

A Meeting of the Meridian City Council was called to order at 6:05 p.m., Tuesday, July 21, 2026, by Mayor Robert Simison.

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

Members Absent: Doug Taylor.

Other Present: Chris Johnson, Bill Nary, Linda Ritter, Brandon Frasier 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 July 21st -- July 21st, 6:05 p.m. We will begin tonight's Meridian City Council meeting with roll call attendance.

PLEDGE OF ALLEGIANCE

Simison: Next item is the Pledge of Allegiance. If you would all, please, rise and join us in the pledge.

(Pledge of Allegiance recited.)

COMMUNITY INVOCATION

Simison: Next up is our community invocation, which tonight will be delivered by Jason Bowser. If you would all, please, join us in the invocation or take this as a moment of silence and reflection.

Bowser: Mr. Mayor, thank you. Members of the City Council and ladies and gentlemen please join me for prayer. Almighty God, we thank you for another day of life and breath and opportunity to serve you and others and, God, I thank you for our Mayor, our city staff, our City Council members and the Meridian community for this evening and, Mighty God, we invite you here, we ask for your guidance, your wisdom, your keen discernment as we begin this meeting. Help us, Lord, to trust you more and, Lord, we give you this meeting and time and I pray that you will guide all discussion that brings meaningful outcomes and stronger bonds for our community and, God, I pray that they will be able to solve our city's problems and make good policies and, Lord, please, bring

a new level of peace and clarity to everyone involved in this meeting. Grant them excellence in their governance and may your will be done in Jesus' mighty name, amen.

ADOPTION OF AGENDA

Simison: Thank you, Jason. Up next is adoption of the agenda.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: There are no changes to tonight's agenda. I move that we adopt the agenda as published.

Little Roberts: Second.

Simison: Have a motion and a second to adopt the agenda. 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: FIVE AYES. ONE ABSENT.

ANNOUNCEMENTS AND RECOGNITION

Simison: Council, anything under announcements and recognition?

PUBLIC FORUM

Simison: Okay. Seeing none, we will go on to our Public Forum. Mr. Clerk, anyone signed up under Public Forum?

Johnson: Mr. Mayor, yes. We have two. First is Doug Hastings.

Simison: Good evening.

Hastings: Good evening. My name is Doug Hastings. Thank you for your service to our community. My concerns tonight are about potentially inadequate and improper scopes of work for traffic impact studies. Meridian's Comprehensive Plan dictates that citizens are stakeholders are to be involved in, quote, coordinating and directing the overall pattern of development activities within the community. Close quote. The Comprehensive Plan also indicates that traffic impact studies may be required for certain developments. Primarily ACHD, in concert with ITD, manages these studies, which evaluate current traffic volumes, the impacts of new development and ensure that roads and intersections provide acceptable levels of service. The city reviews these ACHD studies as part of its development process. Research indicates that opportunities potentially exist for developers to circumvent the requirements for these

traffic studies. For example, a developer with a large scale phased development may present its overall plan in a city mandated neighborhood meeting with residents or perhaps during preliminary meetings with city planning staff. Under current ACHD policies the developer is, then, allowed to potentially misleadingly present only a small phase of the overall project for ACHD review and for city approval. This incomplete process could dramatically understate the estimates for traffic impact. Analyzing only the initial phases of a larger development excludes key criteria, such as future level of service scores, safety data, concurrent development, queue lengths and other compliance components of ACHD's livable streets performance measures. Transportation infrastructure decisions that are made today will impact Meridian residents for decades. I respectfully ask the Council to investigate the processes associated with the creation and the review of traffic impact studies. New development should not be approved before honestly addressing transportation deficiencies. The roads are not ready. The infrastructure is not ready. Meridian's residents deserve better planning that ensures that roads, public safety and quality of life keep pace with growth. Thank you for your consideration.

Simison: Thank you.

Johnson: Mr. Mayor, next is Donna Hunt. It was an online sign up and she is not online.

Simison: I can't hear you. Sorry.

Johnson: Sorry. Donna Hunt. I don't believe she is here and she is not online.

