

A Meeting of the Meridian City Council was called to order at 6:04 p.m., Tuesday, January 6, 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, Steve Siddoway, Keith Watts, Jeff Brown and Dean Willis.

**ROLL-CALL ATTENDANCE**

<input checked="" 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 January 6th, 2026. It's 6:04 p.m. We will begin this regular 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 will be our community invocation, which tonight will be delivered by Kerry LaFramboise. If you would all, please, join us in the community invocation or take this as a moment of silence and reflection.

LaFramboise: Thank you, Mr. Mayor. Thank you, Council Members. It's a pleasure to be here and do this. Would you join me in prayer. Heavenly Father, we come before you today at the start of this Council meeting and at the beginning of this new year 2026. We thank you, God, for each member of this Council and for their commitment to serve this city and the people living here. Lord, we are asking for your wisdom and guidance to rest upon each one of them. Grant them clarity of thought, integrity of heart and a spirit of service as they deliberate on matters affecting our community. We pray that you, O God, would guide their discussions, their deliberations and their decisions to bring about the best outcomes for Meridian, Idaho. Bless their discussions with civility and mutual respect. Help them to seek not personal gain, but the common good of all the citizens that they serve. May their decisions reflect your principles of justice, truth

and righteousness. We pray for the peace and prosperity of our city, guide our leaders to be good stewards of the resources entrusted to them and to lead -- and lead them, Father, with courage and humility. We ask this in the name of Jesus Christ, our Lord, amen.

## **ADOPTION OF AGENDA**

Simison: Thank you. Appreciate it. Great way to start off 2026. Next item up is adoption of the agenda.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: A couple of quick amendments to tonight's agenda. First item is we are going to pull Item 7 from the Consent Agenda. We are going to move that to January 13th and, then, on the Consent, I guess as No. 21 and 22, we will add the finding and facts and conclusions of law for Apex Cadence, Application 2024-0061, by Brighton. As well as the finding and facts and conclusion of law for Apex Zenith, Application H-2025-0041 by Brighton Corporation to the Consent Agenda and, Mayor, with those removal and additions I move that we adopt the agenda as amended.

Strader: Second.

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

MOTION CARRIED: ALL AYES.

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

- 1. Approve Minutes of the December 9, 2025 City Council Regular Meeting**
- 2. Approve Minutes of the December 16, 2025 City Council Regular Meeting**
- 3. Approve Minutes of the December 16, 2025 City Council Special Meeting**
- 4. Approve Minutes of the December 16, 2025 City Council Joint Meeting with the Meridian Planning and Zoning Commission**
- 5. Apex Zenith Subdivision Water Main Easement No. 1 (ESMT-2025-0149)**

- 6. Pickleball Court Subdivision Water Main Easement No. 1 (ESMT-2025-0173)**
- 7. Final Plat for Adero Park Subdivision No. 1 (FP-2025-0029) by Laren Bailey, Conger Group, located at 5435 N. Ten Mile Rd. VACATED**
- 8. Findings of Fact, Conclusions of Law for Borough Village (H-2025-0037) by Engineering Solutions, LLP., located at 1250 E. Everest St.**
- 9. Findings of Fact, Conclusions of Law for Hill's Century Farm Townhomes (H-2024-0072) by Brighton Corporation, generally located at the corner of S. Tavistock Ave. and E. Hill Park Street with the inclusion of the following parcels: R3636090060, R3636090040, R363080240, S1133212576 and R3636080110**
- 10. Findings of Fact, Conclusions of Law for Meridian LUXE (H-2025-0035) by Mary Wall, located at 2350 W. McMillan Rd.**
- 11. Development Agreement (Virgin Mary and St. Mark Coptic Orthodox Church H-2025-0015) Between City of Meridian and Virgin Mary & St. Mark Coptic Orthodox Church Inc. for Property Located at 4383 N. Locust Grove Rd.**
- 12. Second Amendment to the Collective Bargaining Agreement Continuance of Health Insurance for Members Promoted Out of Collective Bargaining Unit Between City of Meridian and Meridian Firefighters I.A.F.F. Local 2311 fka I.A.F.F. Local 4627**
- 13. Approval of Sole Source for Raedlinger Primus Liner Products**
- 14. Approval of Sole Source Equipment Procurement for Trojan Technologies UV Lamps**
- 15. Approval of Guaranteed Maximum Price Amendment to Kreizenbeck, LLC for City Hall Fire Administration Office Remodel Project for the not-to-exceed amount of \$302,081.00**
- 16. Approval of Guaranteed Maximum Price Amendment to Kreizenbeck, LLC for the Meridian Community Center Project for the not-to-exceed amount of \$17,218,011.00**
- 17. Interagency Agreement with Ada County Highway District for City and Water improvements for ACHD Ustick Road, Ten Mile Road to Linder Road Utility Improvements Project**

- 18. Approval of 3 Year SaaS Software Agreement to Avolve Software Corporation for the ProjectDox Software project for the not-to-exceed amount of \$405,163.59. with Year 1 (2026) contract amount of \$142,488.00**
- 19. City of Meridian Financial Report - November 2025**
- 20. Resolution No. 26-2560: A Resolution of the City Council of the City of Meridian Reappointing Jared Smith to Seat 5 of the Meridian Planning and Zoning Commission; and Providing an Effective Date**
- 21. Findings of Fact, Conclusions of Law for Apex Cadence (H-2024-0061) by Brighton Corporation, generally located south of E. Lake Hazel Rd. and west of S. Locust Grove Rd., including 6575 S. Locust Grove Rd.**
- 22. Findings of Fact, Conclusions of Law for Apex Zenith (H-2025-0041) by Brighton Corporation, generally located at the southeast corner of Meridian Rd. and Lake Hazel Rd., in a portion of Lot 4 Section 6, T.2N., R.1E.**

Simison: First up is the Consent Agenda.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: With those changes I 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? The ayes have it and the Consent Agenda is agreed to.

