

Call to Order/Roll Call

Present: None

Absent: Member Nathan Cleaver, Member Sharon Harris, Member Dave Peterson

Staff Present: None

(1) Proposed Amendments to Agenda

(2) Staff Communications

2-1. Staff Comm #1-Underlying Irrigation Districts Summary-09.12.24

- No requests were received at this time

2-2. Staff Comm #2 – Information Regarding Restaurant Hook Up Fees – Daniel Badger, P.E., City Engineer

- Staff provided background on several comments they've received on restaurant hook up fees when coming into the city of Nampa
- A significant number of comments have come in and that prompted this discussion
- Question was asked if the sewer strength was part of the concern? Staff provided background that our structure looks different compared to other cities in the valley and ours is more expensive. How we calculate loadings also varies compared to other cities
- Staff will be working with staff and legal this quarter to see what changes could be made to bring fees down. This will go along with the rate cost of service study currently being done
- Question was asked if connection fees are different for various sized businesses?
 - Staff provided background on class levels and what determines the levels
 - Restaurants have a heavier waste strength and a higher rate because of this
 - Staff explained there are 6 levels of classes
- Staff explained they are not looking at monthly bills but instead the one time connection hook up fee
- Question was asked on the magnitude of the issue and the costs being seen?
- Staff explained that the City of Meridian does not calculate costs by a strength class but just fixture count
- Staff explained with downtown revitalization and restaurants coming in that we are so much higher that we could lose businesses to other cities
- Question was asked if growth is to pay to growth then the population pays for the hit? Board Member gave perspective that its a market that is waiting because the population is the one demanding the service. We are trying to accommodate the people by providing restaurants
- We have more work to do that includes legally how we can do this?
- A question was asked don't we have an economic development grant that gives incentive to restaurants coming in? This was explained that this was for downtown
- Legal Counsel provided background on cases and the general concept that we are dealing with: A case from up north provided an equation that statutorily provides guidance on how to handle the hookup fees. Staff explained that we can't just impose a fee onto someone. The problem is we can't incentivize a few because that original cost is still there and it would be passing

off that cost onto others. If we could calculate the fee more appropriately than it would allow us not to provide an incentive but a more equal rate

- An idea was suggested that would be a loan option and that legally it would not work from the city perspective
- A question was asked if our fee is on a good basis?
- A question was asked if a restaurant was to open and then close two years later and if they received a loan then what would happen?
- A question was asked about assumptions in our fee calculation?
- Legal suggested that it needs to be an across the board calculation
- Mayor asked that we have an analysis done of us versus our neighboring communities
- Staff provided background that the impact fee went up by 18% last year and this last year has gone down but developers have not maybe seen it yet
- Board member asked if we are comparing downtown Nampa with maybe cheaper land versus comparing to Meridian or Eagle that would be newer and more expensive land
- Downtown also has to navigate renovating downtown historic buildings
- Board member stated that maybe we talk about the sticker price because the rates need to help service the city
- Question was asked what the Industrial Reuse Program years are
- Staff will put together an analysis and work with legal to work out an option
 - Methodolgy for establishing the fee is solid so other incentives need to be looked at

2-3. Staff Comm #3 Update from Staff on Rate Study – Jeff Barnes, P.E.

- Staff provided update on Cost of Service Study on Wastewater, Water, and Irrigation
- Staff worked with the consultant and compared it alongside our master plan
- Currently it has been sent back to the consultant as of last friday. They will input it into their formula
- The next meeting will be with them and the Board of Appraisers
- Question was asked on the number of intentional pipes being put in
 - A goal for the city is 10 miles per year of new irrigation pipeline
- A question was asked on the number of breaks this year?
- Question on how looking and reaching our goals and we are looking at the rates versus the rate fatigue of citizens
- Staff also said the increase in construction costs are also not getting as much in the ground as it used to
- Staff presented a rate comparison chart between the City of Nampa and other cities for water and sewer
 - Meridian doesn't have as old of pipes than Nampa
 - On Lead and Copper Meridian didn't have unknowns and we have 10,000 unknowns
 - The rate increases for the Wastewater Upgrades are complete
- UB brought up a point that citizens are billed every 2 months so looking at rates we have to be mindful of comparing against other cities
- Discussion was held on comparing rates against other cities and seeing the comparisons
- Staff presented a handout from the PNCWA conference on Recycled Water
- Discussion was held on the importance of citizens on Boards and Commissions
- Staff highlighted the new outfall

(3) New Business

3-1. Nampa Municipal Landowner Requests for Irrigation Tax Exclusion 09.12.24 Daniel Badger, P.E., City Engineer

MOVED by and **SECONDED** by **MOVED** and **SECONDED**, MOTION MADE, to deny the request 5 YES votes, 0 NO votes. MOTION PASSED

RESULT: [0 TO 0]

AYES: None

NOES: None

ABSTAIN: None

- Staff provided background on property and the request from the owner
- Staff provided background on the storm drain property adjacent to their property.
- Staff provided background that historically the Board of Appraisers has not approved requests like this
- Question and discussion was held on if they benefit from having access to the area
- Staff provided background the standard practice for subdivisions in the 90s that it was adjacent to a property owner with an easement
- The retention pond is used for city storm drains from the street
- Property owner pays for landscaping and the city pays for maintenance
- Board members provided different perspectives

3-2. Recommendation for a City Code Change 3-2-4 – Deposits- Alpha Rodriguez, Utility Billing Supervisor

MOVED by and **SECONDED** by **MOVED** and **SECONDED**, MOTION MADE, Make no change to the current policy 4 YES votes, 1 NO votes. MOTION PASSED

RESULT: [0 TO 0]

AYES: None

NOES: None

ABSTAIN: None

- Staff provided background the Utility Billing is struggling with customers paying bills who are paying for water, sewer, trash
- Usually water is turned off and that triggers the citizen to pay
- The city has 900 accounts that are either just sewer or sewer and trash or trash only
- Utility Billing would like to change the code for a deposit that would allow UB to charge a deposit on any account that doesn't have a meter and could be applied on delinquent accounts
- Code enforcement can't get involved until the carts are removed for trash
- 2-3% of the total account have either been sent to collections or are past due
- Staff asked how we came up with the current \$150.00 and staff gave explanation that is called out in the city code. New businesses are charged \$300
- Board Member asked for the size of the magnitude of the problem
- Staff provided background on history with Republic Services
- Question was asked on what the intent of deposit fee was
- Staff is working with Republic Services and explained the steps they are taking
- Caldwell does charge a deposit fee to all residential customers
- Question was asked what collections are we actually getting

- Question was asked how many new accounts we have that are just trash and sewer
- A legal question was asked (Insert Nathan's question)
- Deposits are already collected for accounts called out currently in city code
- Question was asked if when someone passes away and a spouse needs to change to their name is there a fee charged?
 - UB explained that they charge for any new account they would charge a \$34 fee

Adjournment