

## **Meridian City Council Work Session**

**April 15, 2025.**

A Meeting of the Meridian City Council was called to order at 4:37 p.m. Tuesday, April 15, 2025, by Mayor Robert Simison.

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

Members Absent: Liz Strader.

Others Present: Chris Johnson, Bill Nary, Kurt Starman, Steve Siddoway, Jamie Leslie, Steve Taulbee and Dean Willis.

### **ROLL-CALL ATTENDANCE**

<input type="checkbox"/> Liz Strader	<input checked="" type="checkbox"/> Brian Whitlock
<input checked="" type="checkbox"/> Anne Little Roberts	<input checked="" type="checkbox"/> John Overton
<input checked="" type="checkbox"/> Doug Taylor	<input checked="" type="checkbox"/> Luke Cavener
<input checked="" type="checkbox"/> Mayor Robert E. Simison	

Simison: Council, we will call this meeting to order. For the record it is April 15th, 2025, at 4:37 p.m. We will begin this afternoon's work session with roll call attendance.

### **ADOPTION OF AGENDA**

Simison: First up is adoption of the agenda.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Move we adopt the agenda as presented.

Little Roberts: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

### **CONSENT AGENDA [Action Item]**

- 1. Driftwood Subdivision Release of Sanitary Sewer and Water Main q Easement (ESMT-2025-0021)**

- 2. License Agreement Between the Ada County Highway District and the City of Meridian for a New Restroom at the Fivemile Creek Trailhub**
- 3. Interagency Agreement with City of Nampa for Water and Streetlight Construction/Roadway Construction - Ustick Road, Phyllis Canal to Owyhee Storm Widening**
- 4. Development Agreement (3970 E Overland Rd H-2024-0053) Between City of Meridian and David C Roe, as Personal Representative of the Estate of Sandra Jean Roe, Deceased, in Ada County, Idaho, Probate Case No. CV14-22-09665 for Property Located at 3970 E Overland Rd.**
- 5. Development Agreement (District at Ten Mile H-2023-0071) Between City of Meridian and Ten Mile West Commercial LLC and NIBAC LLC and Hotel-SLC LLC for Property Located at the Northwest Corner of S. Ten Mile Rd. and Interstate 84**
- 6. Agreement for Use of Kleiner Park for Capital Community Egg Hunt Special Event by Capital Christian Center, Inc.**
- 7. Approval of Construction Contract to Prusik Construction, LLC for Lakeview Golf Course - Restrooms 2025 Sites 3 & 4 for the Not-To-Exceed amount of \$234,500.00 and authorize the Procurement Manager to sign and to issue the resulting purchase order**

Simison: Next up is the Consent Agenda.

Cavener: Mr. Mayor?

Simison: Council Cavener.

Cavener: Move we approve the Consent Agenda, for the Mayor to sign and the Clerk to attest.

Little Roberts: 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? The ayes have it and the Consent Agenda is agreed to.

**MOTION CARRIED: FIVE AYES. ONE ABSENT.**

#### **ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]**

Simison: No items were removed from Consent Agenda.

## **DEPARTMENT / COMMISSION REPORTS [Action Item]**

### **8. Department Report: Acquisition of Approximately 40.82 Acres for a Future Community Park**

Simison: So, we will move on to Department/Commission Reports. First up is Item 8, which is a department report acquisition of approximately 40.82 acres of future community park. Turn this over to Director Siddoway.

Siddoway: Thank you, Mayor, Members of Council. It's my pleasure to stand before you today and bring this potential property purchase forward, something we have been working on for a year and we are near the finish line of what's been a -- a long, but very good process. So, I'm going to present to you the highlights of what we have been working on. I know it was last before you in January with the letter of intent, so I know you are all familiar with where we were going, but still I'm going to -- let's start with the location. So, I have got the park site on here with a star and I also labeled Owyhee High School, because that's the -- probably the closest knowable landmark and so this park site sits about a mile to the west and a little bit north of where Owyhee High School is. The -- some of the major crossroads on here. This is Can-Ada and, then, this is McMillan along here. Ustick is down below and so that -- that's the location of the park. If you will remember about last fall back in October I stood before you and gave you my overview of the next ten years and the future Meridian park system. So, I thought this would be a good segue there, because I presented to you at that time -- the ones in the bright pink are all of the -- the future parks and this one over here in the northwest corner of the city is the property we are talking about tonight. So, this is one we have been anticipating for a while and had built into our future plans and, yeah, that's the location and -- that's part of The Fields District. So, this is the -- the park site itself. You can see the shape and -- and we just want to talk about the colors on the map here just a little bit. The green outline is the outline of the park. You can see what will be a future collector road along the west side of that park and, then, I will talk about the yellow and the blue. The yellow piece is that -- that corner is a piece of property that's part of Intermountain Gas that would become part of the park, because the -- the future collector will cut through it and, then, the blue piece would be a remnant piece of the Owyhee holding property that would, then, go to Intermountain Gas, because it's on their side of the future collector. So, that's where the Intermountain Gas property gets involved in this. So, here is the highlights. We would be acquiring 39.9 acres from Owyhee Holdings. About .9, acres which -- or just less than an acre from Intermountain Gas, the piece in the yellow. And so the total park site is 40.8 acres. The cost of that property -- we would be purchasing from Owyhee Holdings that land for 3,925,587 dollars. The value of that land is just under seven million dollars. So, the difference is over three million dollars, which would be a donation to the City of Meridian from that group and Mark Bottles, who is here, has been instrumental in orchestrating that -- that donation and putting this together. The Intermountain Gas piece does not -- is not a donation. That would just be purchased at fair market value of 168,684. So, a total cost of 4,094,271. There are some closing costs on top of that, but that -- all of those funds we have been anticipating and come out of our park impact fees. So, with that we have