MOTION CARRIED: ALL AYES.

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

Simison: There were no items moved from the Consent Agenda onto this agenda.

#### **PUBLIC FORUM**

Simison: So, with that, Mr. Clerk, anyone signed up under public forum?

Johnson: Mr. Mayor, nobody signed up.

## ACTION ITEMS

### **23. Installation of Elected City Council Members Brian Whitlock (District 1), John Overton (District 4) and Luke Cavener (District 6)**

Simison: Okay. And then with that we will move right on to our action items of this evening. First item up is the installation of elected City Council members and we will go in order of Councilman Whitlock, Councilman Overton and Councilman Cavener. So, if the three of them would like to vacate down and we will just go one by one and I will invite Councilman Whitlock to be first with -- and have anyone would like to join him up at the podium. It's not the first time doing this for any of these three, but great to have your family here and be part of it. So, Councilman Whitlock, if you would place your hand on the Bible, raise your hand and repeat after me. I -- state your name --

Whitlock: I, Brian Whitlock.

Simison: Do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Idaho and that I will faithfully discharge the duties of city councilman of the City of Meridian according to the best of my ability, so help me God.

(Repeated by Councilman Whitlock.)

Simison: Congratulations. Councilman Overton. Raise your hand, repeat after me. I -- say your name.

Overton: I, John Overton.

Simison: Do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Idaho and I will faithfully discharge the duties of city councilman of the City of Meridian according to the best of my ability, so help me God.

(Repeated by Councilman Overton.)

Simison: Congratulations. Next up we have Councilman Cavener, the Dean of the Meridian City Council. If you can raise your right hand and repeat after me. I -- state your name.

Cavener: I, Lucas Cavener.

Simison: Do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Idaho and that I will faithfully discharge the duties of city councilman of the City of Meridian according to the best of my ability, so help me God.

(Repeated by Councilman Cavener.)

**24. Election of City Council President and Vice President**

Simison: Congratulations. Going to do one more bit of business before we take a short recess. So, with that we will move on to Item 22, which is the election of City Council president and vice-president.

Little Roberts: Mr. Mayor?

Simison: Council Woman Little Roberts.

Little Roberts: Mr. Mayor, I would -- I have the privilege of nominating John Overton as our Council President.

Cavener: Second.

Whitlock: Second.

Simison: I have a motion and a couple seconds to nominate John Overton for Council President. Are there any further nominations? Hearing no further nominations, all those in favor signify by saying aye. Opposed nay? The ayes have it. Congratulations, Council President Overton.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: I would nominate Anne Little Roberts to serve as the Meridian City Council Vice-President.

Cavener: Second.

Simison: Have a motion and a second for the nomination of Council Woman Little Roberts to be vice-president. Are there any other nominations? Seeing no other nominations, all in favor signify by saying aye. Opposed nay? The ayes have it. Congratulations, Council Woman Little Roberts as vice-president. I guess I would turn to the two individuals to my right to see if they have any comments they would like to make before we break for recess.

Overton: Mr. Mayor?

Simison: Actually, we will go to everyone who got sworn in tonight, but we will start with those that are -- just got this endeavor.

Overton: Mr. Mayor, I would like to start off this time -- thank you. Yes. Good move. I would like to start off by thanking my wife, because without her support I wouldn't be here and I think you laughed the first time I was sworn in. I remembered this time. You know, it's kind of a joke, but it's very serious that when the election was over this last fall and I was sentenced to four more years -- and I say that, you know, tongue in cheek, because it's a lot of work that we do as council and we love it and I couldn't be happier to have four more years to serve the City of Meridian, to not just serve the residents, but to serve all of the employees. You know, we have got an incredible city here and we have so many upcoming challenges that we face -- not because of just our growth, but because of the growth of all the communities around us. These next four years are going to be key on how we handle those challenges and the groundwork that we lay for the future and I couldn't be happier to be back on the City Council. I got the same great team. I mean you can't ask for more than that. Wonderful people. And I'm honored to be the next president for the next two years and I will do my best to help lead us through anything that we come against. We can take on anything from this spot. Thank you.

Simison: Council Woman Little Roberts.

Little Roberts: Oh, I'm honored. I'm just honored to be serving with this wonderful Council again. I think that it's -- it's an amazing team and we just work so well together. We don't always agree, but we are rarely, if ever, disagreeable and so just really privileged. We have so much work ahead of us, just like John mentioned, and I know this team will do a great job. We have got some challenges, especially budget wise, but we are up to the task. We have started it and will continue it and I'm just proud to be part of this team.

Simison: Councilman Whitlock. And, you know, I think that the challenge is when everyone's back again you don't maybe have the same approach we would have done this where we would have allowed everyone to speak first before I went to elections, so I apologize for that, but Councilman Whitlock.

Whitlock: Thank you, Mayor. And Council President Overton has kind of been my mentor for the last year and a half and it's been a pleasure to sit next to him and learn and watch and so I may be a slow learner at times, but not tonight. So, I would like to thank my wife and my daughter for the support and the family has just been terrific to support me in all of my public service throughout my career and to be here tonight and to stand next to them was truly an honor and a privilege to take that oath. I don't have much to say. I was -- I was taken by Pastor LaFramboise's invocation. There were some phrases that he used that were fairly unique. I think of clarity of mind, but he didn't say that, he said clarity of heart as we serve and to me that just caused me to ponder for a minute and I look at my colleagues here on this dais, I think there is clarity of heart in the service that we provide to this city and clarity of mind, but the clarity of heart spoke to me and I'm just honored to be part of this group that has the interests of the citizens of Meridian at their heart. Thank you.

