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**MIDDLETON CITY COUNCIL  
FEBRUARY 19, 2020**

The Middleton City Council meeting on February 19, 2020 was called-to-order at 6:30 p.m. by Mayor Steve Rule.

**Roll Call:** Council President Rob Kiser, Council Members Carrie Huggins, Jeff Garner, and Tim O'Meara were present.

**Information Items**

1. **Discuss proposed Budget Hearing for August 5, 2020. – Wendy Miles**
2. **Middleton Library Report. – Becky Swain and Librarian Kate Lovan**
3. **Discuss City invoice for Public Works vehicle cleanings. – Becky Crofts**

Mayor Rule advised Council that he wanted to amend the agenda before beginning the action items. He stated the accounts payable amount was to be \$231,539.83 instead of the posted \$235,141.02, due to an Idaho Power payment that was entered incorrectly during the accounts payable process.

He also advised that action item No. 4 needed to be tabled, and asked Planning and Zoning Official Bruce Bayne to speak on it. Bruce advised that the preliminary plat was not yet ready for Council.

**Motion:** Motion by Council President Kiser to approve amending the accounts payable amount to be \$231,539.83, and to table action item No. 4 to another meeting, was seconded by Council Member Garner and carried unanimously.

**Action Items**

1. **Consent Agenda (items of routine administrative business)**
  - a) **Consider approving minutes for Council's February 5, 2020 meeting.**
  - b) **Consider ratifying February 14, 2020 payroll in the amount of \$75,733.98, and accounts payable thru February 14, 2020 in the amount of \$231,539.83.**

Mayor Rule called and introduced the action items. Council Member Huggins asked if Treasurer Wendy Miles could come forward and explain why the amount for account payable had changed. Wendy advised that an Idaho Power payment that was entered incorrectly during the accounts payable process had caused the original posted amount of 235,141.02 to be incorrect. And after the error was caught, she was able to void the payment and re enter the amount in correctly, which is why the total amount came down to \$231,539.83.

**Motion:** Motion by Council President Kiser to approve consent agenda item a, and consent agenda item b with the new accounts payable amount of \$231,539.83, it was seconded by Council Member Huggins and carried unanimously.

2. **Consider approving the Middleton Boise River Park Habitat Enhancement Project 2020. – B.R.E.N Representative Liz Paul**

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Mayor Rule called and introduced the agenda item, and stated that Liz Paul was unable to attend tonight but her partner Rob Tiedemann was here to present and ask questions. Rob Tiedemann with the address of 217 N Walnut St., Boise presented the project briefly. He stated that their plan is to engage students to help plant willow cuttings in the abandoned gravel operation located in River Park, to enhance and help sustain the natural habitat with the Boise River. Mayor Rule asked if there was to be any financial responsibility for the City. Rob stated no they are just asking the City to accept the project.

**Motion:** Motion by Council President Kiser to approve the Middleton Boise River Habitat Enhancement Project 2020, it was seconded by Council Member Garner and carried unanimously.

- 3. Consider approving a request from the Caldwell Lions Club to waive the rental fees for their meeting on February 20, 2020 from 5:30 p.m. to 8:30 p.m., and a request from the Historical Society of Middleton to waive the rental fees for their meeting on February 15, 2020 from 1:00 p.m. to 5:00 p.m. at the Trolley Station.**

Mayor Rule called and introduced the agenda item, he stated that he believes going forward that the Trolley Station Rental fee waiving is something that could be done administratively if Council agrees. Council Member Huggins stated she believes it would be okay if the process was done administratively, but they should be waived if only it is for a non-profit or something like that. Council Member O'Meara agreed. City Attorney Chris Yorgason advised that currently per Middleton City Code that only City Council can approve the fees to be waived for the Trolley Station, but at the next City Council meeting we could do an ordinance amendment and revise the code if Council chooses to do so.

All Council members agreed that it is something that can be done administratively, and they would like to go forward with amending the current Middleton City Code for that.

Council Member O'Meara advised that he is on the board for the Historical Society of Middleton, and he recused himself from the vote.

**Motion:** Motion by Council President Kiser to approve the Trolley Station rental fees to be waived for the meeting on February 20, 2020 for the Caldwell Lions Club and the meeting on February 15, 2020 for the Historical Society of Middleton. It was seconded by Council Member Huggins and the motioned was approved.

- 4. Consider approving an amended preliminary plat for that portion of West Highlands Ranch Subdivision located along the North side of Willis Road between Emmett and Cemetery Roads.**

Mayor Rule called and introduced the agenda item, and stated the item had been tabled at the beginning of the meeting with a motion.

