Meridian City Council Work Session **May 18, 2022.**

A Meeting of the Meridian City Council was called to order at 4:32 p.m., Wednesday, May 18, 2022, by Council President Brad Hoaglun.

Members Present: Joe Borton, Luke Cavener, Treg Bernt, Jessica Perreault, Brad Hoaglun and Liz Strader.

Members Absent: Mayor Robert Simison.

Also present: Chris Johnson, Bill Nary, Caleb Hood, Steve Siddoway, Dave Tiede, Doug Green, Brandon Frasier, Kris Blume and Dean Willis.

ROLL-CALL ATTENDANCE

__X__ Liz Strader	__X__ Joe Borton
__X__ Brad Hoaglun	__X__ Treg Bernt
__X__ Jessica Perreault	__X__ Luke Cavener

_____ Mayor Robert E. Simison

Hoaglun: All right. I will call the City Council work session to order. For the record today is Wednesday, May 18th, 2022, and it is 4:32 p.m. Our first order of business will be roll call attendance. Mr. Clerk.

ADOPTION OF AGENDA

Hoaglun: Next item on the agenda is adoption of the agenda.

Borton: Mr. President?

Hoaglun: Yes, Councilman Borton.

Borton: There are no changes to the agenda, so I move that we adopt the agenda as published.

Cavener: Second.

Hoaglun: Motion and second to adopt the agenda with no changes. All those in favor please say aye. Opposed? Ayes have it. The agenda is adopted.

MOTION CARRIED: ALL AYES.

CONSENT AGENDA [Action Item]

1. **Approve Minutes of the May 3, 2022 City Council Work Session**

2. **Approve Minutes of the May 3, 2022 City Council Regular Meeting**

3. **Records East Subdivision Lot 2, Block 1 Sanitary Sewer and Water Main Easement No. 1**

4. **Scentsy Warehouse No. 4 Water Main Easement No. 1**

5. **Final Plat for Aviator Spring Subdivision (FP-2022-0013) by The Land Group, Inc., Located at 3235 N. McDermott Rd.**

6. **Final Plat for Jump Creek Subdivision No. 6 (FP-2022-0004) by Kent Brown Planning Services, Located One Half Mile North of the Northwest Corner of N. Blackcat Rd. and W. McMillan Rd.**

7. **Final Order for Pera Place Subdivision (FP-2021-0061) by Leavitt Engineers, Located at 4600 W. Daphne St.**

8. **Findings of Fact, Conclusions of Law for Lavender Heights Development Agreement Modification (H-2022-0017) by Breckon Land Design, Located at 2160 E. Lake Hazel Rd., at the Northeast Corner of E. Lake Hazel Rd. and S. Bloomerang Ave.**

9. **Findings of Fact, Conclusions of Law for Oaks North Rezone (H-2022-0010) by Toll Southwest, LLC, Generally Located Northwest of 5151 N. Rustic Oak Way**

10. **Findings of Fact, Conclusions of Law for Summertown Subdivision (H-2022-0005) by Summertown, LLC, Located at 3104 N. Venable, at the Southeast Corner of N. Venable Ln. and W. Ustick Rd.**

11. **Development Agreement (Copper Canary H-2022-0009) Between the City of Meridian and East River Valley Street, LLC for Property Located at 2590 N. Eagle Rd.**

12. **Approval of Construction Contract for the Wastewater Resource Recovery Facility Side Stream Phosphorus Treatment – Construction project to JC Constructors, Inc. for the Not-To-Exceed amount of $3,131,546.00 with $2,000,000.00 funded in Fiscal Year 2022 and $1,131546.00 funded in Fiscal Year 2023**

13. **Interagency Agreement Between the Ada County Highway District and the City of Meridian for Water Improvements for the 2021 Residential Capital Maintenance Project - ACHD Project No. 519017**

14. **License Agreement for Meridian Police Department Canine Training at Amazo Delivery Station, 2316 W. Franklin Rd.**

15. Approval of the Lease Agreement for Lakeview Golf Club Restaurant and Bar to Rooster's Golf, LLC dba Rooster's Tavern on the Green

16. Resolution No. 22-2327: A Resolution Approving a Lease Agreement between the City of Meridian and Rooster's Golf, LLC dba Rooster's Tavern on the Green for Lease of Restaurant and Bar at Lakeview Golf Club, located 4200 W. Talamore Blvd., in Meridian, Authorizing the Mayor and City Clerk to Execute and Attest Said Agreement on Behalf of the City of Meridian; and Providing an Effective Date

Hoaglun: Next item is the Consent Agenda. Councilman Borton.

Borton: Mr. President, I move that we approve the Consent Agenda as published, for the President to sign and Clerk to attest.

Cavener: Second.

Hoaglun: Motion and second to approve the Consent Agenda. All those in favor please signify by saying aye. Any opposed? The Consent Agenda is adopted.

MOTION CARRIED: ALL AYES.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

Hoaglun: There weren't any items moved from the Consent Agenda.

DEPARTMENT / COMMISSION REPORTS [Action Item]

17. Information Technology: Addition to Base Budget for Annual Orthophoto Acquisition Cost Share

Hoaglun: So, we will move to Department/Commission Reports. First up is Information Technology and who is doing the presenting on that? Is that Doug? Doug Green. Come on up.

Green: Council President and Members of the Council, thanks for letting me come chat with you today. I bet you don't often get to play a game in City Council, but we are going to start with a little game. This is an aerial photo of downtown City of Meridian. The game is tell me what's missing. That's great. You know, it's like a game on the spot. All right. I won't dwell on it too long, but I will move along here. Here is a more recent photo. I -- I heard -- I heard the laugh. This is, obviously, not as new as what's out there right now. So, obviously, you can see a lot of change and that -- that's basically why I'm here. I'm just here to inform you about a change we are making to how often we acquire our aerial imagery that is heavily used by city staff and also citizens in our mapping systems. We acquire this through the Community Planning Association of Southwest Idaho, a collaborative, pooled funded project. We typically do it every three years, but there has been an increasing demand for us to get that more often. Well, the RFP, RFQ process is very hefty on them. They came up with the plan to put something into the works that would allow multi-year agreement. What that means -- there -- there needs to be a product every year. So, what that meant for those participating is we are now getting aerial imagery every year, which is a big jump from the three, but at the same time I think that the previous graphic illustrated the need. We have a lot of change in our area. It's definitely justified and it's -- it's just something that's heavily used. You know, if you can, you know, take a look at a map versus going out on site, it's a lot more efficient for our staff and those kinds of things. We have agreed to contribute 7,000 a year. We are putting that into the base budget, so I'm not coming to you with a budget request or anything like that, but it was asked that we come and let you know of that change. Are there any questions?