DEPARTMENT REPORTS [Action Item]

- 1. Approval of the Fiscal Year 2026 Amended Revenues and Expenditures in the Amount of \$250,360,333**
- 2. Tentative Approval of Fiscal Year 2027 Proposed Revenues and Expenditures in the Amount of \$224,442,540**
- 3. Declaring the Intent to Collect Forgone Property Taxed for Fiscal Year 2027 in the amount of \$536,339**

Simison: Okay. With that we will move on to the rest of our action items for this evening. First up is Department Reports, approval of the fiscal year 2026 submitted revenues and expenditures in the amount of 250,360,300 -- or 360,000 dollars, 333 dollars. Jenny, are you -- are you presenting anything on this? If you just want to come up and explain to our public what we are actually taking action on.

Fields: Good evening, Mayor and Members of the Council. So, the next three items is part of our fiscal year '27 budget development process. This is a formal adoption -- not adoption -- of an indication that we are going to publish our budget as it states in our

budget workshop on the 20th of June. So, we concluded our budget workshop. This next phase is to publish our book and our budget notice in the paper for two consecutive weeks. So, this is a -- purely a reading of the amount that you guys are going to tentatively adopt.

Simison: And that is Item 2. So, Item 1 that we are focusing on is a culmination of this year's approved budget, as well as all the budget amendments that have been approved or been tentatively approved by Council to this point in time.

Fields: That's correct. Fiscal year '27 final budget.

Simison: Okay. '26. Yeah.

Fields: Sorry. Jumped ahead.

Simison: And, then, do you want to talk about Item 3 as well?

Fields: Sure. So, Item 3 is our declaration of intent to declare that we are going to take our forgone amount for our fiscal year '27 budget.

Simison: Okay. Council, any questions for Jenny on any of these three items at this time? Okay. All right. And with that -- Councilman Overton.

Overton: Mr. Mayor. Jenny, so we need action on each of these three individually; correct?

Fields: Correct.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: On Item No. 1 I move that we approve the fiscal year 2026 amended revenues and expenditures in the amount of 250,360 dollars. No. excuse me -- 250,360,333 dollars.

Little Roberts: Second.

Simison: Have a motion and a second to approve Item 1. Is there discussion? If not clerk call the roll.

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

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Simison: Next up is Item 2, which is the tentative approval of fiscal year 2027 proposed revenues and expenditures the amount of 224,442,540 dollars for purposes of publishing prior to the public hearing in August.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: Making the assumption that I approve the tentative approval, I would approve that we tentatively approve the fiscal year 2027 proposed revenue and expenditures in the amount of 224,442,540 dollars.

Little Roberts: Second.

Simison: Have a motion and a second. Is there discussion?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I'm going to vote in favor of this this evening and I may revise my opinion as we get to a final vote and certainly invite the public to come in and weigh in at our public hearing that's coming in in August, but I'm in full approval of this motion this evening.

Simison: Okay. Hearing no further discussion, Mr. Clerk, call the roll.

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

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Simison: Next item up is Item 3, which is declaring the intent to collect forgone property tax for fiscal year 2027 in the amount of 536,339 dollars.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: I would move on Item No. 3 that we approve our declaration of the intent to collect forgone property tax for fiscal year 2027 and the amount of 536,000 dollars -- or 536,339 dollars.

Little Roberts: Second.

Simison: Have a motion and a second to approve Item 3. Is there a discussion on the motion?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Probably nobody surprised, I won't be voting in favor of this this evening. I think our community showed tremendous trust in us when they supported the levy last November and as we went through the budget hearing process I think I identified a little over half a million dollars that we could remove from our budget. Mr. Mayor, you said during our budget hearing that the foregone wasn't needed for ongoing expenses and so I would encourage the Council to take another hard look at the budget book between now and our budget public hearing, see if we can identify 536,339 dollars' worth of items to be removed. Recognize that could be a challenge, but I would really encourage the Council to look at not collecting foregone this year.

Simison: Any further discussion? If not, Clerk call the roll.

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

Simison: Four ayes, one nay, and the item is agreed to.

MOTION CARRIED: FOUR AYES. ONE NAY. ONE ABSENT.

PUBLIC HEARINGS [Action Item]

4. Public Hearing for Livewell (H-2026-0004) by Jeff Likes, ALC Architecture, located at 3175 N. Ten Mile Rd.

- A. Request: Modified Development Agreement to the existing development agreement (Inst. #111024535) to include Animal Care Facility as an allowed use and Conditional Use Permit for the Animal Care Facility if approved on approximately 1.164 acres of land currently zoned L-O.

Simison: So, we now have our numbers to publish for the public hearing in August. Okay. Thank you. Okay. With that we will move on to our public hearing this evening. This is a public hearing for Livewell, H-2026-0004. We will open this public hearing with staff comments.

