



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From:	Curtis Calder Economic Development/Mayor's Office	Meeting Date:	September 15, 2026
Presenter:	Curtis Calder Economic Development Administrator	Estimated time:	10 minutes
Topic:	Rose Circle Fencing Memorandum of Agreement		

Recommended Council Action:

Approve the Memorandum of Agreement between the Meridian Development Corporation (MDC) and the City of Meridian (City).

Background:

The intersection of W. Franklin Road (Minor Arterial) and S. Meridian Road (Principal Arterial) represents a major gateway within the current Urban Renewal District (URD). Over time, the current perimeter fencing bordering the Rose Circle Mobile Home Subdivision has become blighted. The proposed project area is located within the soon-to-expire Meridian Urban #1 Urban Renewal District.

The City approached the MDC Board on June 24, 2026 and proposed replacing the current chain-link fencing with a precast concrete fence. Conceptually, the proposed fence would occupy the public right-of-way through a license agreement with the Ada County Highway District (ACHD). On August 12, 2026, the MDC Board approved the attached Reimbursement Agreement, in an amount not to exceed \$125,000.

Project Details:

The current perimeter fencing is believed to be a "partition fence," as it appears to be placed on the property boundary between the ACHD right-of-way and seventeen (17) adjacent, privately owned parcels. By shifting the new fence onto the public right-of-way, the project qualifies for Urban Renewal District (URD) funding.

Upgrading to a 5' to 6' precast concrete fence will improve and enhance the public infrastructure within the District boundaries, remove dilapidated and blighted conditions, and provide for greater public health, safety, and welfare. The precast concrete fence is attractive, durable, and requires minimal maintenance. Additionally, the 50' segment at the SW Corner of S. Meridian Road and W. Franklin Road will include a smooth finish to allow for the future installation of public art.

The estimated cost to remove the existing chain-link fence and install approximately 1,225 lineal feet of precast concrete fence is \$111,769. Once started, the construction timeline is 30-45 days. A projected start date of November 1, 2026 allows sufficient time for project completion prior to December 31, 2026 (Meridian Urban #1 Urban Renewal expiration date). However, if the project is

delayed and not completed by December 31, 2026, the project still qualifies for reimbursement, assuming all required agreements have been executed prior to year-end. The project must be completed within the first quarter of 2027.

Outreach:

City Staff recently visited the occupied sixteen (16) residences on Rose Circle Drive (1 parcel is vacant). Additionally, multiple telephone calls were made to non-resident owners. As of this date, no opposition to the project has been encountered, but outreach efforts to the residents and/or owners continue. Additional conversations with ACHD, Idaho Power, and other utilities will be necessary if the project moves forward.

Next Steps:

If the Reimbursement Agreement is approved, the City will begin soliciting bids from licensed contractors. Additionally, the City will initiate a survey to verify property lines.

Attachments:

Memorandum of Agreement – Rose Circle Fencing Project Reimbursement
Rose Circle Fence Project Proposal & Cost Estimates
Outreach Materials