some next steps on your agenda. The first is a budget amendment. The budget amendment was -- is on there as 4,250,000 dollars. We did just receive the closing cost estimates just this morning and in talking with Kurt Starman, who has also been instrumental in putting all the legal side of this together, we can either approve it as is or we can reduce it down to 4,115,000, which would cover the closing costs. The end result will be the same, because, regardless, any amount that we don't spend just goes back into the park impact fund at the end of the day. So, either way is fine. And, then, there are two resolutions following. One for the purchase from Owyhee Holdings and one for the land purchase from Intermountain Gas and we are scheduled to close with the title company in a couple weeks on April 30th. So, I want to thank -- say a public thank you to the Mark Bottles team and -- in particular -- and Lee Mueller on -- his team has been in working with us over the last several months and helping to coordinate this partnership and donation and the purchase and also want to recognize while I'm being the voice, Kurt Starman, who is here, you know, deserves a whole lot of the credit in helping us piece this together. As you can tell from the number of attachments there are many pieces to this puzzle, but -- and so owe a lot to the two gentlemen that stand behind me in helping us put this together, but I'm excited to bring this forward and I will stand up for any questions.

Simison: Thank you, Steve. Council, any questions?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: Not so much a question as a comment. You know, we were one of the -- a couple of us got to tour this property early on to take a look at it and see how its usability was for a future park and we are all pretty impressed with where it was and how it sat. Really want to just say initially a thank you for all the hard work you and Kurt and Mark Bottles did to help put this thing together and what a great opportunity it is for the city in an area where we really needed a park. The second thing, just so it's clear as mud as we move forward. We are looking at funding this acquisition from impact fees and we are not looking at impacting the General Fund monies to make this acquisition.

Siddoway: That's correct. Yeah. We are a save before you spend organization and we have anticipated the acquisition of this land and it's part of our impact fee fund and that's where the fund money comes from

Simison: All right. Thank you very much.

**9. Fiscal Year 2025 Budget Amendment in the Amount of \$4,250,000 for the Purchase of Real Property for a Community Park Site**

Simison: So, with that -- I don't know if Steve needs to present officially Item 9, but next up is a fiscal year 2025 budget amendment the amount of 4,250,000 for the purchase of real property for a community park site.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: We are on agenda item No. 10?

Simison: Number 9.

Whitlock: Nine. Okay. Do I need to make a motion to approve then?

Simison: That would be the one, yes.

Whitlock: Move that we approve Agenda Item No. 9, fiscal year 2025 budget amendment in the amount of 4,250,000 dollars for the purchase of real property for a community park site.

Overton: Second.

Simison: I have a motion and a second to approve Item 9. Is there discussion on the motion? If not, clerk call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

## **RESOLUTIONS [Action Item]**

- 10. Resolution No. 25-2512: A Resolution Approving that Certain Real Estate Purchase and Sale Agreement Between the City of Meridian and Owyhee Holdings, LLC Concerning the City's Acquisition of 39.911 Acres for a Future Community Park; Approving Related Agreements and Instruments; Authorizing the Mayor to Execute the Real Estate Purchase and Sale Agreement and Related Agreements and Instruments; Authorizing the Mayor to Execute All Other Documents and Perform All Other Acts Reasonably Necessary to Effectuate the Purchase of the Real Property; and Providing an Effective Date**

Simison: Next item up is Item 10, which is Resolution No. 25-2512. Do I have a motion?

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: I was so anxious I was going to jump to that before we did a budget amendment. I would move that we approve agenda Item No. 10, Resolution No. 25-2512 for the purchase of real property.

Overton: Second.

Simison: Have a motion and a second to approve Resolution No. 25-2512. Is there any discussion? If not, clerk call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**11. Resolution No. 25-2513: A Resolution Approving that Certain Real Estate Purchase and Sale Agreement Between the City of Meridian and Intermountain Gas Company Concerning the City's Acquisition of 0.909 Acres for a Future Community Park; Approving Related Agreements and Instruments; Authorizing the Mayor to Execute the Real Estate Purchase and Sale Agreement and Related Agreements and Instruments; Authorizing the Mayor to Execute All Other Documents and Perform All Other Acts Reasonably Necessary to Effectuate the Purchase of the Real Property; and Providing an Effective Date**

Simison: Next up is Item 11, which is Resolution No. 25-2513.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: I would move that we approve agenda Item No. 11, Resolution No. 25-2513 for the purchase of certain real property.

Overton: Second.

