

A Meeting of the Meridian City Council was called to order at 4:30 p.m. Tuesday, September 9, 2025, by Mayor Robert Simison.

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

Other Present: Chris Johnson, Bill Nary, Caleb Hood, Cassandra Schiffler, Mark Ford, Steven Taulbee 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 September 9th, 2025, at 4:30 p.m. We will begin this afternoon's work session with roll call attendance.

ADOPTION OF AGENDA

Simison: Next item up is adoption of the agenda.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Our good city attorney will let me know if I'm making a mistake on this, but I'm -- Mr. Mayor, I'm going to move that we take Item No. 9 off of Consent and continue it to next week's Consent Agenda. I had a couple of additional questions. I think our city attorney has provided it, but I just haven't had a chance to review. So, before taking action I would like a little bit more time to review if that's okay with the Council.

Simison: Okay.

Cavener: With that, Mr. Mayor, I move that we would approve the Consent Agenda as amended. Sorry. I move we adopt the amended agenda. Thank you, Mr. Mayor.

Simison: Okay. I 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: ALL AYES.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the August 26, 2025 City Council Work Session**
- 2. Approve Minutes of the August 26, 2025 City Council Regular Meeting**
- 3. Bordeaux Estates Subdivision Sanitary Sewer and Water Main Easement (ESMT-2025-0091)**
- 4. St. Luke's Meridian - Parking Expansion Sanitary Sewer Easement (ESMT-2025-0107)**
- 5. StudioRES Hotel - Jewel Street Water Main Easement (ESMT-2025-0105)**
- 6. Tresido Design Center Water Main Easement (ESMT-2025-0106)**
- 7. W. Villaggio Way Sanitary Sewer and Water Main Easement (ESMT-2025-0102)**
- 8. Final Plat for Skybreak Subdivision No. 4, by Laren Bailey, Conger Group, located in the SE 1/4 of the NW 1/4 of Section 4, Township 2N, Range 1E, Parcel No. S10404233670**
- 10. Agreement for Use of Kleiner Park for Mexican Independence Day Festival 2025**
- 11. Resolution No. 25-2535: A Resolution Approving Lease Agreement with DJ Thurgood Farms for Land Owned by City and Located Near the Intersection of the Five Mile Drain and the Phyllis Canal, in Ada County, Idaho; Authorizing the Mayor and City Clerk to Execute and Attest Said Agreement on Behalf of the City of Meridian; and Providing an Effective Date**
- 12. Farm Lease Agreement Between Dough Thurgood (DBA DJ Thurgood Farms) and the City of Meridian for Fields District Park Property**
- 13. Resolution No. 25-2536: A Resolution of the City Council of the City of Meridian, Reappointing Rob McCarvel to Seat 2, Reappointing Kit Fitzgerald to Seat 7, and Reappointing Brad Hoaglund to Seat 1 of the Meridian Development Corporation; and Providing an Effective Date**

Simison: Next item up is the Consent Agenda.

Cavener: Thank you, Mr. Mayor. As I previously shared, I move that we take Item No. 9 off and continue it to next week's Consent. With that, Mr. Mayor, I move that we approve the modified Consent Agenda, for the Mayor to sign and the Clerk to attest.

Strader: Second.

Simison: Have a motion and a second to approve the modified 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]

9. Addendum No. 23 to Agreement for City Prosecutor/Criminal Legal Services Between the City of Meridian and the City of Boise

Simison: There was an item moved off the Consent Agenda. Do we need to make a motion to move that to next week?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I move that we continue the Addendum No. 23 to the agreement for city prosecutor criminal-legal services between the city of Meridian and the city of Boise to next week's Consent Agenda.

Strader: Second.

Simison: Have a motion and a second to approve what was Item 9 to the Consent Agenda for next week. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it. That item has been moved to next week.

MOTION CARRIED: ALL AYES.

DEPARTMENT / COMMISSION REPORTS [Action Item]

14. Clarification for Adero Development Agreement

Simison: So, next up will be Department/Commission Reports. Item 14, clarification for Adero development agreement. Mr. Nary.