Hoaglun: Do I have to ask permission from myself to speak? Don't know how that works. Anyway. Doug, had a question. I -- I was just curious like you showed those -- the -- the photograph there -- when you have certain areas is that something you order or are they taking photographs once a year of the -- all of Meridian? Just curious how that process works.

Green: Yeah. This product that we are talking about is a high quality, entire valley, leaf off aerial photo. So, it's like what we call an archival historical document, essentially, of the entire area. It's something we couldn't get with just drones for that whole area, leaf off, that kind of quality, if that makes any sense. For specific areas, yes, we can capture that with drones for a visual for a presentation or for an analysis or planning project, but for the whole city it's nearly impossible to get at this stage with -- or not nearly impossible. It's not as cost effective to get with drones. How about that?

Hoaglun: All right. Thank you.

Green: Yeah.

Hoaglun: Other questions?

Perreault: Mr. President?

Hoaglun: Yes, Council Woman Perreault.

Perreault: So, 7,000 dollars a year going into the budget. What is the current expenditure for the every three years?

Green: Every three -- it has been a little different. The last time you will know it was more, because we had to update this -- it's called a digital terrain model. They had to fly with LiDAR to capture the elevation of everything, so that it makes it easier to stitch that photo together. They will have to do that every so often as things change, but usually we have contributed -- I was going to say 13, but I was a little low. Ten to twelve every three years.

Cavener: Mr. President?

Hoaglun: Yes.

Cavener: Not a question, but it's rare that we get Doug up here and so I just wanted to call to Council's attention -- I don't -- I'm sure you all heard from members of the public, but last week the city produced a potential district map for City Council with a great press release with an interactive map and I heard from a ton of folks in the public how much they appreciated that and that was largely led by Doug and the IT team and -- and Stephanie and so I just wanted to let you all know I -- I think that's a really important step in educating our community and I just want to thank you in front of everybody. I appreciate your hard work. You will be missed.

Green: Thank you. I don't know what to say, but thanks. It's a collaborative effort. You know, you put -- you put something out there and, then, get everybody's feedback and it produces what you saw, so --

Hoaglun: Thanks for that feedback, Councilman Cavener.

Green: Yeah.

Hoaglun: Anything else? All right. Great. Thank you.

Green: Thank you very much.

18. Parks and Recreation Department: Community Center Feasibility Update

Hoaglun: All right. Up next we have a Community Center feasibility update by our Parks and Recreation Department. Steve, I guess you are going to kick things off?

Siddoway: I'm going to kick things off and, then, turn things over to Tom Diehl here in a couple of minutes, but I wanted to start off by just saying last week I was here addressing some questions about the Community Center and classes and which ones had homes and which ones didn't. At that time I promised I would be back next week -- today to give an update on the overall Community Center feasibility study. Our consultants are in town this week. We have an open house tomorrow night for the master plan, but wanted to take advantage of their presence. They just flew in a few hours ago. But they are here and wanted to give you an update on the Community Center feasibility study process. The presentation that you will see is based on feedback that we received from you through the interviews that we held about six weeks ago. Once we get direction from you on the concepts, basically looking -- focusing on the mix of uses, the -- the general room types and -- and approximate sizes, they will begin the harder work of, you know, the cost pro formas and those detailed parts of the feasibility study. But we have got to agree first on a -- a concept to base that on. So, this presentation really is an interim check in with you just to make sure we are on the right track before we take it to the public and, then, you know, open house type -- type setting. No formal action is needed tonight, however, we are hoping for some general direction if Council is comfortable with this move -- moving forward to a public presentation part of the process as the next step. So, with that, if -- unless you have any questions for me, I'm going to turn this over to Tom Diehl with GreenPlay.

Hoaglun: Okay. Council, any questions before Steve steps away? All right. Tom, welcome back.

Diehl: Thank you. Thank you, Steve. President and Council Members, thank you for giving me a few minutes of your time. Basically we are doing a Community Center feasibility study. We have just given you some bullet points of the study. We are trying to develop the appropriate mix of programs and amenities, give you a projection for a range of construction costs, give you the potential cost recovery once one is designed and built to operate and give you recommendations whether you could consider phasing this and probably the biggest part of what we are doing at this stage is making sure we have the necessary building elements. As far as a Community Center or a feasibility study, it's very important to understand that, you know, there is many different things that go into the development of this project. It is a planning document and there aren't design absolutes at this point. So, the concepts we are going to show you we still would anticipate when you actually go to build will be tweaked and changed. That all comes during a later process. The Community Center vision that we have been working with Steve and his team and yourselves and members of the community is to make sure that we are developing something that would be for all ages and abilities, so it would be inclusive, that it would be a community destination, that it would be cost effective, family focused, and would provide an opportunity to explore recreation and wellness and we heard from all of you how important it was that it would be sustainable and that there was a potential to either expand upon it or build it in phases. So, we have taken that vision and that's what we have been working with. We worked very hard with Steve and his team to develop a definition of a Community Center and I think you saw this in your -- your packet before. I won't read through all of it, but, basically, we have developed what Meridian's stance of a Community Center is, the definition, and at the end I can come back to this if you have any questions, but we have used this definition to develop the concepts I'm about to show you. Where we are in our stage of our study right now -- we are in the conceptual and amenities, site program development, and our initial findings part of our study. We have done public engagement as part of the master plan, as well as some specific focus groups and the meetings that we had with all of you that were specific to the Community Center. We were on site back in November. We held six focus groups with 39 participants that helped us develop our survey. We had interviews with ten elected officials. We had stakeholder interviews. We interviewed the staff. We did a SWOT analysis. We have briefed the Parks and Recreation Commission previously and, then, we had 690 needs assessment surveys come back and we asked the same questions in the needs assessment related to the Community Center that were asked during your last master plan. I'm going to show you two or three key slides from the survey. There was a need for -- we asked the question whether there was any future need for indoor and outdoor facilities and if you see here the orange is the 2020 -- the

