### JOHN DEERE Z994R Diesel Commercial ZTrak

**Equipment Notes:** 

Hours:

Stock Number: Selling Price \* \$ 17,110.17 Contract: Sourcewell Grounds Maintenance 031121-DAC

(PG NB CG 70)

Price Effective Date: February 22, 2022

\* Price per item - includes Fees and Non-contract items



## **Selling Equipment**



Quote Id: 26130954 Customer Name: CITY OF MIDDLETON

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company 2000 John Deere Run Cary, NC 27513

FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT

TO DELIVERING DEALER:

Campbell Tractor & Implement 2014 Franklin Blvd

Nampa, ID 83687

208-466-8414

management@campbelltractor.com

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	
2543TC	Z994R Diesel Commercial ZTrak	1	\$ 20,219.00	23.00	\$ 4,650.37	\$ 15,568.63	
		Star	ndard Option	s - Per Unit			
001A	United States and Canada	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1040	24x12N12 Michelin X Tweel Turf for 54 In. and 60 In. Decks	1	\$ 1,132.00	23.00	\$ 260.36	\$ 871.64	\$ 871.64
1505	60 In. 7-Iron PRO Mulch On Demand Mower Deck	1	\$ 870.00	23.00	\$ 200.10	\$ 669.90	\$ 669.90
2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
	Standard Options Total		\$ 2,002.00		\$ 460.46	\$ 1,541.54	\$ 1,541.54
	Value Added Services Total		\$ 0.00			\$ 0.00	\$ 0.00
Total Sell	ing Price		\$ 22,221.00		\$ 5,110.83	\$ 17,110.17	\$ 17,110.17

# Piccadilly Park Turf Irrigation 3

Veter Source #1 Available Working Pressure | 60 pai Assimum Pump Flow | 65 gpm

		- 48	
ш	тig	811	or

Quantity	Symbol	Description	Part Number	Pressure	Flow	Radius
Sprinkler						
4		Hunter PGP-03 - PGP-ADJ	03	50 pei	1.2 gpm	31 ft
17	-	Hunter PGP-05 - PGP-ADJ	05	50 pel	2 gpm	38 ft
31		Hunter PGP-08 - PGP-ADJ	08	50 psi	3.9 gpm	41 ft
Motors/Pr	amps					
1	C			1		
Control V	alves	Attached to the second	100000000000000000000000000000000000000			
5		Hunter ICV-151G	ICV-151G	1		
Lateral Li	ne Pipe					
1103 ft		Schedule 40 1"		1		
127 ft	_	Schedule 40 1 1/4"				
174 ft		Schedule 40 1 1/2"		1		
43 ft	_	Schedule 40 2"		1		
Mainline			7-			
224 ft		Clare 200 3"	0			
Wire				•		
224 ft		Maxi Cable 14 AWG YELLOW	100440	1		





**QUOTE** 

0006068830

**Account:** 47011 0002 Branch: SCSMIDD **Phone:** (208)-585-3133 Fax: (208)-585-9601

Ship To: CITY OF MIDDLETON

Job:

520 W MAIN ST PICADILLY PARK MIDDLETON, ID 83644

**Bill To: CITY OF MIDDLETON** 

PO BOX 487

PO: PICCADILLY TURF3

1103 WEST MAIN STREET MIDDLETON, ID 83644

Ref:

Page 1 of 9

			IVEI.			1000.		
Activation Date:		1		Type: Quoted For:		Ship Via: OUR	TRUCK	
Close Date:	04/30/22		T COLE	Quoted By:	WC200938			
QUANTITY	UOM		ITEM/DESCRIPT	ION			PRICE/UOM	AMOUNT
1	EA	S4PT0 SCH 4 SCH 4	DC/ISOLATION** Gro 030 -0 PVC TEE SLIP 401 -0 PVC TEE SLIP 3IN t: 401-030	3″			8.6052/EA	8.61
1	EA		30 FIX 3" SXSP t: 118-30	3″			38.3610/EA	38.36
2	EA	SCH 4	A030 ·0 PVC MALE ADPT M ·0 PVC MALE ADAPTI ·: 436-030				4.4575/EA	8.92
2	EA	CONT	14T10 O TXT BR GATE VLV AINS LEAD t: 514T10	3" '			57.3913/EA	114.78
1	EA		LVS10X4 MAIN LINE VALVE S IP)	LEEVE (80	#P		62.4445/EA	62.44
1	EA	VALVE 10IN C	12BC /ALVE BOX 10" RND ( E BOX 10" RND GRN/ DVERLAPPING COVE t: 312BC	GRN OVEF	RLAP COVER ROUN	D CORRUGATE	17.8447/EA D BOX	17.84
		** Gro	up Total **					250.95
240	FT	GJP03 PVC P	AINLINE** Group ** 30CL200 PIPE CL 200 GASKET :: 8812323	3" ED			3.3743/FT	809.83



**QUOTE** 

0006068830

**Account:** 47011 0002 Branch: SCSMIDD **Phone:** (208)-585-3133 Fax: (208)-585-9601

**Ship To:** CITY OF MIDDLETON

520 W MAIN ST PICADILLY PARK MIDDLETON, ID 83644

**Bill To: CITY OF MIDDLETON** 

PO BOX 487

1103 WEST MAIN STREET MIDDLETON, ID 83644

Page 2 of 9

PO: PICCADILLY	TURF3	Ref:		Job:		
Exp Delv Date: Activation Date: Close Date:			Type: WHSE Quoted For: Quoted By: WC200938	Ship Via: OUR	TRUCK	
QUANTITY	UOM	ITEM/DESCRIF	PTION	•	PRICE/UOM	AMOUNT
1	EA	IPS87705 IPS GASKET LUBE PT Supp#: 87705			8.5432/EA	8.54
1	EA	S4P45S030 SCH40 PVC 45 ELBOW S SCH 40 PVC 45 DEGREE Supp#: 417-030			7.6214/EA	7.62
1	EA	S4PC030 SCH 40 PVC CAP SLIP 4 SCH 40 PVC CAP SLIP 3 Supp#: 447-030			3.1642/EA	3.16
3	EA	QUKCONCRETE80 QUIKRETE CONCRETE Supp#: 2001 ** Group Total **	80 LB MIX		5.5762/EA	16.73 845.88
500	FT	** **WIRE** Group ** WIC1402MC500Y IRR 14/2 RB MAXI JACKI 14MC61 Supp#: 14MC61	500' ETED YELLOW		0.4673/FT	233.65
8	вх	MMM20235 KING DRY CONN DBRY Supp#: 20235	#22 - #8 AWG 600 BOX OF 100 BULK		125.00/BX	1,000.00
2	EA	NDB312BC NDS VALVE BOX 10" RN VALVE BOX 10" RND GR 10IN OVERLAPPING CO Supp#: 312BC	N/GRN OVERLAP COVER ROU	ND CORRUGATE	17.8447/EA D BOX	35.69
		** Group Total **				1,269.34



**Bill To: CITY OF MIDDLETON** 

1103 WEST MAIN STREET

MIDDLETON, ID 83644

PO BOX 487

**QUOTE** 

0006068830

Account: 47011 0002
Branch: SCSMIDD
Phone: (208)-585-3133
Fax: (208)-585-9601

**Ship To:** CITY OF MIDDLETON

520 W MAIN ST PICADILLY PARK MIDDLETON, ID 83644

Page 3 of 9

				1 age 5 of 5
PO: PICCADILLY	TURF3	Ref:		Job:
Exp Delv Date:	03/18/22	Sales D LIMON	Type: WHSE	Ship Via: OUR TRUCK
<b>Activation Date:</b>	03/31/22	Agents	Quoted For:	
Close Date:	04/30/22	T COLE	Quoted By: WC200938	