Nary: Thank you, Mr. Mayor, Members of the Council. I provided you a short memo and as I stated this isn't a public hearing, but for the public record we will make note we are here to talk about the Adero Subdivision that was approved previously from a public

hearing with the City Council in June. At that discussion there was a lot of discussion about both the commercial portion of this development, as well as the residential portion and part of the commercial that was left unclear at least from the parties when we concluded was that there was a lengthy discussion about the future development of the commercial site and I provided you with a memo very briefly on that -- on that conversation and discussion. In the staff report there was a reference to one potential future development plan that could be used as part of the discussion from the applicant. They had a number of plans that they would like to have considered for future development, because, again, they wanted to leave as many potential options open for the future and the discussion and the approval. It wasn't really specified if the Council had one preference over the other. So, as we were developing the development agreement and wanted to get it right and having conversations with the applicant, as well as the staff, it was unclear from everyone on whether the Council's intention was to identify one particular -- one for a possible future development or the number that was presented by the applicant, which included a variety of different options, different configurations and such. So, I provided those in a memo and, really, I'm just looking for direction from the Council if you had an opportunity to review that and if you recall the discussion and, really, as we prepare the development agreement I just want to make sure we provide all the direction the Council is looking for on that. So, if you had any other follow up I can hopefully answer that for you.

Simison: Mr. Nary, I did have a couple questions for you. So, a bubble map is what was reviewed and discussed by Council. My rec -- or reviewed primarily through that concept. Do any of the proposed other ones not comply with that bubble map that was presented to our knowledge?

Nary: To my knowledge, no. I mean they are all various iterations of things that could be done in the same configuration -- in the same space. So, yes.

Simison: So, they would comply with the general consistency, because the thing that didn't make sense to me if -- why would you show a bubble map, but, then, only show one plan. That I never really articulated that connection, but I didn't know if all of them met the view of the bubble map from --

Nary: I believe so.

Simison: Okay. Thanks. Just wanted to see if that was true or not. Okay. Council, questions for -- or comments for Mr. Nary?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: I think we have learned, even just recently when we looked at some industrial flex space, that we can sit here as Council and decide how we want to see something developed and it may not be what's out there and what's needed and I like the options

presented to have six different options, because it's not me trying to sell this to commercial spaces to what's going to be there, it's going to be the developers are going to develop that for what the market needs and requires at that time and I'm perfectly okay with leaving the six different options in if they meet that original bubble diagram and letting the development move forward with that type of flexibility for what the market brings to bear when they do develop it.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Council, I think you know I wasn't present in person for this, but I did go back and -- and watch the meeting that night and at least I think that was certainly my takeaway is that we -- we -- actually I think we were kind of commending the applicant for saying, okay, we want to -- we want options, but we want to really be transparent. Say these are the options that we would like to have available and so, again, as an outsider who wasn't participating, but watch via YouTube I think that was certainly the consensus that I was seeing from Council and I just don't want to have -- for the record, I -- I plan to probably vote if there is action taken on this, but I wasn't there for the public hearing portion.

Nary: Mr. Mayor, Members of the Council, what I really simply need is, again, your direction by motion that your intention was in this approval and what we have approved as the findings. My intention wasn't to amend the findings, but your findings were to reflect all of the plans presented by the applicant as future options for development of that commercial portion of the site. That's what we will, then, include in the development agreement, which will be the controlling document in the future. If that's your direction that's what I was looking for.

Simison: Councilman Whitlock.

Whitlock: Mr. Nary, do you need that in the form of a motion or just head nods at this point?

Nary: A motion would be great and that way I can make sure to include that in the development agreement.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: If there is no other discussion on the matter, I would move that we provide that direction that it was clear in the bubble map that there were options available and that we would allow the developer to move forward with those concepts in mind. Those additional concepts, rather than just one.

Overton: Second.

Simison: Have a motion and a second to provide direction and clarification to include the different concepts. Is there discussion?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Because I voted against this application I will abstain.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I was in a similar situation where I was not present at that. I did go back and watch it just to kind of refresh what it was, because I could not remember when I saw this on the agenda I did not even recall it. So, I did go back and watch it. I'm comfortable, though, with the discussion and kind of the memo with aligning with what Councilman Whitlock's motion was.

Simison: Okay. Any further comments? Have the Clerk call the roll.

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

Simison: Five ayes. One abstain. And your direction is provided.

MOTION CARRIED: ALL AYES.

Nary: Thank you.

15. Historic Preservation Plan Goals, Objectives, and Strategies Alignment

Cavener: All right. With that we will move on to Item 15, which is Historic Preservation plan, goals, objectives and strategic strategies alignment. Invite Cassandra up.

