



## **PARKS & RECREATION COMMISSION**

### **MEETING • MINUTES**

**City Hall Council Chambers, 33 East Broadway Avenue, Meridian, Idaho  
Wednesday, April 9, 2025 • 4:00 p.m.**

*The Meridian Parks & Recreation Commission is a volunteer citizens' group that is created and empowered to advise the City on issues relating to park facilities and recreation programs of the City. Their mission is to gather input from staff and other qualified personnel on issues relating to the creation and design of public parks and open spaces; to listen to public input; and to provide advice and recommendations on parks and recreation related matters to the Mayor and City Council.*

#### **ROLL-CALL ATTENDANCE**

Commission Chair Dom Gelsomino called the meeting to order at approximately 4:04 p.m. MPR Administrative Assistant II Rachel Myers took roll-call attendance as follows:

X Dom Gelsomino, Chair

O Brienne Sandow, Vice Chair

X Jennifer Bobo

X Terry Dennington

O Mandi Roberts

X John Nesmith

X Jo Greer

X Alan Helms

O Elle Hood

Others present were: MPR Department staff—Parks and Recreation Director Steve Siddoway, Parks Superintendent Mike Barton, Recreation Superintendent Garrett White, Parks Maintenance Manager Jeremy Aldrich, Pathways Project Manager Kim Warren, Parks and Recreation Marketing Coordinator Shelly Houston, Administrative Assistant II Rachel Myers, Deputy City Attorney Emily Kane, and President of Discovery Park Co-Op Gardeners Chris Verkerk.

#### **ADOPTION OF THE AGENDA**

*Commission Chair Dom Gelsomino asked for a motion to adopt the evening's agenda.*

*Commissioner Alan Helms moved to adopt the agenda. Commissioner Terry Dennington seconded. All were in favor of the motion.*

## **APPROVAL OF THE MINUTES**

### **1. March 12, 2025 - Special Meeting**

*Commission Chair Dom Gelsomino asked for a motion to adopt the minutes as presented. Commissioner Alan Helms moved to adopt the minutes. Commissioner Terry Dennington seconded. All were in favor of the motion.*

## **ANNOUNCEMENTS**

### **2. Upcoming Events**

Shelly Houston, MPR Marketing Coordinator, presented upcoming events.

- A. Do the Right Day
- B. City of Meridian All Employee Meeting
- C. Activity Guide for Summer Camps, Swim Lessons, and Registration
- D. Public Art Dedication
- E. Arbor Day Celebration
- F. Unplug and Be Outside

The floor was opened for questions.

1. Commissioner Terry Dennington asked who would be reading the proclamation for the Arbor Day event. Shelly responded that the Mayor would be reading it.

No further questions were raised from the Commissioners.

## **OLD BUSINESS ~ NONE**

## **NEW BUSINESS**

### **3. Volunteer Appreciation Presentation**

Director Steve Siddoway presented cards and a gift to each Commissioner in appreciation of their time and service as members of the Parks and Recreation Commission.

### **4. Discovery Park Community Garden Update**

Chris Verkerk, President of the Discovery Park Co-Operative Gardeners, presented a PowerPoint on the garden at Discovery Park. He provided a brief overview of the garden operations and volunteer support, including his own significant time commitment. He noted that the garden had gained some recognition following a feature on Channel 6 News.

Chris outlined current plans for the garden, including its location, size, and potential for growth. He shared the garden's motto: *"Planting a healthier tomorrow for our families and our community."* He elaborated on the benefits of the garden, its mission,



and long-term goals. The presentation included photos showing garden progress and volunteer involvement.

He highlighted several features of the garden:

- A seed library in collaboration with Zamzows (South Meridian location).
- Flower beds to encourage pollinators.
- A sensory section to support individuals with special needs.
- Partnerships with the North End Organic Nursery for tree fundraisers and donation efforts.
- End-of-season cleanup efforts to maintain a tidy space through winter.

Chris noted that over one ton of food was donated to the Meridian Food Bank last year. He concluded by showing a slide of sponsors and shared fun facts about the garden. Commissioners were invited to visit and participate.

The floor was opened for questions.

- Commissioner Bobo asked about the time commitment for volunteers. Chris explained that a flexible schedule is maintained to accommodate volunteers' needs.
- She also inquired about the size of the garden compared to Kleiner Park Garden. Chris stated they are similar in size, though Discovery Park's unique shape presents zoning challenges.
- Commissioner Helms complimented the garden's beauty and asked about volunteer demographics. Chris shared that only two volunteers live nearby, and unfortunately, there have been instances of crops being taken by individuals who have not contributed to the garden.
- Commissioner Bobo asked if the garden had signage. Chris confirmed that signage is in place, explaining the garden's purpose and requesting that people refrain from harvesting.
- Commissioner Dennington asked about educational aspects. Chris noted that volunteers receive hands-on learning in crop cultivation and that he answers questions from curious park visitors.
- Commissioner Dennington also asked about the selection of fruit trees. Chris said they defer to North End Organic Nursery for guidance on appropriate tree varieties for the area.

Director Steve Siddoway thanked Chris for his dedication and praised the garden's progress, calling it "remarkable and amazing." He asked how the City could direct potential volunteers. Chris shared that interested individuals can visit their website or Facebook page: *"Meridian Co-Op Gardeners – Discovery Park."*

No further questions were raised from the Commissioners.

(PowerPoint attached)

## 5. Parks Maintenance Division Update

Parks Superintendent Mike Barton introduced Parks Maintenance Manager Jeremy Aldrich to the Commission.

Jeremy provided a brief overview of his background leading up to his current role as Parks Maintenance Manager. He gave an update on the current MPR maintenance staff, which includes 22 full-time employees (including an arborist), 12 seasonal positions, and 6 summer positions.

He expressed appreciation for the volunteer groups that have assisted with landscape maintenance and shared a list of various projects completed with their help.

Jeremy also presented images highlighting recent vandalism in public restrooms at parks, including graffiti and damage to sprinklers and irrigation pipes. He noted incidents involving e-bikes performing wheelies in and out of restrooms, which have caused damage to the epoxy flooring. The maintenance crew has learned to make small repairs to the epoxy as needed.

Additionally, he reported that concrete crack filling has been completed, which will help extend the lifespan of parking lots. He shared photos of several completed projects across different parks. Jeremy also noted a partnership with MYB (Meridian Youth Baseball) to upgrade the baseball fields and shared that plans are in place to update the bocce ball courts at Kleiner Park.

The floor was opened for questions.