Close Date:	04/30/22	Quoted By: WC200936		
QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
1	EA	** **MANUAL DRAIN** Group ** S4PT335 3" X 3" X 1" SCH 40 PVC TEE SLIP 401-335 SCH 40 PVC REDUCER TEE SLIP 3IN X 1IN Supp#: 401-335	10.2986/EA	10.30
1	EA	NPG010X02 1" X 2" NIPPLE SCH 40 GALV Supp#: ZNG052	1.6046/EA	1.60
1	EA	NPG010X12 1" X 12" NIPPLE SCH 40 GALV Supp#: ZNG0512	7.9380/EA	7.94
1	EA	TFG90F010 1" GALVANIZED 90 FXF Supp#: ZMGL9005	3.2606/EA	3.26
1	EA	LEMLGT11SS304X 1" LEEMCO GATE VALVE 304 SS X-HANDLE Supp#: LGT11SS304X	60.3727/EA	60.37
1	EA	S4P90MF010M 1" MARLEX ST 90 ELBOW MXF M412-010 BLACK Supp#: M412-010	0.7493/EA	0.75
1	EA	MIPMLVS10X4 10 X 4 MAIN LINE VALVE SLEEVE (80#P (80#PIP)	62.4445/EA	62.44
1	EA	NDB312BC NDS VALVE BOX 10" RND GRN/GRN OVER VALVE BOX 10" RND GRN/GRN OVERLAP COVER ROUND CORRUGATE 10IN OVERLAPPING COVER - GREEN Supp#: 312BC	17.8447/EA D BOX	17.84



0006068830

QUOTE

Account: 47011 0002 Branch: SCSMIDD Phone: (208)-585-3133 Fax: (208)-585-9601

Ship To: CITY OF MIDDLETON

520 W MAIN ST PICADILLY PARK MIDDLETON, ID 83644

520 W MAIN ST

Page 4 of 9

**Bill To:** CITY OF MIDDLETON

PO BOX 487

1103 WEST MAIN STREET MIDDLETON, ID 83644

PO: PICCADILLY	TURF3		Ref:		Job:	
Exp Delv Date: Activation Date: Close Date:		Agents		Type: Quoted For Quoted By:	Ship Via:	OUR TRUCK

Olose Date.	04/30/22	1 0022	Ruoted By: WO2000000		
QUANTITY	UOM	ITEM/DESCRIPTION	NC	PRICE/UOM	AMOUNT
10	EA	TAPTEF007 TEFLON TAPE Supp#: TTC0750520	3/4" X 520'	0.7001/EA	7.00
		** Group Total **			171.50
5	EA	** **VAVLES** Group ** S4PT337 SCH 40 PVC TEE SLIP 401-3 SCH 40 PVC REDUCER TEE Supp#: 401-337		10.2986/EA	51.49
5	EA	NPP015X12 NIPPLE PVC SCH 80 5576**215-120 1-1/2" X 12" S Supp#: NPX0712	1-1/2" X 12" SCH80 NIPPLE TBE 886-120	3.7260/EA	18.63
5	EA	TFG90F015 GALVANIZED 90 FXF Supp#: ZMGL9007	1-1/2"	7.0284/EA	35.14
15	EA	NPP015X02 NIPPLE PVC SCH 80 Supp#: NPX072	1-1/2" X 2"	0.8844/EA	13.27
10	EA	S8PUNF015 SCH 80 PVC UNION FXF 898 Supp#: 898015	1-1/2" 8-015	11.1133/EA	111.13
5	EA	HTRICV151G HUNTER 1-1/2" STRAIGHT \ GLOBE VALVE FLOW CONT Supp#: ICV151G		92.5219/EA	462.61
10	EA	KNG10222EA KING BLUE GEL FILLED WII Supp#: 10222	20 BAG RE NUT	0.7914/EA	7.91