Schiffler: Chris is going to queue up my presentation. Thank you, Mayor and Council Members, for having me here today. As most of you know I'm Casandra Schiffler, I'm the arts and culture coordinator for the city and most of you probably are more familiar with the -- my work with the Arts Commission, but I'm also the staff liaison for the Historic Preservation Commission. So, we have been working on a historic preservation plan and part of that is the goals, objectives and strategies and there are a few things that sort of rose to the level of -- I think we need some direction on, so that's why I'm here today. So, for moving forward -- so, for a quick overview of what I'm going

to be presenting, just a quick -- what is an historic preservation plan and some of the work we have done on the SWOT analysis, survey and public outreach and, then, going into the goals, strategies and objectives and a little bit about some of the city's comp plan goals and the proposed goals for the preservation plan and, then, asking you the question is if these goals are aligned with the city's priorities -- so, to put some of those questions up first and foremost, as I go through the preservation -- as I go through the presentation, so I'm really -- we are looking for some feedback if Council is interested in pursuing some of the historic preservation tools that are out there, like history-related design guidelines, a landmarking program, which I will talk about a little bit later or conservation overlay districts and it's kind of interesting that we also -- you also just had the Destination Downtown plan talking about some design guidelines, too. So, secondary to that question -- so, our Historic Preservation Commission right now is much more educational and celebratory and really isn't a regulatory body that's part of like the design review process. So, implementing some of these things would really kind of change the nature of the Historic Preservation Commission and if we are interested in doing those things, then, asking -- I'm asking you if City Council would be supportive and prepared to allocate resources to do some of those things. So, preservation plan. What is it? In 2014 we adopted the Meridian Historic Preservation Plan and we recently received a grant from SHPO, that's the State Historic Preservation Office, to do an updated version of the historic preservation plan. So, we have been contracting with a consultant and doing -- they have been looking through, you know, what are the current existing conditions and looking at the programs and evaluation -- evaluating it. We have been doing a lot of public outreach and engagement, doing the goals objective strategy setting and the end goal is to come to you with a plan. Well, first to come to the Historic Preservation Commission and adopt the plan formally and, then, adopt the plan for -- with -- with the Council, which would, then, be referred to in the city's Comp Plan as part of, you know, our adopted plans that we are working on. So, the SWOT analysis -- and I did -- I attached this presentation to the agenda, so you can look at this, because there is a lot of words here and I'm not going to go -- I'm not going to read through all of these, but I want to hit on a couple highlights. So, the -- sort of a stakeholder meeting with several of the commissioners and some interested individuals in the community and some of the things they came up with for strengths -- residents really love Meridian's historic buildings and we have the walking tours available through online and through the app and have been doing some in-person walking tours and we have had a lot of successful projects recently. We did a survey. The speedway listing had an Orchid Award. So, those are some strengths. And weaknesses that -- something that kind of came up a few times is that there are currently no regulatory measures for saving historic buildings and another thing is that there is not a large inventory of historic buildings. We -- it's not the same quite as like Nampa or Caldwell or Pocatello or our neighbor to the east that they really do have a lot more buildings that are over a hundred years old. We don't -- we don't have as many. Oh. And one other thing is that things really take a long time, as you know in government, either for grants or projects and just the process, things -- things sort of take a long time. Some opportunities for growth is that they could participate in the development review process. There was a lot of talk about developing a communication plan for more education, for programming, for storytelling and outreach

and also trying to develop ways to support individuals interested in historic preservation, like homeowners, like how could we support them or develop resources or guides to encourage them to do historic preservation. Threats to success is that there are not really regulatory tools right now for the Historic Preservation Commission. Funding is always kind of uncertain. It's never guaranteed. Our commission is lucky that we do provide funds for a lot of their activities. Not every historic preservation commission has that. And the other threat to success is doing nothing. So, we will not do nothing. Survey. So, we had the survey open and had several responses from residents. We had a public outreach event, which was -- had a walking tour with 15 people that ended at Hidden Gem Events, which was great. Had like 15 people for the walking tour and maybe another 20 that came encouraging them to take the survey and a few of the responses on the survey. A couple highlights is that majority of respondents think that sustaining authentic community character and providing educational opportunities for historic sites and users and visitors would have some of the biggest benefit to historic preservation. The biggest priority was mixed. There were a lot of things, but the two that were the highest were celebrating the city's heritage and identifying and documenting historic properties. People were interested in learning about historic districts and how they work and most people think that historic preservation is positive for the community, but at the same time not well understood. From the responses three main areas that were identified to be the most vulnerable to demolition were agricultural buildings, downtown and other commercial areas and houses and neighborhoods. There was also an outreach event at the market and got some feedback on some of the proposed plan, goals and objectives and strategies, mostly real positive feedback there. So, with that I will get into the goals, objectives and strategies. So, starting off with the city's comp plan -- so, this is already adopted and I know that the planning team is actually working on the city's comp plan, so they asked for some feedback on a lot of goals. So, I'm just highlighting a couple of the goals here, four of them, and this is -- this is four out of like two dozen goals and the other ones we are doing a lot of the things already, but I -- I'm bringing sort of these ones up, because -- so, like five two one is to maintain and implement design and building standards for historically significant buildings and -- but we actually don't have any adopted design building standards, so I think the Historic Preservation Commission is interested in the effort and, then, there are things like coordinate with the Commission to recommend use, reservation and preservation of historic sites and structures. But in the comments I put that there is not currently a formal process to review them. Similarly incorporate into the development review process a way to determine impact on geological, historical, archeological sites and, again, there is no formal process for that and developing policies to preserve and protect document, historically and culturally significant sites. So, there is currently no policies. That goal has really primarily been accomplished through listing places in the National Register of Historic Places, which is an honorific program. So, that doesn't mean, just like the speedway is listed, that doesn't mean that they can't do any development on it, so -- and just a -- I kind of thought the planning department would be kicking me off by going -- you are going to be getting more about the comp plan on various goals, but I'm actually kicking them off by kind of bringing some of those comp plan goals to you first. So, what are the goals and strategies that we have come up with? Goal number one, identify and document cultural, historic, archeological