Simison: Councilman Cavener.

Cavener: Mr. Mayor -- and I'm going to do something a little uncharacteristic. I always say I don't have a whole lot to say and, then, I speak for 20 minutes. So, I have tried to refine my thoughts with some notes. So, you will have to forgive me if I'm looking down, because it is -- is wild to me that this is the fourth time that I'm up here doing this -- the fourth time I have been afforded this luxury. I think you all know this is an amazing gift for me to be able to continue to serve the community in which I was raised. I want to thank a few people and I will get to the most important people here in a minute, but my campaign team of Louise and Tyler who helped me through this campaign and there were so many folks -- I know you all feel this -- who come out of the woodwork offering advice and resources, sometimes solicited, sometimes not. I just -- I appreciate that our community continues to step up. It's astonishing for me to be here. Three years ago -- tried really hard, folks. Three years ago I didn't know if I would be here and I'm not just talking at this table. So, to my amazing wife and my incredible boys, thank you for being my -- my why. They are so so incredible. Equally incredible is this team and I -- I just want to thank you all individually and collectively for helping to reignite my fire. I think two years ago I was kind of tired and I wasn't quite sure if this is the work that I felt that I could continue to do with such fervor and energy that I sometimes occasionally bring to this table, but it was the six of you that have really helped to reignite that and I think that future city councils will look back and say that they wish they had the history of -- of John Overton, the heart of Anne Little Roberts, the kindness of Brian Whitlock, discernment of Council Member Taylor and the tenacity of Liz Strader. I have been very fortunate to serve with some really amazing people, but I have never been fortunate to serve with such a great team and so I want to thank all of you for that. Reminds me a little bit of that Sesame Street song, one of these things is not like the others, so I appreciate you guys continuing to appease me and encourage me. To our Mayor, this is kind of interesting. This term you and I will celebrate 20 years of knowing each other, which is wild. I know it feels a lot longer, but it's only going to be 20 years. That's 20 years of us laughing together. That's 20 years of us arguing with each other. And I really hope it's 20 years of friendship. Last year at the employees meeting you said Council Member Cavener and I are friends, even if we don't always acknowledge it, and I have said it then and I can say it now, you are my friend. I'm proud to work with you. I'm proud to serve with you. Yes, we have disagreements just on days that it and why, but those disagreements I know often come from a place of care and compassion and I appreciate that. Which brings me to our employees who your only flaw is that you care too much for our community, our citizens, our stakeholders. You make me very very proud to call myself a former City of Meridian employee. I know you make our Mayor very proud to call himself a former City of Meridian employee. You make this Council look better than we deserve and I appreciate that. Lastly, I want to thank our -- again our community, the voters, the stakeholders, those that come here every Tuesday night, sometimes they leave thinking that we got it right, sometimes they think, boy, we couldn't get it more wrong, but their voice continues to be so important and I appreciate that they come each and every week and share their perspective. For me what I have been sitting with and where I will sit for this next four years is that being on the City Council is not just about the decisions that we make with the people who we get to work with, it's about the love and compassion and care for our community and I'm excited to

continue to work with all of you and all of you and all of you for the next four years. So, thank you and get some cake.

Simison: Appreciate that very much. I don't want to -- if Council Woman Strader or Councilman Taylor want to make any comments, I'm -- Council Woman Strader.

Strader: Thank you, Mr. Mayor. I -- I -- first of all, to all the incumbents on the City Council that won their elections, congratulations. That's a big accomplishment and I just feel really strongly we have probably I think easily the best city council in the state of Idaho, possibly in the nation. It's so cohesive. We can disagree without being disagreeable. That is an amazing thing today to be able to reach that point where we have that collegial relationship and I just appreciate all of you. I feel like every single person has strengths that they bring and I just really wanted to compliment Council President Overton and Council Vice-President Anne Little Roberts for stepping up to lead us, because it's a really busy season, it's a tough job and it involves so much time and commitment and you doing that for us is very important and we just deeply appreciate your leadership doing it. I appreciate you, too, Mr. Mayor. I think you know that as well and I just wanted to congratulate everybody and, then, to also say thank you for stepping up to lead us, because it is -- it is very difficult and it is a big job. Thanks a lot.

Simison: Councilman Taylor.

Taylor: Yeah. I will just be brief. As I was listening and thinking about the three that won without a contested race, I think that speaks to the work that you did prior to that and I think the uncontested campaigning for leadership positions, that there is no turmoil, that there is no acrimony, speaks largely to the desire I think that the -- that we have as a team to try to serve the citizens for the purpose of serving them and doing our best not for any political benefit or personal benefit and I think that speaks to the team. So, I'm honored and grateful to have the three of you back and honored to have the two of you leading our Council for the next couple of years and the Mayor for your leadership, too, and the rest of the team. I think it speaks well and I hope -- I think what we are doing is good work for the city and, again, I think that we have put aside any egos or personal desire for the desire to serve and I appreciate all the example that this Council has done to make that possible. So, appreciate it and congratulations.

Simison: And I will just add that, you know, I have often told people the only way this job is enjoyable if you can come to work on Tuesday night with people that you can get along with and have good engaging dialog with and I was so very pleased, you know, on that fateful day in September when all three of you were coming back and there was no issues at that point in time, so that being said, again, that is a great comment about our community and I'm going to say to my team on the right is, you know, sometimes the team on the left speaks a little bit more, and I'm blind in my right eye. Most people don't know that, but I'm legally blind, so I got to turn my head a lot to get over here. So, don't be upset if I spend a little bit more time with my back to you all, because it's been

very easy for me to look this way. It's hard for me to look this way. But we are going to figure it out, so --

Cavener: You can move the three of us over there if you want to move the three of them over here.