Simison: Have a motion and a second to approve Resolution No. 25-2513. Is there discussion on the motion?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Real quick now that the budget amendment has been approved and one of the purchase agreements has been authorized, I feel like -- real confident where this other one is going. I just want to thank Mr. Bottles, Mr. Starman, Mr. Siddoway. I remember when there was a lot of discussion about Owyhee. It's like that felt so far away and I was out there this week and it sure feels a whole lot closer than I remember it. But there is important infrastructure that's out there. We have got the school, got a fire station out there, roads and I think this addition of a park is really vital infrastructure to serve our current and future residents. So, Mr. Bottles, thank you for your help on this and Mr. Siddoway, Mr. Starman, your navigation and keeping us informed of the process is just master class and I'm really excited for our residents to see this move forward.

Simison: I would just like to echo that -- I didn't know if anyone else wanted to speak, but I echo the sentiments and appreciate the collaborative approach of everyone to make this happen and, obviously, the -- the value donation that's out there, a lot of -- a lot of things could have been -- a lot more money could have been made by selling this property in a different way, but the community gets built because of people stepping in and helping making it happen. So, really appreciate it and this will be a special place once it's all moving forward. So, thank you very much.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: Last year I think my -- one of my very first meetings as a newly appointed council member was with Council President Cavener and Steve and we sat down and looked at what opportunities might be out there and this at that point was just an opportunity. I think Bottles and Mr. Siddoway and Mr. Starman had some initial conversations and asked the question what if and I remember Council President Cavener saying they are not making more dirt and when we have an opportunity to preserve some open space and -- and develop parks we need to take a serious look at that. So, from one of my very first interactions as a newly appointed council member it was looking forward to this day when that area of the city, one of the fastest growing areas of the city, would have some space set aside for a quality park and great opportunities for the city ahead, so I echo the comments that have been made so far and express my appreciation for all the hard work that's gotten us to this point. I look outside, it's a beautiful sunshiny day, a great day to approve the acquisition of a new park in the city of Boise, so thank you, Mr. Mayor.

Simison: Meridian.

Whitlock: Or Meridian. Did I say Boise? Sorry.

Simison: All right.

Whitlock: Thank you, Mr. Mayor.

Simison: Any further comments? If not, clerk call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to. We look forward to closing on this property soon and making it official, so congratulations everybody.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

### **ORDINANCES [Action Item]**

- 12. Ordinance No. 25-2078: An ordinance (3970 E Overland Road – H-2024-0053) annexing a parcel of land that includes Ada County Highway District right-of-way, to be annexed into the City of Meridian, said parcel being located in a portion of the southeast quarter of the southwest quarter of Section 16, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described in Exhibit “A”; rezoning 1.120 acres of such real property from R1 (Estate Residential) to the C-G (General Retail and Service Commercial) zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.**

Simison: With that we will move on to Item 12, which is Ordinance No. 25-2078. Ask the clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. It's an ordinance annexing a parcel of land that includes Ada County Highway District right-of-way, to be annexed into the City of Meridian, said parcel being located in a portion of the southeast quarter of the southwest quarter of Section 16, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described in Exhibit “A”; rezoning 1.120 acres of such real property from R-1 to the C-G zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anybody that would like it read in its entirety? If no, do I have a motion?

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Move that we approve Ordinance No. 25-2078.

Overton: Second.

Simison: Have a motion and a second to approve Ordinance No. 25-2078. Is there discussion? If not clerk will call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

- 13. Ordinance No. 25-2079 : An ordinance (District at Ten Mile H-2023-0071) for rezone of parcels of land located in a portion of the southwest quarter of the northeast quarter of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described in Exhibit "A," rezoning 188.70 acres of land from the H-E (High-Density Employment), C-C (Community Business), and TN-C (Traditional Neighborhood Center) zoning districts to the R-15 (Medium High-Density Residential) (33.61 acres) and C-G (General Retail and Service Commercial) (155.09 acres) zoning districts in the Meridian City Code; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all applicable official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and providing an effective date.**

Simison: Next item up is Item 13, which is Ordinance No. 25-2079. Ask the clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. It's an ordinance for rezone of parcels of land located in a portion of the southwest quarter of the northeast quarter of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described in Exhibit "A," rezoning 188.70 acres of land from the H-E, C-C,

and TN-C zoning districts to the R-15 and C-G zoning districts in the Meridian City Code; directing city staff to alter all applicable use and area maps, as well as the official zoning maps and all applicable official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and providing an effective date.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anybody that would like it read in its entirety? Seeing none, do I have a motion?

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Move that we approve Ordinance No. 25-2079.

Overton: Second.

Simison: Have a motion and a second to approve Ordinance No. 25-2079. Is there a discussion? If not clerk call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Simison: Council, we have reached the end of our work session.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Move we adjourn the work session,

Little Roberts: Second.

Simison: Motion and second to adjourn the work session. All in favor signify by saying aye. Opposed nay? The ayes have it. We are adjourned.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

MEETING ADJOURNED AT 4:50 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

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MAYOR ROBERT SIMISON      DATE APPROVED

ATTEST:

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CHRIS JOHNSON - CITY CLERK