

Meridian City Council Work Session

October 28, 2025.

A Meeting of the Meridian City Council was called to order at 4:30 p.m., Tuesday, October 28, 2025, by Mayor Robert Simison.

Members Present: Robert Simison, Luke Cavener, Liz Strader, John Overton, Doug Taylor, Anne Little Roberts and Brian Whitlock.

Other Present: Chris Johnson, Bill Nary, Caleb Hood, Berle Stokes and Dean Willis.

ROLL-CALL ATTENDANCE

☒ Liz Strader	☒ Brian Whitlock
☒ Anne Little Roberts	☒ John Overton
☒ Doug Taylor	☒ Luke Cavener
☒ Mayor Robert E. Simison	

Simison: Council, we will call this meeting to order. For the record it is October 28, 2025, at 4:30 p.m. We will begin this afternoon's work session with roll call attendance.

ADOPTION OF AGENDA

Simison: Next up is adoption of the agenda.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Not seeing any changes, so I move we adopt the agenda as published.

Strader: Second.

Simison: Have a motion and a second to adopt the agenda as published. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the agenda is agreed to.

MOTION CARRIED: ALL AYES.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the October 14, 2025 City Council Work Session**
- 2. Approve Minutes of the October 14, 2025 City Council Regular Meeting**

3. **Pura Vida Ridge Ranch Subdivision No. 1 Sanitary Sewer and Water Main Easement No. 2 (ESMT-2025-0121)**
4. **Western States Equipment Water Main Easement No. 2 (ESMT-2025-0122)**
5. **Apex Zenith Sanitary Sewer and Water Main Easement No. 1 (ESMT-2025-0123)**
6. **Idaho Fitness Factory Water Main Easement No. 1 (ESMT-2025-0125)**
7. **Highway 16 Sewer Crossing End Cap Sanitary Sewer Easement (ESMT-2025-0126)**
8. **Meridian Ten Mile Public Storage Water Main Easement No. 1 (ESMT-2025-0127)**
9. **Resolution No. 25-2544: A resolution vacating a 20-foot-wide gravity irrigation easement platted on a portion of Lots 13 and 14, Block 2 of Hill's Century Farm Commercial Subdivision No. 2 (Book 124, Pages 19913-19915, records of Ada County, Idaho), being more particularly described in Exhibit "A"; and providing an effective date.**
10. **Final Order for District at Ten Mile (FP-2025-0009), by Kent Brown Planning, generally located at the southwest corner of W. Cobalt Dr. and S. Ten Mile Rd.**
11. **Final Order for Southridge South Subdivision No. 2 (FP-2025-0011) by The Land Group, located at 2347 W. Overland Rd.**
12. **Final Order for Brundage Estates Subdivision No. 2 (FP-2025-0023) by Engineering Solutions, generally located on the east side of S. Linder R., 1/2 mile S. of W. Victory Rd.**
13. **Findings of Fact, Conclusions of Law for Fairbourne Subdivision No. 4 (H-2025-0036) by Rodney Evans + Partners, LLC., generally located at the northwest corner of W. Chinden Blvd. and N. Black Cat Rd., at 4837 W. Waverton Dr.**
14. **Findings of Fact, Conclusions of Law for Modena Plaza Subdivision (SHP-2025-0004) by Jordan Moorhouse, located at 3147 Belltower Dr.**
15. **Findings of Fact, Conclusions of Law for Pine 43 Mixed-Use Subdivision (H-2024-0071) by DRB Investments, LLC., generally located on the north and south sides of E. Pine Ave., between N. Locust Grove Rd., and N. Hickory Ave.**

- 16. Findings of Fact, Conclusions of Law for Solara Estates Subdivision (H-2025-0013) by Jadon Schneider, Bronze Bow Land, located at 1695 E. Amity Rd. and 4940 and 5060 S. Locust Grove Rd.**
- 17. Approve contract to Resto Clean for the Not-to-Exceed amount of \$366,700.00 for the WRRF Tertiary Flow Equalization Building Tanks Recoating**
- 18. Development Agreement (Adero Mixed-Use Neighborhood - Commercial - H-2024-0068) Between City of Meridian and Bridgetower Investments LLC for Property Located Near the Northwest Corner of N. Ten Mile and W. McMillan Rd.**
- 19. Development Agreement (Adero Mixed-Use Neighborhood - Residential - H-2024-0068) Between City of Meridian and Bridgetower Investments LLC for Property Located Near the Northwest Corner of N. Ten Mile and W. McMillan Rd.**

Simison: Next up is the Consent Agenda.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Move that we approve the Consent Agenda. For the Mayor to sign and the Clerk to attest.

Strader: Second.

Simison: Have a motion and a second to approve the Consent Agenda. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? All ayes and the Consent Agenda is agreed to.

MOTION CARRIED: ALL AYES.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

Simison: There are no items removed from the Consent Agenda.

DEPARTMENT/COMMISSION REPORTS [Action Item]

20. Destination Downtown Discussion

Simison: So, we will move on to Department/Commission Reports and we will continue with our Destination Downtown discussion.