**Bill To: CITY OF MIDDLETON** 

1103 WEST MAIN STREET

MIDDLETON, ID 83644

PO BOX 487

QUOTE

0006068830

Account: 47011 0002 Branch: SCSMIDD Phone: (208)-585-3133 Fax: (208)-585-9601

**Ship To:** CITY OF MIDDLETON

520 W MAIN ST PICADILLY PARK MIDDLETON, ID 83644

Page 5 of 9

PO: PICCADILLY	TURF3	Ref:		Job:
Exp Delv Date:	03/18/22	Sales D LIMON	Type: WHSE	Ship Via: OUR TRUCK
Activation Date:	03/31/22	Agents	Quoted For:	
Close Date:	04/30/22	T COLE	Quoted By: WC200938	

Close Date:	04/30/22	T COLE Que	oted By: WC200938			
QUANTITY	UOM	ITEM/DESCRIPTION	4		PRICE/UOM	AMOUNT
2	EA	S4PMA213 1- SCH 40 PVC MALE ADPT MXS SCH 40 PVC REDUCER MALE Supp#: 436-213		N X 2IN	2.1921/EA	4.38
6	EA	S4PMA015 1- SCH 40 PVC MALE ADPT MXS SCH 40 PVC MALE ADAPTER I Supp#: 436-015			0.7874/EA	4.72
8	EA	NDB318BC 13 NDS JUMBO VALVE BOX W/C JUMBO BOX OVERLAPPING C Supp#: 318BC			51.9727/EA	415.78
		** Group Total **				1,125.06
60	FT	** **LATERAL LINES** Group * BEP020SCH40 2" PVC PIPE SCH 40 BE Supp#: 924466			2.0323/FT	121.94
200	FT	BEP015SCH40 1- PVC PIPE SCH 40 BE Supp#: 925225	-1/2"		1.4696/FT	293.92
160	FT	BEP012SCH40 1- PVC PIPE SCH 40 BE Supp#: 925217	-1/4"		1.2689/FT	203.02
1200	FT	BEP010SCH40 1" PVC PIPE SCH 40 BE Supp#: 925216	n		0.9912/FT	1,189.44
		** Group Total **				1,808.32



**Bill To: CITY OF MIDDLETON** 

1103 WEST MAIN STREET

MIDDLETON, ID 83644

PO BOX 487

**QUOTE** 

0006068830

**Account:** 47011 0002 Branch: SCSMIDD **Phone:** (208)-585-3133 Fax: (208)-585-9601

**Ship To:** CITY OF MIDDLETON

520 W MAIN ST PICADILLY PARK MIDDLETON, ID 83644

Page 6 of 9

PO: PICCADILLY	TURF3		Ref:			Job:	
Exp Delv Date:	03/18/22	Sales	D LIMON	Туре:	WHSE	Ship Via:	OUR TRUCK
Activation Date:	03/31/22	Agents		Quoted For	:		
Close Date:	04/30/22		T COLE	Quoted By:	WC200938		

Close Date:	04/30/22	T COLE Quoted By: WC200938		
QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
4	EA	** ***CEMENT & PRIMER** Group ** IPS711QT IPS PVC CEMENT 711 QUART 10119 GLUE GRAY HVY BODY QUART 711 10119 Supp#: 10119	39.4161/EA	157.66
4	EA	IPSP70QT IPS PVC PRIMER P70 QUART PURPLE 10223 PRIMER PURPLE QUART 10223 Supp#: 10223	38.3616/EA	153.45
		** Group Total **		311.11
52	EA	** **ROTOR HEADS** Group ** HTRPGP04 4" HUNTER PGP ULTRA ROTOR PC/FC PGP ULTRA 4 POP UP SPRINKLER Supp#: PGP04	9.5291/EA	495.51
208	EA	S4P90MF007M 3/4" MARLEX ST 90 ELBOW MXF M412-007 Supp#: M412-007	0.6604/EA	137.36
52	EA	NPP007X12 3/4" X 12" NIPPLE PVC SCH 80 Supp#: NPX0412	1.5183/EA	78.95
		** Group Total **		711.82
5	EA	** **BICODERS & SENSORS** Group ** BLNBL5201 1 VALVE BASELINE BICODER DIRECT BURIAL Supp#: BL-5201	176.2286/EA	881.14
		** Group Total **		881.14



**Bill To: CITY OF MIDDLETON** 

1103 WEST MAIN STREET

MIDDLETON, ID 83644

PO BOX 487

QUOTE

0006068830

**Account:** 47011 0002 Branch: SCSMIDD **Phone:** (208)-585-3133 Fax: (208)-585-9601

**Ship To:** CITY OF MIDDLETON

520 W MAIN ST PICADILLY PARK MIDDLETON, ID 83644

Page 7 of 9

						3
PO: PICCADILLY	Y TURF3	Ref:			Job:	
Exp Delv Date:	03/18/22 <b>Sales</b>	D LIMON	Туре:	WHSE	Ship Via:	OUR TRUCK
<b>Activation Date:</b>	03/31/22 Agent	s	Quoted Fo	r:		
Close Date:	04/30/22	TCOLE	Quoted By	• \MC200938		

Close Date:	04/30/22	COLE   Quoted By: WC200938		
QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
2	EA	** ***GROUNDING** Group ** BLNBLLA01 BASELINE LIGHTNING ARRESTOR DIRECT BURI LIGHTNING ARRESTOR DIRECT BURIAL Supp#: BL-LA01	106.9714/EA	213.94
20	FT	WIC06BARE CUT 6 GA BARE COPPER GOUND WIRE Supp#: 0611S1	1.0599/FT	21.20
2	EA	NDB312BC NDS VALVE BOX 10" RND GRN/GRN OVER VALVE BOX 10" RND GRN/GRN OVERLAP COVER ROUND CORRUGATE 10IN OVERLAPPING COVER - GREEN Supp#: 312BC	17.8447/EA D BOX	35.69
		** Group Total **		270.83
2	EA	** **LATERAL FITTINGS** Group ** S4PT020 2" SCH 40 PVC TEE SLIP 401-020 SCH 40 PVC TEE SLIP 2IN Supp#: 401-020	1.9864/EA	3.97
25	EA	S4PT015 1-1/2" SCH 40 PVC TEE SLIP 401-015 SCH 40 PVC TEE SLIP 1-1/2IN Supp#: 401-015	1.3621/EA	34.05
2	EA	S4PT012 1-1/4" SCH 40 PVC TEE SLIP 401-012 SCH 40 PVC TEE SLIP 1-1/4IN Supp#: 401-012	1.1185/EA	2.24



**BIII To: CITY OF MIDDLETON** 

**QUOTE** 

0006068830

**Account:** 47011 0002 Branch: SCSMIDD **Phone:** (208)-585-3133 Fax: (208)-585-9601

0.7260/EA

7.26

Ship To: CITY OF MIDDLETON

520 W MAIN ST PICADILLY PARK

**PO BOX 487** 1103 WEST MAIN STREET MIDDLETON, ID 83644 MIDDLETON, ID 83644

SCH 40 PVC BUSHING SPXS 437-249

SCH 40 PVC BUSHING SPXS 437-212

Supp#: 437-249

Supp#: 437-212

S4PBH212

SCH 40 PVC REDUCER BUSHING SPIG X SLIP 2IN X 1IN

SCH 40 PVC BUSHING 1-1/2\*1-1/4 SP\*S 437-212 SCH 40 PVC

REDUCER BUSHING SPIG X SLIP 1-1/2IN X 1-1/4IN

1-1/2" X 1-1/4"

									Page 8 of 9
PO: PICCADILLY	′ TURF3		Ref:			Job:			
Exp Delv Date: Activation Date: Close Date:	03/18/22 03/31/22 04/30/22	Agents	D LIMON	Type: Quoted For: Quoted By:		Ship Via:	OUR 1	TRUCK	
QUANTITY			ITEM/DESCRIPT	<u> </u>				PRICE/UOM	AMOUNT
10	EA	SCH 40 SCH 40 REDU0	SSF210 0 PVC TEE SXSXF 4 0 PVC TEE 1-1/2* 1- CER TEE SLIP X FIP : 402-210	02-210 1/2*3/4 S*S*		PVC		2.6391/EA	26.39
25	EA	SCH 40 SCH 40 REDU0	SSF167 0 PVC TEE SXSXF 4 0 PVC TEE 1-1/4* 1- CER TEE SLIP X FIP : 402-167	02-167 1/4*3/4 S*S*		PVC		2.1259/EA	53.15
25	EA	SCH 40	SSF131 0 PVC TEE SXSXF 4 0 PVC REDUCER TE : 402-131					1.2746/EA	31.87
50	EA	SCH 4	SF131 ) PVC 90 ELBOW SX 0 PVC REDUCER 90 : 407-131			1IN X 3/4IN	1	1.1020/EA	55.10
2	EA	SCH 4	H251 0 PVC BUSHING SP 0 PVC REDUCER BU : 437-251		)"			1.2036/EA	2.41
2	EA	S4PBF	1249	2" X 1"				1.2036/EA	2.41

Printed: 03/31/22 15:29:25

10

EΑ



**Bill To: CITY OF MIDDLETON** 

PO BOX 487

1103 WEST MAIN STREET MIDDLETON, ID 83644

#### **QUOTE**

#### 0006068830

Account: 47011 0002 Branch: SCSMIDD Phone: (208)-585-3133 Fax: (208)-585-9601

Ship To: CITY OF MIDDLETON 520 W MAIN ST PICADILLY PARK

MIDDLETON, ID 83644

Page 9 of 9

PO: PICCADILLY	TURF3	Ref:		Job:
Exp Delv Date: Activation Date: Close Date:	03/18/22 03/31/22 04/30/22	Agents	Type: WHSE Quoted For: Quoted By: WC200938	Ship Via: OUR TRUCK
QUANTITY	UOM	ITEM/DESCRIPT	rion	PRICE/UOM AMOUNT
		l		

iosc Date.	0-1/00/22	Guoted By. Wo200000		
QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
10	EA	S4PBH211 1-1/2" X 1" SCH 40 PVC BUSHING SPXS 437-211 SCH 40 PVC REDUCER BUSHING SPIG X SLIP 1-1/2IN X 1IN Supp#: 437-211	0.7260/EA	7.26
10	EA	S4PBH168 1-1/4" X 1" SCH 40 PVC BUSHING SPXS 437-168 SCH 40 PVC REDUCER BUSHING SPIG X SLIP 1-1/4IN X 1IN Supp#: 437-168	0.6905/EA	6.91
		** Group Total **		233.02
		Subtotal		7,878.97

Payment Terms: NET 10TH

Total:

\$7,878.97



SALES QUOTE
Current Location: 1



Customer #:257206 Jeremy Hammond Home Store: 1 D&B Supply Inc. 3816 Cleveland Blvd.

, ID

(208) 972-3013

Caldwell, ID 83605 (208) 459-7444

Status:Quote

Order Number: 179015 Created By: Tyler Order Type: Sales Order

Create Date: 2022-03-31 02:45:09

Sku	Part No	Description	Qty	Price	Ext
1019325	7X14GWBRK1	7 X 14 FLATBED TRAILER W/BRAKE	1.0	3,099.99	3,099.99 N

Tran Note:Sales Quote 3/30/2022. Price subject to change without notice.	Non Tax Total: Taxable Total: Tax: Grand Total:	\$3,099.99 \$0.00 \$0.00 \$3,099.99
	Bal Remaining:	\$3,099.99

Due to market conditions, pricing is subject to change without notice. No other discounts can be combined with this quote.