- Commission Chair Dom Gelsomino asked about the cameras at Storey Bark Park above the outside of restrooms and if there was a consideration for the same above other restrooms that have been vandalized. Jeremy responded that there are cameras outside and above a majority of the buildings owned by the City and they have been instrumental in helping the police department with not only vandalism but also other issues that have occurred in the parking lots.
- Commission Chair Dom Gelsomino asked about the cost of crack filling in the parking lot compared to repaving the entire lot. Jeremy responded that the cost difference is substantial and emphasized that crack filling is not only a significantly more cost-effective option but also helps extend the overall lifespan of the parking lot.
- Commissioner Jennifer Bobo and Commissioner Alan Helms commented on the beauty of the parks and recognized the hard work of the staff to keep the parks and restrooms clean. They thanked Parks staff for their diligence with keeping on top of the graffiti. The Commissioners congratulated Jeremy on the new position as Park Maintenance Manager.

No further questions were raised from the Commissioners.

(PowerPoint attached)

## **6. Fields District Future Park Update**

Director Steve Siddoway provided a Fields District Future Park update for the commissioners. He provided a map describing the location in Northwest Meridian where there is an opportunity to purchase property for the future park and described the shape and key details of the property. Details were provided on the size and cost of the park. Next steps were listed that will be presented to the City Council for approval in the upcoming meeting.

The floor was opened for questions or concerns.

- Commissioner Jennifer Bobo asked about the size of the park. Director Steve Siddoway provided a size description in comparison to other current City parks.
- Commissioner Jennifer Bobo asked when development would begin. Director Steve Siddoway responded that the starting design is estimated at 5-10 years out depending on the subdivision development.
- Commissioner Alan Helms asked if the park will be connected to any of the future pathways. Director Steve Siddoway responded that there would be a connection to the Five Mile Creek pathway. Commissioner Helms asked who the builder is for the community. Director Siddoway responded that the Owyhee Holdings Group is the development entity.
- Commissioner Terry Dennington asked how the impact fees are being allocated within the budgets for the new park area and the new community center. Director Steve Siddoway explained that specific funds from impact fees have been set aside to ensure adequate funding is available for both projects.

No further questions were raised from the Commissioners.

(PowerPoint attached)

## **WORKSHOP ~ NONE**

## **STAFF REPORTS**

### **7. MPR Staff**

**Director Steve Siddoway reported on the following:**

1. Next Parks and Recreation Commission Meeting is set for May 14, 2025. The meeting location starts at Settlers Park for a behind the scenes tour.

The floor was opened for questions. No further questions were raised from the Commissioners.

**Parks Superintendent Mike Barton reported on the following:**

1. Ongoing work is continuing for the restrooms at Lakeview Golf Course.

2. Currently working on landscaping the 3 miles of medians along Ustick Road and finalizing agreements with ACHD (Ada County Highway District).
3. The Ninja course equipment is scheduled to arrive April 20<sup>th</sup>. Installation will begin at that time, along with the artificial grass and landscaping for the project.

The floor was opened for questions.

- Commissioner Alan Helms asked about the soundboards installed at Lakeview Golf Course near the restaurant. Parks Superintendent Mike Barton explained that the soundboards were added to help mitigate noise in the room. Commissioner Helms noted that the artwork on the soundboards also enhanced the room's appearance.

No further questions were raised from the Commissioners.

**Recreation Superintendent Garrett White reported on the following:**

1. Working on hiring for the summer for the Pool and Lakeview Golf Course.
2. Monica Salas has been hired as the new Administrative Assistant I at the Parks and Recreation front counter.
3. Working on the Idaho Parks and Recreation Association Conference.
4. Wrapping up the Meridian Youth Baseball agreement.
5. Continuing to work on the new Community Center.
6. Upcoming Events:
  - Unplug and Be Outside
  - Movie Night
  - Gene Kleiner Day
  - Summer classes and camps
  - Swimming lessons
  - Homecourt tournaments
  - Main Street Market

The floor was opened for questions. No further questions were raised from the Commissioners.

**Pathways Project Manager Kim Warren reported on the following:**

1. Kim recently met with a consultant and LHTAC (Local Highway Technical Assistance Council) to discuss the *Rail with Trail* pathway project.
2. The *Five-Mile Pathway* project is currently on hold due to an ownership dispute. A recent update to Ada County's ownership map shows that a portion of the pathway may cross private property. The City is working with its legal department and NMID (Nampa & Meridian Irrigation District) to resolve the issue and is prepared to move forward once it is settled.

3. A license agreement has been received to install a restroom facility at the Ten Mile Trail Hub.

The floor was opened for questions.

- Commissioner Jennifer Bobo asked about the pathway connection to the future Fields District Park. Kim Warren explained that a plan is in place to work with developers to incorporate pedestrian connections from the future Fields District Park to existing pathways.

No further questions were raised from the Commissioners.

**NEXT MEETING ~ WEDNESDAY, May 14, 2025, AT 4 PM (Meeting location at Settlers Park)**

### **ADJOURNMENT**

*Commission Chair Dom Gelsomino called for a motion to adjourn the meeting. Commissioner Alan Helms moved to adjourn. Commissioner Terry Dennington seconded. All were in favor of the motion.*

There being no further business, the meeting adjourned at approximately 5:30 p.m.

APPROVED:

\_\_\_\_\_  
DOM GELSOMINO, CHAIR

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DATE

\_\_\_\_\_  
BRIENNE SANDOW, VICE CHAIR

/js

Attachments:

Arbor Day Flyer

Public Art Dedication Flyer

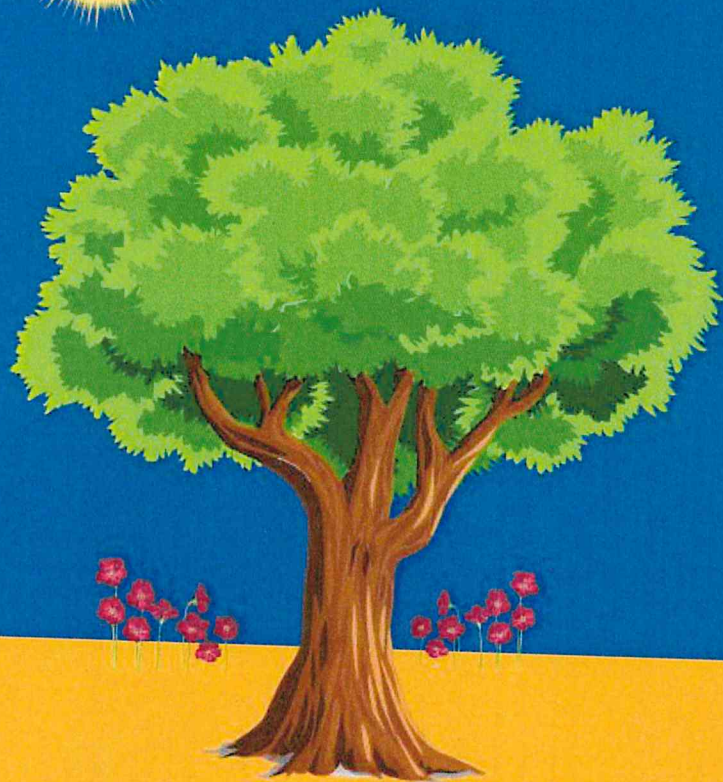
Summer Activity Guide Flyer

Discovery Park Community Garden PowerPoint

MPR Parks Maintenance Division PowerPoint

Fields District Future Park PowerPoint and memo attachment

# Help Us Celebrate Arbor Day



**Tuesday, May 6**

**1:30 pm**

**Hillsdale Elementary**

5225 S. Stockenham Way, Meridian

**JOIN US FOR....**

Proclamation Reading  
Tree City USA & Growth Award  
Tree City of the World Award  
Tree Planting with the Students



*Meridian*  
IDAHO





# Public Art Dedication

*Chateau*  
**PARK**

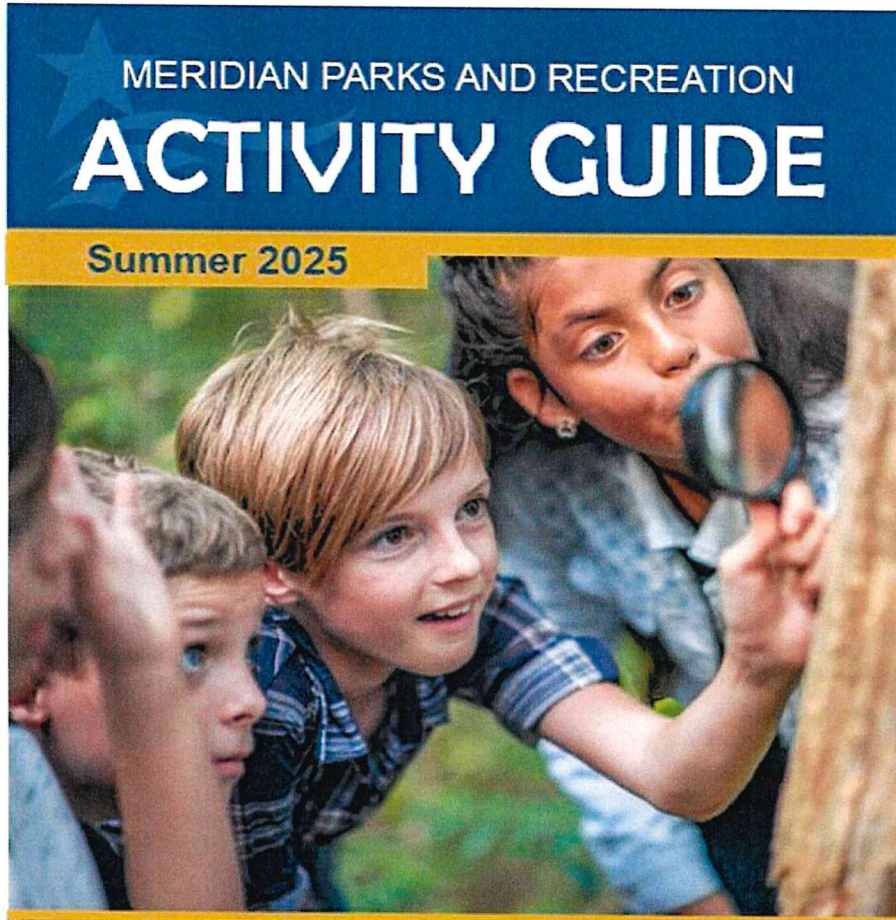


**Monday, April 21**  
**4:00 - 5:00 pm**  
(remarks at 4:30)

2640 W. Chateau Dr.  
Meridian, Idaho 83646



Meridian Parks & Recreation  
**Summer Activity Guide**  
[meridiancity.org/activityguide](http://meridiancity.org/activityguide)



ACTIVITIES \* FACILITIES \* PARKS \* SPECIAL EVENTS

SCAN  
me! 



*Registration for  
Classes  
Now Open!*

Register for Classes Online or by Phone (208) 888-3579

**Meridian Parks and Recreation**

33 E. Broadway Avenue, Suite 206  
Meridian, Idaho 83642  
(208) 888-3579  
[recreation@meridiancity.org](mailto:recreation@meridiancity.org)  
[www.meridiancity.org/parks](http://www.meridiancity.org/parks)



Community  
Quality  
Fun





Our resident “Scare Cows” are named Stella and Daisy.



Discovery Co-Op  
Garden  
2024 - 2025

Chris Verkerk  
Coordinator



**We are a group of 15-30 families of all ages, with different backgrounds and levels of gardening experience. We are willing to commit to the garden schedules and work hard.**



**We have a passion for gardening, growing and eating healthy food grown organically, and providing food to our community.**



**We are committed to helping native pollinators.**

## Branching out: New community garden at Discovery Park



**Meet your South  
Meridian reporter Allie  
Triepke**

<https://www.kivitv.com/south-meridian/branching-out-new-community-garden-at-discovery-park>

# We care for the...



Discovery Park  
Co-Op Garden

Future:

Pollinator Garden

Xeriscape Garden

Firewise Garden

Food Forest (Fruit  
Trees)

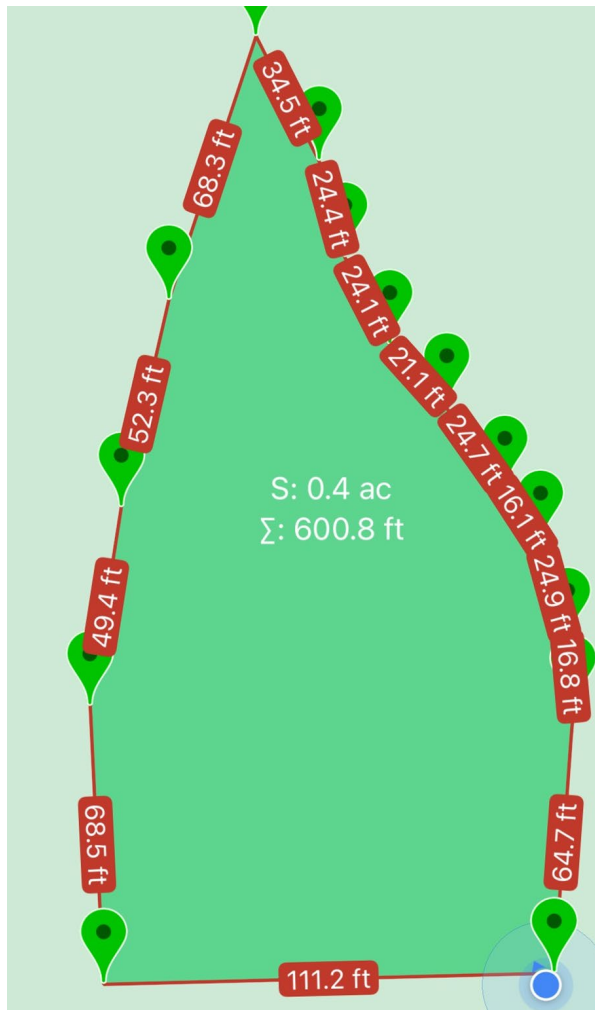






Where is  
the  
garden?

**Discovery Park**  
**2121 E. Lake Hazel**  
**Rd, Meridian**



## Community Garden

.4 Acres

Described as the  
“Gnome Hat”

Located on the  
west side of the  
park near the  
maintenance  
shop.



## Vision / Motto:

**“Planting a healthier tomorrow for our families and our community.”**



To promote gardening as a healthy lifestyle, to grow relationships and build community while gardening together. To promote education about gardening and pollinators.



We grow fruits, vegetables, herbs, flowers, AND plants for native pollinators. We care for the fruit trees and plants and all aspects of the gardens communally.



We harvest the food for our families and share the remaining harvest with local food banks. We share garden flowers around the community.





## The purposes of the Co-Op are:

1. To promote gardening as a healthy lifestyle activity and assist gardeners in gaining knowledge, skills, and enjoyment from gardening.
2. To grow and provide local produce for co-op members and the local food banks/pantries.
3. To raise awareness and support of sustainable agriculture methods.
4. To present educational programs related to gardening to all age groups and to create a garden that fosters educational opportunities.
5. To strengthen the sense of community.
6. Be inclusive and provide gardening space for those with disabilities.







## 2024 Goals/Mission



**Install required infrastructure for a community garden:**  
**Agreements, Non-profit group, Space, Shed,**  
**Water/Irrigation, Zones, other (Add ADA Garden Zone &**  
**Sensory Garden)**



**Create networks with volunteers, community groups, Ada**  
**County work release, Meridian Food Bank, and other**  
**interested groups.**



**Harvest the food for our families and share the remaining**  
**harvest with local food banks. Share garden flowers**  
**around the community. Goal is to donate at least 2,000**  
**lbs of produce to local food banks and pantries.**



# 2024



**Was an AMAZING &  
FANTASTIC year for  
Discovery Coop Garden!**







Our  
Gardeners





**This could be you!**





It's a community, many have stayed with the garden for the 2nd year in a row.



When we  
garden

Wednesday's  
6:30 - 9 p.m.

Saturday's  
9-11 a.m.





How and  
why we  
garden



# Early Spring

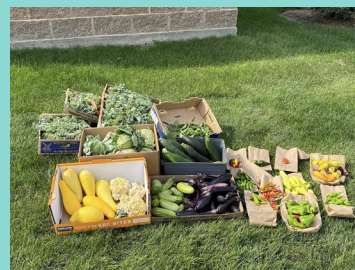




# Harvest













# Early & Late Harvests



# Garden Cleanout in October



The background is a solid teal color. It features several faint, semi-transparent geometric elements: a large donut chart in the upper right, several smaller pie charts scattered around, and a bar chart in the bottom right corner. The text is centered in the middle-left area.

**SO MUCH MORE THAN A  
VEGETABLE GARDEN**

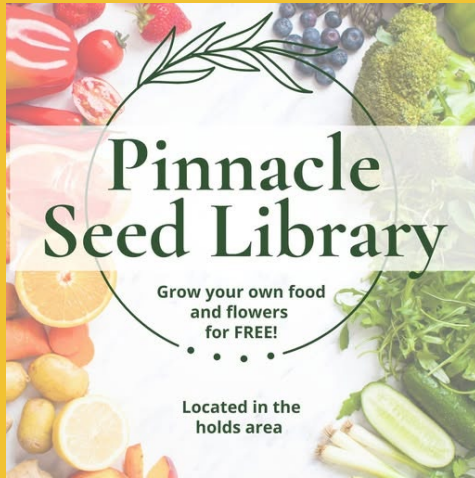


# Lil' Gardeners





# Education

A promotional image for "The ZAMZOWS Show". It features a man and a woman standing in a garden center. The man is holding a bag of seeds, and the woman is holding a bottle of liquid fertilizer. The background is filled with various gardening supplies like bags of soil, boxes of seeds, and hanging plants. The title "The ZAMZOWS Show" is written in large, bold, white letters with a green brushstroke effect behind it. Below the image, the text "Community Garden Conservators" is written in white on a green background. Underneath that, a line of text reads "Callie Zamzow is joined by Chris Verkerk, Coordinator of the Meridian Co-Op Gardeners". At the bottom, there are logos for "Listen on Apple Podcasts" and "Spotify", followed by the text "KBOI 93.1 FM & 670 AM Live, Saturdays at 11 a.m.".



# Flowers





# Sensory Garden





# Pollinator Garden Projects





# Future Fruit Trees



No more empty bowls!

133 W Broadway Ave. Meridian, ID 83646  
208-888-5102

**Tax Deductible Donation Receipt**

Name: Discovery Garden

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Date of Donation: 10/5/24

Monetary Donation: \_\_\_\_\_

Item	Value
<u>Garden</u>	<u>297</u>
_____	_____
_____	_____

Signature: [Signature]

Thank You for Your Donation

Is this garden for you?  
Are you passionate?

- For Gardening
- For Community
- For Helping Others
- For Having Fun

## Sponsors & Donations





# Snapple Fun Facts

- Garden is .4 acres of land that was previously a sod farm.
- Water infrastructure was a city project as part of the phase 2 construction, estimated cost was \$8,000 not including labor.
- 50 yards of reuse, recycled, and repurposed wood chips were utilized for ground cover, pathways, and garden border.
- More than 50 yards of dairy compost was applied to the garden space to amend the soil.
- The garden has operated on a \$600 budget for this year that came from membership dues.
- One Ton of food was donated to local food banks in 2024
- 2000 lbs of Gypsum were applied this spring to help amend the clay soil.
- Currently have 12 members, LOOKING for more!
- Ada County Sheriff Alternative Sentencing has assisted with 2 full work days preparing the garden space for planting.
- There were at least 6 kill deer birds that were born this spring in the garden!



**QUESTIONS?**





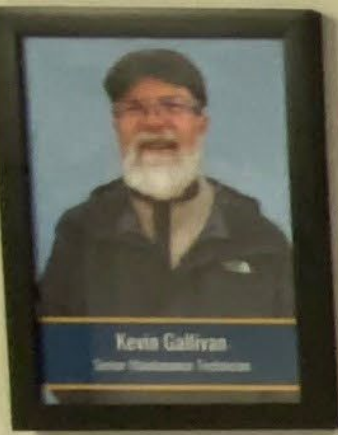
Meridian  
**Leighton Family  
Baseball Complex**  
Meridian Settlers City Park

# 2025 Parks Commission Maintenance Update

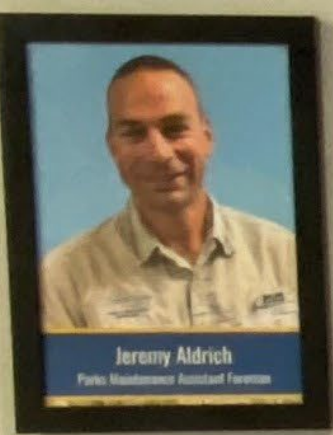




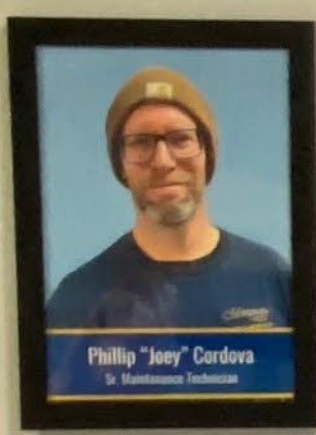




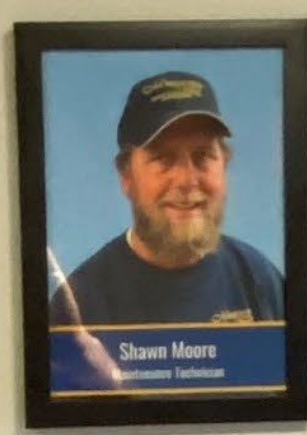
**Kevin Gallivan**  
Senior Maintenance Technician



**Jeremy Aldrich**  
Parks Maintenance Assistant Foreman



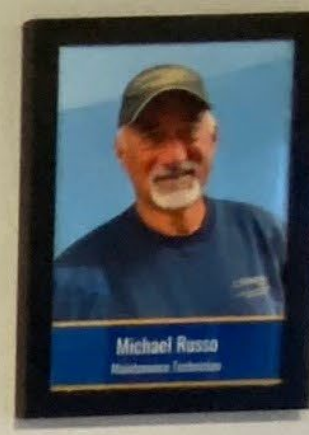
**Phillip "Joey" Cordova**  
Sr. Maintenance Technician



**Shawn Moore**  
Maintenance Technician



**Dave Cereghino**  
Sr. Maintenance Technician



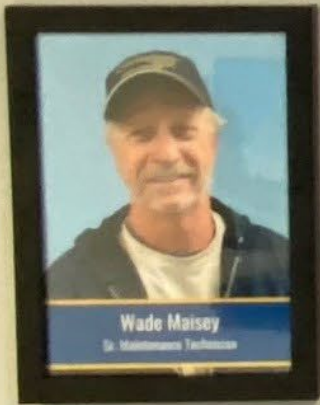
**Michael Russo**  
Maintenance Technician



**Dakota Timmons**  
Maintenance Craftsman



**Rex Rutherford**  
Sr. Maintenance Technician



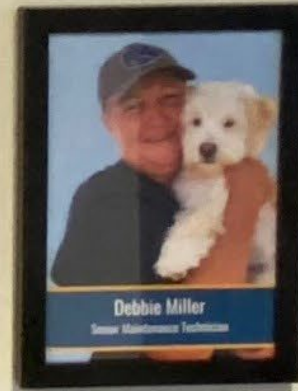
**Wade Maisey**  
Sr. Maintenance Technician



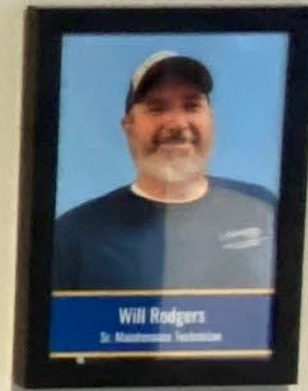
**Dan White**  
Park Operations Crew Chief



**Shawn Britton**  
Maintenance Technician



**Debbie Miller**  
Senior Maintenance Technician



**Will Rodgers**  
Sr. Maintenance Technician



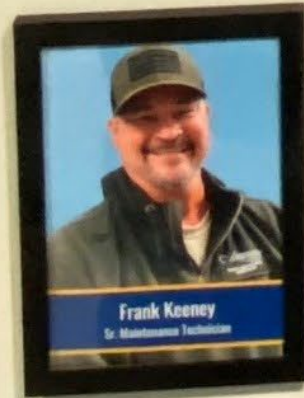
**John Aceves**  
Sr. Maintenance Technician



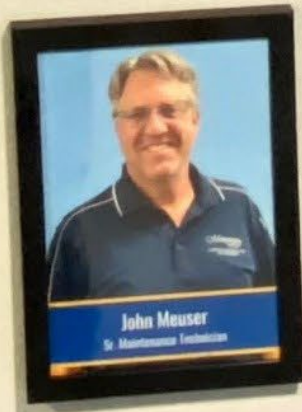
**Phil Harris**  
Parks Maintenance Crew Chief



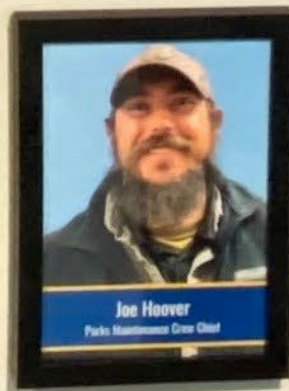
**Codi Heaton**  
Maintenance Technician



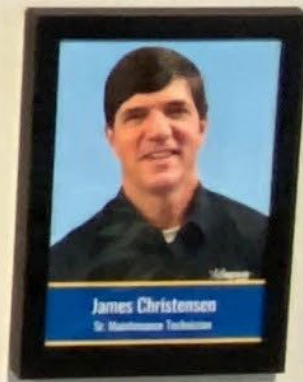
**Frank Keeney**  
Sr. Maintenance Technician



**John Meuser**  
Sr. Maintenance Technician



**Joe Hoover**  
Parks Maintenance Crew Chief



**James Christensen**  
Sr. Maintenance Technician



**Kyle Yorita**  
EEO Advisor





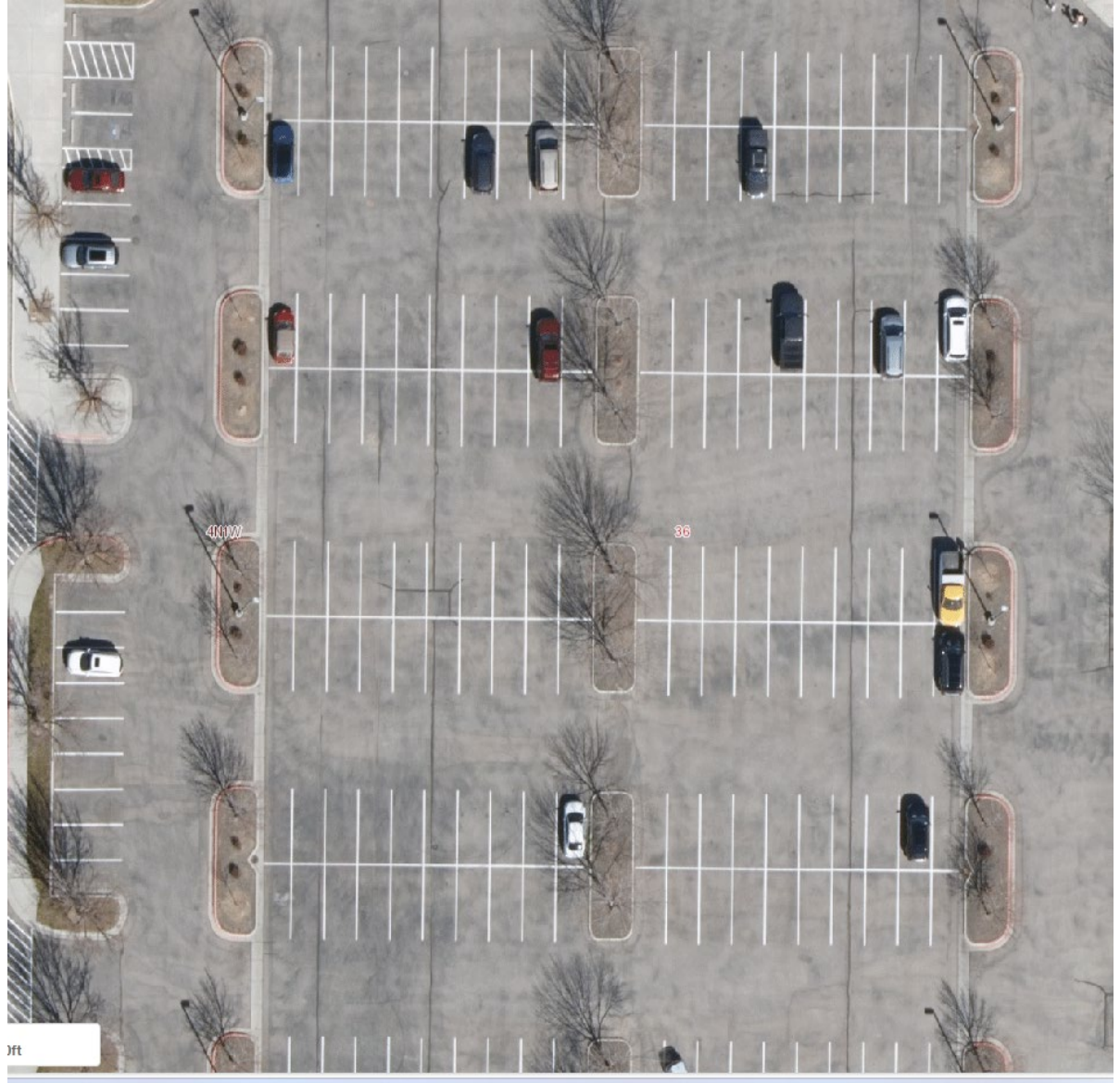
# Volunteers

























# Working Lot & Pathway Maintenance





# Completed and upcoming projects



Locust Grove Roundabout





























### Revolutionary War Patriots

This marker commemorates the  
men and women who achieved  
American independence.  
These Patriots, each believing in the  
noble cause of liberty, valiantly strove  
to found a new nation.  
1775 - 1783

Dedicated in 2025 by  
Emma Edwards Green Chapter  
Daughters of the American Revolution  
in celebration of the 250th anniversary of the United States.











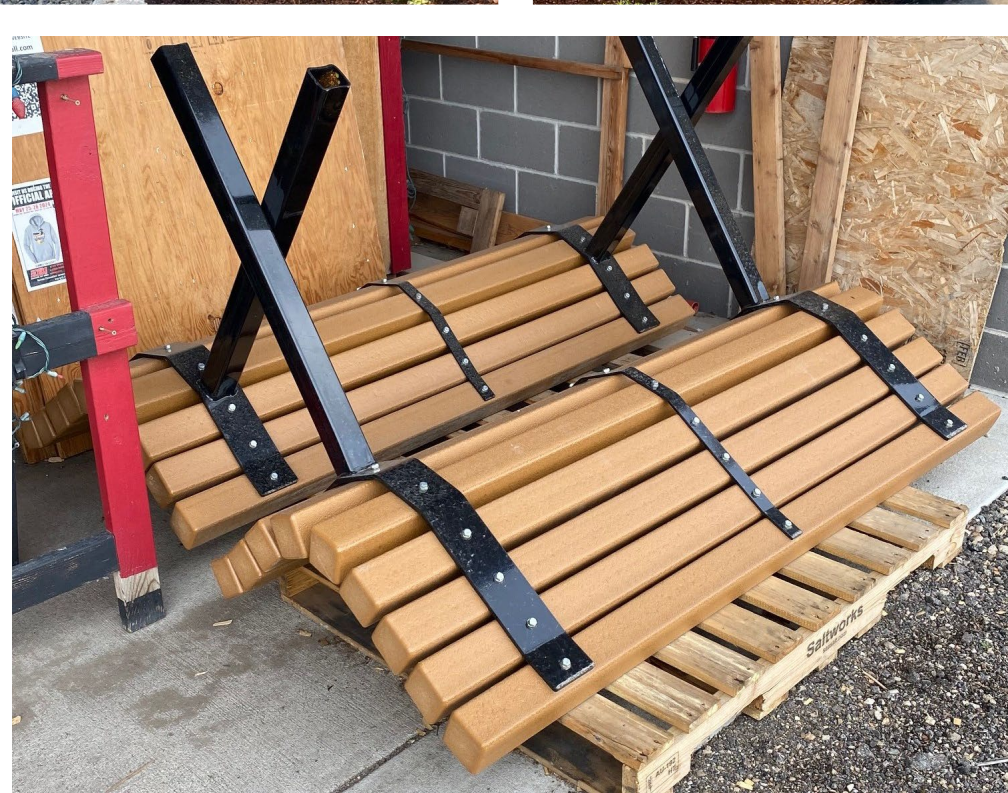














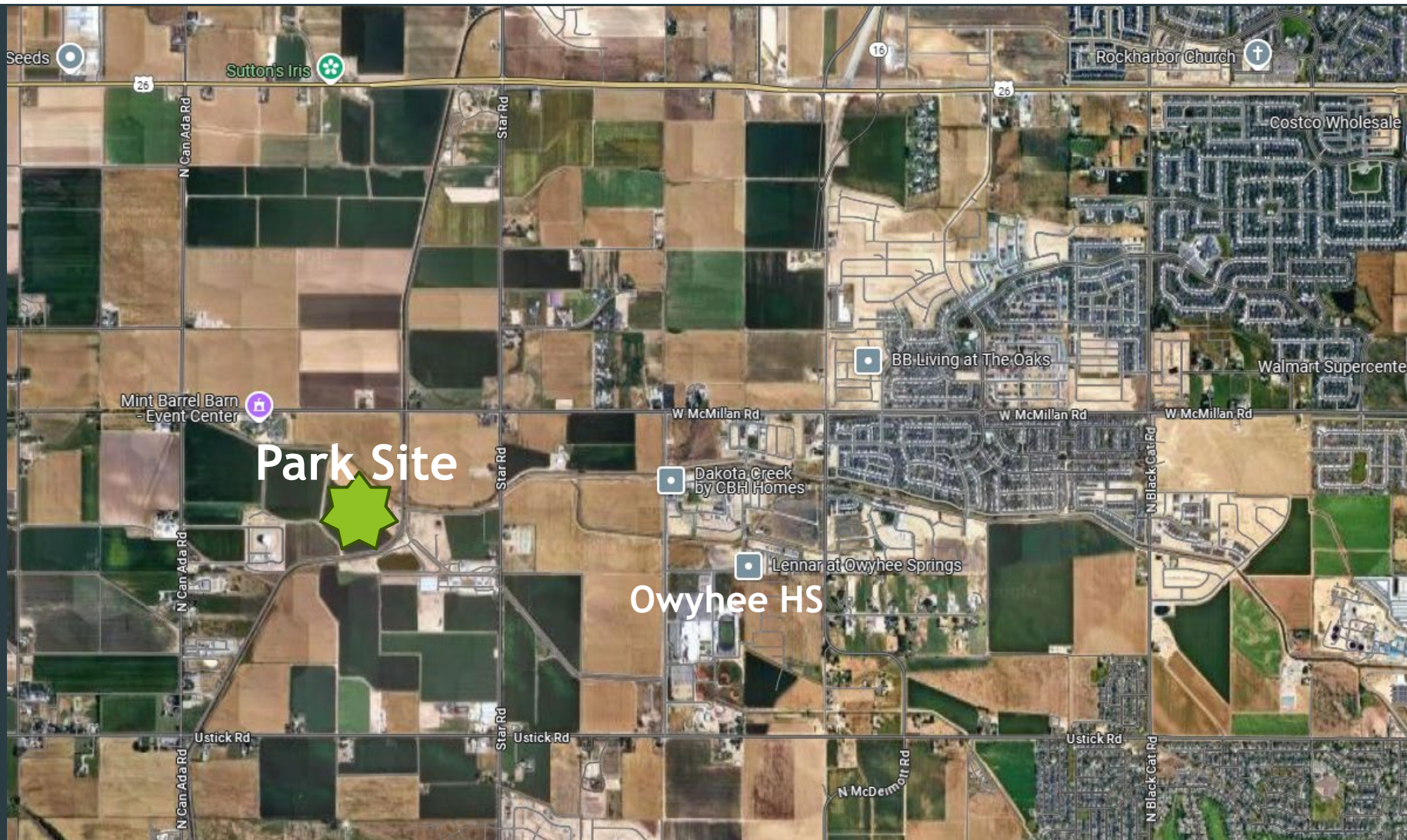
Questions?





# FIELDS DISTRICT PARK PROPERTY PURCHASE







[illegible]









## Highlights

- **Size**
  - 39.9 - Owyhee Holdings
  - 0.9 - Intermountain Gas
  - 40.8 Acres Total Park Site
- **Cost**
  - \$3,925,587 - Owyhee Holdings
    - Value over \$7,000,000
    - Difference (over \$3,000,000) = Donation to City
  - \$168,684 - Intermountain Gas
    - Fair Market Value
  - \$4,094,271 - Total Cost
  - Park Impact Fees



# Next Steps

## City Council Approval

- Budget Amendment (\$4,250,000 - includes estimated Closing Costs)
- Resolution No. 25-2512 - Land Purchase from Owyhee Holdings
- Resolution No. 25-2513 - Land Purchase from Intermountain Gas

## Closing with Title Company

- Scheduled April 30, 2025





THANK YOU

Steve Siddoway

Parks & Recreation Director





# MEMO TO CITY COUNCIL

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## Request to Include Topic on the City Council Work Session Agenda

<b>From:</b>	Steve Siddoway, Parks & Recreation Director Kurt Starman, Deputy City Attorney	<b>Meeting Date:</b>	April 15, 2025
<b>Presenters:</b>	Steve Siddoway, Parks & Recreation Director Kurt Starman, Deputy City Attorney	<b>Estimated Time:</b>	20 minutes
<b>Topic:</b>	Department Report: Acquisition of Approximately 40.82 Acres for a Future Community Park		

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### Recommended Council Action:

Approve the acquisition of 40.82+/- acres in northwest Meridian for a future community park.

### Background:

Owyhee Holdings, LLC ("Owyhee Holdings") owns a significant amount of land in the "Fields Area" (i.e., the northwest portion of the City's area of impact). The City's Future Land Use Map identifies the need for a community park in this area. Owyhee Holdings is willing to sell 39.911+/- acres (the "Owyhee Holdings Property") to the City for this purpose at a reduced price of \$3,925,587 – well below the fair market value, which is approximately \$7,143,500. The difference between the fair market value and the acquisition price would be treated as a donation from Owyhee Holdings to the City. Additionally, Owyhee Holdings has negotiated a purchase and sale agreement with Intermountain Gas Company to acquire an additional 0.9+/- acres (the "Intermountain Gas Property") needed to develop the community park. The purchase price for the Intermountain Gas Property is \$168,684, which reflects fair market value, and Owyhee Holdings is willing to assign its interest in the purchase and sale agreement to the City. Thus, the City would acquire a total of 40.82+/- acres, as depicted on the attached location map, at a total cost of \$4,094,271 (plus closing costs and other related expenses). This acquisition is consistent with the Letter of Intent approved by City Council in January 2025. Park development impact fees will be used to fund the acquisition.

If the City Council wishes to proceed with the acquisition, it will be necessary to approve two related resolutions included on this same agenda, as well as a budget amendment. The resolutions approve the acquisition of the Owyhee Holdings Property and Intermountain Gas Property, respectively, and authorize the Mayor to execute the agreements and instruments listed on the following page.











BY THE CITY COUNCIL:

CAVENER, LITTLE ROBERTS, OVERTON,  
STRADER, TAYLOR, WHITLOCK

**A RESOLUTION APPROVING THAT CERTAIN REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF MERIDIAN AND OWYHEE HOLDINGS, LLC CONCERNING THE CITY'S ACQUISITION OF 39.911 ACRES FOR A FUTURE COMMUNITY PARK; APPROVING RELATED AGREEMENTS AND INSTRUMENTS; AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE PURCHASE AND SALE AGREEMENT AND RELATED AGREEMENTS AND INSTRUMENTS; AUTHORIZING THE MAYOR TO EXECUTE ALL OTHER DOCUMENTS AND PERFORM ALL OTHER ACTS REASONABLY NECESSARY TO EFFECTUATE THE PURCHASE OF THE REAL PROPERTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Owyhee Holdings, LLC ("Owyhee Holdings") owns approximately 39.911 acres of real property southeast of N. Can Ada Road/W. McMillan Road ("Property"), as described in that certain Real Estate Purchase and Sale Agreement, which is attached hereto ("PSA"); and,

**WHEREAS**, the City desires to purchase the Property from Owyhee Holdings for a future community park and other recreational purposes, as authorized under Idaho Code section 50-301; and,

**WHEREAS**, the purchase of the Property will require the execution of the PSA and several related agreements and instruments, to wit: (1) South Collector Road Easement Agreement, which shall be substantially similar to Exhibit B to the PSA; (2) North Collector Road Easement Agreement, which shall be substantially similar to Exhibit C to the PSA; (3) Sewer and Temporary Access Easement, which shall be substantially similar to Exhibit D to the PSA; (4) Assignment and Assumption Agreement concerning the existing short-term farm lease encumbering the Property; (5) quitclaim deed to consolidate the Property with an additional 0.909+/- acres also being acquired for the future community park; and (6) other documents reasonably necessary to effectuate the purchase of the Property (collectively, "Related Agreements and Instruments"); and,

**WHEREAS**, the purchase price of the Property shall be \$3,925,587, which is approximately \$3.1 million less than the fair market value of the Property; and,

**WHEREAS**, the difference between the fair market value of the Property and the purchase price of the Property shall be treated as a donation from Owyhee Holdings to the City;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO:**

**Section 1.** That the City Council hereby approves the PSA and the Related Agreements and Instruments, all of which shall be substantially similar to the attachments hereto;



**CITY OF MERIDIAN**

**RESOLUTION NO. \_\_\_\_\_**

**BY THE CITY COUNCIL:**

**CAVENER, LITTLE ROBERTS, OVERTON,  
STRADER, TAYLOR, WHITLOCK**

**A RESOLUTION APPROVING THAT CERTAIN REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF MERIDIAN AND INTERMOUNTAIN GAS COMPANY CONCERNING THE CITY'S ACQUISITION OF 0.909 ACRES FOR A FUTURE COMMUNITY PARK; APPROVING RELATED AGREEMENTS AND INSTRUMENTS; AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE PURCHASE AND SALE AGREEMENT AND RELATED AGREEMENTS AND INSTRUMENTS; AUTHORIZING THE MAYOR TO EXECUTE ALL OTHER DOCUMENTS AND PERFORM ALL OTHER ACTS REASONABLY NECESSARY TO EFFECTUATE THE PURCHASE OF THE REAL PROPERTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Intermountain Gas Company ("Intermountain Gas") owns approximately 0.909 acres of real property southeast of N. Can Ada Road/W. McMillan Road ("Property"), as described in that certain Real Estate Purchase and Sale Agreement, which is attached hereto ("PSA"); and,

**WHEREAS**, the parties to the PSA are Owyhee Holdings, LLC ("Owyhee Holdings"), as the buyer, and Intermountain Gas, as the seller; and,

**WHEREAS**, Owyhee Holdings is willing to assign its rights and interest in the PSA to the City; and,

**WHEREAS**, the City desires to purchase the Property from Intermountain Gas for a future community park and other recreational purposes, as authorized under Idaho Code section 50-301; and,

**WHEREAS**, the purchase of the Property will require execution of the PSA and several related agreements and instruments, to wit: (1) Assignment and Assumption Agreement of PSA between Owyhee Holdings and the City; (2) Post-Closing Development Agreement between Intermountain Gas and the City, which shall be substantially similar to Exhibit C to the PSA; (3) quitclaim deed to consolidate the Property with an additional 39.911+/- acres also being acquired for the future community park; and (4) other documents reasonably necessary to effectuate the purchase of the Property (collectively, "Related Agreements and Instruments"); and,

**WHEREAS**, the purchase price of the Property shall be \$168,684, which is deemed to be fair market value;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO:**

**Section 1.** That the City Council hereby approves the PSA and the Related Agreements and Instruments, all of which shall be substantially similar to the attachments hereto;