Simison: With that congratulations, everyone. Excellent words. And I think that we will go ahead and take a quick recess. Let people get a little bit of nourishment and take a few minutes to wipe their tears if they have any for a second and, then, we will get back to it as soon as we can after that. So, we will recess for about ten minutes.

(Recess: 6:25 p.m. to 6:36 p.m.)

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

### **25. Fiscal Year 2026 Budget Amendment in the amount of \$97,389 for Settlers Park Irrigation Pump Upgrades**

Simison: All right. We will go ahead and come back from recess and we will move on to our next item, which is Item 23, a fiscal year 2026 budget amendment in the amount of 97,389 dollars for Settlers irrigation upgrades and invite Director Siddoway up.

Siddoway: Thank you, Mr. Mayor, Members of the Council. As part of the Settlers Park expansion project that -- where the community center is going we -- a small piece of that larger project is we need to upgrade the pumps in the park to provide more water to the additional 11 acres that -- where we are building. We had originally planned for that piece of the puzzle to be part of the overall project and part of the impact fee funds, but a closer review recently by Finance has determined that it's more appropriate for those funds to be split between the impact fees and the General Fund, because it's not just adding a pump for the 11 acres, it's replacing existing pumps with -- that are serving both the existing acreage and the new acres. So, basically, what this will do is give us the General Fund dollars to do a proportionate split between the impact fees and the General Fund based on the existing acreage and with that I will stand for any questions.

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

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: I move we approve fiscal year 2026 budget amendment in the amount of 97,389 dollars for the Settlers Park irrigation pump upgrades.

Overton: Second.

Simison: Have a motion and a second to approve the budget amendment for Item 23. 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 the item is agreed to.

MOTION CARRIED: ALL AYES.

**26. Approval of Public Works Construction Contract to Precision Pumping Systems for the Settlers Park Pumping Station for the Not-To-Exceed Amount of \$185,183**

Simison: Next item is Item 24, which is approval of public construction contract to Precision Pumping Systems for Settlers Park pumping station, not to exceed amount of 185,183 dollars. It looks like this is going to be Mr. Watts.

Watts: Yeah. Thank you, Mr. Mayor and Councilman -- Council Members. This would normally be on the Consent Agenda, but because we have to do a budget amendment we put it on a department report, but this went out to bid and we are just awarding to the low bidder who was Precision Pumping Systems. Stand for any questions you may have.

Simison: Council, any questions? Thank you.

Watts: All right. Thank you.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: I move that we approve -- is it Agenda Item No. 24 or 26 now?

Simison: We will go with 24 still.

Whitlock: Twenty-four. Okay. I move that we approve Agenda Item No. 24, the public works construction contract to Precision -- Precision Pumping Systems for the Settlers Park pumping station for the not to exceed amount of 185,183 dollars.

Cavener: Second.

Simison: Have a motion and a second to approve Item 24. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the item is agreed to. Thank you very much.

MOTION CARRIED: ALL AYES.

**27. Discussion of State Authorized Commercial Property Assessed Capital Expenditure Act (C-PACE) Program**

Simison: Okay. With that we will move on to Item 25, which is a discussion of the State Authorized Commercial Property Assessed Capital Expenditure Act or C-PACE program. We will be hearing from Mr. Calder this evening. Curtis, thanks for joining us on this wonderful Tuesday evening.

Calder: Well, thank you. Good evening.

Simison: We always have cake.

Calder: Well, I would come more often if I knew you guys had cake all the time. I have a PowerPoint presentation that I'm going to go over here, but, yes, my name is Curtis Calder for the record. I'm the economic development administrator for the city and we will be talking about Idaho C-PACE program and the packet -- the agenda packet included a memo and some -- the legislation -- enabling legislation, which is much more detailed than the presentation, but we could certainly talk about details when -- okay.

Simison: He is doing the work of three people tonight, so --

Calder: It says screen sharing -- yeah. There it is. Got it. Okay. Yeah. C-PACE. Commercial Property Assessed Capital Expenditure. And the background is in 2024 the Idaho legislature passed this act, the enabling legislation. Created a new Chapter 38 in Title 7 of Idaho Code and it allows individual counties, municipal -- municipalities and other political subdivisions to voluntarily establish C-PACE programs within their respective jurisdictions and that's kind of key is this is a voluntary effort. It's not required. But that's the reason why we are talking about it tonight. If it is established the C-PACE program will permit willing owners of eligible commercial property to seek and obtain low cost long-term financing from private capital providers for certain qualified improvements. So, Idaho's is a little bit unique compared to some other states. If you were to Google the term C-PACE, the C and the E would mean clean energy in most cases, but in Idaho it stands for capital expenditure. So, it's a little broader and it has a few additional things that some states don't have and we will talk about that. So, in Idaho C-PACE -- C-PACE authorizes financing for facilities and equipment to promote energy efficiency, renewable energy, water conservation, reduction of lead in drinking water and resiliency for qualifying buildings and this is where it's a little bit different. So, resiliency is broadly defined in Idaho's enabling legislation and allows local governments to approve resilience projects. So, it's not defined in statute. It allows each local government to define -- to define what they view as a resilient project. As far as the financing end, the loan is secured by a first and prior lien on the property and paid back over time and the lien is junior only to liens for property taxes or ad valorem taxes. It's nonaccelerating, which means only current or past due payments can be collected, while future payments are the responsibility of the property owner at the time. So, if a