Ritter: Good evening, Mayor and Council. So, this application is for a conditional use permit and a development agreement modification. The site consists of 1.16 acres of

land, that's zoned L-O and is located at 3175 North Ten Mile Road. So, in 2021 a request to rezone the property from R-4 to L-O zoning district was approved. The request was made per the provisions within the Meridian Comprehensive Plan for the purpose of constructing a ten thousand square foot office building in lieu of residential development and the development agreement modification to replace the existing agreement and enter into a new agreement to develop the site consistent with the proposed development plan. So, Council granted the office use slash zoning provisions outlined in the Comprehensive Plan. This application is for the modification of the existing development agreement to include an animal care facility as an allowed use on the current -- as the current development agreement limits the uses to professional services -- personal services and healthcare and social services and the conditional use for -- permit for the animal care facility if approved. Access to the property is from Ustick Road, which shall be an entrance only. So, this area right here that can only come in -- entrance only and there -- it will be signed to show that it is not an exit. The applicant will need to work with ACHD on any allowed curbing within the right of way to help ensure that this access is for ingress only and, then, on North Ten Mile Road it will be limited to a right-in and right-out only. Business hours of operation within the L-O and C-N districts shall be limited to 6:00 a.m. to 10:00 p.m. per the UDC. The applicant is proposing to operate the business within -- within the following hours, Monday through Friday, 9:00 a.m. to 6:00 p.m., Saturday 12:00 to 6:00 p.m. The applicant will be required to operate within the hours that they have provided. The applicant was also required to provide a 30 foot landscape buffer along these properties as they are adjacent to residential areas -- residential homes. So, they were required -- the existing DA required a 30 foot landscape buffer and only a 20 foot landscape buffer along here. The applicant did provide that. As far as specific use standards for an animal care facility, all the animals shall be indoors at all times except for when they exercise and at such times animals shall be under the supervision and direct control of the caretaker. The animals will -- they have a fenced-in -- they are proposing a fenced-in area if they have to take the animals out to relieve themselves and they will be supervised at all times. The animal facility owner and operator shall comply with all the state and local regulations related -- relative to such a facility and shall maintain housekeeping practices designed to prevent the creation of a nuisance and to reduce noise and odor to a minimum. Again, these animals will be indoors at all times, except for when relieving themselves. All animal waste will be maintained and discarded in a manner that minimizes odor. They need to coordinate with Republic Services for the appropriate size and location of the proposed trash enclosure and relocate it to an area that is away from the residential units and currently this is where they are proposing to put the -- to put the trash enclosure. So, they have moved it away from the residential area. And this is the floor plan for the facility. So, the applicant did provide some conceptual building elevations, as you can -- a certificate of zoning compliance and design review for this application has been submitted, so it will need to be reviewed and permitted prior to the submittal of the building permit application and they have to meet our architectural standard manual and for this type of building they are required to provide one parking space per 500 square feet of gross floor, so they were only required to have eight parking spaces, but they did provide 43 parking spaces for this. The Commission recommended approval of this. So, Chad Jones, who was speaking on

behalf of the applicant, was in favor of it, as -- and also Neil Smith, who works for Mission Pet Health and he was representing the owner. There was no one in opposition of it, no one commented and there were no written testimony -- and there have been no written testimony since the Commission hearing. There were no outstanding issues for Council. The only thing that the Commission talked about was the location, but they did not have any issues with -- where it was being proposed. They thought it was appropriate for the location. So, at this time I will be happy to take any questions that you may have on this application.

Simison: Thank you, Linda. Council, any questions for staff?

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: Linda, as I understand it there is no overnight boarding?

Ritter: Correct.

Simison: Okay. Seeing no other questions, is the applicant here? Like to come forward and make any comments? Good evening.

Jones: Chad Jones. I'm representing ALC Architecture, 11190 East State Street, Suite 120, Eagle, Idaho. We concur completely with staff. We worked pretty extensively with staff to give what the conditions require and more. If you want a real life example of what this building is going to look like, we have a Livewell that just opened -- grand opening here just a week ago right off Eagle Road. If you have seen it -- I'm sure you have seen it driving down Eagle Road. That's what it's going to look like, just slightly smaller. So, the exterior fabric is going to be identical. I will stand for any other questions if you have any.

Simison: Council, any questions for the applicant?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: Just out of curiosity, you're required to have eight parking spaces, but there is 43. That's a sizable increase. Is there a expectation that you are going to hold events at this location as well?