resources. This is something we are already do. We did one in 2023 and it's something -- sorry. Hold on. Oh. And it also had some objectives in there about coordinating with Ada County's Historic Preservation Commission and SHPO and going forward with national registry nominations. Goal number two is about sustaining Meridian's authentic community character by preserving and protecting historic and cultural resources. So, this is the area that has a lot of like planning and development process aspects and some of those goals and something about the landmarking program, design guidelines. So, this is the area that I'm going to come back to. Goal number three, inform and engage residents and visitors about opportunities in our community. So, this is for like educational and celebratory sort of part, working with the library and other agencies, continuing the walking tours, celebrating preservation month. We are doing a good job in a lot of those areas. And goal number four, strengthen the operation and administration of Meridian Historic Preservation Commission. So, that's like adopt this plan as kind of goal number one for that and, then, for things like having commissioners attend trainings and doing regular evaluations and reports. So, more for administration. So, really I'm going to focus on goal number two and so I'm bringing some of the things to you that I think are the ones I want feedback on. There is lots of areas that I think are great and we don't need feedback on. So -- and I worry sometimes about getting into the weeds too much with this and providing enough information. So, please, ask questions or if I'm getting into the weeds let me know. But, Objective 2.1, promoting preservation of Old Town to enhance historic quality. So, this is collaborate with the planning division to identify measures to historic -- support historic preservation within Old Town, including consideration of district boundaries and collaborate, again, with the planning department -- or division to prepare and update city's design guidelines for historic buildings. Again, I think this is kind of interesting when there is the Destination Downtown -- Downtown Plan talking about design guidelines, too. So, not sure what feedback we want to go with there. How you could give input, because I know you are kind of talking about that already. Objective 2.2, protecting vulnerable historic sites and structures from demolition. So, proceeding with the State Historic Preservation Office for the National Register districts as outlined in the survey. So, I'm going to talk about that and following up with National Register districts. So, here is a map and two areas that were identified as districts that are potentially eligible for the National Register of Historic Places. One of them is the East Idaho block. So, that's kind of like Truffles and The Vault and SHPO did get back to us just recently and said, actually, the Masonic building should be on this, so it's not on the original survey, but that's -- so, it's -- it's kind of a small area, it's like five to six buildings right there along Idaho Street and, then, also up on North Main Street, which is like Epi's and Meridian Cycle, which is in the old Catholic Church. Enduring Photo. So, that's a district that's eligible. And, then, there is several other places -- that like 12 other properties that are either eligible or -- or are already listed, like the Cove house, Cole Valley Christian is -- that site is another one that would be eligible. But they are not part of the district, but they are downtown. So, that's one option that we could pursue is trying to move forward with National Register of Historic Places nominations on those. More goals. Incorporate the preservation of historic cultural and agricultural -- agricultural resources into planning and development processes. So, developing a formal process through planning to -- for applications that come through with potential -- that would affect potential historic sites and demolition