- 5. Consider reopening of King Avenue to alleviate traffic flow from the Ridley's parking lot.**

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Mayor Rule called and introduced the agenda item, he advised there was a list of petitions delivered to the City by Council Member O'Meara. Council Member O'Meara advised he received the stack of papers from former Mayor Vicki Thurber who was solicited by some of the people from Ridley's, but it was a considerable amount of signatures. He also stated he believes it was closed because drivers were cutting through Burgess's Pump parking lot to get through traffic quicker. Planning and Zoning Official Bruce Bayne advised he believes it was closed because of accidents at that intersection, and that Becky Crofts could also speak to this as her son or son in law was also involved in an accident there. City Engineer Amy Woodruff advised she had heard there were some accidents there as well, but she was not sure as to the number of them.

Mayor Rule asked City Administrator/Clerk Becky Crofts to come forward and speak to the item. Becky stated for the record she did not testify that her son had an accident there but there was an accident that did occur there, and he was hit. There was a car that did not have its lights on going South on Middleton Road, and it did hit her son's car. But there were a few reasons why it was closed, she stated Council Member O'Meara was correct about the cars cutting through Burgess Pump's parking lot, there were some complaints from Burgess if she remembers correctly. There were also some reports of accidents happening at that intersection it is not really aligned right, and there was also some concerns of truck traffic traveling down that road and being able to make that corner as it is very tight. However, there were a lot of people upset by the road closing because it did provide a short cut for those who would otherwise have to go down to the stoplight and make a left to get to South Middleton Road. And the City has opened it when there was construction on Middleton Road.

Council Member O'Meara asked if that could be made a right in right out? City Engineer Amy Woodruff advised it could be, but the approval would have to come from Idaho Transportation Department and that could take some time. Mayor Rule stated he was more for the reopening of it than against it, and he believes there is still some basic drivers' responsibility that we all take when we get on to any major highway or road. Council President Kiser stated he happened to be right behind a motorcycle accident in that intersection and so he understands why there was a closure in the first place, but he believes before any decision is made that we should speak with Middleton Police Chief Alan Takeuchi and see what his thoughts are for that intersection, with accidents that have happened there when it was closed and what reopening it might mean for the future.

Mayor Rule advised we should continue this discussion once Chief Takeuchi is able to come to a meeting to speak on the subject to the public and Council.

**6. Discuss the direction of the City of Middleton audit requirements with Urban Renewal District audit.**

Mayor Rule called and introduced the agenda item, and asked City Administrator Becky Crofts to come forward and speak on it. Becky advised that the City audit is near completion and they are waiting a report from the auditor Jordan Zwygart. He has requested that in order to complete the City financial statements that he would like to include the audited statement from the Urban Renewal District. When we reached out to the district at that time they had not completed their audit for a number of reasons and we have two Council members here who sit on that board and can share their reasons for that. And they had a meeting last night to discuss that so the purpose of this is to request the audited statement be completed by the Urban Renewal District so that the

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City can move forward and have its complete audited statement presented to you as a Council.

Council President Kiser stated they did have a meeting last night and they have decided to move forward with the audit. And just so the audience is aware by state law they were not required to do the audit because their business is so small, but Zwygart believes we're encumbrance of the City in some way and that will be explained at a later date. He stated however the letter has been signed, sent and the audit should be done shortly.

**7. Consider entering into a membership with Western Alliance for Economic Development with associated fees.**

Mayor Rule called the agenda item and advised that Tina Wilson came in and addressed the Council a few weeks ago about Western Alliance. He advised for her to get on paper what her proposal was and they do it on a per capita of the population. So right now, they are using seven thousand for Middleton, which will probably go up next year after the census. He stated that for the remainder of the year they are agreeing to \$3,500.00, and their calendar year is November 1<sup>st</sup> to October 31<sup>st</sup>. He believes it is well worth the money and he was able to watch her work for a number of years at the County, and it is really endorsed by the Idaho Department of Commerce.

Mayor Rule advised he also was able to get a development group to commit to paying \$2,000.00 towards this effort, or fifty percent.

Council Member Huggins advised she is Tina Wilson's bookkeeper, as she is the Treasurer for the City of Greenleaf, so she recused herself from the vote.

**Motion:** Motion by Council President Kiser to approve entering into a membership with Western Alliance was seconded by Council Member Garner and the motion was approved.

**Public Comments, Mayor Comments, Council Comments:**

Mayor Rule asked if the public had any comments:

**Jim Taylor** 1052 Triumph Dr., Middleton, ID came forward to state he had three questions. The first was a developer was present at the last City Council meeting and he had stated he was going to be putting apartments in. Do they have one sewer hook up that they are charged for or are they charged on the impact fees for one development? Or are they charged by the door? Because he can't find that information.

Planning and Zoning Official Bruce Bayne advised it depends on however the development is brought in. So, it could be as a subdivision where there are multiple units brought in or it could be under one unit. And then it also depends on what size of sewer connection it is, the City has different fees for different sizes of sewer connection. Depending on the extra amount of units that come out of the building then we determine what size of pipe is needed, and the fee goes up as the size of pipe goes up. There are multiple factors but they don't hook up to a house connection as a house would.

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Jim stated so they would have one sewer hook up probably, and then the water hook up. He stated years ago when he lived in an apartment, he paid the same rate as everyone else because it was all included. So does it all depend on the development agreement? Planning and Zoning Official Bruce Bayne advised no it depends on the amount of fixtures that go into the drain, which depends on what size of pipe it is. And that is only for connection. For usage of water it is billed per thousand gallons of water but it only goes through one meter and we charge for that rate.

Jim asked if the impact fee is charged by the development or by the door? City Attorney Chris Yorgason advised it should be per dwelling unit. If it's residential then it should be per residential dwelling unit and if it's commercial we do it as a square footage or as an acreage, but as Bruce is saying it could be calculated as all one fee paid one time.

Jim asked how he can get ahold of his elected representatives and Council President Kiser stated their phone numbers are listed on the website. Jim advised how could one get ahold of them if they don't have access to the internet. He stated he tried to contact President Kiser when the previous mayor was in office and he was told that he would relay the message. So why couldn't they do something like put it on the bill?

Jim stated his last question doesn't have anything to do with the City, but they can help. He stated he is no longer going to be voting at the LDS Church on Willis Road, which means in the next City Council election he can't vote for his City Council in his town because it's not in the City. Now, he has to go clear out to Highway 30 to vote. Mayor Rule advised this is a County Clerk issue he is over the County Elections and they go out and rent all these places for voters to vote. But the government selected criteria that the voting facilities have to have. And if the County Elections do not follow the criteria they look at being fined because they are not complying. Mayor Rule stated he would call and see what is going on with the situation and see what the criteria is, then he will call or email Jim to let him know.

**Mike Graefe** 1889 Ridgeway, Middleton, Idaho came forward to suggest having the City Engineer contact the state and find out what would be acceptable to them at King Avenue intersection. He advised it is a dangerous place to try to get on the road, he fills up his tank at the Chevron and it is hard to get out of there because it is on a hill to begin with but the traffic is terrible especially in the afternoon. He also stated he has some real good feelings about what is happening since the last election, and he likes the way the meetings are run. He can feel the sincerity here when he mentions things to Council and he can't necessarily say it was that way before at all. He stated it always seemed convenient when stuff was added to the agenda before, and he understands when changes need to be made. But it always seemed that things were added when it was convenient. And people wouldn't be able to be there when they wanted to be there.

Mayor Rule stated he had some informational updates for everyone. We are nearing completion of some of the remodel efforts, and already it is much better for the clerks out front. And we have built workstations back where the old mayors office used to be. There are three offices that are almost completed, and the next thing we are wanting to do is updating the front conference room and making it larger by moving the wall back. It's not very functional or professional at all right now and is too small. And we are also watching the budget very closely as we are doing the remodel, and we have not yet crossed over the line the guys are doing a fantastic job. There has also been talk of the newsletter needing to be brought back, he has posted that it will be done quarterly instead of every month as there is just not enough time right now to get it done monthly, but once things slow down we will take another look at maybe putting it back to monthly.

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Council President Kiser stated after going through today he wants to encourage the things he has seen at City Hall. The guys have done an amazing job and he encourages Council to go take a look once things are finished. In regard to the monthly newsletter there is a big expense in doing monthly, as there is the printing and mailing out. So, he thinks quarterly would be great as far as cutting expenses. And in the meantime if people want to know what is going on to come see us at City Council meetings. Mayor Rule stated they can give him a call as well.

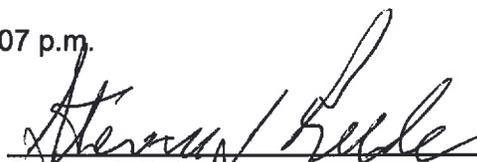
Council Member O'Meara stated he can see that the staff is going to grow and he is wondering what is being looked at for the future? As the building stays the same size the staff is going to keep growing we are going to run out of room. And where are we going to look at putting the facilities in the future? Mayor Rule stated in his seventh week as Mayor he has not looked at anything like that but we will start looking and having those conversations in the future.

Council Member Huggins stated some of the past conversations said that a new City Hall may be out of town, which really wouldn't be that far out of town. And she also stated she will be gone the whole month of May so we will not be able to have the budget workshops then.

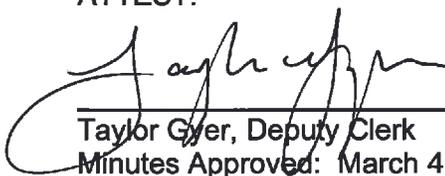
Mayor Rule advised there is also still talk and activity going on with the impact fees and we may see those start in a couple months so we will see how that goes.

Mayor Rule asked if there were any other comments, none.

**Adjourn:** Mayor Rule adjourned the meeting at 8:07 p.m.

  
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Steven J. Rule, Mayor

ATTEST:

  
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Taylor Gyer, Deputy Clerk  
Minutes Approved: March 4, 2020