repayment obligation transfers to the next property owner, the next property owner is required to make those payments. What -- what's the eligible commercial property in Idaho? And this is different in every state, but in Idaho it's privately owned commercial, industrial or agricultural real property or privately owned residential real property consisting of five or more dwelling units. Commercial property includes property owned by nonprofit, charitable or religious organizations or one or more owner-occupied or rental condominium units affiliated with a hotel. This is kind of the meat of what Idaho C-PACE is and this is the qualified improvements. People will ask, well, what's a qualified improvement? If the improvement decreases energy consumption or demand through the use of efficiency technologies, products or activities that reduce or support the reduction of energy consumption that would be a qualified improvement. If it -- if it supports the production of renewable energy, including through a product, device or interacting group of products or devices on the customer side of the meter that provides thermal energy or regulates temperature, that would be a qualified improvement. If it decreases water consumption or demand, increases water conservation and storage, addresses safe drinking water through the use of efficiency technologies, products or activities that reduce or support the reduction of water consumption or increase the storage of water, again, qualified improvement. If it allows for the reduction or elimination of lead from water that may be used for drinking or cooking or increase the water or wastewater resilience, including through storm retrofits, flood mitigation and storm water management or increases wind resistance, energy storage, micro grids or structures, measures or other improvements that reduce land impact and, then, finally, this is the resilience portion -- and other resilience projects approved by the local government and in Idaho's case there is a three year look back provision. Not all C-PACE programs have this, but Idaho's does and that just means that if a qualified -- qualified improvement was installed and operational no more than three years prior to the date of application, it's eligible as a qualified project. So, there is some retroactivity component to this. So, why would we want to do this and why now? According to PACE Nation, which is a national nonprofit organization that advocates for PACE financing, 38 states and DC have enacted PACE-enabling legislation. Since enactment of Idaho's 2024 legislation five local governments have adopted C-PACE programs. Blaine county, city of Rexburg, city of Coeur d'Alene, city of Post Falls and city of Boise. According to our research the city of Rexburg is the first and only local government to finalize a C-PAC transaction within the state and it was a 15 million dollar transaction, which financed the Madison Station, a 360 unit multi-family development. So, there is, obviously, benefits and some drawbacks to this. As an economic development tool it would provide benefits to new builders, to building owners, developers, municipalities, mortgage holders and building professionals. It would act as a financial catalyst enabling commercial property owners to invest in improvements that benefit their bottom line through more competitive financing, enhanced community sustainability and attract further investment and help create jobs, all without placing a risk or burden on a local government budget. What are the drawbacks? Well, if you went through the enabling legislation it's about ten pages long. There is a lot of requirements. So, implementing it and administering a C-PACE program can require some significant staff time, especially on the front end on the development of it and, then, once it's developed, if it's used, there is the oversee and the management of that and so that can take some

time as well. C-PACE assessments take priority over existing mortgages, which can increase the difficulty in obtaining consent from senior lenders and, then, although fees may be imposed by the local government to offset the actual and reasonable costs of administering this program, the enabling legislation limits the application fee to 500 dollars and the servicing fees to one percent of the total amount financed, not to exceed 50,000 dollars. So, if you did the math on that that would be five million dollars in financing would be equal to one -- one percent would be 5,000, so let's say it's a one hundred million dollar project, you could only capture 50,000 back if you had a project of that scope. So, assuming the City Council wished to proceed with this and directed staff to draft a C-PACE program for review and possible adoption, we would develop what's called a C-PACE financing program, rules, program guidebook and related forms. There is plenty of templates out there right now from these other agencies that have already adopted this, so we wouldn't have to reinvent the wheel, but we would probably have to improve the wheel a little bit for our specific circumstances. We could probably accomplish that in about 60 to 90 days. During this period we are going to research and prepare recommendations with regard to some specific terminology in Idaho Code, such as program administrator, who within the city would serve in that role? Would it be divided up between people or departments as a joint effort? The statute allows a third-party program administrator as well. So, there is some options. We would have to designate what -- which region within the city would be designated. So, that would be something that would have to come back. We would have to have a discussion or a recommendation with regard to what the service fee structure should be. Once we get all that in line we prepare a resolution of intent for possible City Council, along with all these other documents, and, then, the final step would include a public hearing to comment on the proposed program as described in the resolution and adoption of another resolution which would establish the program in its terms and after all that's said and done one of the possibilities would be is that nobody ever uses it. That is a possibility as well. So, there is a time commitment on the front end with the hope that the development community would utilize this as a tool, but it's really driven by the property owner, not necessarily the city. So, with that we get to questions if you have any.

Simison: Okay. Can you maybe walk through who is applying for what, when, where and how and who is funding what when it's all said and -- you know, for everyone at home who is listening so they understand what does this program actually do?

Calder: So, you are basically -- well, a developer would come to the community which they want to develop a project in. So, let's just say it's a -- it's a big commercial multi-use type project and they would already be working with a lender on their financing package. If a community had a C-PACE program that they could utilize they could enter into a public-private partnership, essentially, with the municipality to qualify for lower financing for parts of their project. It doesn't qualify all parts of their projects, but it's a -- it's a capital stack where they might be able to get out of a hundred million dollar project -- maybe 20 million of that would be these qualified improvements under a C-PACE, which through those lenders they can get a lower interest rate. So, the total project cost for them -- there is an incentive to utilize these types of programs. There is other

programs in place, too, that they may or may not be in the right part of town, but, for example, if they were in an opportunity zone they could layer that within their total financing package and try to get multiple benefits. If they were in a URD, an urban renewal district, they could maybe get some benefits from that for infrastructure development. So, it's -- it's one leg of a multi-leg stool in order for a developer to make a project pencil out. Hopefully it creates a better building at the end, because they have engaged in sustainability efforts, resilience efforts maybe the property has more value -- more assessed valuation that can come back to the various governments where these projects are located. But it is really driven by -- number one you have a program. If you don't have a program you won't have anybody try to utilize it, but if you have the program it's between the property owner and the lender, they will file an application to the city. We would have to review the application, process the application to trigger the -- the series of events that would have to happen to make the financing work.