review. That's come up a few times. We currently have a demolition. It's kind of been described as more over the counter, so having something in place to adjust the demolition and, then, collaborating with code enforcement regarding violations. Right now we don't have any codes, so there wouldn't be any code enforcement, but that could be down the line. 2.4. Develop the -- a Meridian Register of Historic Places to recognize sites. So, this is a little bit different than the districts and it was another option for tools called the landmarking -- a landmarking program, which not very many communities use, but it's -- so, the state code allows us to do this landmarking sort of program and it would allow for HPC to review and make recommendations on changes to properties and give them time to negotiate with the property owner. The biggest advantage that -- with this over a district is that the properties can be noncontiguous, so it could be throughout the city, instead of just like a district, and so you could kind of pick and choose which ones. It's less regulatory or restrictive than a historic district and can kind of be more open to what the community wants it to look like and it's -- but it's a way to create a formal way to celebrate and preserve the properties. But this is a long-term planning project and there is a lot more research that would be needed, like what criteria would we establish for things to be part of the landmarking program. One of the easiest criteria is that it would be eligible for the National Register of Historic Places. That's kind of a simple way. And to just give you a little bit of an idea of there are -- like how many sites would we be talking about, there are currently 129 sites that are recorded as eligible for the National Register. We currently have nine of those sites that are listed, eight of which are still standing because the Mittleider farmstead is one that is no longer standing, but that's an idea of like how many properties we are talking about there. So, last one -- and this is in goal four, rather than two, but still relevant. 4.2. Again coordinate with planning division to explore and pursue zoning mechanisms and 4.3, consider assigning a planning -- a liaison from the planning department to participate jointly with the Parks and Rec staff. So, it is unique for a Parks and Rec staff to serve a historic preservation commission. So, that was something that came up. So, going back, again, to the questions and why I'm here is to get some feedback on if you are interested in pursuing some of these tools are we in alignment with this, because it would change the nature of the commission as it currently is and if you are supportive are you prepared to allocate resources to that. I feel like that was a lot of information, so now I will stand for questions. Thank you.

Simison: Thank you, Cassandra. Council, questions? Comments?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: Two questions. First one quick. Is the current commission ready if this changes?

Schiffler: Ready in what way? Can you clarify that a little bit?

Overton: If we don't work on this historic preservation now are they supportive of us moving forward in this direction?

Schiffler: I might ask the chair to come up and answer that.

Johnston: Mr. Mayor, Members of the City Council, thank you. Short answer is no. Long answer -- or long term, yeah, we will work at that goal to get that. If this is what City Council wants us to do, yeah, we will work to that goal to provide services to the city and to do the work we need to do.

Overton: Mr. Mayor, follow up.

Simison: Councilman Overton.

Overton: We just had a section of the Destination Downtown in front of us and I think I made my comments pretty clear that I get worried that we are looking at a whole new vision of downtown and we are not talking about how we are preserving our history and we have lost a lot of opportunities over the years. There have been some pretty amazing buildings I think we have had that we have lost to redevelopment. There has been some amazing artifacts, even on the corner of one of the areas that you have designated, that got taken out when the street got redone. Would this -- and how would this impact, because I'm thinking four years from now. We just had the Dairy Days week with the parade and it's their 96th year. In four years it will be their 100th year in our city, centered right there at Storey Park, which was their property before they sold it to the city. The Speedway has only been there since 1953 approximately. But they have had that property for 96 years. What I want to see is if we -- if we commit to doing something for historic preservation, what kind of an action plan and path forward do we see to make some of that happen and what it's going to look like? Because I really want to see us preserve our history in the best way possible. I'm just having a hard time grabbing what that's going to look like moving forward.

Schiffler: Councilman Overton, I think that is a great question and maybe a more complicated -- complicated question than I can answer in one session and I think it's something that probably does -- would need a lot more development and probably some help from the Planning Division to give input on like how -- what does that actually look like through code? What are the changes? What would that be? But maybe a shorter answer is right now if there is historic resources on sites there is not -- not a formal way to let the Historic Preservation Commission know and, you know, it does add a step to the development process, which sometimes is already quite lengthy. If it was something that came to the Historic Preservation Commission and, then, went to Planning and Zoning, so that the Historic Preservation Commission gave a more formal response on some of those sites that's a potential thing that it would look like and those recommendations could still be recommendations, rather than regulatory, but it would give a chance for HPC to give some input and direction on those historic resources.

Overton: One last comment.

Simison: Councilman Overton.

Overton: We have suffered from our own success as a community. I mean you go back to just 1970 and we were the 29th biggest city in the state and we are number two today and we grew so fast I don't think we had time to look back and say what we should preserve and what not and I think there is still enough of our history in this city to do everything we can to try to preserve so we don't lose it all, that I would be totally supportive of seeing us move in this direction. So, I need to let everyone else speak as well. Thank you.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Thank you. This is pretty thought provoking one in light of the Destination Downtown discussion we had. I kind of walked away from that discussion thinking and agreeing with Councilman Overton, you know, we should be -- probably doing something, but what is it that we would do? I fully agree with the idea that we should act prudently and in some ways quickly and responsibly to preserve what's, you know, historically significant to the city of Meridian. How do you do that through design standards? You -- Councilman Overton kind of asked the question a little bit, but maybe a little more detail. If we were to ask the Historic Preservation Commission to advise us as to what kinds of design standards we should be looking at and considering or changes we should be considering in our ordinances and zoning, do you feel like you would have access to the resources to discuss that and vet that and come forward with recommendations that you are comfortable with?