2021 survey results and the blue is the 2015 and you can see that the Community Center actually increased from 3.7 out of a 5 to 3.9. So, that has stayed very high on the radar. As far as the amenities that people were looking for in a community center, here we are showing you the invitation survey, the open link and, then, the combination overall and the things that rose to the top, the outdoor plaza, activity space -- indoor activity space and event space, fitness-wellness space, community education classrooms and a drop-in area and we have confirmed those amenities with the community in our meetings with the staff and, again, with you during our discussions about six weeks ago. Finally, we also asked about programs and services that the community would desire at a new community center and you can see that there were programs for children is rated very high. Programs for seniors. Community education classes. Programs for teens. So, we took all of this and health and wellness and made sure that we included this in our thinking. I have listed here the recurring themes that we took away from our meetings with all of you -- that the Parks and Recreation programs would be the priority in a Community Center, to have an art and crafts room, fitness-wellness room, instructional kitchen, two to three classrooms, conference room, and some flexible dividable space. We asked you about the potential budget that we should be trying to be looking at in our take away from our conversations with -- with you was somewhere in the 12 to 15 million range and that it should be plus or minus 20,000 square feet, with a 17,000 square foot minimum. We also asked you what were some of your go and no go thoughts, things that you must have or must not have and our biggest take away there was that we should integrate art into the facility, but not have a separate art gallery. We asked about locations and you identified three locations that we should be looking at. The City Hall location, the park shop, and, then, a generic property, just to give you a concept that could go pretty much anywhere and, then, you all mentioned to us that we should think long term, to make sure that what we are putting together is something that would meet your needs now and into the future. So, we developed three concepts. One for the City Hall location, one for the park shop, and -- and a generic site. Each concept contains similar elements. Every concept has a main lobby, multi-purpose classrooms, offices and workstations, general storage that's sufficient for the building, arts and crafts rooms, conference rooms, instructional kitchen, some form of outdoor grass or turf area that could allow for the expansion of programs right outside, a subdividable flex room, fitness and wellness space and, then, the necessary facility and support spaces. The only difference you are going to see in the concepts -- the major difference is the City Hall concept is a two story facility, because of code. The other two facilities were drawn as one story facilities. In all three locations that we have developed concepts for would operate very similarly. So, this is the -- the concept that's been developed for City Hall. You can see that we have located it in front of City Hall. It's got frontage on North Main Street and it's adjacent to East -- East Broadway Ave. It's two stories. It has all of the elements that we -- we have talked about. If you have questions I can take them on this or I can go to each of the concepts and, then, we can come back. Just keep moving? Okay. The second concept we are showing is the park shop. We are showing a one story facility there with all of the same amenities. We are showing some parking that's being added there. We show you a turf area again and, then, the third concept is our generic concept that does show some on-site parking, all of the same amenities and spaces. Each one of the -- the designs is very similar in square footage. Each of the amenities and spaces are the same square footage. As far as our study goes, we will come back if we get approval and show these concepts to the community and get feedback. That will be the second part of the findings and conceptual feedback and, then, we will draft our report. Our report will include probable operating costs, cost recovery, and a probable range of construction costs. That's our presentation. I would like to ask if you have any questions and -- and try to field them.

Hoaglun: Council, any questions?

Borton: Mr. President?

Hoaglun: Councilman Borton.

Borton: Tom, what do you mean when you use the word sustainable?

Diehl: Sustainable from the standpoint financially and sustainable in the way that it's built, from a -- like a LEED certified sustainable and sustainable from an operations. All three of those.

Borton: Okay. Maybe it needs to be flushed out. I'm not sure really what that means, though. Like sustainable financial, making it -- it operates net zero --

Diehl: It -- it operates at the cost recovery that were recommended to -- to use when we develop the budget. So, whatever that cost recovery number is, that it can feasibly operate in that manner and from an environmental sustainability it's using the right materials and the right construction.

Borton: So, something beyond normal construction? I mean like a LEED certified type? Additional --

Diehl: It's something that would be considered.

Borton: Oh. Okay. Mr. President --

Hoaglun: Councilman Borton.

Borton: One other question I guess or a comment. To your points of goods and bads, one of the considerations that is probably already in your -- in your wheelhouse is avoiding opportunities for this to directly compete with private businesses or duplicate services that exist in our community. Gym space may be one of the more classic examples. Pools very well might be as well. At what stage in the process is that factored in to assess and, then, decide whether or not some duplication of services provided by the private sector still would be appropriate?

Diehl: We have already looked at that and if you look at the amenities that we are proposing there is not a gymnasium, there is not an aquatic center. There is a -- a fitness-wellness space that's not meant to have, you know, weight equipment and -- and all of that. It's for the department to be able to do the programming that they currently do now, like, you know, yoga classes and small group exercise and we look at those as being leaders for other businesses. It's actually at -- they are entry level classes. They are not going to be able to offer, you know, Taekwondo entry level to black belt and anything like that. So, it's -- it's getting a person who is not doing anything -- whetting their appetite and, then, hopefully, they would go out into the community and take it to the next level.

Borton: Okay. And -- and to the question of -- of conference rooms, is that -- it's not something analogous to what a Chamber of Commerce would do, it's something different?

Diehl: It's the conference room more so for the staff to be able to have a meeting or -- it's not meant to be a rentable meeting space.

Siddoway: One of the comments that we heard -- the original concept that we had two months ago had multiple conference rooms. One of the things we heard was take it down to one. So, the concepts that we have have a single that can be used for, you know, whatever a conference room might be used for. We did hear some interest in making them available to the Chamber of Commerce or the business community for whatever type of need might be there. I think we are open to that. So, I guess we are just open to direction either way, use it for ourselves only, make it available to the Chamber, do-don't, but we -- we have -- we have cut it back from multiple to a single one.

Diehl: And we will update our slides to --

Siddoway: I also think it's probably fair to make a comment on the sustainability question. On the cost recovery side I would just put out there now that we are not expecting this to be net zero or break even. We do expect that we will have some cost recovery, but it will be, you know, probably a small portion of the -- of the entire cost. So, I think just in the off -- for fairness, just to put that out there now, we will see what the pro forma says we might bring in, but it will be a -- it will be a portion.

Borton: Thank you.

Perreault: Mr. President?

Hoaglun: Council Woman Perreault.

Perreault: Thank you. Could you go to the slide that shows the -- the suggestion for the parks facility. There we go. Was there any thought to -- to possibly making that two story as well and -- and creating some additional turf area or additional plaza space? I don't -- I don't know exactly -- I mean you -- you know, it's hard to tell what the square footage will be of those two locations, but as a ratio to the building it -- it seems like maybe they are -- they are not a prominent part of the project.