Jones: No. You know, a lot of times people, you know, meet their wives there or their husbands, you know, bringing their dogs for emergency care. So, you might have an extra vehicle -- or several extra vehicles and I'm not entirely sure what other events they may have. They may have like special things that, you know, talk about animal health

or, you know, those types of things. So, that's what's part of that extra space is for is for those type of things.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: The slide went by pretty quick for me. How many -- and if I use the wrong term -- how many -- it looked like kennels do you have inside or is it -- was it --

Jones: Those are exam -- exam room areas primarily. There is not really any kennels per se.

Overton: Okay. Thank you.

Little Roberts: Mr. Mayor?

Simison: Council Woman Little Roberts.

Little Roberts: Not yet -- not done yet. Sorry. So, you're strictly -- it's strictly like a facility to come have your dog or any pet -- just their -- their shots, their -- so you don't do like surgery or anything like that there?

Jones: I believe there are some surgical room spaces in there for that, yes. So, yeah, you have your immediate care and you also have your extensive care, if you want to call it that.

Little Roberts: So, you could -- I'm sorry, Mr. Mayor.

Simison: Council Woman Little Roberts.

Little Roberts: So, you could have an overnight situation -- none emergency care or, you know, a dog gets hit or something like that or is this kind of strictly a planned medical --

Jones: Yeah. Yeah. That's -- that's -- that's really it. I mean, you know, when -- if an animal were to get hit or whatever primarily they would go to an actual hospital that had other facilities set up for that specific care, not this one. It won't have that.

Little Roberts: Okay. Thank you.

Jones: Okay.

Simison: Council, additional questions? Thank you. Mr. Clerk, anyone signed up to provide testimony on this item?

Johnson: Mr. Mayor, no.

Simison: Okay. Is there anybody who would like to provide testimony on this item? If so, if you would like to come forward now. If you are online use the raise your hand feature. Seeing no one coming forward and no one raising their hand online, does the applicant have any final comments or do they waive final comments? Does the applicant waive -- no more comments? Okay. Applicant waives any final comments.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Move we close the public hearing on Item No. 4.

Whitlock: Second.

Simison: Have a motion and second to close the public hearing. All in favor signify by saying aye. Opposed nay? The ayes have it. The public hearing is closed.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Pretty straight and forward and -- modified development agreement. Apologies. So, I'm going to move that we approve application H-2026-0004 as presented in the staff report of July 21st and include all applicant and staff testimony.

Whitlock: Second.

Simison: Have a motion and a second to approve Item 4. Is there discussion on the motion? If not, clerk call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to. Thank you very much.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

EXECUTIVE SESSION [Action Item]

- 5. Per Idaho Code section 74-206A(1)(a): Deliberating on a labor contract offer or to formulate a counteroffer, Idaho Code 74-206(1)(c): To acquire an interest in real property not owned by a public agency**

and 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.

Simison: Next item up is Executive Session.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: I move that we go into Executive Session per Idaho Code Section 74-206(a), subsection (1)(a), Idaho Code 74-206, subsection (1)(c) and 74-206, subsection (1)(f).

Little Roberts: Second.

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

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

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

EXECUTIVE SESSION: (6:20 p.m. to 7:43 p.m.)

Overton: Move we come out of Executive Session.

Little Roberts: Second.

Simison: Motion and second to come out of Executive Session. All in favor signify by saying aye. Opposed nay? The ayes have it, we are out of Executive Session.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

FUTURE MEETING TOPICS

Simison: Council, anything under future meeting topics?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Yes. Maybe I would encourage you and the Council President and maybe police and our legal staff to discuss -- you know, in our workshop tonight we had a gentleman trying to appeal a mobile sales license and I think I heard correctly that even if you're charged and found not guilty you could still be denied a mobile sales license and I think that's not the intention of our code. It certainly creates a weird opportunity where someone could be accused of a crime, but not convicted and that gets in the way of their ability to provide, you know, a livelihood for themselves. So, I think maybe a conversation amongst you two, at least to review that, and maybe a possible workshop, or maybe a modification to that city code.

Simison: Okay. All right. Anything else from Council?

Overton: Mr. Mayor, I move that we adjourn.

Little Roberts: Second.

Simison: Moved and seconded to adjourn. 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 7:44 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

_____ MAYOR ROBERT SIMISON	_____ / / DATE APPROVED
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ATTEST:

CHRIS JOHNSON - CITY CLERK