Schiffler: Councilman Taylor, it was interesting in some of the meetings where some commissioners said, well, you know it when you see it, but I think it's actually very difficult from a planning or a city standpoint to -- you know, you do have to have -- like what does that actually look like? And currently I don't feel like I have the knowledge or subject matter expertise and I don't think anyone on the commission has the subject matter expertise to really make some of those recommendations. That is really a historic preservationist specialty to what are those standards, what is that design guideline. What does that look like.

Taylor: Mr. Mayor, follow up.

Simison: Councilman Taylor.

Taylor: I do think as a -- as a city we would kind of lean on having some advice to us as to what that would look like, because I share the goal of preserving what makes our -- the city's history unique. How do you do that? What does it look like? And, again, in light of the conversation about Destination Downtown, what the future of downtown Meridian looks like and Old Town, is it something that is new and exciting to some people? Is it preserving what's kind of really neat? You know, earlier this summer I was

in Charleston, South Carolina, and about every building had some marker and something -- just fascinating with the history and I loved -- loved that. We are not as old as Charleston, I get that, but there is probably something we should try to find that you preserve it that gives you a unique identity. So, I -- I guess I'm kind of contemplating -- and this is maybe more of a rhetorical question or question for ourselves, which would be how would we -- how would we adjust or make changes to the -- what you are talking about to advise the City Council on what we should do and I -- I guess what you are kind of going for and I'm still -- the wheels are turning, I'm still thinking. I might have to sit on that for a little bit.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: Cassandra, thank you and appreciate the presentation and it is thought provoking. I guess where my head is is where -- where do we find the balance? Where do we have the ability to say, no, we ought to pause, we ought to reflect on the historical value of -- of this particular parcel or property or building, but also not cede the authority and the ability to make decisions about what the future will look like. Where is that balance? Where is that -- that fine line? I think with historic districts we -- in my mind you cross that line a little bit, you cede that authority to somebody else to be able to say what you can and can't do within certain districts. So, I'm -- I'm kind of backing away from that line a little bit, saying maybe it's part and -- parts and pieces here and there that we identify and say those are important historic pieces of our -- of our past that we need to preserve. So, help me find the balance to do what's right for history, but also to do what's right for the future.

Schiffler: Councilman Whitlock, those are great thoughts and questions. I think it kind of depends on Council's appetite for what level -- what level of preservation is appropriate and makes sense for us and -- and districts can look different community to community and I think for districts it would be really important to get -- and since they are fairly small, probably every single person's buy in in such a program. Yeah. Or like an opt in for the landmarking program as well. But that would potentially -- potentially that would affect the future person that purchased the property, so --

Simison: Well, maybe just to touch on that point. I mean it's kind of like when you people get easements or -- yeah. You know, you buy a piece of property and they have sold off their development rights. That this person buys the property understands that. So, you know -- but they understand that if they opt in they are limiting their likely resale value because of that process, so, you know, that's been one of the -- this is why you guys are getting this conversation. They have already heard it from me and, one, generally trying to be quiet and let you all talk. But there are steps and processes that can go through, but it is a give and take on the city side, on the building and landowner side, on the next purchaser side on what makes sense and, then, are you preserving for preservation sake or are you preserving for other -- other reasons? Is there community value benefit to the dollars that you think the city should invest or not? Because some

of this can be done by the individual, you know, individual property owners can go and put all sorts of land restrictions on their current property right now if they want to without the city doing anything and prevent development from occurring. They can do that, but -- so processes and I think that part of this is like how much money and time is the city interested in going down this road is kind of the thing and we don't have to answer that today, but that's -- that's the basis of the question that you are hearing today.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Kind of pick up where you left off. First off, Cassandra, Blaine, Ken, appreciate -- a lot of you guys are asking the question and, you know, I want you to know this isn't something that I'm -- I'm opposed to, but it certainly caused me to scratch my head a little bit, because, you know, our Transportation Commission has been asking for some regulatory authority and making stronger recommendations about streets and roads and sidewalks and I think that's worthy of a conversation. Likewise, we get the occasional application for residential development that, you know, one of their amenity points is some public art. Well, I would really like our Arts Commission to weigh in on that and so what we have seen, right, is because of our commissions becoming more Meridian focus and action oriented, you guys aren't a country club, you guys aren't just sitting around, you are doing work, you are asking the hard questions. And so I think for me this is a path that I'm interested in exploring more, a little tentatively if I'm going to be honest, because I want to find -- I think that Council Member Whitlock's point to the right balance; right? I'm interested in learning more, but I'm not interested in a process that slows our current development process as it is; right I'm interested in this, but I'm not necessarily sold that we need to, then, have it translated into addition full-time employees; right? So, finding that balance is what allows the commission to -- or, excuse me, the HPC, the fact that you guys will be able to accomplish things that you want to that you are not able to accomplish right now and, you know, I think our -- our request from HPC at the Eggers farm is an exceptional example of HPC. You guys wrote us a letter and said, hey, we think this is really important and praise to the council, we mobilized and had hard conversations and engaged the public and I think we got to a really really positive outcome and that speaks to the commission. So, that said, if you have recommendations, because I value what you are doing, I'm open to that. Some of those details are going to need to be worked out probably over the next probably, six, nine to twelve months, not just inclusive of HPC, but maybe with some of the other authority from what other commission maybe should explore having and what the impact that is to our city operations moving forward. So, no question, just more of a comment for you all and appreciate the presentation.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I have a question. There is another entity very active in downtown Meridian, which is the Meridian Development Corporation. What kind of interaction do you have? Is there any regular outreach from them to you or from the HPC to them? And kind of curious if there is an open dialog that exists right now.

