
**MIDDLETON CITY COUNCIL – SPECIAL MEETING
NOVEMBER 30, 2022**

The Middleton City Council Meeting was called to order on November 30, 2022, at 5:32 p.m. by Mayor Steve Rule.

Roll Call:

City Council: Council President Kiser, Council Members Huggins, Council Member Murray, and Council Member Tim O'Meara were present.

Mayor Rule, City Attorney Douglas Waterman, City Administrator Ms. Crofts, Public Works Director Mr. Van Gilder and Deputy Clerks Ms. Reynolds and Ms. Day were present.

Action Items

A. Approve Agenda

Motion: Motion by Council President Kiser to approve the Agenda as posted on November 23, 2022, at 3:45 p.m. Motion seconded by Council Member O'Meara and approved unanimously by all the board members.

1. **Consent Agenda (items of routine administrative business) (Action Items)**
 - a. **Consider approving minutes for City Council November 16, 2022, Regular meeting.**
 - b. **Consider ratifying payroll for November 10, 2022, in the amount of \$150,249.61**
 - c. **Consider approving accounts payable through November 18, 2022, in the amount of \$227,983.04.**

Mayor Rule called items and Council President Kiser stated he had reviewed the accounts payable. No questions by Council.

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

2. **Public Hearing: Consider for adoption the Urban Renewal Plan for the Middleton East District Urban Renewal Project (the "Plan") of the Urban Renewal Agency of the City of Middleton, Idaho, also known as the Middleton Urban Renewal Agency (the "Agency").**

Mayor Rule opened public hearing at 5:34 p.m.

Mayor Rule called item and Ms. Conrad from Elam & Burke presented power point of Urban Renewal Plan for the Middleton East District Urban Renewal Project (the "plan"). Exhibit 1

Mayor Rules opened for public comment at 6:06 p.m.

Mike M asked about establishing boundaries for city growth and a short description of what Urban Renewal is.

Ms. Crofts give a brief explanation of how the base rate works and that it will help attract new business to Middleton and it will help offset other costs.

Council Present Kiser advised that Urban Renewal board is separate from the city and the city has no control over the funding from Urban Renewal.

Tony B asked what the downside would be for Urban Renewal.

Ms. Conrad advised that there have been some changes in Idaho State Statute within the last 10 years regarding levies and tort levies and the increment value school districts can receive. Urban Renewal has very little impact on that.

Mayor Rule closed public comment at 6:14 p.m.

Discussion by Council.

Motion: Motioned by Council President Kiser to approve the adoption the Urban Renewal Plan for the Middleton East District Urban Renewal Project (the "Plan") of the Urban Renewal Agency of the City of Middleton, Idaho, also known as the Middleton Urban Renewal Agency (the "Agency"). Motion seconded by Council Member Huggins.

Roll Call: Kiser – Yes, Huggins – Yes, Murray – Yes, O'Meara – Yes. Approved unanimously.

3. **Consider adopting ORDINANCE NO. 672: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIDDLETON, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE MIDDLETON EAST DISTRICT URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; APPROVING THE SUMMARY OF THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE**

Motion: Motioned by Council President Kiser to approve ORDINANCE NO. 672: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIDDLETON, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE MIDDLETON EAST DISTRICT URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; APPROVING THE SUMMARY OF THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE. Motion seconded by Council Member Huggins.

Roll Call: Kiser – Yes, Huggins – Yes, Murray – Yes, O'Meara – Yes. Approved unanimous.

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4. Consider approving RESOLUTION NO. 478-22: A RESOLUTION BY THE MAYOR AND THE COUNCIL OF THE CITY OF MIDDLETON, IDAHO, TO PROVIDE FOR AN INTERGOVERNMENTAL AGREEMENT FOR ROLES AND RESPONSIBILITIES UNDER IDAHO CODE SECTION 50-2906(3)(b) BETWEEN CANYON COUNTY, IDAHO, AND THE CITY OF MIDDLETON, IDAHO; PROVIDING FOR AREAS OUTSIDE THE CITY LIMITS TO BE INCLUDED WITHIN AN URBAN RENEWAL/REVENUE ALLOCATION AREA; AND PROVIDING AN EFFECTIVE DATE.

Motion: Motioned by Council President Kiser to approve RESOLUTION NO. 478-22: A RESOLUTION BY THE MAYOR AND THE COUNCIL OF THE CITY OF MIDDLETON, IDAHO, TO PROVIDE FOR AN INTERGOVERNMENTAL AGREEMENT FOR ROLES AND RESPONSIBILITIES UNDER IDAHO CODE SECTION 50-2906(3)(b) BETWEEN CANYON COUNTY, IDAHO, AND THE CITY OF MIDDLETON, IDAHO; PROVIDING FOR AREAS OUTSIDE THE CITY LIMITS TO BE INCLUDED WITHIN AN URBAN RENEWAL/REVENUE ALLOCATION AREA; AND PROVIDING AN EFFECTIVE DATE. Motion seconded by Council Member Huggins.

Roll Call: Kiser – Yes, Huggins – Yes, Murray – Yes, O'Meara – Yes. Approved unanimous.

Mayor Rule closed Public Hearing at 6:40 p.m.

Mayor and Council Comments

No Comment

Adjourn: Mayor adjourned the Special Meeting at 6:44 p.m.

ATTEST:


Amber Day, Deputy Clerk
Minutes Approved: December 7, 2022


Mayor Steve Rule




EXHIBIT “1”

Middleton East Urban Renewal District
City Council
November 30, 2022

Jason Van Gilder, PE,
Public Works Director

Becky Crofts
City Administrator

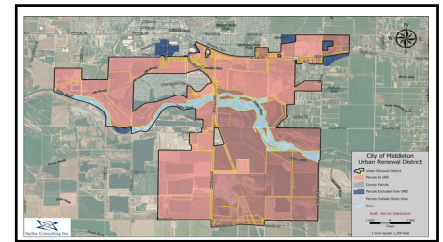
Meghan Sullivan Conrad, Abbey
Germans
Eliam & Burke, PA.

1

Consideration of the Urban Renewal Plan for the Middleton East District Urban Renewal Project Approval Ordinance

2



3

Plan Approval Process

- March 23, 2022 – Agency Board adopted Resolution No. 03-22 accepting the Eligibility Study and the Urban Renewal Plan for the Middleton East Urban Renewal District, and the City Council adopted Resolution No. 03-22 accepting the Eligibility Study and the Urban Renewal Plan for the Middleton East Urban Renewal District.
- April 6, 2022 – City Council adopted Resolution No. 04-22 accepting the Urban Renewal Plan for the Middleton East Urban Renewal District.
- April 20, 2022 – City Council adopted Resolution No. 04-22 accepting the Urban Renewal Plan for the Middleton East Urban Renewal District.
- May 10, 2022 – City Council adopted Resolution No. 05-22 accepting the Urban Renewal Plan for the Middleton East Urban Renewal District.
- June 10, 2022 – City Council adopted Resolution No. 06-22 accepting the Urban Renewal Plan for the Middleton East Urban Renewal District.
- July 10, 2022 – City Council adopted Resolution No. 07-22 accepting the Urban Renewal Plan for the Middleton East Urban Renewal District.
- August 10, 2022 – City Council adopted Resolution No. 08-22 accepting the Urban Renewal Plan for the Middleton East Urban Renewal District.
- September 10, 2022 – City Council adopted Resolution No. 09-22 accepting the Urban Renewal Plan for the Middleton East Urban Renewal District.
- October 10, 2022 – City Council adopted Resolution No. 10-22 accepting the Urban Renewal Plan for the Middleton East Urban Renewal District.
- November 10, 2022 – City Council adopted Resolution No. 11-22 accepting the Urban Renewal Plan for the Middleton East Urban Renewal District.
- December 10, 2022 – City Council adopted Resolution No. 12-22 accepting the Urban Renewal Plan for the Middleton East Urban Renewal District.

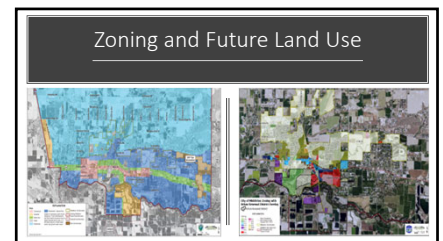
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MURA East - Plan Elements

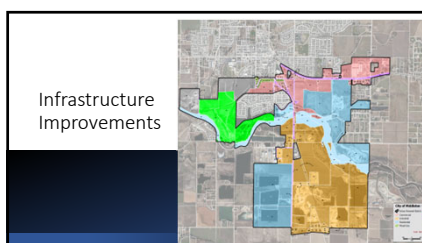
MURA Code 5.01 (2022) describes what information the Plan must include with specificity as follows:

- A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area, and the total assessed valuation of all taxable property within the municipality.
- Section 5.02.1
- A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area.
- Section 5.02.2 and Attachment 5
- An economic feasibility study.
- Attachment 5
- A detailed list of estimated project costs.
- Attachment 5
- A fiscal impact statement showing the impact of the revenue allocation area, both and after the base assessment roll, upon the existing public works and services within the revenue allocation area.
- Section 5.02.4 and Attachment 5
- A description of the methods of financing all estimated project costs and the time when related costs or liability obligations are to be incurred.
- Section 5.02.5, 5.02.6, 5.02.7, 5.02.8, 5.02.9, 5.02.10, 5.02.11, 5.02.12, 5.02.13, 5.02.14, 5.02.15, 5.02.16, 5.02.17, 5.02.18, 5.02.19, 5.02.20, 5.02.21, 5.02.22, 5.02.23, 5.02.24, 5.02.25, 5.02.26, 5.02.27, 5.02.28, 5.02.29, 5.02.30, 5.02.31, 5.02.32, 5.02.33, 5.02.34, 5.02.35, 5.02.36, 5.02.37, 5.02.38, 5.02.39, 5.02.40, 5.02.41, 5.02.42, 5.02.43, 5.02.44, 5.02.45, 5.02.46, 5.02.47, 5.02.48, 5.02.49, 5.02.50, 5.02.51, 5.02.52, 5.02.53, 5.02.54, 5.02.55, 5.02.56, 5.02.57, 5.02.58, 5.02.59, 5.02.60, 5.02.61, 5.02.62, 5.02.63, 5.02.64, 5.02.65, 5.02.66, 5.02.67, 5.02.68, 5.02.69, 5.02.70, 5.02.71, 5.02.72, 5.02.73, 5.02.74, 5.02.75, 5.02.76, 5.02.77, 5.02.78, 5.02.79, 5.02.80, 5.02.81, 5.02.82, 5.02.83, 5.02.84, 5.02.85, 5.02.86, 5.02.87, 5.02.88, 5.02.89, 5.02.90, 5.02.91, 5.02.92, 5.02.93, 5.02.94, 5.02.95, 5.02.96, 5.02.97, 5.02.98, 5.02.99, 5.02.100, 5.02.101, 5.02.102, 5.02.103, 5.02.104, 5.02.105, 5.02.106, 5.02.107, 5.02.108, 5.02.109, 5.02.110, 5.02.111, 5.02.112, 5.02.113, 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5.02.514, 5.02.515, 5.02.516, 5.02.517, 5.02.518, 5.02.519, 5.02.520, 5.02.521, 5.02.522, 5.02.523, 5.02.524, 5.02.525, 5.02.526, 5.02.527, 5.02.528, 5.02.529, 5.02.530, 5.02.531, 5.02.532, 5.02.533, 5.02.534, 5.02.535, 5.02.536, 5.02.537, 5.02.538, 5.02.539, 5.02.540, 5.02.541, 5.02.542, 5.02.543, 5.02.544, 5.02.545, 5.02.546, 5.02.547, 5.02.548, 5.02.549, 5.02.550, 5.02.551, 5.02.552, 5.02.553, 5.02.554, 5.02.555, 5.02.556, 5.02.557, 5.02.558, 5.02.559, 5.02.560, 5.02.561, 5.02.562, 5.02.563, 5.02.564, 5.02.565, 5.02.566, 5.02.567, 5.02.568, 5.02.569, 5.02.570, 5.02.571, 5.02.572, 5.02.573, 5.02.574, 5.02.575, 5.02.576, 5.02.577, 5.02.578, 5.02.579, 5.02.580, 5.02.581, 5.02.582, 5.02.583, 5.02.584, 5.02.585, 5.02.586, 5.02.587, 5.02.588, 5.02.589, 5.02.590, 5.02.591, 5.02.592, 5.02.593, 5.02.594, 5.02.595, 5.02.596, 5.02.597, 5.02.598, 5.02.599, 5.02.600, 5.02.601, 5.02.602, 5.02.603, 5.02.604, 5.02.605, 5.02.606, 5.02.607, 5.02.608, 5.02.609, 5.02.610, 5.02.611, 5.02.612, 5.02.613, 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Infrastructure Improvements Prioritization

Class 1 - Immediate Action

- Midtown Road Corridor
- Water Valley Loop Beneath Base River
- Regional Water Treatment Plant Expansion
- High Pressure Natural Gas Distribution
- Water Valley Loop Beneath Base River
- Regional Water Treatment Plant Expansion
- High Pressure Natural Gas Distribution
- Water Valley Loop Beneath Base River
- Regional Water Treatment Plant Expansion
- High Pressure Natural Gas Distribution

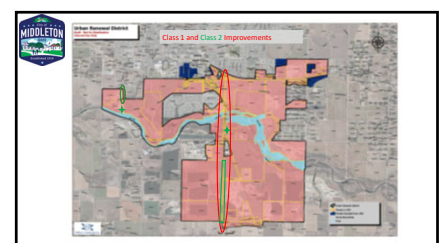
Class 2 - Near Future

- Water Valley Loop Beneath Base River
- Regional Water Treatment Plant Expansion
- High Pressure Natural Gas Distribution
- Water Valley Loop Beneath Base River
- Regional Water Treatment Plant Expansion
- High Pressure Natural Gas Distribution
- Water Valley Loop Beneath Base River
- Regional Water Treatment Plant Expansion
- High Pressure Natural Gas Distribution
- Water Valley Loop Beneath Base River
- Regional Water Treatment Plant Expansion
- High Pressure Natural Gas Distribution

Class 3 - Long Term

- Water Valley Loop Beneath Base River
- Regional Water Treatment Plant Expansion
- High Pressure Natural Gas Distribution
- Water Valley Loop Beneath Base River
- Regional Water Treatment Plant Expansion
- High Pressure Natural Gas Distribution
- Water Valley Loop Beneath Base River
- Regional Water Treatment Plant Expansion
- High Pressure Natural Gas Distribution
- Water Valley Loop Beneath Base River
- Regional Water Treatment Plant Expansion
- High Pressure Natural Gas Distribution

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2) Adopting the Urban Renewl Plan for Middleton East District Urban Renewal Prject (the "plan") of the Urban Renewal Agency Agency of the City of Middleton, Idaho

November 30, 2022 - City Council - Public Hearing

Please check

| | Name | Address | Phone or Email | In Favor | Neutral | Opposed | Testify |
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| 1 | Mina M. Johnson | | | | | | |
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Public Comment Sign In

City Council - November 30, 2022

| | Name | Address | Phone or Email | Topic/Agenda Item # |
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