Simison: And that's why I want to get on the -- this is -- we are not involved in the financial transaction. We have a program review to make sure it meets our program guidelines, to make sure it's eligible for them to get that lower interest rate financing from their lender.

Calder: That's correct.

Simison: That is our role through this program. So, I just want to make -- hopefully make that as clear as we can. Council Woman Strader.

Strader: Thank you. I'm pretty lukewarm on this just out the gate, because we have a lot of pressure on our operating costs and I hear about a lot of like program administration costs and staff time that would go into this, but I'm not seeing a great line of sight as to the economic benefit. Help me understand the structure a little bit more. So, if the lender is providing a C-PACE financing are they accessing like federal tax credits through doing so or some kind of grant funds or like what does the advantage come from?

Calder: You know, the back end of that part I don't -- I'm not a commercial lender and I couldn't explain that and articulate that to you, but I guess -- and it's somewhat of an assumption, because other states it's a clean energy program. So, a lot of the clean energy programs that were developed 20 years ago that have kind of evolved -- C-PACE was one of those. Now there is an R-PACE. Idaho's is not an R-PACE, but a residential component, rather than just a commercial component, and the bulk of the incentive is driven by clean energy. In Idaho's case with the capital expenditure component and this expanded flexibility with regard to resilience, we see a benefit in that things like fire sprinklers count as resilience. So, fire sprinklers are pretty expensive in a commercial building. If you could get lower financing for something you are going to install anyway that would be a benefit for a developer to say, hey, this is a -- this is a better deal to build it where there is a C-PACE program versus where there is not. That's just one example. There is lots of examples that we would have to identify and articulate in the program documents of what would qualify and what wouldn't

qualify, but the clean energy things, like the power, renewable energy, those types of items that are identified as qualifying improvements, there would potentially be some sort of federal tax credits or subsidies somewhere buried back behind the curtain that we wouldn't be involved with, but the lending community and the developer would be involved with.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I would encourage us -- I think we need to go deeper into this to understand the financing structures of using this specific tool. As additional leverage that's being created we are administering a program, but, fundamentally, like if it -- if it takes priority over the first mortgage, then, it must be secured by something and there must be a benefit to doing so or lenders wouldn't provide it, so -- and part of -- and I should apologize because my background is in capital markets, so that -- that -- for me I would never be able to approve a program like this if I did not actually understand the funding mechanism of this exact like structure of what it is and how it works, because we are administering something, but we are not understanding how the financing works. Like I'm going to have a hard time with that. So, I think maybe finding an example would be a good -- a good idea like of a follow up, like if you found an example of like that multi-family project in Idaho, if you wanted to maybe dig through like the loan agreement and the C-PACE documents like specifically we could follow up maybe offline, but -- like I just -- I would need a lot more information I think to get comfortable with this kind of program. I'm not against it like in principle, but I just -- like I would need to understand it. Like, for example, low income housing tax credits; right? Like LIHTC financing, like there are a lot of these types of funding mechanisms for different projects, but I have to really understand the structure of it, what our role is and like what the benefit is. I don't know that there is an inherent benefit in us intervening in the marketplace just to ensure more capital expenditures occur if the trade-offs don't make sense for us. So, again, I see the same pitfalls and advantages that you are, I just think we need to dig deeper, because like if we set up a huge program, it involves a bunch of staff time, et cetera, and, then, no one uses it or we find out that there are risks to the city from doing it or we don't really actually understand the financing piece of it, I think that's going to be a mistake. So, that's just my initial reaction.

Calder: Yeah. Very well. Yeah. Good comments.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Just a comment and, then, a question. I am kind of following Council Woman Strader's questioning. I would like to understand more behind the curtain of how does that qualify someone for a lower interest rate on some financing? There is something there that I would like to just understand how that would work. But one of my questions

a little bit on the staff time -- I was looking into this little bit before coming tonight. It seems that there are some municipalities that use a third-party administrator and that the applicants actually would pay the fees to a third-party administrator to cover that. So, the question I would have is is that something we would like to consider? If we were to set this up would we -- what are the benefits of a third-party administrator or if we decide to do this in house, you know, the fee structure, again, we had a big discussion about fees here in the city. We were two and a half hours at 30 -- you know 40 dollars an hour cost X amount of fees. Is that the kind of detail fee recapture we would -- we would have for running a program like that? So, I guess if you could just speak a little bit to a third-party administrator doing that and, then, help me understand -- you said a public-private partnership, but I'm not sure that's actually what you meant to say in terms of indicating that the city is entering into any agreement or any kind of partnership. You said it. I don't think you meant it that way, but --

Calder: Yeah. It's a little bit different than what a normal public-private partnership would be, but it's a public-private partnership in the sense that the private sector has to file the application. We would actually process the application to allow the lender to move forward and we -- and we have very key steps in that process of, you know, everything from -- is an eligible project to did they fill out the forms right? But it gets a little more detailed in the sense of even during construction when a project's being built, yes, we are going to be out doing normal building inspections anyway, but we have to also ensure that the items that they said were qualifying improvements are the items that they are actually installing. So, it's -- it's a little bit of additional burden where we have a little more involvement ensuring that the architects, the engineers, the contractors are doing what those contracts said they were going to do. So, at the end when it's certified it's a certified project. But as far as risk to the city, there is no financial risk, but there is certainly the risk of time and with regard to the third-party administrator that would be something that I would be very open to, because we are not really sure how much time it would take once the process started. So, we are just kind of guessing and with only one example in Idaho -- you know, I -- I called them and we had a conversation -- or maybe it was e-mails, I can't recall, but it was split up amongst various different folks in Rexburg that kind of administered it and it was a lot of work in order to get it through, but they were able to do it. Granted maybe that wasn't as big of a scope of a project that's a city the size of Meridian might see, though, too, so -- but good questions and I'm -- I'm certainly interested in third party as well.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: I know we have talked about this and I struggle with finding out how this would be a benefit for us as a city. I think it can -- in one way it can make it more competitive if it works absolutely correctly, but it kind of reminds me of sitting at home watching television when one of those prescription drug commercials comes on and they spend the first half of the commercial telling me how good it is and what all the great things it's going to do and, then, the last half all the things -- oh, you might have all these side

effects. I really think we need to weigh and possibly even contact all of the other cities and entities that are using this. I would sure love to have some real-time feedback from those communities on what they are seeing. I would almost want to know whether they would do it again if they had the option. Is this truly beneficial? Because it sounds like there is some of them that enact this and -- but they don't do -- they don't have any applicants; is that correct?

Calder: Yeah. There have been several that that's the case. Where they have had some tire kickers that have looked at big projects and they haven't really executed and, then, there are -- the one example in Rexburg that did actually happen and get funded and I think part of it is when you look at the different cities that have created these programs, economic development in some of those areas is much different than economic development in Meridian and so this is why we are having the discussion at this level before we go spend a lot of work creating program documents, because if you are in a small city to the north, you know, you are trying to do everything you can to attract economic development projects, because there is just not much happening or -- or on scale it's much lower scale than what would be happening in let's say Meridian. So, we are in a little bit different situation where it may not be a critical factor for a project moving forward or not moving forward. A big hotel project or a big commercial office building might be built here whether there is incentives or not, whereas if it's in a smaller community where there is not a lot going on they are looking for every little advantage they can. So, that's the other thing when we start comparing ourselves to other communities, a little bit apples and oranges, not completely, but certainly it's always good to get feedback, so point well taken.

Simison: I will give you my personal perspective in this context is -- I think if the city of Boise has this program and once it becomes known that they have the program, if a developer can go build a project over there versus here -- I'm not going to say it's one or the other, but I think that you are going to hear from the development community if they are able to go over there and get a lower financing for a certain portion of their project they are going to be asking for that same ability to say why can't we do that financing here? So, I think if -- if we are not interested we need to have a good reason and staff time is the reason for that or is there something else, but -- because I think the -- there -- since Boise has it up it's going to become an issue with people that build in Boise that also build in Meridian will probably say we would like that opportunity. We seem to have a good answer if we don't move forward with looking at this further and, yes, before we talked about having -- looking at a third-party administrator -- there is a lot of different things. I know there has been concerns about our community development department maybe, you know, being down in their numbers. Well, maybe this a way that you have staff at least in the short term that could get this program up and running and if someone takes off it helps provide some of the revenue for the existing needs in that department. But you had to right size whatever you do and for something that you don't know how often or how many or if any I think that we would start off looking at outsourcing the -- the -- our side of the administration of it, but, obviously, we have to do the setup and Curtis wouldn't be here if he didn't have the time to look into setting up

the program. I didn't ask him to do this. He brought this forward. He, obviously, thought it was something that was worth taking a look at.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: Yeah. And this is where I'm trying to walk kind of a fine line with this program and Curtis and the rest of Council. I'm not saying no, but I think there were a lot of valid questions brought up and I don't know how many discussions it will take with Council or how much digging it's going to take to get the information, but I think that we need to make sure that we answer all those questions before we look at moving forward, because there is just -- it's so big and what it does and how it does it and there is so much to me that's still an unknown that I would want to have a little bit more of a handle on how this whole thing operates, how that funding works, completely what our responsibilities are as a city and I like the outsourcing idea that reduces the amount of staff time, unless it's something that we have already got projected into your staff time.

Calder: Yeah. I think in previous conversations we talked about the service fees and the concept of being at least reimbursed for our cost makes sense, but we didn't want to make the program a money maker either. So, in that sense there is really no downside to having a third-party administrator, because the costs are the costs. So, I like that and that's one less part of the program we have to manage at that level. I think that given the questions -- because they are all great questions -- those folks that are experts in C-PACE -- in C-PACE financing -- and we could get them here for another -- you know, another presentation and just have them explain more of the mechanics that I'm unable to explain at my level, but they certainly can and see if it makes more sense at that point.

Overton: Mr. Mayor, follow up?

Simison: Councilman Overton.

Overton: I think that would be a great idea. I read the documents and, then, I hate to say this, I went and asked AI for a simple version I could understand. It made a lot more sense.

Calder: Yeah.

Overton: And I think that's kind of what I'm looking for is if we can get some other individuals -- maybe we can get someone from the development community that's familiar with this, as well as other professionals in this that can break it down so we understand what we are talking about. I think it's an awful big haul for you to try to carry this whole program on your back and explain the whole thing to us and answer all these questions. I think it's going to take few more different individuals with different specializations to get that done.

Calder: Yeah. Councilman Overton, I agree. I think having someone from a development community or the development community that's actually executed some of these types of agreements, as well as somebody from the lending side of it, those two pieces would answer a lot of the questions I think.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Yeah. As I was kind of looking at it a little bit it seemed when this is repaid it's repaid back through as an assessment through the tax bill. So, does that mean that the city gets paid by the developer or the owner and, then, that is paid to the loan? Like those are things I think would be important to understand where the city fits into this. So, I agree. I'm actually okay with the idea of having something like this as something that is potentially attractive to our development community as a way to lower development costs. I mean everywhere you look just the cost of doing projects they are looking for all kinds of gap financing or different things just to bring that down a point or two on your interest rates. So, I think it actually could potentially have a lot of impact for large projects, especially if people are trying to put that together. So, I'm open to having that as a -- as a tool in our toolbox to -- to be competitive for attracting the kinds of projects and development we want. I'm open to that. But I really want to understand the city's role, the staff time. I like the idea of a third-party administrator, because I do think there will be a lot going into it, but I -- I'm open to it. I would like to look into a little bit more, but to Councilman Overton's kind of query, we are going to have to nerd out a little bit on this and really dig into the details, because this is something that I wouldn't be comfortable doing without really understanding just a lot of the moving parts and how it fits together.

Simison: Thank you.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Real brief. I appreciate you bringing this. This is -- this is interesting. It's different. I know sometimes when we get presented with new and interesting things we tell you all the reasons why we don't think it could work and I think that's our being risk averse and want to make sure we are doing right. Yes, questions that are there need to be answered conceptually. I'm in support of it. I guess, Curtis, my question is are you hearing right now from the development community -- are they asking us to start exploring this? Is this something that you have learned about and you want us to be ahead of those requests? Help me kind of understand where -- like where we currently sit in the process.

Calder: Yeah. Councilman Cavener, excellent question. We learned this last fall from an attorney's office out of Utah who represents a large commercial developer in Idaho

and they were reaching out and asking did Meridian have plans to implement a C-PACE program and so that's what got us interested in it and started digging into some of the details.

Simison: And from my perspective, you know, I look out the window at a project that is going to need all the help it can get and if this is one of those components that help that project move forward I thought it was worth a look. Okay. So, we will saddle up and come back and --

Calder: Yeah. Let me -- let me get some folks back here in short order and we will give you some more information before we, you know, go any further with it. But thank you for the time. Appreciate it.

Simison: Thanks. Curtis.

Calder: Okay. Thank you.

#### **28. Approval of Shawn Harper as an Employee Health Benefits Trust Trustee**

Simison: Enjoy the cake. Okay. Up next is Item 26, which is approval of Shawn Harper as an Employee Health Benefits Trust Trustee. Christena, did you have any comment you want to make in regard to this issue or Mr. Nary?

Nary: No. Mr. Mayor. Again this is just a standard replacement. The prior trustee, as you noted in the memo, Justin has stepped down. We have had people from the police department on it because of the large employee group. There is a process we have to go through with the Department of Insurance for their approval as well. So, this is the last part of it. It's in their bylaws. The Council does have final approval.

Simison: Okay. Thank you. Council, any questions? If not, do I have a motion?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Mr. Mayor, trust members, I'm -- I'm very supportive of and excited to see Shawn Harper's name being brought forth. So, I move that we approve Shawn Harper as the Employee Health Benefits Trust Trustee. Effective, Mr. Nary, today?

Nary: Yes.

Cavener: Effective today.

Little Roberts: Second.

Simison: I have a motion and second to approve Item 26. Is there discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the item is agreed to.

MOTION CARRIED: ALL AYES.

## **ORDINANCES [Action Item]**

**29. Ordinance No. 26-2105: An ordinance (Adero Mixed-Use Neighborhood H-2024-0068) for rezone of a parcel of land located in the southeast quarter of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described in Exhibit "A," rezoning 11.19 acres of land from the R-4 (Medium Low-Density Residential) and C-C (Community Business) zoning districts to the R-8 (Medium-Density Residential) zoning district; rezoning 35.82 acres from the L-O (Limited Office), C-C (Community Business), and C-G (General Retail and Service Commercial) zoning districts to the R-15 (Medium High-Density Residential) zoning district; and rezoning approximately 10 acres in the C-C (Community Business) zoning district to the C-G (General Retail and Service Commercial) zoning district for a total C-G zoning area of 21.37 acres zoning district 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 27, which is Ordinance No. 26-2105. Ask the Clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. It's an ordinance related to Adero Mixed-Use Neighborhood, H-2024-0068, for rezone of a parcel of land located in the southeast quarter of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described in Exhibit "A," rezoning 11.19 acres of land from the R-4 and C-C zoning districts to the R-8 zoning district; rezoning 35.82 acres from the L-O, C-C, and C-G zoning districts to the R-15 zoning district; and rezoning approximately 10 acres in the C-C zoning district to the C-G zoning district for a total C-G zoning area of 21.37 acres zoning district 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 heard this ordinance read by title. Is there anybody who would like it read in its entirety? If not, do I have a motion?

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I move that we approve Ordinance No. 26-2105.

Overton: Second.

Simison: Have a motion and a second to approve Ordinance No. 26-2105. 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 the item is agreed to.

MOTION CARRIED: ALL AYES.

## **FUTURE MEETING TOPICS**

Simison: Council, anything under future meeting topics?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Not a future meeting topic, just a program reminder. Tomorrow afternoon is the end of an era. Our Planning Director Bruce Freckleton will be relieved. He doesn't have to hang out with us out of obligation. He can still hang out with us by choice. We will be celebrating Bruce beginning at 3:30 tomorrow in Conference Room A and B and encourage you all to attend if you can. I'm sure there probably will be some more cake.

Simison: Yes, there will. And it might be a dead cake. We will see.

Cavener: Awesome.

Simison: All right. If not do I have a motion?

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

Little Roberts: Second.

Simison: I have a motion and a second to adjourn. All in favor signify by saying aye. Opposed nay? The ayes have it. We are adjourned.

MOTION CARRIED: ALL AYES.

MEETING ADJOURNED AT 7:18 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

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MAYOR ROBERT SIMISON

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/ / /  
DATE APPROVED

ATTEST:

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CHRIS JOHNSON - CITY CLERK