Schiffler: Councilman Taylor, there is not any regular interaction, but I know -- I did let them know when they had the potentially eligible districts, because they were working on the Destination Downtown plan, so they are interested in what the outcome is, too. But there is not -- there is not like a working relationship, just maybe just a -- an FYI here and there.

Whitlock: Mr. Mayor, quick follow-up comment.

Simison: Councilman Taylor.

Taylor: Yeah. I -- it would seem to me that that would be a logical thing to do, because they are trying to create a vision and plans and activities spurring certain types of development. It would seem amiss to -- for the -- for you and MDC not to be talking. I think that's something to -- certainly as a commissioner, myself, to take to them and advise them to be in open communication. I think that's really important as we are trying to really have a bigger conversation about what Meridian looks like and I know that what you are talking about is not just specific to downtown Meridian, but a lot of the work is -- a lot of the opportunity is there. So, I do recommend that. And, then, just kind of my comments. I'm -- I think I'm aligned with what was just said with where is the balance. I'm not looking to create, you know, a beast to feed as it were in terms of funding and things like that, but I am really interested in seeing what the -- what options are available and what makes a lot of sense. I would like to continue the conversation and sort of come to some proposal -- or I think we will naturally come to what seems like the right approach with a little bit more information, a little more feedback. So, I -- I'm open to that, open to like trying to provide some more energy and some kind of resources to make it happen. But not -- don't love the idea of here is a new staff, here is some new financial resources, without a clear vision with what to do with it -- how to do with this. So, I would like to see this conversation kind of continue for a little bit and sort of see where it goes and where we all decide makes the most sense.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Thank you very much. It's a really interesting topic. I guess I just have maybe feedback on two things. I think one of the biggest opportunities for your commission would be to review and provide input on the new Destination Downtown draft plan. I think we could really benefit from that, because I think it might bring us a lot closer to the kind of balance that we are looking for. We have large parts of that plan that are envisioning very tall buildings and they might be kind of out of alignment with some of the historical properties around. So, I think that to me seems like the biggest

opportunity and you could have influence on the design guidelines and it just -- it feels like that's a missing piece in that plan that it felt like the heart of Meridian wasn't quite being addressed in some ways with our history. So, I think that to me would be a big opportunity and, then, I do have feelings about just -- I believe that HPC should remain an advisory body and not a regulatory body. I think you could still be incredibly effective and I think the silos were like a great example of how we can work together. You know, if it's a process where you are looped in and you are providing a formal opinion that we can take into consideration in the development process, like that makes more sense to me than having kind of an extra step in the development process. I think if it can run simultaneously and we are getting your input, that that would be best. I am a little bit leery of kind of getting the balance a little bit off, if it becomes a -- a completely separate regulatory process or another step I just think that can become really clunky. So, that's the feedback I have so far on it. You know. Again, design guidelines -- I think -- I think Destination Downtown is a great first step and, then, on the landmarking I think that would have to be opt in. I have a hard time seeing how it could be any different than that. And, then, the overlay districts I think that could be hard. So, I feel like maybe starting with Destination Downtown as like your first big bite at the apple with your commission could be a great training ground for getting really engaged in some of the details.

Little Roberts: Mr. Mayor?

Simison: Council Woman Little Roberts.