Danley: Mr. Mayor, Council, thank you again for having us. I know that -- the good news is you will not be seeing us next month, so -- in honor of Thanksgiving. So, we will all give thanks for that. But, again, appreciate it. We also wanted to have a discussion today that's a little -- I think a little bit lighter, there has been lots of good progress being made on some of the other things that we discussed and so those are moving on in the background and I'm sure you will be hearing more about some of that stuff soon enough and the overlay and all that other things. But we wanted to talk about something fun today, a little bit different, a little bit more of the human side of downtown and that was really, as a reminder, you know, for us how do we take the baton that was passed to us from the first iteration of Destination Downtown and all the work that the city has done, Chamber as well, to continue to make downtown Meridian this amazing place. What's that next lap look like. And so we have already talked about the hard stuff, the parking, the land use and we will be talking about the transportation side of things in December, but this one is a little bit more about you, the human being this is for; right? And so that's what we are going to be discussing today. So, we will hear a little bit about some of these concepts and ultimately the recommendations, what people were in support of as we talked with residents at the different public events. We will talk about these subjects related to, you know, just framing it out, whether -- all the way from gateways through public art and so forth. So, this won't take terribly long, but I want to make sure to do honor to this, because this is -- again, this is kind of more of a fun one. So, gateway treatments, I will start with that. So, how do we know we are in downtown Meridian, especially as we have gone through this journey together and the definition of downtown Meridian continues to shuffle around a little bit, but how do we know when we have arrived, so to speak? And so the notion of a gateway treatment is particularly one that is within -- oops, I just messed up my line up there, but you get the idea. The point is we are trying to define those edges, north to south; right? East to west. Pedestrian edges included as well. On-trail connections and things of that nature. And the point being is that we are trying to make sure when people do get here they know that, yep, I'm in downtown, wherever we ultimately define that. But other things that -- that give us -- I think an important piece of this is that as you know when you come -- as a driver; right? You go into an environment you see a gateway and you say, hey, I have arrived at wherever I am, hopefully, from a safety perspective that helps, too. It lets us know, okay, I would expect more people here. I expect different things to occur. Your downtown is not certain. It's not Highway 69; right? This is a different place and, therefore, our behavior ought to change as well. We know there is going to be people coming in and out of on-street parking in small lots and shopping and all of the reasons and so these gateways are important. So, we defined the major gateway of north and south and, then, welcoming into that Old Town and, then, minor as the east and west and so visually it kind of looks like this and so when we think about major gateway treatments -- I will go back a slide -- that might be we will see in the top and middle, something along those lines. It could be something that spans the street or something a little bit more significant that does say, hey, you're in this place, especially if you come off that freeway and we know there is one that's out there now, but a bit of a different treatment and, then, as it comes in from the north -- into town from the north side. On the east-west a little bit less traffic, not -- not as busy and so, therefore, the treatment might be different and it might be something that looks a little bit more like the

-- the bottom image here and, then, when you get into pedestrian trails in the upper right, for example, that might be something yet all together that's definitely going to be much more of a different scale. But the point is this is the beginning of this journey of, okay, we are in downtown, welcome and act accordingly and break out your wallets, shop and have a good time; right? Lighting. So, lighting is a big deal and especially as we celebrate Halloween and soon enough we are going to be into the Christmas spirit and all that and we are going to start to see lighting become more and more prominent. You already have it out here. I think your crews are -- think your crews have already worked very hard and are putting up the seasonal lighting, but we want to think about lighting in a few different ways. Intersections and walkways, the projection and the opportunities for accent lighting and, then, of course, seasonal and holiday and even artistic. So, if we kind of work this journey of these images, it kind of gives you a flavor of each of these types of potential lighting treatments. So, we look in the upper right, for example, and that might be one of those that's a projection lighting. So, it might be a public building. It may be some of your private partners. I hear that there might be a new building going in across the street. Who knows; right? Maybe you can get them to do something fun. But the point being is that it does elevate the prominence of that building, especially when it has really neat looking architecture and can change and so forth. So, projection and accent lighting -- or, I'm sorry, intersection and walkways. So, now we are looking at sort of the upper left and that's an incredible treatment; right? But there is an idea that not only does it function as something that stimulates us emotionally and psychologically, but it also, again, is a CPTED principle. So, if you know CPTED is an acronym Crime Prevention Through Environmental Design. So, that's a really important factor in a busy pedestrian-filled environment in dark hours is to make sure that our lighting is right, not only, again, to kind of keep it interesting and provocative in a fun way, but also secure and so lighting can help in that way. Seasonal and holiday lighting and artistic lighting. You kind of can see some of these different examples here. You have already got some of the things with regards to lighting in the trees, but overhead, cantilever -- or cantilever lighting, that's another one of those that is really becoming more and more popular and a fun way to do it and now they can be programmable. So -- and it used to be where it was just white and that's all it was and see you later. But now it's a lot more interesting where you can change it and keep them up if you want and change with the seasons or month to month or whatever you are trying to celebrate. So, it's a lot -- a lot more interesting that way. the lighting is an important factor. So, in the -- in the report you will see there is a map that looks like this. It does not suggest that each of these are absolutes, of course, but more suggestive, but the green in those circles, that's where some of the more specific lighting treatment would be recommended. So, for example, the parking lot out here, this is your public space; right? And as we know right now, particularly this time of -- type of year -- time of year, lighting could be something that's more prominent within City Hall, links to our next block over and eventually festival street concept, so it's putting all of these things together and our busy pedestrian intersections as well. So, again, more suggestive, but maybe a good running head start there. So, holy cow, this is growing all across the country. I can tell you without a doubt having worked in projects from -- in Scottsdale, Arizona, a couple years ago, I didn't realize misters were so dang popular, but they are -- good luck getting your hair done that day, because it's

going to get blasted. I was in Galveston, Texas, where the humidity and heat is incredible as well, but shade continues to grow in popularity and in need and so it's going to be -- it is definitely present in our plan as well and so there is a couple of different treatments and different ways to address this. We know street trees matter. I -- as a practicing planner, I will tell you this, having researched this and been doing this for a couple of decades, my favorite tool in the planter toolbox -- I know -- I realize how nerdy that sounds, but it's true, street trees is that tool, because street trees do so much more than just provide shade, but they definitely can do that and so placed in the right spot they can do a lot of different things for shade, as well as driver behavior, human comfort and on and on and on and so it's an important element. Year around versus seasonal. So, you might see, for example, in the middle right an example of shade sails. That's going to be more seasonal. Those things can obviously be taken down. But in our public spaces, in our gathering spaces if -- again, on this -- on the festival street concept, that might be one of those where we have a higher expectation of people coming, enjoying outdoor dining and all of the things that come along with it and, then, hey, we want to go hog wild, put a bunch of umbrellas over a street and see how people respond to that; right? But point being is that, again, there is different and creative ways with shades. And in terms of where -- again, this isn't an exhaustive thing. It's more illustrative, but if you see in the far upper right it's going to be in alignment with the direction of the sun, of course. It's going to be an effective tool. We don't want to pay for things that aren't going to be actually used, but in this instance it's those streets that do face towards the west and towards the south to ensure maximum shade propagation. Sounds. Oh, man, this is one that also has really come about a lot in the last several years. I got sent to a town in North Dakota a few years ago called the city of Cavalier. I don't know if any of you have ever been to Cavalier, North Dakota. It is in the middle of nowhere, a hundred percent. But it also happens to be on a highway up to Canada. It's about 1,400 people and it's on the -- the Minnesota state line. What do they have? They have about two and a half blocks -- and I'm being generous -- of a downtown environment. What do they have over the street, the lighting I showed and a PA system playing music and in that environment, this little small town, you legitimately feel different as you are simply just going from one or two or three blocks and having the lighting, but the music that's present -- in this case I recall walking and hearing the Everly Brothers was -- was playing in my ear and it just was neat. It was fun. In another community, the absolute opposite. Nashville. Maybe some of you have been to Nashville. That is, obviously, a hotbed of music, but what they have and what we do not have in all of Ada county and what I would love to see in Meridian -- is they have speakers built into their traffic cabinets and in those traffic cabinets where there is traffic signals, as you're waiting to cross a street there is music playing right here locally that can be heard and it's just a fun way to try to celebrate place and, oh, by the way, it also changes pedestrian behavior, because you have all been in that situation where you have stood there and you have waited and waited and waited and, then, -- I know -- I know Councilman Overton, you're a former police officer, you have never done this, but the rest of us probably have where we have crossed the street on a red light, maybe, as a pedestrian. We are in a hurry. But that point of the sound gives us -- it changes our mentality a little bit. That wait, that time standing on the corner isn't quite as long when we have something like that that hits our brain and so there is ways to get at sound and

to just immediately energize an environment and it's the same thing when you go to a place, for example, like The Village or the mall, you hear music; right? And we don't have that in places that we would like to, particularly in downtown. It would be a wonderful place to do that. And other ways -- in the upper left those are -- it's a -- as you have seen in other places where you actually can activate, kids might be more interested in they can pound around on it. This is a xylophone type of treatment and I'm sure I know some of your parks have these types of things, but another way to just activate through sounds. The last one -- I forgot to put this in. Walkway sounds. It's another CPTED treatment. In a particular street where you want to make sure people know, hey, you know, stay away or we want to make sure people are seen or heard, there is treatments, for example, where there is -- it could be a laser. It could be radar where it's actually -- it's connected to a noise making device. It could be a fun sound. And so every 50 feet, 100 feet, you ought to pick something up and let people know, hey, there is somebody here and so you will see that -- for example, I remember seeing this in an underpass in Denver under the freeway like it takes you to a light rail station. It's all about crime prevention and making sure -- like if I can't see down there, but I hear something, I know someone's down in there and it's a way to prevent people from -- in this case, you know, going into an environment they don't want to. So, other ways to get at sound and, again, on the sound thing this is probably going to be one that -- more on that festival street, but, again, on some of those key intersections and key locations, like Generations Plaza. Public art. That might be looking familiar in the middle and the upper part. Art is definitely a huge part of a downtown as you know, but there is different ways in which we can call something art, different ways to go at it, but I wanted to show you just a couple. Let me go back. So, you know about murals. I don't have to hit that too hard. You know about other ways to enhance. But there is two ways to celebrate history here, beyond -- even beyond murals and the buildings that made Meridian and the people who made Meridian. I'm going to focus on the people one. I love seeing cool ideas and calling a mural. If you have ever been to the community of Anacortes, Washington, which is up north of Seattle, it's where there is a big ferry that takes you up to Canada. In the lower right this picture here is taken from Anacortes and that website there you can go and check this out for yourself, but you have the history walk. So, it kind of gets to this where you are seeing an actual structure that something historic happened in Meridian, but this is celebrating the people -- the people who made Meridian, just like yourselves and in Anacortes what they have done is they have taken the images of people who have been instrumental over time and they have popped them up in downtown in fun ways and they have celebrated them there. It's not quite a caricature, but it's a little bit fun in that way. It's not a full on, you know, exact painting or what have you, but it's a fun way to celebrate the people in -- this case Anacortes, Washington, and so just another thought there on what possibilities there may be for public art in Meridian. But ultimately -- oh, one more thing I wanted to show you and we will probably talk a little bit more about this next time, but I wanted to show you in the lower left, the image -- that sculpture there. That's on the inside of a roundabout and I'm the one happy that the traffic engineering world has finally come around to saying, yeah, we could do that and if you have been to Bend, Oregon, Bend has many, many, many, many roundabouts and every single one of them has something so unique in it that the Chamber of Commerce has a handout for you when you visit Bend, Oregon, that if you

go and you visit them all and you come back to the Chamber of Commerce building I think they gave you a T-shirt or something like that, but the whole point is they want you to see these unique things and cool things and actually celebrate whatever it is that's being celebrated within the middle of that roundabout. So, other ways that might be able to get those, because you will see me in December, as I mentioned, and we will talk a little bit about this, but we did discuss the potential of neighborhood traffic circles. Not full-fledged massive roundabouts, but more traffic circles that could be appropriate at a couple of few key locations in the neighborhood areas that are east and west of downtown as a way to enhance them and, again, kind of pull them into the fabric of downtown, so yet another way to address public art and in this case we just highlighted a few spots, but, again, this is where -- where it's appropriate and so forth. You can't see all those details I meant to highlight from you on purpose like that. Just kidding. This is in the docket. This is one of the implementations sections and so we tried to capture everything I pretty much just said, but in a much more rigorous and technical way and so it's trying to assign, you know, here is who might lead up a campaign to make this happen and how one might go about it, whether it's a policy issue, whether it's neuro campaign, whether it's a trial, working with ACHD saying, hey, let's get a speaker in there. Let's try this out. You guys have never done one before. Why not? It doesn't take much to do that. And so this is what this is attempting to do. Again, not every one of these is going to be accurate per se in terms of who the actual lead is. It might be -- it might be more -- this is certainly a role -- much of this is a role for MDC and the Chamber, but some things, especially on the policy side of things, if it touches that, would be certainly appropriate for the city to head up in some way or another. So, fairly little light. I told you next -- next -- well, December we will come back and we will talk about these things. This is where we are getting into some of the transportation connections, future alignments and closing gaps and, then, have you -- I will give you a thorough overview of this 3rd Street and 2nd 1/2 Street comparison just as a refresh, because I think it's important that you all get a good lay of the land of just making sure that we are either on the right course or if there are some things we need to reconsider, then, maybe we have that conversation. But that's not until December, well after Thanksgiving and the holiday season in spirit. So, with that I'm happy to talk about anything we discussed this evening in the human enhancement space. It's a lot of fun.

Simison: Thank you. Council, questions?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Just two things. I didn't see it and I thought it might warrant some attention. I think I talked about it last time, like some cities, like Copenhagen, other places kind of treat a lot of public spaces as an opportunity for families and children --

Danley: Yep.

Strader: -- so like public art that you could interact with or even small climbing structures just like things that are cool for families, I think is really really important for us to think about and, then, the other thing -- I guess maybe if it's in this category, I'm not super sure, but we do have a lot of like parades and public events where they are -- unfortunately because of incidents that have happened in the news we do need to worry about like mass casualty events and things like that and I know some cities have like those -- they are kind of like bollards that like appear from the street level that can like block streets off. Is that something that you guys have talked about? Are you open to talking about that just to enhance kind of our safety profile around like large public events?

Danley: I appreciate both of those. I will go backward. With regard to the bollard discussion, that was not something that we actively discussed in Destination Downtown, but I do think that would be an appropriate conversation, particularly for the festival street concept as it moves forward. In our document we do talk about the festival street, particularly as it's already been discussed on 2nd Street, but also taking it maybe beyond Pine up above as -- especially as potentially Cole Valley develops and that maybe extends that way. So, as those events take place in those corridors over time and it becomes ideally a successful place, that's certainly going to be a conversation I think worth having. I will tell you anecdotally we worked on the 8th Street project in downtown Boise when it, obviously, had through traffic and, then, when COVID hit they shut everything down. So, they asked us to look at that from an ADA perspective, because it was kind of a nightmare and trying to figure out the dining part of it and the through ways and they looked at some of those retractable and they are not cheap and they can malfunction once in a while. I think their objective is to ultimately get to that point, but at this point they are, you know, removable and there is different ways to get at it, but it certainly is something to keep our eye on and, then, with respect to the family thing, I completely agree and I know in the document we talk a little bit about place making concepts and what that might look like and where those might be -- those pocket park kind of opportunities, those real like Generations Plaza, obviously, being a definition of one of those and so certainly one of those -- that's definitely I think game, especially if we do any kind of a revision. I will tell you -- I think it's even in the document, I don't recall every image, but I think we inserted one that's -- if you have been over to Mountain Home is one of my favorite examples of a place making concept that was built there, as they have gone into their downtown and totally overhauled downtown Mountain Home, if you have not been out there. What they have done, if you're not familiar with it, they took a container -- shipping container and went -- put it upright, carved out the front, put a slide on it, so it's a full play structure. Put another one next to it on its side where they do vending out of it, they put in the cantilever lights -- cantilever lights and, then, other things as part of it in a space that is a downtown space -- it's not very big. It's on like a quarter of a block or something like that. So, those are those ways to activate spaces and make them fun. So, thank you.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Yeah. Chris, I'm kind of curious from your experience in other cities what you have seen, just sort of the idea of all these different sort of ideas, can they be implemented irregardless of -- of other aspects? And the reason -- what I'm trying to get at is does there have to be sort of a common theme that weaves them together? Like does the lighting need to be kind of working with the shade ideas, with the play structures? Does it all kind of have to weave together or can you kind of just say, hey, we want to try this lighting stuff here and it's going to be different over here and we are going to do shade here and it's going to be a little different here. Like do you have to have a common theme that sort of stitches all these ideas together to make it sort of a -- something that works or can you sort of say, hey, as long as we are doing something with shade or we are doing something with light we are going to get that sort of desired goal? I hope that question makes sense.

Danley: Yeah. Yeah. I think so. Thank you. And, Mr. Mayor, Councilman Taylor, so I would say a little bit of both. I think one of the benefits of doing all of the -- all of the things that you are going to initiate is the factor of cost. So, you can buy things in bulk and more of them. It typically ends up being cheaper. So, whatever that is. If it's trees. If it's a lighting piece. Whatever it is. So, you might want to think about it that way. But I don't think that it has to all be done at once or certainly even as a major package deal. It certainly can be done in stages and iterations. I definitely think that that's the case. I think that you want to have a good strategic vision, especially if you're going to go plant trees, for example, that's going to take -- I would -- I would suggest that's -- you are going to do this block, that block, this block and potentially do them at one time is your crews are out there or if you are paying a vendor, however that's done, I think that's the scalable part that would -- that would matter. But, no, I think ultimately you can certainly do this -- you know, whether it's the concept one at a time, block by block one at a time, some things there is going to be a need to involve multiple blocks with -- you know, it depends on the topic. I will give you an example in Elgin, Illinois, I was just there four months ago, three months ago, I was walking -- I was talking with -- essentially Ashley's counterpart who -- who runs their downtown and the lighting thing. I was blown away. Elgin, Illinois', downtown is really cool and the lighting was actually bolted to the buildings. I had never seen that before. Usually it's freestanding and tethered -- tethered to -- to poles and she said because of what they get in their winds, they needed to do something a little more robust. I said how long did that take you to do that? She said it took us about -- I think she said it was about a year to convince all the owners on one block; right? They got it in. And -- and, then, we walked to the next block and there it was again and I said how long did this take you? She said about five minutes. She goes once that first block went in everyone was kind of going, whoa, this is really cool, this is neat, we want that, too, and just has started to take off like wildfire.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Chris, always appreciate these presentations, particularly stuff around quality of life is always interesting. I think it's things that our -- our residents often ask for and you certainly proposed some things I hadn't even thought of. So, need to lean on your kind of global expertise.

Danley: Oh, boy. Okay.

Cavener: I have seen cities that have done this well and, then, I -- I know -- I visited some cities where it hasn't been executed well.

Danley: Yeah.

Cavener: So, I appreciate you identifying these are the agencies who should be the lead. The question I guess is two parts. One -- part one is is it a case of -- that this type of -- I'm going to call it infrastructure, lighting, sound, place making, way finding, quality of life stuff, does that happen first and, then, the commercial activity or residential activity follows or is it waiting for that piece to activate and, then, this -- you know, a jurisdiction reinforces? And my second question is where it's done most successful who is leading the funding of it? Is it -- is it a city? Is it private development? Is it business improvement districts? Help me understand what the right formula is that you have seen to make this be as successful as possible.

Danley: Yeah. Great question. And so, Councilman Cavener, I will tackle the first one you asked. I -- honestly, my honest answer is that it really can be either way, which is that, again, I will go back to Nashville. Everybody knows that city. It's been successful as can be. It's taken off like -- even more so, though, even just in the last, you know, five to eight years. So, they didn't necessarily need a whole lot of help in -- in some of these ways. But they are continuing to evolve and continuing to make themselves even more successful. So, in this instance they had a successful downtown, invested in a few more features like this, but the industry itself in the downtown vibe also has, of course, been an appeal and it's taken to the next level; right? But, then, certainly there is communities -- and I think our neighbor Caldwell is one of them, frankly, where I -- I remember being on a tour with people you all know who told me that they grew up there and there were bullet holes in the building when they grew up there. It's not like that now; right? And that took a lot of investment, which is now really paying off in so many different ways, not just from commercial vendors, but now you are seeing, you know, living arrangement, building, structures that are taking place and, of course, they are competing with you; right? And you are competing with them at certain times of the year and so it really does matter. What is the incentive here? What are we trying to do? For you all your downtown has continued to grow and each year -- we were just talking about Oktoberfest and how the numbers have continued to go up and up and up and so all that's a great and a good sign. So, what's that next level get to; right? And that is you're now starting to have those conversations more about residential and the 24 hour person that may be here, the CPTED conversation. So, these things probably do a little bit of both; right? They get to where that next iteration of Meridian is, but also augment the great things that are happening. In terms of cost. That's a trickier one for

me to answer, to be honest with you. I don't know that I have a fabulous answer for you. There certainly are different ways to get at it. I don't know that the city's always the right one to get at it. I do agree with you that the city's role in terms of those policies that set the stage for success -- we have talked the very first one. Parking. That's a pretty big piece of it; right? And how does parking fit with the enhancements that we are trying to do? What does that look like on a festival street, for example? Does it? Does it not? That's a conversation for you. So, the policy side matters. But I do think the city in this instance does take the lead on things -- like this is your building; right? That's your parking lot. So, if we want to maybe begin a discussion on lighting or -- and sound or whatever, it might be the kind of a thing where you set the tone. But I definitely would agree with you that this is precisely a role where an MDC and the Chamber and the private sector and sponsors and the art community all grants -- all of that is a big lift for this. But, ultimately, you're having to compete against that private sector; right? The Village is a big competition for you and you take one stroll through there and see what that vibe is like and understand the private sector is putting their money in some of these things, but you have an advantage where you have many many blocks and many more vendors and the events that the good hard people are working on and such, so you have a good running head start that they don't always have.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: Chris, just continuing with that thought -- and, again, the document in our packet says if downtown Meridian businesses are to compete with counterparts at The Village, then, ensuring downtown has similar features is important. If you start with a bare piece of dirt or a greenfield and say here is our vision, it's -- it's pretty easy to build that vision. Can you do that -- can you make it similar when you have existing blocks? I mean how -- I'm just challenging similar features. When I first read that it just -- it didn't quite jive with, okay, if I'm building it from the ground up I can do it, but if I have got everything in place now and I'm building around it, how do I make it similar to something that's brand new?

Danley: Great point and I appreciate you bringing that up, because that might not have been the best way of writing that. It might have been where we were trying to express that some of the elements that you would see at The Village are things we want to emulate in downtown, but not necessarily copy and paste. You can't. You don't have circuitous, you know, cute little narrow streets where -- I was just there taking my -- took my daughter there, you know, friends, two weeks ago to celebrate her -- her birthday and seeing people do laps, very loud music and just doing their thing, but you are not going to necessarily have that same exact environment and we are definitely not suggesting that you try to replicate that to a T. Not at all. Be you; right? Be the best downtown that you can and, frankly, I think you have got a much better setup moving forward, because of, again, just the dynamics that are here in downtown and multiple blocks and much more of the private sector energy that's still coming. They are kind of set; right? They are kind of what they are going to be, where you are still able to see

more and more growth in positive ways. But lighting pieces, sound, all of the things that we discussed here, absolutely the art piece, that unique place structures and place making, those are absolutely things -- they can't do that, because they are done. They are pretty much done. Whereas you have lots of opportunities, whether it's in a parking lot in here, whether it's in a lot that's underdeveloped and maybe there is an agreement in place or future developments that can be assured and codified through here in these chambers, right, and the different enhancements that are in your code and maybe to bolsters those opportunities. So, definitely lots of wonderful ways that downtown can be activated even farther, but in different ways, but with similar characteristics.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: This was a lot easier topic to talk about tonight and -- to get that out there.

Danley: I'm still taking questions. What are you talking about?

Overton: I guess, you know, the only thing that I'm cautious about with this is I don't want to ever look like we are copying somebody else.

Danley: Correct.

Overton: But taking the time to identify what this means for Meridian and how do we do it our way and what does our way look like? Because it's going to take a lot of different minds coming together to identify what that is and how do we -- we get that -- all of the businesses and the Chamber -- how do we get a downtown business association there, how do we get all those groups energized to support it for public and private partnerships and I have no problem with the city taking the lead. I mean we took the lead as a city a long time ago with the first sign that went out there as you are coming in from the north, but it can't be something that the city carries.

Danley: Yeah. A hundred percent. And, frankly, for me like as a -- as -- I'm going to throw my -- where I live under the bus a little bit. So, living in Boise, I have an office in downtown Boise, there is opportunities in Meridian to capitalize, because there is not always the good things and just because they are the big city. The Center on the Grove it's not that interesting, frankly, just being real. You know, there is a couple of interesting things, but there is -- there is so much opportunity for Meridian to take the reins and say, you know what, we got this. We got this. We are making downtown the best downtown in the valley and I think you can do that; right? In some ways Caldwell has a downtown that maybe even is better than in parts of Boise, despite the fact that they are 1/5th of the population and a fraction of the money; right? But as an experience it's a different deal. I'm dying for someone to take this season right now, Halloween, and grow it into a month long party of fun things with -- with -- with the lighting concepts and the different ways that take it to the next. Everybody does Christmas. To your point we don't want to

be the -- you know, if you want to do Christmas do Christmas. But how do you set yourself apart? There are certain things that other cities are not doing. Bingo.

Simison: You have Oktoberfest, the Trunker Treat -- there you go.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Given that my birthday is on Halloween I think that's a great idea. Then we could just celebrate my birthday all month.

Danley: Well, happy early birthday. You can have as much candy as you want.

Taylor: I'm going to kind of dovetail off of Councilman Overton's question a little bit and kind of what Councilman Cavener was talking about with, you know, who is taking the lead, who is driving it, you know, whose voices are really important here? You know, those of us up here I think we understand our role in some respects, you know, policy, funding, you know, setting the stage, but, then, there is MDC and, then, there is our business community. So, I might even ask Shaun if he would be curious -- if he could come up. What does the Chamber think about this? What are some of your thoughts? If you don't mind coming up and sharing a little bit about that. But I'm kind of curious your interactions and your -- some of your ideas as it comes to some of these ideas.

Danley: Me, too.

Simison: You got to wait until I get to the --

Wardle: I would love to get up there and share a few comments if you don't mind. No, you know, all of you have asked great questions and I -- I have been with the Chamber almost six years. I have lived here in Meridian for 16 years and we definitely saw our downtown slow down in development when The Village came. You -- our downtown lost a little of the focus and communities around us, like Boise, Caldwell, even Eagle to a certain point, really saw their downtown bring a lot more business into it and just in the time that I have been with the Chamber and the things that we have been talking about in our downtown -- while the Chamber represents the business community as a whole, we see our downtown is that place that we have a lot of opportunity to create space, to create -- to create activities to bring people. When we did the Oktoberfest the first year four years ago, I can tell you the number one thing -- the number one comment that we got from people was I didn't know Meridian had a downtown. I didn't know it was this quaint, that it was this nice and that we could come down here for activities. So, we really built on that and we tried to build -- bring more people down. Oktoberfest, we just completed it a month ago, the fourth year and I was just sharing with Councilman Cavener beforehand -- we got the Placer AI data last week and there was 14,900 people in downtown Meridian between 10:00 a.m. and 10:00 p.m. That was just the time frame that we asked them to report on and that wasn't all at once, that was

throughout the 12 hour period, but it's because we created an activity. We brought other businesses in. We brought 80 vendors in and we brought food vendors, general vendors. We brought stages in to put in downtown and, then, we marketed for people to come downtown and they came. They came. They spent money. All of our vendors had beat previous year's revenue that they had tracked and they just keep asking us to do more. This year we added another event. The car show. We did a car show in September and despite the rain we still had 136 cars show up and activate the downtown. We had well over 1,500 people in the downtown just for that car show from 10:00 to 3:00 o'clock and the car show attendees were like you have to do this again. We are going to tell more people. Be prepared for double the cars next year. So, it is all about activation. Everything that we have studied, everything that we have looked at, if we can have that space that we can easily activate -- like the Indian Creek Plaza. I was just down there two weeks ago and it was so easy just to go up on their fixed stage and do an event and things. It costs. There is a lot of cost to bringing in staging and things like that. There is a lot of cost to road closure that if there was things that we could do in conjunction with the city, ACHD or other partners to make that easier, whether it be temporary bollards that are brought in or -- or something like that, we could activate downtown much more frequently and, then, the things that they were talking about, the lighting, the sound, the shade trees, the art, that just becomes something that makes it more appealing for people to be downtown. But it's going to take the activation. It's going to take bringing concerts, bringing other activities, creating a place for people to want to come into our downtown and, then, that's going to draw businesses. You're going to find more businesses to say, oh, downtown's worth being down there, because there is 200 plus events a year. I'm going to spend the money to be in a downtown business, because they created the foot traffic. It's what The Village has done. They created a space where people are coming and they get top dollar for their retail places, because they have created space.

Taylor: Mr. Mayor?

Wardle: Happy to answer any questions.

Simison: Councilman Taylor.

Taylor: So, you are kind of leading into a question I had in my mind, which you answer first and, then, Chris, I would curious yours, which is a lot of what we saw tonight -- or reading in this report is about what it feels like, how enjoyable you can make the space, shade, other things. But, then, how do you get people to come; right? So, you guys can host events and that's nice. What -- what's the next evolution of how do you get people to come and we have talked about a festival street and this concept before. Be kind of curious to know -- obviously, I know you support it, but how do you envision sort of that gathering space that's devoted towards more of an actual gathering space, instead of blocking off the streets and throwing up some street vendors. You know, what is the business community's ideal sort of festival street layout? How do you take advantage of that to attract businesses? Not just -- I mean street vendors are important, but, you know, more brick and mortar type of businesses, other activity -- of

people who want to bring an office space and lease down here, what's your sort of perspective on that representing the business community, then, Chris, I would be curious your comments as well.

Wardle: So, from my perspective marketing -- once you start doing something people will start looking at the calendar of what you got produced and things like that. I can tell you over the four years in Oktoberfest marketing we have actually rolled back our marketing spend. We have created an event that has created -- that people know about. Word of mouth is getting around. They are coming down. You know, we have shifted from, you know, heavy radio advertising and print media advertising to probably more just social media, of saying, hey, Oktoberfest has come back around. You have got great pictures to share and things like that and people want to be a part of it. The -- as far as the businesses, one of the things -- and Councilman Little Roberts can probably attest to this, because she was in my role previously, we have had a seed change in some of the downtown businesses. The downtown businesses used to be objectionable to closing the streets and bringing in vendors and things like that. What we have shown them is that by doing things like that we are bringing additional foot traffic and you have got to capitalize on it. Do we still have a few outliers that are, you know, would rather see, you know, their customer be able to park right in front of their business? Yes. But the foot traffic that we are creating, the awareness and things, that is invaluable marketing for those downtown businesses to be a part of that. So, hopefully, I gave you an answer to my portion of it.

Danley: So, my answer is going to be this is precisely -- that -- that question is precisely why the other parts of this document are important. It's why that parking should be as organized as we can be. Don't need to put a parking garage, but if we can organize it and make it easy, park once, you know, do your thing and make it as transparent and simple as can be. Enforceable. All the things we talked about. You know, that's a piece of it. It's why the overlay and the design standards are so important, because it's not just about attracting the people to come here, it's also about trying to make this place in the downtown also a livable place where people want to actually live and spend even more time. But the design standards are a piece of it. It's ensuring that the facades and the entry points are oriented towards the street in the right direction. It's not just a big parking area out in front, for example; right? All those little details in the overlay matter and it gets to the point that you are -- that you are getting to is all the ways and reasons why people want to be in the place and it's special, it's -- next December -- this coming December when I come back it's also the reason why we talk about the connection piece to make it easier if we do want people to come into downtown, how do we get in and out as easily as we can, whether it's by car or by foot or bike even or bus and eventually the rail corridor and the trail that you are building along the rail corridor. But having additional connections matters for the ability to get in and out and make it an easy experience. So, that's why all these puzzle pieces, in addition to what we talked about tonight, are important to the full vision of what this Destination Downtown is trying to achieve, so that when we have the, events, right, they are even more successful in all of those different ways.

Simison: I have got three items for you, Chris. We will try to go through them pretty quick.

Danley: Okay.

Simison: First one, the gateway features. Meridian Road. Yes, lighting was first -- that's like one of the first projects that was done through MDC was when they put all the historical lighting on that road. But, otherwise, it's a large road where you can't get any ambiance in its structure and I don't want to say it's not part of downtown, but we put the road in to get people to bypass downtown, so that downtown could be the walkable space, so at least in -- where they have identified entryway structures. We have got one on Meridian and we got one on Main and we got one even up at Franklin and I don't know that Franklin or Main -- or Meridian Road locations really signify you are in the downtown currently for what you are trying to convey. So, talk to me about why would you put those there -- if you were to put them up tomorrow --

Danley: Right.

Simison: You know, 50 years, 40 years, 20 years, ten years it might be different, but, you know -- or do we need to put some emphasis on Meridian Road to change what Meridian Road feels like, even if it was a boulevard with trees in the middle to try to like slow down and change its feel for it to feel like downtown, because it doesn't feel like downtown. That's really where -- both those areas don't feel like what our downtown is or those gateway monuments proposed at least in the plan.

Danley: And, Mayor Simison, you are illustrating this -- the point that we have had in this Chamber and we had in the couple of years of putting this document together, which is where is downtown, because for our -- for our task, our task for Destination Downtown was freeway -- I'm going to say Fairview, Cherry, but even a little bit farther. So, for our perspective or point it was -- that was the boundary of what downtown was, but to your point it's maybe more defined as what your code would refer to and what we have been discussing with the overlay of Old Town. But, yet, there is also objectives within the Comprehensive Plan and the previous documents that kind of say, hey, downtown is -- it's -- we want it to grow. We want it to stretch, especially as we go towards south a little bit and up towards north. It's why we want to have some of the land use discussions up around Cherry and Main and Meridian Road, for example, is okay. This is part of downtown now and so that's what our general thinking was and what we were hearing from the public about where their thoughts are, where is downtown, where is this Old Town and it is -- it is -- it is a tricky -- it's a hundred percent. So, if the ultimate landing place for where these circles on this map are to change, I think that's fair game. At this point that was our best take of saying, hey, these major intersections, the investment that's going to be going in to Fairview, for example, and other corridors, that's where we are thinking. With the -- the potential for the Speedway, we don't know what that's going to look like. There was another possibility there of saying, hey, we are pretty much right in downtown now or you're just about there. So, that was our general line of thinking.

Simison: Okay. Second one. You alluded to it a little bit -- or the plan alluded to it. You didn't really talk about it, but I guess Generations Plaza, there is a space that -- it was mentioned here might need a sprucing up. Is that the area that -- is it a big enough area to try to make it be the activation point? Because people tried to activate it over the years in different ways.

Danley: Right.

Simison: And I think it's activated by the restaurants on the edges, but the plaza itself really doesn't get a lot of activation from our perspective. So, is that a -- is that an easy place for the city to start, since it is our property. It's kind of like City Hall property and, if so, what would that look like in your mind tomorrow as an easy way to spruce it up?

Danley: That's a great question, Mayor, and I would say our effort was not intended to get that granular in terms of design treatments on a parcel-by-parcel basis to that point. I think you're right that the Generations Plaza might be the most opportune site, because people are familiar with it and it is something that, you know, has ownership of. But are there other competing spots that might make sense, too? I don't -- off the top of my head I'm not going to be -- I can't -- I'm not able to answer that. But if I were to do two things I would say that -- I would -- I would really get into the music and lighting. I would lean on that. I would -- I would activate that space by making it interesting, by getting in here first and foremost. So, those are the two things on Generations, because there is also -- those are also two ways that aren't as -- they are not as -- as heavy on the bank account; right? They are not going to be some major transformational thing that you are kind of rolling the dice on. We know that lighting is a -- is relatively simple way and with the programmable stuff immediately will make a big difference there, especially this time of year, you know, when it's darker hours and the music side, that's -- that's also fairly easy. But the other space is this one out here and I know that it's a parking area, but directly out front is not and so there is another one of those public spaces that you have a bit of a -- of a canvas. There is a great water feature and -- but you have the bathrooms and stuff. So, that might be a competing area that might be a trial and error with some of these things.

Simison: And you just touched on my third piece. One thing that wasn't talked about in here was a water feature and I would be remiss -- I saw Mayor Tammy last Friday. She very specifically asked where the water feature is in the downtown conversation, but in terms of activation -- I mean, obviously, we don't have a river or a creek that runs through it. Where do you see water coming into any consideration for what you want to create in downtown or a public space?

Danley: Yeah. Another great question and I -- my answer to that would be -- and this is a bit -- a bit separate from the document, since it's not necessarily in there. I think water features are fantastic and wonderful. I know they are expensive and I know they are expensive to maintain, because they leak and they hit pumps and all of that kind of stuff. So, that becomes part of the calculation, especially in summer it starts to dry up, too. But, you know, I don't -- I'm not going to sit here -- I don't think I have a ready-made

answer for that. I think that water features are great. I think water features can certainly enhance certain locations where they are -- where they are appropriate, but given the cost of things and the maintenance I think that's a deeper discussion, frankly, that probably ought to be had, especially amongst MDC and the city.

Simison: Okay. Thank you for indulging me. Council Woman Strader.

Strader: Thank you. Just a process question. I have been out for a couple weeks, so I'm still getting caught up, but we are having these meetings every month. I think you're getting really good feedback from us. We are exchanging ideas. Does it make sense sometime, like early in 2026 or maybe in our next meeting, to come back to us with like, hey, these are some things we are thinking about changing in the plan or these are some tweaks that we are considering just in response to feedback from the city. I'm just kind of curious how you are thinking about that as we move forward.

Danley: That's a great question and thank you, Council Woman Strader. So, I think this point the big momentum that we have at this point is the overlay district and I know that staff is working towards that and going through and documenting the types of things that they agree with, things that don't necessarily agree with and ultimately that's going to be in front of you at some point. So, that they are moving forward and making progress on that front. So, the question maybe is do we engage in that and, then, the bulk of the document when the time is right for any and all updates that kind of go in as a result of that overlay conversation or do we start to piecemeal this as it moves forward? I think that's a question that would need to be discussed, you know, I think with Ashley and myself. She's technically my client, so to speak, so we need to make sure we are on the same page about that. I don't want to speak out of turn. But I do think it's important that we continue to make that document better, but the timing of when it is -- and, then, ultimately how do we ensure we capture all of your -- your general comments and that there is alignment within them as much as possible? So, I think that's part of it. But I do agree that it's probably getting close to the point where we start getting things on paper and modifying where it needs to be modified to strengthen it.

Simison: Council Woman Little Roberts. Your mic.

Little Roberts: Thank you. There we go. If I remember right Caldwell did a business improvement district to get Indian Creek Plaza and all of that kicked off. Is that something that we would potentially need to look at? If I remember right it took them a long -- fairly long time to get the businesses to buy in and Shaun's absolutely right, we had some that were just like -- a few of them are still around that just were absolutely not going to budge for anything along there. I'm just -- all of this is wonderful. I'm super excited. I have done a lot of -- you know, in past on like walkable cities and things like that and so -- but I also know that there can be a lot of back work before something like this can even start, even though it sounds like you have come up with some great things like lighting and things that can be changed quicker.

Danley: Thanks for the question. And so you have in place an urban renewal district as we speak and there is mechanisms and opportunities within -- within the URD, separate conversation, but, nevertheless, there is a bit of a mechanism there. But maybe not necessarily all of the funding can come from that particular tool. So, would a BID be appropriate? That's another question that has to be, you know, kicked around, because, frankly, that's a -- that's a tax, let's be honest; right? That's a funding mechanism that's specific to the geography, but going toward the improvement that is agreed upon. So, that's a -- that's a discussion that certainly would need to be coming through this board or this commission and council. Let me get the third one; right. Because of the dollars and cents that comes from it. But I do agree that at some point there may be a need to have of -- do we have a dedicated funding source to do this or do we continue to do -- and go about this as it is, because you can accelerate the pace of delivery of some of these things, you know, with a dedicated source. But if that's not comfortable, especially just, you know, moving parts of cost of living and business costs and stuff like that, then, maybe we are more comfortable with the pace that we are in. I will say maybe some of you have been to Joseph, Oregon, up by Wallowa Lake. They have an art district. So, it's the same kind of a thing in terms of an actual taxing district, but the amount of art that's in there and all of the different ways that they spend those funds it's amazing to see. It really is. It's quite overwhelming in some respects. It's just so prominent. But that's a decision that needs to be -- I think had probably later on.

Simison: I'm going to asked Curtis to come on up and maybe piggyback on this, because this is something that we have been having conversations and exploring with -- with our business community and I think some of it is, you know, expectations of what they want or are willing to pay for and cost. So, you don't have to go into the -- just -- just give a brief overview of maybe where you think things are with the conversation so far.

Calder: Yeah. Sure. Thank you. My name is Curtis Calder. I'm economic development administrator and when I came on board a year or so ago the Mayor had asked me to start the exploration of a business improvement district anticipating the oldest URD expiring next year and so we have engaged probably about 50 property owners in the central downtown core and had pretty lengthy conversations with them and explained what, number one, a business improvement district is, because there is always a lot of confusion with regard to what it is versus an urban renewal district. So, a lot of it was education. The feedback we have received and we have kind of put this together in a draft report. We haven't finished it yet, but the feedback we got was very positive actually. So, it might have to do with a lot of the different folks changing throughout the last decade or so down there. But we feel like, you know, just anecdotally it's a petition driven process. It's not something we necessarily control once they start the petition process, but we feel like there would be enough support to at least get it through the petition if -- if it were to go that far. We think that it's not one hundred percent support and we have visited with both -- well, with Caldwell, Nampa, Boise, Coeur d'Alene, their BIDs, to see how they were established, how they, you know, garnered public support. Each community did it a little bit differently, but we would say that in Caldwell's example they to this day still do not have full support and they said if

we were to go through that process to shoot for like 80 percent -- 75, 80 percent, because we will spend a lot of time on five or ten percent that are opposed to it even once it's established, so they spend a lot of their time still dealing with people that aren't very happy that they have the BID. So, I don't know if we could get to that level of support out of the gate, but I think the one thing they want to see -- or before they would be comfortable signing on is wanting to know what the money would be used for. They want a plan. They want to know what the value is of having a BID. And, then, the other question we have gotten a lot is why would we not think of reestablishing the URD again once it expires? So, that question's out there. I think there is folks that maybe don't want to see another URD, but it is another tool in the toolbox and so a lot of these communities are layering both. They have a URD and a BID and they are able to generate quite a bit of income to do some of the improvements that the businesses and the property owners would like to see. So, that's kind of a quick summary.

Simison: A lot more to come. But that basic question -- is it a person? Is it events? Is it, you know, taking care of things like this that cost money from lighting and art and everything else? I think those will be the questions that they will want to know and I think so what this conversation is will help drive that conversation as well, so they can say this is a plan that they may or may not be interested in supporting.

Calder: Yeah. That's fair.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Just a quick question. Curtis, does the BID have an expiration date? Five years? Ten years. Twenty years? I mean how is it -- or is it in perpetuity?

Calder: Well, they are definitely structured differently per whatever -- I think it's through resolution of a city council when it's established. So, I don't think there is anything that can -- that says -- prevents you from putting in a sunset date on it. But the ones that we have looked at do not have sunset. So, I would assume that's something we wouldn't want to limit ourselves on, especially if the property owners are asking -- asking for it, because, again, it's not pushed down from us, it's pushed up from the property owners and/or businesses in the case of a business improvement district.

Simison: Thank you. Appreciate that update.

Calder: Okay. Thank you.

Simison: Council, additional questions at this time? Comments? Okay. Take next month off.

Danley: See you in December.

Simison: See in December. Thank you. Okay. Councilman Cavener.

EXECUTIVE SESSION [Action Item]

- 21. Per Idaho Code 74-206(1)(f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.**

Cavener: Mr. Mayor, I move we go into Executive Session pursuant to Idaho State Code 74-206(1)(f).

Strader: Second.

Simison: Have a motion and second to go into Executive Session. Is there discussion? If not, clerk call the roll.

Roll Call: Cavener, yea; Strader, yea; Overton, yea; Little Roberts, yea; Taylor, yea; Whitlock, yea.

Simison: All ayes. Motion carries and we will go into Executive Session.

MOTION CARRIED: ALL AYES.

EXECUTIVE SESSION: (5:36 p.m. to 5:59 p.m.)

(Cavener-motion/Strader-second)

(Adjourn: Cavener-motion/Strader-second)

MOTION CARRIED: ALL AYES.

MEETING ADJOURNED AT 5:59 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

_____ MAYOR ROBERT SIMISON	_____ DATE APPROVED
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ATTEST:

CHRIS JOHNSON - CITY CLERK