Diehl: I think we talked about that. We were making sure we were leaving room for the additional future potential shop building that you see drawn there and we were adding parking. Steve, I don't think that I have a -- I think we were just keeping them both --

Siddoway: Yeah. I think we wanted a single story and a two story option. I don't know that we are -- you know, if we were to build here, then, it must be single story. If we decide we want it two story it can be. Two story construction is more costly. You have to have elevators, stairwells, and more facilities. So, it will be -- it will be a little less expensive if we do single story, but you are right, that if we do go two story -- if we determine, hey, you know, those additional 20 parking spaces or the additional turf area or whatever are really valuable, we could go two story and use the additional space in that way. Some of that -- those decisions can come even post-feasibility study when we get into design development and construction documents, you know, this next winter.

Strader: Mr. President?

Hoaglun: Council Woman Strader.

Strader: Oh, please don't go far, Steve. So, I'm curious on the -- I have looked at the different -- I guess concepts. I was curious on -- the one where it's co-located with City Hall, what the thought process was in terms of the location of the building footprint. Why that corner specifically, as opposed to the other parking lot? And, then, there, obviously, would be a lot of moving parts that have to line up with a future parking structure. Is there any update on the thinking of how that would come together?

Siddoway: Okay. Let me start with the location. We do think that -- we looked at a couple of different options location wise. We thought addressing the corner was the strongest and the -- the best concept. If -- if Council has feedback about that we would love to hear it. The south parking lot, if you will remember, the city only owns half of that. The railroad owns the other half. So, you got to cut that area in half. So, it would be really long and narrow if we tried to put it in that space. There is some additional space yet in there and, plus, it's -- the closest -- you can see the future parking structure kind of noted with the project across the street with Galena. We have had an initial conversation with them that they are willing to, you know, work with us and that they anticipate being on a similar timeline, but there is nothing inked, there is nothing formal, it's just a conversation at this point that we hope to explore partnership with them for parking.

Borton: Okay. Thank you.

Diehl: And just to follow up quickly on Steve's comment about the long and narrow, we looked at that here as well and it -- it just changes the functionality of -- of the building and -- and the flow of it.

Siddoway: It's a hallway with rooms off --

Diehl: Yeah. It's like going into a storage facility.

Borton: That makes sense. Thanks.

Perreault: Mr. President?

Hoaglun: Council Woman Perreault.

Perreault: Thank you. I -- I had hoped that the plaza space -- and when the -- when the proposed design came about that it would integrate with the plaza in front of City Hall and it doesn't seem like it's doing that. So, I'm curious if you ran any scenarios where the plaza space was used altogether. That feels to me like it would be more fluid. And maybe there is an intention that they are supposed to act completely separately from one another, but I got the impression that the desire was to tie into City Hall.

Diehl: We ran many different scenarios and when we did that the building moved away from -- yeah, I couldn't -- I couldn't tell if it was north, east, or west side. From Main Street too far and, then, there was space left in front and I think this was the one that was chosen to show you.

Siddoway: Yeah. I think the other thing that I would add is we feel the same way about wanting to integrate, because we -- we would want to integrate with and address that. But I just don't think we know enough yet for how that will be designed. Do we -- it -- will that drive aisle and some handicap accessible parking remain on site there? Will it become plaza? I think there are -- there are things that will come through design development as we refine this concept to figure out -- it needs to be better connected than just a building with a drive aisle between it and, then, a separate plaza. I will totally agree with you there. I just don't know that we have done enough refinement yet on that through -- on that concept. I think once we get an architect involved we will actually have a stronger vision for how to do that. Right now we are mainly focused on the structure itself, but I know as we -- the site planning evolves that's got to be better addressed and better connected.

Diehl: And as part of a feasibility study it's really kind of taking a block and setting it on the space and seeing if it -- you know, is that space big enough for how big of a space you need, so --

Siddoway: One of the things we did do just recently to explore it, because we were worried about that disconnect as well, was we shifted the building closer to the existing plaza, but it made the space between the building and Main Street quite awkward and so I think it's probably better to address Main Street and, then, figure out how to integrate kind of that back area with the additional lawn space, additional plaza, connect the two, figure out how the -- the -- the parking is going to work, et cetera, so --

Perreault: Mr. President?

Hoaglun: Yes, Council Woman Perreault.

Perreault: I don't know if this is the appropriate method in which to figure this out, maybe this comes later on down the road, but since we have these -- these other significant projects coming in in the next four or five years, I have a lot of concerns about the stress that it's going to put on Main Street and Broadway and that intersection is not made to have that many vehicles coming through it. So, I don't know if that was a part of the assessment or not or if that's something that was considered down the road. So, I just wanted to share those thoughts. That -- that for me is a very big factor in -- in relationship to choosing the City Hall location, because at this time there is -- there is no plans to expand that to my knowledge. The other thing I wanted to add is more of a comment than a question and that is that I'm personally not comfortable with even discussing financial decisions regarding the City Hall location until we have inked some sort of agreement on the parking structure. I -- I just wouldn't be in favor of this location unless that was done, so -- I don't know how much the consulting firm is a part of that or not, but I just wanted to throw that out there. Thank you.

Diehl: We -- we were directed to look at these three sites and develop concepts specifically. So, that's how they were chosen. We didn't do a really deep dive on traffic at this point. That would be done during your next stage if that's the site that's chosen and, then, to answer your second question, I think that, you know, whether parking is there or not, that would also come during the -- the next stage.

Hoaglun: Okay. Council, anymore questions? And, Steve, just to recap, you -- you are going to want feedback from Council and it is now, but it's a future, but --

Siddoway: We would just ask for concurrence from Council. I don't -- you can decide whether it's just a nod of heads or it's a motion, but it doesn't have to be a motion. We are not asking for formal approval, but we do want to know if Council is comfortable with us taking these concepts and this information forward into the study to develop the cost pro formas, to go to the public meetings, et cetera. So, that is my question to Council and we would like to know if you are comfortable with us moving forward.

Hoaglun: Councilman Cavener.

Cavener: Mr. Mayor. I'm not real excited about us moving forward until we have got a cost recovery model that we are adopting. Twelve to fifteen million dollars is a lot of money and we have got a lot of needs in our city particularly related to emergency services, additional fire stations, a police substation, and I think until we -- and understand how the -- how this building is going to pay whatever little percentage it will of itself, I don't think it's an appropriate decision for us to move forward until we have got those answers.

Siddoway: Mr. President and Councilman Cavener, I think part of the question is can we move forward into a cost recovery development, because that -- that is part of the next step. So, I'm not sure --

Cavener: Mr. President?

Hoaglun: Councilman Cavener.

Cavener: Steve, I'm under the impression that we are doing a -- a department wide cost recovery study; correct?

Siddoway: Yes.

Cavener: Okay. Does that plan or that study not contemplate how we would offer classes and programs? I mean I hear you say that you think this will recover a very small amount and I'm -- I guess I'm guessing -- I -- I need to know what that's based on.

Siddoway: Yeah. That is based on me knowing what existing classes and programs, you know, bring in. We -- we basically look to recover our administrative costs for -- with our cost split with the existing contracted instructors. It's not a big revenue generator for us, so it's just based on knowing what we bring in today. The -- I guess maybe I will let Art talk about how this may interface with the -- the full cost recovery process, because he's been through that more than I have.

Hoaglun: Art, if you would give your name for the record, please.

Thatcher: Yes. No -- no problem. I'm Art Thatcher. I'm a manager with BerryDunn and where we are in this stage is that before we can get to any kind of a cost recovery or any kind of a financing pro forma or any of that, we need to know the building elements. We need to be able to know what -- what we can offer in that space, when it's going to operate and those things, and so what we are asking is can we take this -- the -- the space concepts to the public and get them to validate that these are the right space -- these are the spaces that they -- they want and that they would like and from there, then, we -- then we will look at the -- the operating -- so, hours of operations, personnel, those things and, then, we will also look at potentials for programming, number of classes, what the -- the -- the ranges of those classes will be and -- and that will be the face where -- the place where we will be able to -- to come more towards that cost recovery and so what the cost recovery study that we are doing now is providing is -- it's placing those programs that potentially will be offered in the Community Center on the pyramid as to where the community sees them in -- in the cost recovery pyramid.

Cavener: Mr. President?

Hoaglun: Councilman Cavener.

Cavener: Art, appreciate that. Maybe -- maybe a two part question. Part one. When you go out, then, to the public are you asking the public, hey, are you -- are you willing to spend 15 million dollars on this? I understand you want a kitchen facility or you want arts and crafts space, but do you want it enough to spend 15 million dollars on it.

Thatcher: So, as -- as part of the master plan we did ask about funding, that the -- that the community was -- was willing to -- to consider and, then, also as part of this we will also, through the presentation, say this is -- this is what the estimated cost of this square footage building is, that 12 to 15 million and, yes, we will ask them is that something that you are willing to -- to support.

Cavener: Okay. Mr. Mayor, then, maybe just one additional --

Hoaglun: Go ahead.

Cavener: Art, you guys -- you guys are the best in the business. I mean you guys are the subject matter experts. Help us understand, ballpark -- we spend 15 million dollars on this, what percentage -- it sounds like we won't recover anything for our capital and it's just a matter of trying to break even on the programming? I mean is that what we should realistically expect?

Thatcher: And Tom can talk a little bit as well. In my experience, both as an operator and also as a consultant, you are not going to recover your capital investment. You will recover a percentage of your operating.

Cavener: Okay.

Hoaglun: Any other questions? I think we are -- Councilman Cavener, I was thinking as you were going through that, it's -- it's kind of like our park facilities, you know, do we recover costs -- if there is programs and different things -- you know, we are not going to pay back parks. It's not going to be -- and it -- it is a capital outlay that is very expensive and I think, you know, we -- we need to rightly question those things and try to make the determination is that necessary and, if so, what is the timing, what does that look like, but I think for our next steps is do we go forward to get additional information. We are not making the final decision, but do we get more information to decide, okay, where are we and do we -- then we will be faced with another choice, so -- one of those -- one of those processes.

Cavener: Mr. President?

Hoaglun: Councilman Cavener.

Cavener: I agree and I think the reason why I'm conflicted on this is I think that -- that on the surface is a really good plan. I guess if we had 15 million dollars I would rather spend it on park space where our whole community can take advantage of that. This is, essentially, building a capital infrastructure that people who are paying in addition to use the class, are covering the cost of the class, in a building that the taxpayers have subsidized and that's the part that I'm -- I'm wrestling with. I would rather spend those dollars on playgrounds or green space that our whole community can take advantage of, without having to pay extra to use it.

Hoaglun: Council Woman Perreault.

Perreault: Well, I guess I don't see this that different than -- you know, we are spending a significant amount on the golf course and we had fewer public input sessions on that than we have on this. In addition, the golf course is going to charge people to play there. Same thing with the pool. They are going to charge people to be there. So, I don't -- I don't have -- like from a -- just how is that different than the -- and to me the Community Center serves a lot more people than the golf course or the pool.

Cavener: Mr. President, just to respond to that. I agree with you a hundred percent about the golf course. The difference is we own the golf course. The city -- the city owned the golf course long before I was on the Council and I think we have an obligation to have that course run efficiently. If the question for the city was do we want to spend 17 million dollars to build a public golf course, I would probably be saying no to that as well. So, it's -- I -- I look at them differently, because we have ownership of that course. We have an obligation to invest to keep it operating efficiently.

Hoaglun: So, Council, I don't know if we want to give a thumbs up to move forward type of thing. I mean Council Woman Perreault raises some good points about, you know, the location here at City Hall, but, notwithstanding, should we still find out the next step in details for all three facilities and, then, we can continue forward? Is that the desire of the Council? I see heads nodding. Kind of. Council Woman Perreault -- or Strader. Sorry.

Strader: Thanks, Mr. President. Yeah. I think -- I think getting more information is a really important step as we move through this. I think those are valid concerns. I want to reflect that back. I think those are valid concerns. I think the cost is going to be the biggest hurdle as we step through this and looking at the different options. I think any large city that's really vibrant and has a good Parks and Recreation program and is well supported by facilities that help foster that, I don't have a philosophical issue with it, but I do think it's important that the mix of programming and what we are offering in this facility is something that's really accessible to the whole city. Like one piece of feedback that I have is we are hearing how important it is to have plaza space or green space and so that's why I think Council Woman Perreault is also asking the question of how would this -- if it were located downtown, for example, how would this integrate with the City Hall Plaza and maybe make better use of the space that we do have and could -- people who -- we know we are going to have a huge population downtown, how could we activate this, so people are all using it. Like that's the most important thing to me is that it's something that the whole city can use. You know, granted the Parks and Recreation programs people will be paying for those -- potentially at different rates. We will be subsidizing, though, depending on where they land on the pyramid; right? So, I feel like we have a lot to step through. That's some feedback. I'm okay with moving forward, but I think it's an important -- I think Councilman Cavener brings up an important point, I don't think it's okay to just have something that's inaccessible to everybody in the city. It needs to be something that the whole city can use in varying degrees.

Hoaglun: Councilman Bernt?

Bernt: I -- thank you, Mr. President. I -- for me I just want an opportunity to make an educated decision and without information in front of us it's -- it's impossible to make an educated decision. So, I would appreciate more information and -- and I'm definitely in support in having this continue.

Hoaglun: Art.

Thatcher: I think that's what we are asking is can we take these concepts in the spaces, get the community to validate that, so that we can, then, provide that -- that additional information for you.

Hoaglun: All right. I think we got -- got a next step. Move forward and -- and we will take it from there, so --

Thatcher: Thank you very much.

Diehl: Thank you very much.

19. Financing Housing Projects by Idaho Housing and Finance

Hoaglun: Thank you. I appreciate it. Next up on the agenda is a presentation by Idaho Housing and Finance and as they are coming up, you know, we have had a series of -- I call them educational sessions, if you will, as -- as we try to deal with the affordable housing and -- and housing projects and just the state of the economy, where we are finding it's -- it's a complex subject and we need to become better educated. So, appreciate Jack and Rhiannon being here today to help us in that process and, hopefully, we can learn a few things. So, introduce yourself for the record and, then, we will move forward.

Avery: Okay. Well, thank you, Mayor -- Mayor Pro Tem and Council Members, I'm Rhiannon Avery and this is Mr. Jack Hawkins and we are with Idaho Housing and Finance Association. We are so pleased to be able to spend some time with you talking about probably one of the more important tools when it comes to the development of attainable housing in building off your April 19th presentation and so in that Mr. Hood kind of put it into four L's, the lumber, the labor, the laws and the land. We are going to add one more L to that for you just to keep the -- the flow and we are going to talk about leverage and when we think about leverage, leverage is really all of the parts and pieces that we do really really well to help -- there we go -- to bring projects to life and as we heard in listening to that presentation and preparation for today, that -- that constant theme of we can't do this by ourselves. Idaho Housing and Finance cannot do it by ourselves. And so, again, this leverage of what we do really really well to reduce that cost that we are passing on to a tenant or a single family homeowner, that's really what we are looking at and so through this presentation what we are going to give you are some different examples. No two communities are the same. No two projects are the same. But, hopefully, this will give you a high level overview of what are tax credits, how do they help and, then, some real life examples. At the conclusion we are here to answer some questions and, then, any questions around the home investment partnerships program, which is another entitlement program through the Department of Housing and Urban Development. So, with that I will turn it over to Mr. Jack Hawkins.

Hawkins: Thank you, Rhiannon. Again, my name is Jack Hawkins. I am the project finance manager and credit approval officer for Idaho Housing. I'm the loan guy. So, as -- as Rhiannon was mentioning, a lot of what we do is -- we are the allocating agency for the State of Idaho. So, on an annual basis Treasury will give us an allotment of -- of tax credits for -- for the state and, then, we are supposed to distribute those throughout the state on a -- hopefully an equitable manner. For example, we have -- there is really two types of tax credit projects. There is the -- you know -- got you. There is a nine percent tax credit, which is the actual competitive round that you will hear about. So, on -- in August of each year we actually go out and solicit applications from the whole state to allocate the -- the tax credits. Those are limited. For example, this last year we received about 4.9 million in tax credits. We had some carryovers, which means projects that didn't work they gave us the tax credits back, so we are going to add that, too. So, we will have about 6.4 million in tax credits. To equate that into actual cash dollars, it's about 54.8 million dollars and just -- I don't want to get too into the weeds, but -- but, basically, tax credits are -- are just that, is, you know, Wells Fargo, U.S. Bank -- Raymond James will come in and buy those tax credits, either for themselves or clients, and it's really equity money into the project and that's what allows these projects to be able to cash flow on a -- for low income families, because they are -- they are paying less than fair market value, anywhere from 30 percent average median income, AMI, up to about 60 percent. You can't -- really, you can't go any higher than that for that portion of the tax credit. Now, you can have market rate units within the project and -- and a lot of them will also have a manager's unit. But that kind of gives you an idea of what the nine percent are. Four percent are a noncompetitive bond round that you don't get as much equity involved, so you have larger projects, you will have more market rate in there, but it's -- you -- we actually can allocate those anytime we want for the state. Just say the -- the projects have to be used -- a 30 year restricted period, meaning they have to be affordable for 30 years and, actually, most of ours are 40 years.

Strader: Mr. President, can I ask a quick question?

Hoaglun: Yes, Council Woman Strader, go ahead.

Strader: Thank you. Thanks a lot, Jack and Rhiannon. I just wanted to ask what you are talking about how these are structured before we get into the examples. Sort of some structuring questions. I was curious about as you are structuring these what the challenges are in terms of how this intersects with the use of CDBG funds and, you know, I had had a discussion with someone earlier who said it was important for those to be structured as loans and I believe our program may not be set up that way. I just wanted to understand, you know, to make these work with the city's use of CDBG funds how -- how would that work? What are the challenges or things that have to be done to make that work?

Hawkins: So, Rhiannon is more of the CDBG guru than I am, but -- but -- but in -- in a project you are going to find -- I would say at least three sources of financing. Could be CDBG. Could be tax credits. Could be loans. Could be what we talked about, Home Housing Trust Fund, which are HUD. But with the CDBG a lot of the reason why you want to have it as a loan is because if it's a grant it actually brings down what they call the eligible basis within the project, which, then, affects the tax credits and, again, you want as many tax credits in the project, because that -- again, that is equity. It's not debt. So, it brings down the debt service of that project. If that helps.

Strader: I can -- if I can just chat a little bit about it. Just so I understand. So, it's actually a tax issue it sounds like, because your -- the basis changes and so what you are saying is that the CDBG funds need to be structured as a loan that would be forgiven ultimately by the city. Is that how it would be -- if we were to structure it as a loan how would that work? I mean --

Hawkins: And that's what you really want to do is -- is as long as it's a loan, it can be like a due on sale. So, we have what they call Housing Trust Fund -- funds and it's for the -- what they call extremely low income families and that's 30 percent AMI or less. So, what we do is we -- we make it as a loan and it's just a due on sale, zero percent interest, and so probably at the end of the 30 years we are just going to grant it, but -- but that's -- that's what we do with -- with those funds.

Avery: Council Member Strader, that's -- as he explained, it's the eligible tax basis and so even if you call it a forgivable loan, knowing that really the city's intent is to grant the money to the project, you are still setting it up as a forgivable loan, so that developer has the full eligibility for that tax basis for their project with the credits.

Strader: Got it. So, maybe just one housekeeping item. I would really like for the Finance Department and the CDBG Community Development folks to get together internally and discuss if we have prohibitions on organizing our CDBG funds as forgivable loans and why we couldn't try to find a way to do that. I'm just concerned that we are not using that potential source of financing for your projects. So, we are basically taking that off the table with how we are set up right now. This has been helpful. Thanks.

Hawkins: And I would say a number of projects that are in entitlement cities, like Meridian, do have CDBG funds within the project. So, it -- it's -- it's common within the state.

Perreault: Mr. President?

Hoaglun: Council Woman Perreault.

Perreault: On that note, since CDBG funds are federal dollars, is -- is there not a limitation, then, that the city -- that -- that they could not be forgivable or repaid, because they will -- they will come in a different fiscal year than -- so, that -- I think there is limitations to a CDBG on how long those funds -- you know, when -- how -- how long we have to spend those funds or that the applicant has to spend those funds and that I don't think those funds can be returned to the city in a forgivable manner or repaid to the city, because they are federal dollars and they have reporting limitations, but I'm not sure.

Avery: A lot of it comes down to how your CDBG program is setting itself up. There are -- there are some municipalities who will simply do the forgivable loan, because, again, their intent is never to have the money come back, they wanted to leverage what -- their CDBG resources into that project. There are other municipalities that do make it a loan program and expect an annual payment. So, it really comes down to how the CDBG entitlement community is wishing to set up those -- those programs and payments.

Hoaglun: Okay. You want to continue?

Hawkins: Then we thought we would just go over a few projects that -- that -- that we have been involved with over the -- the last few years. First one has Las Brisas. It's over in Caldwell. It's an affordable senior housing project, 48 units. Forty of them are affordable. So, that's the -- the tax credits were provided that. Again, the -- the AMI is our 30 percent to 60 percent area. Of course except for the market rate. This project closed in -- in -- or the loan closed in 2019, completed in 2020, and as you can see there are some other debt and, like I mentioned, there is always a lot of other sources involved. We had the -- the home debt, which is part of our program. It's a subordinate debt to the primary -- the permanent lender and that's -- that's common knowledge. Sometimes the payments are, you know, on a monthly payment, sometimes they are an annual payment, sometimes they are a cash flow payment and, for example, on the home debt of -- of a million dollars, we had seven units that were part of that and, then, the -- the tax credit were the additional units in that.

Hoaglun: Can I ask a question on -- as we got this slide up. Like land donation, was that from the city? Was that from their development corporation?

Hawkins: It was -- actually it was -- it was the owner donated that portion of it. So, it -- he said, okay -- and I don't remember what the dollars were, but if it -- you know, if it appraised at 900,000, basically, you sold it to the development for 700,000. So, that was the -- the developer --

Hoaglun: Okay.

Hawkins: -- or the -- the land donation in that project.

Hoaglun: And, then, Jack, the nonprofit contribution, I mean it is that an actual organization or is that a city or somebody who puts in money into that?

Hawkins: Yes. So, this -- this was Northwest Integrity actually had money. They are a nonprofit that does a lot of developments. They are associated with -- I don't know if you know Tom Mannschreck or not, but it's -- it's part of his group and so they actually made a donation to that.

Hoaglun: Okay. Thank you.

Hawkins: Okay. And, then, you can kind of see the amenity package. You know, they are usually fairly similar. You know, air conditioning, washer-dryers, playgrounds, laundry facilities. Sometimes you will see community centers. Carports. And so that's kind of the amenities for this -- that project. The Springs, which is -- I don't know a lot about it. It was -- it was prior to my coming onto IHFA, but it's actually up in McCall. Affordable family project. Thirty-six total units. Thirty-two affordable for market. This was a tax credit -- what they call a tax credit only project. So, there wasn't any other -- like home funds or any -- any other IHFA funds. So, as you can see there was a USDA perm loan on there for the million three. Tax credit equity comes in. And, then, again, another land donation in Valley county. Amenity package. Again, fairly similar as -- as Las Brisas. Nothing really too much different there. Adare Manor is in downtown Boise on -- at Fairview. If you know where that is, it's kind of down by the -- I always call it the Red Lion Downtowner, but it's whatever -- whatever it's called now. It's actually one of the larger projects that we have done recently, 134 units, 120 of them were affordable, 13 were market. And this was actually one of the four percent bond projects that we -- that I had mentioned. It was new construction. In there, as you can see, quite a few different sources of -- of financing. City of Boise put in not only home funds, but also they had contributions. I believe they were, what, permits and they -- they -- they discounted a lot of other things. It's actually lease land the city owns, so they -- the million 499 is the value of the property that the city donated. And, then, the one that kind of makes me laugh is the NOI during the lease up. That's -- that's one of the things that kind of made me always giggle when we were putting that together, but -- and, then, the developer contribution really is -- the developer will make a 15 percent -- or up to a 15 percent developer fee on it and sometime it deferred and so with this one it's -- it's basically that million six is a deferred developer fee that can be paid over the next 12 years based on cash flow of the project. Yet another amenity package. Again, very similar. This one has a business center, a little picnic area. So, it's, again, similar in nature to the -- the -- the last couple. And, then, I believe it's the last one is New Path, which is about a block and a half away from -- from Adare. This is the transitional housing project that we -- that we worked on. It's 40 -- total 41 units. Forty of it is affordable for a transitional homeless population. One manager unit. And as you can see the -- again, a number of sources of funding. The one thing this doesn't take into consideration is on the social service -- social services that are provided through the project. St. Luke, St. AL's, Ada county, city of Boise, were providing basically operating funds. Now, as we all heard, Ada county has decided that they don't want to do that, so that's something to take into consideration in a project like this is social services, you know, does cost and how is it going to be paid for going forward. What else? These are all quote, unquote, one bedroom units. They are -- they are set up a little differently than a normal one bedroom, but that's -- that's really what they were for. The amenity package, like I said, social services, you know, medical service for -- for them, you know, get them -- get them off the street. Hopefully you get them sober, get them working towards, you know, productive life, so that they can move into some place like Adare that's more of a low income project. I think that's all we have for our presentation. Happy to answer any additional questions.

Hoaglun: Okay. Thank you, Jack. Rhiannon. Council, any questions? Any further questions I should --

Strader: Mr. President?

Hoaglun: Council Woman Strader.

Strader: Yeah. Just to make sure that we have captured -- I just want to make sure we understand the different tools cities have available to help. So, it sounds like land donation. Some cities donate money directly. And it looks like there are several cities that use CDBG funds, either as forgivable loans or as loans. Is there anything we are missing in -- in terms of possibilities?

Hawkins: Well -- and as -- as we mentioned, IHFA has federal funds through HUD and, actually, I'm sure you have all heard that the -- the workforce housing that the state of Idaho is -- is -- has allocated or is in the process of -- and the bills have been approved, takes effect I believe July 1. We will also be managing that. We are in the process of putting out a -- an allocation agreement, rules and regulations, if you will, for -- for those funds. But those -- it's -- like I said, it's -- it takes -- it takes a lot of people, it takes a lot of project -- you know, sources that come into the project. Yeah. The tax credit is the biggie. I mean because it is -- it comes in, it's going to be anywhere from 50 to 70 percent of the total project cost and it is equity and so that, you know, of course, reduces your debt service, which allows you to rent to lower income families.

Strader: To follow up. From what I understand when you are putting these applications in to get your allocations, if a city or municipality is contributing, that helps -- that basically helps you increase the likelihood of receiving an allocation. Is that -- are there any -- first, is that true and I guess, second, are there any differentiators in terms of amounts? Like I saw that example city of Nampa, it looked like had put in a modest amount of CDBG loans that is -- relative to the size of that project it looked like a modest contribution, but as you understand municipalities don't have, you know, the money tree in our backyard, this is all -- you know. And so CDBG funds make sense to me, because we already have these funds. Just understanding does the amount that a city contributes help in different -- differing levels in terms of receiving those allocations? How do you think about that in terms of how much a city can do to help?

Hawkins: You know, Council Woman, I think it's -- it's really not the amount, it's the fact that we want to know that the -- the city -- municipality is behind the project and, you know, we have -- we have done a lot of projects up in the Wood River Valley where they have -- they haven't contributed a lot. The last couple they have contributed quite a bit, because they have seen what it can do for the community, but -- but the fact that, you know, maybe we will put in a little bit of the CDBG, maybe we will donate a little bit of land, maybe we will do this, that -- that's when we know -- and -- and, actually, the developer gets points for the amount of contributions. So, it -- every little bit helps and it -- you know, it doesn't have to be a lot, but when you start packing them all together, then, they start adding up.

Strader: Thank you. That's really helpful to hear that.

Perreault: Mr. President?

Hoaglun: Council Woman Perreault.

Perreault: We all recently had the honor of meeting with Erin Anderson with the Housing Authority and I chatted with her at length and she explained all of this to me, which was exceptionally helpful, but she did comment something along the lines of -- kind of the timing of some of these programs don't always line up with when you receive federal funds -- maybe in January and, then, you know, our CDBG doesn't get approved until May or June and then -- and, then, there are -- you know, they have to be spent within a fiscal year and so can you help us understand how that timing is -- can be maybe -- you know, what we can do, I guess, to help with that, because it sounds like there is some funds not being used or could be lost out on just because of when the different application process is.

Hawkins: Council Woman, you are exactly right. I mean it comes in -- so, normally for the home and housing trust fund, we are getting that allocation in March or April. Sometimes we don't get them until October. It kind of depends on when HUD, you know, gets around to actually -- I won't say signing the check, but signing the allocation agreement. What we can do is if -- if you are going to allocate let's say CDBG funds to Erin and -- and the housing company, we will take a letter from you that says we have approved them. As soon as we get the funds for fiscal year 2023 or whatever, then, we will allocate X number of dollars for that project and we will take that in consideration. Of course. I know that with the city of Boise on Adare, they went through ANOVA and approved the developer for home funds for the project and we -- we took that basically -- it's not a commitment letter, because you really can't commit federal funds in a deal like that, but say we have allocated -- we will allocate X number of dollars for this project. So, it is -- it's -- there is a timing issue. Sometimes it doesn't work quite the way it should be, but, you know, if the City of Meridian is going to put their name on a piece of paper and says for this developer we are going to do this, we will take that. Sure.

Avery: Having worked on the municipality side I think -- what are the challenges is -- is meeting everybody's deadlines, because everybody's program year is different and so it -- the -- the better equipped that you can help a developer with the -- the commitments, the -- the more easy it moves through a process and so when a developer is still trying to piece together -- one of the projects that I worked on I think had 17 different funding sources and so that is -- I mean collaboration and -- and coordination to make sure that we get all of these to hit just right. So, it's -- there is -- it is not a perfect science, but the more that we can help developers be equipped with those sources of funds, it helps them to move their projects along in a little bit more timely fashion as well.

Hoaglun: Okay. All right. Thank you. Anything else? Great. Well, we appreciate you making this presentation and help us out understanding that and I should have learned my fractions better or percentages better when I was in high school, but I didn't pay that close attention, but --

Hawkins: And we are happy to answer any questions. If you have additional questions down the line we are happy to come back or, you know, send us an e-mail. I know that Mr. Hood has mentioned -- knows how to get in contact with us.

Hoaglun: Yep. Great. Thank you. Thank you once again. Appreciate it. Well, Council, that brings us to the end of our agenda. Do I have a motion to adjourn?

Borton: Mr. President?

Hoaglun: Councilman Borton.

Borton: Move we adjourn.

Hoaglun: All those in favor of adjourning say aye. Any opposed? The ayes have it. We are adjourned.

MOTION CARRIED: ALL AYES.

MEETING ADJOURNED AT 5:39 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

________________________________ ______/______/______
COUNCIL PRESIDENT BRAD HOAGLUN DATE APPROVED

ATTEST:

____
CHRIS JOHNSON - CITY CLERK