Little Roberts: Mr. Mayor. Cassandra, Blaine, great report. Thank you so much. There is a lot in there and really feeling like the twin silos was a win. I hope you are feeling that way, too. Probably coming from an ag background I love how important it is to preserve, but I also know with the ag land that's still available and what little there is still around is already probably under contract or sold and trying to protect anything that's on there can hinder that. So, I also want to find that balance like we did with the twin silos, it didn't work to stay on that property, then, how do we keep them? But potentially look at some -- some other location for them. And so I think that, you know, there is just a different -- you know, if we can look at all sides to it, I get kind of a little bit nervous when we talk about just branding or earmarking something that it will take away our options and so I would really like us to stay focused on what gives us as a city the most options and I do love the thought of you working with Destination Downtown. I think that is a great start and hope that that -- something really great can come from that. So, thank you.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: I had to pull out the document that we talked about from Destination Downtown so I could make the final comment, because what you have heard from Council is striking a balance. The comments that were put in front of Destination

Downtown as he made that present -- that presentation, one of the ones was pulling words right out of their own document that couldn't quite get answered to a level that we needed. I needed. Overall Old Town priorities respect Meridian's history while promoting a modern downtown. It's all about balance. But when asked what does that mean, that's where we get the fuzziness. We don't exactly know where we are at. So, if -- if there is a goal and what you are talking about and what MDC is talking about, it's to define that. Tell us what that means. How do we respect Meridian's history? What is that going to look like? At the same time we are trying to promote a modern downtown.

Simison: One person's blight is another person's history. I mean that's really where our downtown is in a lot of ways. Trying to find that. So, you have gotten feedback. I think you are going to need to absorb that feedback and go back and maybe rewatch this a little bit and talk to the rest of the Commission would be my guess. Is there -- I only focus a lot on the one. Is there any other feedback that you feel is necessary Council has on the other items that were presented? Okay. I guess short answer is take that back, mull over and, then, maybe come back and give an update to Council after HPC has had a chance to digest the conversation if that works.

Johnston: Okay. Thank you.

Simison: All right. Thank you.

Schiffler: Thank you.

16. Ada County Highway District Draft Five Year Plan: 2026-2030

Simison: With that we will move on to Item 16, which the Ada County Highway District draft five year plan 2026 through 2030. Mr. Hood.

Hood: Thank you, Mr. Mayor, Members of Council. A draft letter was shared with you late last week. I have got a copy of it here and I'm prepared to take any notes or feedback. I have not received any to date. We do need to get that over to ACHD as soon as possible. Not to put any pressure on you, but they have asked for this. I know the Mayor's had -- had conversations with the director, but got an e-mail yesterday. I would really like to have those by the end of close of business day tomorrow. So, if you can give me some feedback today, make those changes, get a signature and get that over to ACHD here in the next 24 hours.

Simison: Tell them they can come pick it up at 6:30 tonight. Sorry. Council, any additional comments, feedback on the letter or on the list at this point?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Just -- the only thing I saw was I thought -- because we have been asking them to do that analysis of Locust Grove versus Meridian Road, but it feels like they weren't going to do it and maybe we would just do it ourselves as kind of I thought the direction we were heading. So, I think you can take that out personally and we can just work on it internally. That might make things a little bit less complex for the letter.

Simison: I think that would be a great joint meeting topic with them, specifically if -- since they are -- don't seem to be doing that to have a discussion about it.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I'm fine with the letter. I recognize what we are trying to achieve. I would maybe prefer a little bit more of a direct tone in it, but recognize the need to be more holistic and more diplomatic, but -- I don't know. Maybe we also send a copy of it to our Meridian representatives, so they can be in the loop as the transportation priorities that are occurring in our community as well. Let them know that we are cc'ing them on this.

Simison: I'm happy to make it more direct. I was -- tried to be more encompassing. The newer, kinder me.

Cavener: I appreciate the efforts, Mr. Mayor, and maybe my -- got a little bit of a sharper edge today, so --

Simison: Okay.

Cavener: Yield to the diplomacy.

Simison: Anything else? Any other direction? Comments? Councilman Whitlock.

Whitlock: I would agree. Let's include the members of our legislative district, so they know what's happening at the local level as they make state decisions.

Simison: Okay.

Hood: Mr. Mayor, if I can just clarify that. You want -- we have already got six or seven people that are copied on this. Do you want me to actually list them there or just make sure they get a copy of it?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I would want the highway district to know that we also engaged legislative members, so no -- no need to pull the wool over their eyes. We are trying to be direct with everybody.

Simison: Okay. Well, with that feedback I think we can get the letter updated and signed tomorrow and out the door.

Hood: Thank you. Or tonight if you want to, so -- okay.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: We are at the end of our agenda, so I would move that we adjourn our work session.

Strader: Second.

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

MOTION CARRIED: ALL AYES.

MEETING ADJOURNED AT 5:20 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

MAYOR ROBERT SIMISON

DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK