

## **Meridian City Council Work Session**

**November 6, 2024.**

A Meeting of the Meridian City Council was called to order at 4:30 p.m. Tuesday, November 6, 2024, 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, Kyle Radek, Sahand Rahbar, Steven Siddoway, Berle Stokes, Kris Blume 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 Wednesday, November 6th, at 4:30 p.m. We will begin this afternoon's work session with roll call attendance.

### **ADOPTION OF AGENDA**

Simison: Next up is adoption of the agenda.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I move that we adopt the agenda as published.

Overton: Second.

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

MOTION CARRIED: ALL AYES.

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

- 1. Approve Minutes of the October 15, 2024 City Council Work Session**
- 2. Approve Minutes of the October 15, 2024 City Council Regular Meeting**

- 3. Approve Minutes of the October 22, 2024 City Council Work Session**
- 4. Approve Minutes of the October 22, 2024 City Council Regular Meeting**
- 5. Prescott Ridge Subdivision No. 2 Sanitary Sewer and Water Main Easement No.1 (ESMT-2024-0150)**
- 6. Sagarra Subdivision No. 2 Sanitary Sewer and Water Main Easement No. 3 (ESMT2024-0151)**
- 7. Sagarra Subdivision No. 2 Full Release of Sanitary Sewer and Water Main Easement Instrument No. 2024-006171 (ESMT-2024-0152)**
- 8. Freedom Bagel Bakery Water Main Easement No. 1 (ESMT-2024-0153)**
- 9. S. Benchmark Way and W. Cobalt Dr. Sanitary Sewer and Water Main Easement No. 3 (ESMT-2024-0155)**
- 10. TM Creek Subdivision No. 7 Sanitary Sewer and Water Main Easement No. 2 (ESMT-2024-0156)**
- 11. Final Plat for Prescott Ridge Subdivision No. 5 (FP-2024-0019) by KM Engineering, generally located 1/4 mile south of W. Chinden Blvd. on the west side of N. Rustick Oak Way.**
- 12. Findings of Fact, Conclusions of Law for Pivot Point Subdivision (H-2024-0029) by KB Homes, generally located south of W. Pine Ave. and east of N. Black Cat Rd.**
- 13. Findings of Fact, Conclusions of Law for Calvary Chapel (H-2024-0020) by Calvary Chapel Meridian, located at 2600 W. Nelis Dr.**
- 14. Findings of Fact, Conclusions of Law for Life Church (H-2024-002 4) by Ella Passey, Land Group, located at 3323 E. Commercial Ct.**
- 15. Final Order for Promenade Cottages No. 1 (FP-2024-0001), by A Team Land Consultants, located at 403 E. Fairview Ave.**
- 16. Final Order for U-Haul Franklin Building B Access (CR-2024-0001) by Hillside Architecture PLLC, located at 1030 W. Franklin Rd.**
- 17. Development Agreement (Burnside Ridge Estates H-2023-0055) Between City of Meridian and Linder Holdings, LLC and Colleen K. Kelly, and C. Brent Jackson, for Property Generally Located Southwest of the W. Victory Rd. and S. Linder Rd. Intersection**

- 18. Development Agreement (Taylor Annexation H-2023-0062) Between City of Meridian and Robert Taylor for Property Located at 3840 E. Overland Rd.**
- 19. Development Agreement (Idaho State University H-2024-0027) Between City of Meridian and Idaho State University for Property Generally Located on the West Side of S. Locust Grove Rd., Midway Between E. Franklin Rd. and E. Overland Rd.**
- 20. Final Order for Julia Subdivision (FP-2024-0009), by Ackerman-Estvold, located at 2435 N. Black Cat Rd.**
- 21. Development Agreement (Firenze Plaza H-2024-0007) Between City of Meridian and First Meridian Limited Partnership for Property Located at 3182 E. Mount Etna Dr.**
- 22. Award of Bid and Resulting Contract for the Wastewater Resource Recovery Facility Tertiary Filtration Facilities – Construction project to RSCI, Inc. for the Not-To-Exceed amount of \$31,047,000.00 with \$22,500,000.00 funded in Fiscal Year 2025 and \$8,547,000.00 funded in Fiscal Year 2026**
- 23. Development Agreement (Ferney MDA H-2023-0034) Between City of Meridian and Franklin Storage, LLC for Property Located at 4160 E. Lanark St.**
- 24. Approval of Task Order 11083.d to JUB Engineers, Inc. for the Well 24 Water Treatment Facility Design project and for the Procurement Manager to sign for the Not-to-Exceed amount of \$329,800.00.**
- 25. Approve award of Purchase Order #25-0094 to Columbia Electric for the Tertiary Filtration Facilities VFD's for the Not-To-Exceed amount of \$267,836**
- 26. Approve Award of Bid and Equipment Contract to Advanced Electrical Technologies for the Tertiary Filtration Electrical Package 2 for MCC, PLC's & Comm Panels for the Not-To-Exceed amount of \$340,000.00**
- 27. Fiscal Year 2025 Net-Zero Budget Amendment in the Amount of \$524,378.00 to accept the Fiscal Year 2025/Program Year 2024 Community Development Block Grant (CDBG) Award**
- 28. Subrecipient Agreement Between City of Meridian and Boys and Girls Clubs of Ada County, Idaho, Inc. in the Amount of \$34,959 for**

**Program Year 2024 Community Development Block Grant Funds for the Youth Scholarship Program**

- 29. Subrecipient Agreement Between City of Meridian and NeighborWorks Boise for Program Year 2024 Community Development Block Grant Funds for Homeowner Repair Program**
- 30. Subrecipient Agreement Between City of Meridian and The Jesse Tree of Idaho in the amount of \$43,698 for Program Year 2024 Community Development Block Grant Funds for Emergency Rental Assistance**
- 31. City of Meridian Financial Report - September 2024**

Simison: Next up is the Consent Agenda.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I move that we approve the Consent Agenda, for the Mayor to sign and Clerk to attest.

Little Roberts: Second.

Overton: Second.

Simison: I 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.

**DEPARTMENT / COMMISSION REPORTS [Action Item]**

- 32. Mayor's Youth Advisory Council Update**

Simison: So, we will go on to Department/Commission Reports. First item up is Item 32, the Mayor's Youth Advisory Council. I will turn this over to Sahand for some introductions.

Rahbar: Mr. Mayor, City Council Members, good afternoon. Thank you once again for providing us with the opportunity to come before you and provide some updates about the goings on of the Mayor's Youth Advisory Council. In terms of timing our program is active during the school year, so our schedule actually aligns with the West Ada School District's academic calendar. They have got classes that start in August and end in May, so our program is usually active with scheduled meetings starting in August and ending in about May and I provide that little bit of context to you just so you know that this is our first presentation to you for the new MYAC school year. So, a lot of what you will be hearing about what is going to consist of some of the focuses, the projects and the meetings that they have had during the first couple of months that they have been meeting, as well as a little bit of a road map at what they are looking to do in the next month or two ahead and so with that I am going to ask the two student leaders who are here today with me to come up and share some slides that they have prepared for you and -- and I will turn things over to them.

Simison: Thank you, Sahand.

Wright: Okay. So, I'm Elizabeth Wright. I'm an 11th grader and I'm from Renaissance High School.

Mele: I'm Lillian Mele and I am from Meridian High School and I'm an 11th grader as well. And, then, I'm the communications coordinator.

Wright: And, then, I'm the community service chair.

Mele: So, we have the Associate Association of Idaho Cities that was the AIC conference in June where MYAC executives came to that event. In that event we met with other MYACs and learned about their input and how they deal with their council and we also participated in workshops and service projects where we learned more about leadership skills and how we can help benefit our council, as well as like the whole of the communities and what we can add. And, then, we also took the experiences we had at this event and applied it to our general council meetings. We had like a vision web activity recently that helped build a lot of leadership and show roles.

Wright: Yes. We also received an award for the #dotheright community fair that MYAC helped plan in Meridian Middle School.

Mele: Okay. So, for our MYAC kick-off party at Wahoo's that was our first major event of the school year where we gathered with people to talk about what MYAC is and how we help benefit the community and how it also helps students be a part of like a community where we can learn more about each other and be with similar people. So, our parents came and also kids and, then, we bowled and just hanged out and knew each other and it's more of like a social hangout where they learn more about us while we get to kind of communicate with each other and have team building.

Wright: Parents also got the opportunity to ask any questions to us or Sahand about our leadership. And, then, a lot of the posters that we now have made are around schools. So, there is a lot around Renaissance and Meridian and Mountain View and Rocky. We are sending more out to others as well.

Mele: Okay. So, for our next thing is the Pumpkin Patch trip, which was in Lowell Family Farmstead. That was more of just like a social opportunity, but also a recruitment event for more MYAC'ers who would want to join. But it was mostly just for better bonding between our community, because most of the time we are in the MYAC group meetings, but we never really get to talk more about each other. So, that was more of a thing whereas we can build more friendships and become closer. And there was also like 13 youth that was gathered at that meeting.

Wright: Being able to go to the Farmstead brought a lot of just valuable leadership. It really showed -- like when we went through the corn maze we split up into some basic groups and it helped provide like roles and standpoints.

Mele: Okay. So, the next community service event that we did was the Walk to End Alzheimer's. That is a community service project that we participate in every year and that we just helped cheer on and support walkers and this is a very valuable thing, because we are help supporting a community that needs us and it's just to show our kindness and the care for who the people are around us.

Wright: Yeah. So, we were able to help set up and take down the event along with kind of walk it and make sure everyone feels supported.

Mele: So, for our general council meetings we usually just have ice breakers at the start and that's more for social buildings and, then, we bring guest speakers who teach us a lot of important concepts, whether it has to be a leadership or about voting rights and, then, we break up into small groups and plan projects. So, community service. Works -- work groups would have their own separate group and, then, so would government affairs projects or when we would have certain events like friendsgiving, then, we would -- they would have their own split group where they can learn and plan about what will happen that day.

Wright: And, then, actually looking forward to our friendsgiving we are doing another event Faces of Hope. The Faces of Hope and we are having Faces of Hope come and we are going to make a whole bunch of bracelets for them and just have them speak for us, even at this extra-curricular activity that isn't necessarily required to come to.

Mele: Yeah. So, some of the activities that we do in general council meeting that we have done so far is Vision Web and that talks a lot more about leadership and that also happened in AIC. So, we brought that here for our general council. We also did voting information received by Kobe Bond, which is a senior in Renaissance High School and he is a part of They Vote, which is talking about how young people can help with voting rights, whether they still would not be allowed to vote. And, then, we did voting

simulations, which helped us learn more about open primaries and closed primaries. And, then, we held like elections with two vacancies, which is we needed to do a bi-election for who would become service vice chair and who would be government affairs vice chair.

Wright: And, then, moving forward we actually have a lot of really exciting things planned for our general counsel. We have really large activities that we are hoping to get them involved in having to do a lot more with government affairs.

Mele: And, then, lastly we have our Treasure Valley Youth Summit and that's like the major event that we hold every year. It is very fun. We learn a lot about leadership. Also the good influences of not doing drugs and how to be a good citizen to society. We brought over 90 students from high school in Meridian for like this all day conference with different safety topics where we did go karts and that's like distracted driving. So, what does it feel like driving when you are texting with someone or mini golf which has the integration goggles and that's like how do you feel -- how do you do when golfing when you are drunk or smokescreen documentary, which talks about how like drugs and marijuana -- how it affects you and your body and public service announcement is just talking about safe driving. Put your seatbelt on and we kind of enacted out different skits of what would happen if you didn't do that.

Wright: Also had a great opportunity to learn from our SROs around us and a lot of SROs that many of the children knew from our -- from the schools that they had come from, we really opened it up to the sources of strength at schools and hoped that they would come and represent their schools.

Mele: Yep. And, then, we have our trunk or treat and that happened recently on October 24th and that was just us putting -- wearing minion costumes and, then, giving out to little kids candies, but also giving out voting flyers to the adults who could participate for open voting. And our upcoming plans are Rake Up Meridian I organized that event. That's going to be on November 9th at 11:00 a.m.

Wright: And, then, we have Thanksgiving on November 14th where Lillian talked about how we are going to be making friendship bracelets, but also learning more about the mission of Faces of Hope. And, then, we have our NOC -- NLC conference funding, which is we are going to be funding for executive trip to go to Washington DC for NLC. And, then, as well as those other government affairs opportunities that we are bringing around that we don't have quite set pictures for you yet. They are going to be new things. And, then, as well as a couple communication opportunities, like just bettering leadership skills and just communicating with your peers.

Mele: Yep. Thank you.

Simison: Excellent. Thank you. Council, any questions or comments?

Little Roberts: Mr. Mayor?

Simison: Council Woman Little Roberts.

Little Roberts: Mr. Mayor. Ladies, great job. It never ceases to amaze me the wonderful things that MYAC does and so just so appreciate your involvement, your forethinking, your learning. I mean you are the future of our country. So -- so, great job.

Wright: Thank you so much.

Taylor: Mr. Mayor?

Simison: Councilman -- and, sorry, I did not get a lot of sleep, so --

Taylor: You can say hey you. That's fine. Just -- I'm just curious can you explain how Snack-tocracy works? Is that a game you guys played? I -- I just saw that on your flyer and I was waiting to hear about it, but --

Wright: Oh, yeah. That was a game that Sahand actually came up with on like pre-planned with no like sources or anything. I think it -- it was we represented two different types of voting. So, we did the raking voting and we did the voting that we currently have in Idaho and, then, open primaries. Yeah. And, then, it was like about like three different parties. So, you are given kind of like tickets and it's like, okay, you are for the sweet party, okay, you are for the salty party and, then, you have one where you are just independent voting and it shows us how different -- because you have -- because it's kind of like they give you a role of what you are and, then, how you must vote according to it. So, then, when you are playing for closed primaries you have to vote according to that and see how that changes the results for the votes and how different it is from open primaries and how -- how would it be depending on if you are sweet, salty or independent.

Mele: Sahand also had the opportunity to try to get us the correct snack for the next meeting with the bi-elections.

Simison: And I will just say this. Sahand did an excellent job in my opinion of explaining the ranked choice voting process. So, if it had become law I was going to nominate him to educate the rest of Idaho, but you are off the hook, Sahand.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I think as a -- as a member of the salty party I want to commend you both on a -- on a great report. I love hearing what MYAC has going on and, Mayor, I think to your point just a point to really commend Sahand. He does a great job as the advisor for this program. I know it's the Mayor's Youth Advisory Council, Mayor, and I commend you for being involved and I think we all know this program wouldn't be as successful if it wouldn't be for Sahand and so want to just take a moment and thank him. And, then,

my question is Rake Up Meridian Saturday, do you need extra rakers, people to come help and -- and serve with you? If so we would encourage you to invite the City Council. Council's doing Rake Up Meridian on Friday, but I have teenagers who love to rake and be happy to volun-tell them to come help you guys out on Saturday if you need the extra set of hands.

Mele: Well, I think that would be a good idea. I think always having more people is better for the community.

Cavener: Great. Look forward to seeing the address. Thanks, guys.

Mele: Thank you.

Simison: Thank you very much and just kind of -- to give Council maybe one little thing, they have done a really good job of actually expanding MYAC into other schools this year. You know, the last couple years we have been very Renaissance heavy. I'm not saying it's still not Renaissance heavy, but the executive committee is -- has representation from four schools if I'm not mistaken off the top of my head, as well as we have seen a lot more young gentlemen participate in MYAC both in the meetings as well as on the executive. So, it's -- it's been nice to, you know, kind of taking a little while to get out of the -- I think the old COVID and into a little routine and getting -- getting out in that context and it's been a great way to see MYAC have different conversations in that context. So, kudos to the work that you guys have done in -- in spreading the word to get others interested in MYAC.

Mele: Thank you.

### **33. Request from Nick Rinker for Connection to the City Water System Outside City Limits at 330 N Linder Rd.**

Simison: All right. Enjoy. And the chair would have been here, but she's upstairs volunteering for her appointment to the Arts Commission, so she's doing double duty. With that we will move on to Item 33, which is a request for Nick Rinker for connection to the city water system outside of city limits at 330 North Linder Road. Turn this over to Mr. Radek.

Radek: Mr. Mayor, Council Members, yeah, this -- these requests come around like once or twice a year and just because our code says that we -- we don't allow connection outside the city limits unless Council approves it, so that's why we are here and everyone's just a little different. In this -- in this case Mr. Rinker already has an application in for annexation and zoning on this property and -- and they go to public -- or Planning and Zoning hearing on December 5th, but the -- the pump has failed in the well that they currently use and rather than spend money on replacing a pump when they are going to have to hook up city water anyway, better -- and we agree it's better to spend money abandoning that well and letting them hook up to water. The property is a house that was probably built in the '70s. It's been on a well and it actually hooked up

to city sewer sometime around 2015. So, the -- the home which will become an office after the annexation and zoning and the project is already hooked up to sewer and so the request is to allow Mr. Rinker to hook up to water prior to his annexation and -- and, of course, he will enter into an agreement for the provision of that water service as well, which is the next -- next item if you approve the first. And Mr. Rinker was trying to be here -- oh, you made it. So, he's available for any questions if you have any questions.

Simison: Thank you, Kyle. Council, any questions for Kyle or for Mr. Rinker?

Little Roberts: Mr. Mayor?

Simison: Council Woman Little Roberts.

Little Roberts: Kyle, what's the process or who manages the process of closing down the well that -- because in the notes it talked about how critical it is to make sure that that is done properly.

Radek: Council Member Little Roberts, Mr. Mayor, make it a requirement in the -- in the agreement and so before we set a meter in there our -- our water department will -- will inspect and make sure that -- that there is no connection at all to the house and, then, we will ask Mr. Rinker to provide the abandonment report from the Department of Water from the driller. The driller submits that to the Department of Water Resources and so we will ask for that as proof that the well has been abandoned.

Little Roberts: Great. Thank you.

**34. Agreement for Provision of Water Service Outside Meridian City  
Limits: 330 N. Linder Rd.**

Simison: Council, any additional questions?

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Just to make a note, I'm going to recuse myself from the vote as I have a personal relationship with Mr. Rinker.

Simison: Okay. Thanks very much. Okay. Then with that, Council, we will move on to Item 34, which is agreement for provision of water service outside Meridian city limits at 330 North Linder Road.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I move that we approve Item 34, the provision of water service for 330 North Linder Road.

Overton: Second.

Simison: Have a motion and a second to approve Item 34. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it with -- with one person recusing themselves from the vote, so it's five zero. Okay. Good luck and thank you.

MOTION CARRIED: FIVE AYES. ONE RECUSE.

**35. Fiscal Year 2025 Budget Amendment in the Amount of \$81,227 for the Police Department Admin Roof & RTU Replacement Project**

Simison: All right. With that we will move on to 30 -- Item 35, which is fiscal year 2025 budget amendment in the amount of 81,227 dollars for the Police Department admin roof and RTU replacement project and I will turn this over to Mr. Freitag.

Freitag: Mr. Mayor, Members of Council, good afternoon. Thanks for giving me a minute on this. So, yeah, we are asking for a budget amendment. This is related to an FY-25 project that's been approved. We finally got our bid -- final bid in and we are a little under. So, the budget request is for 81,227 dollars to make us whole on this, so we can proceed forward with replacing the roof on the Police Department administration building and I will stand for questions if anybody has any.

Simison: Council, any questions? Okay. Is there a motion? You are Council Member -- I'm going to write people's names down, because it's not working today.

Overton: We need to turn all our signs tonight facing you. Okay. Mr. Mayor, I move that we approve fiscal year 2025 budget amendment in the amount of 81,227 dollars for the Police Department admin roof and RTU replacement project.

Little Roberts: Second.

Simison: I have a motion and a second to approve item 35. Is there a discussion? If not, Clerk will 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.

**36. Approve AIA A133 amendment for the Not-to-Exceed amount of \$835,171.00 to Kreizenbeck LLC for the Police Department's Re-roof and RTU Replacement Project**

Simison: Next item up is Item 36, which is to approve the AIA A133 amendment for not to exceed amount of 83,171 dollars to Kreizenback, LLC, for the police department's re-roofing and RTU replacement project.

Freitag: Yeah. Mr. Mayor, Members of the Council, so this is the contract amendment for that item that you just approved for the budget amendment. So, again, I will stand for questions if you have any.

Simison: Any questions, Council? If not, do I have a motion?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: I move that we approve AIA A133 amendment for the not to exceed amount of 835,171 dollars for Kreizenbeck, LLC, for the Police Department's re-roof and RTU replacement project.

Little Roberts: Second.

Simison: I have a motion and a second approve Item 36. 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.

MOTION CARRIED: ALL AYES.

Freitag: Thank you.

**37. American Rescue Plan Act (ARPA) Project Funding Update**

Simison: Have fun. Next item up is Item 37, American Rescue Plan Act project funding update. Mr. Miles.

Miles: Good afternoon, Mayor and Council. Here to give you an update on the status of the ARPA program and the funding that we have been awarded by the federal government. Last we were here was almost a year ago, November 14th last year. During that time and since then we have been able to work with Public Works, get the biosolids project through the design phase and the bid process. So, thought it's a good time to come back to you as we promised that we would talk about where we stand with the funding. I did provide you a memo last week. The information there is still accurate. We were able to get any of the few questions we had yesterday answered. As a reminder, we were rewarded roughly 12.8 million dollars. We have fully obligated to

date about 1.8 million of those dollars and expended 1.6 million of those dollars, approximately, with the lion's share remaining in the Public Works project that is now sitting -- or will be sitting before you under contract. That project came in a little bit over estimates. Our initial estimates I think were around 4.8. The construction came in at 5.7 million and really just here in front of you to continue to ask you that we are on the right path funding the biosolids project. The approximate cost with a 5.7 million in construction and, then, the additional services would come in about 7.4 million, along with some contingency on that and, then, the strategy that we discussed last year with Council was that we would use the remaining funds to then allocate through the revenue loss formula towards the police and fire stations as we looked at the allowable cost that we can apply that money to. What makes the most sense from a reporting standpoint and from a federal guidelines reporting standpoint is to attribute that roughly -- I think it's 3.4 million dollars would be left, obligate that to the fire station through the revenue loss, because that would require us just to do one project, one reporting and that would expend all of those funds. My mic just went out. So, that's sort of where we stand with the ARPA program. Again, aligned with our philosophies that we have been tracking one time expenditure with capital projects that -- with the goal to lower long-term operational costs and meet ongoing investment needs. I think as we talked with Public Works the questions always become would we do this project regardless of ARPA and the answer is yes. So, it makes sense to do it with the ARPA funds, get it done. We have got the opportunity to move it forward. So, I think that sort of captures the big picture. I will leave it to you for any questions and comments and open discussion.

Simison: Thank you, Dave. Council, any questions, comments?

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: David, just a quick question. According to the -- the requirements the funds need to be obligated -- meaning identified towards a particular project and, then, expended within two years of that. So, by, what, 20 -- December 31, 2026, the funds need to be out the door or they need to be -- I mean can you just clarify some of the timelines on what we are talking about with the funding?

Miles: Yeah. Mr. Mayor, Councilman Taylor, you are -- you are a hundred percent correct. We need to officially obligate, which by the Treasury guidelines means formal contract approved by Council. In some projects like the revenue loss that can also mean unauthorized and formal MOU, because it's money going to a project that the city owns. That has to be done by December 31st of this year. That's the obligation. The project funds have to be expended by December 31st of 2026.

Taylor: Mr. Mayor, quick follow up.

Simison: Councilman Taylor.

Taylor: And if we don't obligate those funds by the end of this year what happens?

Miles: What we have been told is the money will likely be clawed back by the federal government. However, I don't know that they fully want it either. It's been an interesting project program to sort of walk through the regulations and I think the Treasury is still trying to figure out -- they really want the money to be expended. What it would look like going back I couldn't tell you, but I think that's what would happen is that it would claw back.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Are you looking for feedback from everybody? Action? Some kind of, you know -- assuming a contract will come before us and everything; right? And before the end of the year. So, just looking for feedback from everybody that we are still supportive or -- or what would help?

Miles: Mr. Mayor, Council Woman Strader, thank you. Yes, we are looking for just general direction today. Head nods today good enough. We would come back with you. I just got information that we bring the Public Works contract back to you November 19th would be the goal and, then, shortly thereafter, one or two weeks, as long as it takes for us to get the contracts for the fire station written up, make sure that our auditors are happy with the language and that the consultant that we have on board are happy with the language. We bring that back to you after the 19th. So, that would be the stair step process.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Got it. I remain in support of this and for the reason that you mentioned, which is, you know, having a lot of in-depth discussions with you and with Laurelei and the whole team it's a great project. It's very innovative. It reduces the future operating costs for the city and it's something that we would pursue anyway. It's also in alignment with reducing trips to the landfill, extending the life of the landfill and keeping trucks off the road, those are all objectives that I think align well with our Council's direction. So, I'm definitely in support of it and I would love to see it move forward as outlined in your memo.

Simison: And one thing I don't know if it will come forward, but in conversations with Laurelei we are reducing the contingency down from what we normally do, so we don't leave extra money into the project. If for any reason the contingency goes over, then, they would bring a budget amendment for any nexus that would be necessary from the city to cover that, but we felt that was a better approach rather than put in the full amount that might not be utilized. There still may be some that doesn't get utilized

specifically if it -- they stay completely on budget, but it is a smaller contingency that we normally would have on projects that's going to be brought forward.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Just a comment. I think if you look at sort of the -- the plan with this, I -- I think it -- I think it will be really interesting to see what other uses we can derive from this longer term that we are maybe not anticipating today, but I think -- I think it makes sense. My feedback would be -- I mean that funding is there. Whether we liked it there or not it's there and we have an obligation to either use it or not. So, I think putting it to good use in a way that makes some sense for the city is a good idea. So, I think we are on track. Thank you.

### **38. Parks and Recreation Department: Settlers Park Expansion and Future Community Center**

Simison: Thanks. All right. With that we will move on to Item 38, which is Parks and Recreation Department Settlers Park expansion and future community center. Mr. Siddoway.

Siddoway: Thank you, Mayor, Members of the Council. While Chris is bringing up the presentation I just want to say that I'm grateful to be here tonight presenting this, since this conversation has been in development for a long time and to be to a point where we are actually talking about possible floor plans and -- and -- and plans is quite exciting to me. I wanted to recognize first off in the audience Lance Fish with ZGA Architects. They are our architect on this project. I also want to recognize Garrett White in our department is the -- the -- the project manager, kind of managing the -- the project as it's moving forward. But appreciate Lance's efforts on what I'm going to show you tonight. So, first of all just a quick reminder of the location. You can see in front of you the location is next to Settlers Park. Earlier this year we purchased the -- a little over 11 acres from the West Ada School District west of the ball fields and that would be -- that -- that is the location as an expansion of Settlers Park. About call it three to four acres would probably be taken up by the actual community center project and, then, the balance will be part of the expansion of the park, which I will show you tonight. Also just a reminder that we do have a guiding document that's helping us move forward and we continually share this back and forth with Council over the last four or five years, but it summarizes the building program, the -- the types of -- of rooms that are in it. It's based on all the public feedback to date from the surveys that we have done with the community open houses during the master plan plot -- master plan process and feedback from the Council, as well as the Commission, and we also know that this vision will continue to evolve as we go through this process, talk with the community, get their feedback and come back to Council. So, some of the key features of this community center -- the first bullet has become more and more important over time and that's access control. I just want to highlight that a little bit, because we are working to

minimize staffing needs at the -- at the community center. I will talk a little bit more about that. We do have a large flex space basically, the size of an elementary school gym, with a stage that can be used for musical performances and plays. It can be used for city events like the upcoming Children's Winterland Festival. It can be used for a variety of different sports activities. We also have three different multi-purpose classrooms, one that can focus on the needs for camps on one end of the building and two on the other side that will be flexible with a movable wall between them. There is specialty classrooms that we have talked about multiple times, like arts and crafts specific room, fitness, dance or yoga and a cooking classroom. There is also quite a bit of office and storage space and one of the things I hear over and over again talking to places that have built community centers is don't forget the storage. Everyone says they under -- under build the storage and they wish they had more. This last bullet is a possible fire prevention office location and the chief's here to address any questions related to that. But, basically, we have partnership with them right now at Homecourt Basics where they are inhabiting some of the existing office space there and the idea is that there might be a benefit in having them follow us to the new community center. Here is the floor plan. So, let me grab this mouse and just kind of walk us through it. If you can see the mouse, this -- this large space up at the top is the -- that large flex space, you can see the stage facing in what -- what you could think of like an elementary school gym. You can see some different sizes of there that would fit one basketball court, two volleyball courts or three pickleball courts. We can teach instruction classes in there for pickleball 101 or we can use it for overflow. I can tell you we are turning away teams left and right in our adult sports program and we are already desperate for more gym space. We are talking with the school district. We are doing a variety of things to help with that, but this is one possible help, but it -- it -- it's a very flexible space that could be used for a variety of things, including events, sports and performances. Let me just jump to the -- if you can see the -- where the mouse is right now, this is -- this is the main entrance. Comes into a lobby and a reception area and you get a glance into the -- the flex space from there. Let me point out these lines here -- we have access control doors at this location and, then, right over here at this location that we could block off an entire wing if we wanted to control one side or the other and, then, the doors to each of the individual classrooms would also be intended to have access controls. Again, part of that effort to minimize future staffing needs. This -- well, over here you can see where it says future fire. That -- that is the -- where we would add on fire if we end up with a partnership together there. It could be convenient for them to, you know, come in off of a separate site entrance and come in and out or through the front doors, wouldn't matter, but they could have the ability to interact with our mommy and me classes for child car seat safety or -- or whatever. Things like that, so -- but this classroom next to them -- can't find my mouse. It keeps disappearing. This classroom here would -- is one that could work for just about anything, but in the summertime specifically we have the ability to use it for like a summer camp location and to be able to have it right across from the gym with convenient access -- or restroom access and security control could actually secure that area off from the rest so that other -- other classes could be going on over here without needing to interact with the summer camp kid program. Behind the reception we have the one office and some cubicles, one conference space, because there will be, you know, just multiple meetings

with instructors and things that -- that need to happen at a place like this and, then, the -- the blue areas over here are basically the classrooms. We have got the two classrooms here with the movable wall between them. These rectangles on these three represent like garage door type openings that we could open and have indoor-outdoor uses, because we do have some green space and -- and patio uses behind there that I will show you in a minute. We also have the demonstration kitchen or a cooking classroom if you will. Sorry. My mouse is moving around. Trying to get it to stay put. The arts and -- arts and crafts room has an attached kiln room or storage room, so we can do some pottery classes and, then, a separate men's and women's restroom for this wing of the community center. So, I kind of want to spend most of my time on this, because I think this is kind of really the -- tells the story of how that -- that vision document actually looks in -- in terms of a floor plan. This is what it could look like from the -- from the front and we have another elevation of the -- the rear elevation. You could see this larger space here would be the -- that flex gym space and, then, these are some of those classrooms that have the -- the openings that can come out onto that -- onto that green space for some indoor-outdoor activities. Some sample renderings of what the interior might be. The top left -- is has the -- the front entry and the reception area and, then, from that entry looking into the -- into the building you can see that from sitting in this -- in this lobby you have a view into the -- that flex gym space is -- and this represents kind of that access control. If -- it could be open. We are just showing it here closed on either side just to show you what -- how the access control could work on either side of that -- of that lobby space. So, staffing. We would propose to use existing staff primarily to open the community center by focusing on two promotions, taking one existing rec coordinator and making them the facility manager and, then, taking what we currently have as a seasonal classes and camps coordinator and making that position full time to do the -- the -- the programming and things that the -- to assist that -- that facility manager. We -- we would move some of the existing recreation staff to the community center from City Hall to assist with that daytime coverage and they would still keep their own day jobs and just do what they do from there, as opposed to here, but just -- sometimes it's just a matter of having an extra, you know, bodies in the building to help with just eyes on the facility. Evenings and weekends we would do what we can with access control, like we do at the existing community center, or at basics of the Homecourt and we currently do not staff those and -- and they -- they work. I do expect that a larger facility of this, you know, may need -- will need some additional, you know, eyes on and so we have built into the CFP three future site supervisor positions, so that it can function long term more like the Homecourt does today based on that staffing model, but we have plugged them in out at 2030 is where we have them and that can move forward or backward as appropriate based on budgets. Let me just pause and ask if there is any questions about that.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: That's helpful. The -- just so happens that a couple of us have been starting some work around the CFP. I actually thought -- I saw some headcount earlier in the CFP in 2030. So, I kind of just wanted to double check on that, what you were thinking.

Siddoway: Well, I just checked it last week when I was building this and I -- I looked at the year and thought it said 2030. Does that sound right to you?

Strader: Maybe I'm -- maybe it's me. It's probably me maybe. Maybe I'm conflating it with something else. Okay.

Siddoway: We do have the -- you know, the construction and the O&M cost for the building in earlier than that, because we were hoping to open that in FY-28.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah. That's kind of what I wanted to understand generally is kind of what is the updated timeline in terms of different milestones when we think the facility will be delivered and then -- so, your plan is to use existing staff to staff it and, then, it sounds like 2030 is when permanent staff would start. Do you really need three on-site supervisors? Because that's a pretty big ramp up to go from zero to three in five years.

Siddoway: Yeah.

Strader: So -- yeah.

Siddoway: We -- we can -- we would need three to four 24/7 -- not 24/7. I'm sorry. But seven day a week until, you know, like 10:00 p.m. at night coverage if we want someone there on site. We can see how the first year or two goes and adapt that. We can phase them in or we can do them at once. But I think those -- all those can be on the table for future conversations.

Simison: Or you leave it as is and you don't bring people on if that's -- if it's working and that's what's working. Those are the unknowns.

Strader: Yeah. No. That's helpful. I just wanted to kind of understand where your head was at. Okay.

Siddoway: I do have a timeline slide, but I -- it's plugged in here after I go over the site plan, so if -- if that's okay I will hold the -- hold the timeline and --

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Steve, just real quick before you move on. I kind of aligned with -- with timing of the day. What's -- if -- are we going to have evening access? We talked about having staff there during the weekdays. Would you stagger those potentially if there is evening activities or how do you kind of manage access on like -- if you do the two promotions how would they manage evening activities if we have it?

Siddoway: Well, we are going to try it nonstaffed with badge access, kind of like giving an HOA access to City Hall after hours. It's -- how they -- just think about the current community center. We don't have a staff person there today. They have a code. They get in. They are responsible for, you know, locking up and making sure their class members leave when they -- when they go. You know, the -- the more complicated version is if there is three to five classes going on at once, you know, it's a little more complicated. It's -- it's easy to know if everyone's out if you are the only one there, which is kind of at our small community center how it works. But we can ask them to be responsible, you know, that we are going to have the swing open and -- and it's open until 10:00 and we can schedule it to lock down at a certain time. We can also, you know, give them badge access to open the doors and go into their classroom and our -- our -- our plan is to try and do it just through badge access and access control unstaffed and see how that goes.

Simison: Maybe, Steve, to get to the -- have you thought about when the -- when the seasonal class coordinator is promoted full time what hours might they work -- be there at the facility? Noon to 8:00? Are you thinking only staff there from 8:00 to 5:00 each day?

Siddoway: Right now the -- the -- using existing staff we are focused on 8:00 to 5:00. If we find that that needs to morph if we can have that conversation, but we are thinking of trying to get the coverage there 8:00 to 5:00 and, then, try using the access control in the evenings and on the weekends. We -- we think we may need some additional staff in order to, you know, use it to its full potential, but, you know, maybe we find that we can -- that it works well by having only a couple of classes in there at a time when it's unstaffed, as opposed to five or six. But those are the kind of things that we will need to live in to know.

Simison: Okay.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: One last question and we will let you continue on, Steve. I'm kind of a trust and verify person. I like the idea of the access control. Are we planning on implementing any type of a security camera situation with this building as well so we know what's happening?

Siddoway: There would be security cameras, just like we do in -- in parks or elsewhere. So, yes, security cameras and access control. So, let's talk about the expanded view of the park expansion and the site layout of where the community would fit into that. So, the first thing I want to point out is that parking is a big deal and especially with the issues we have had with MYB patrons and parking in the neighborhoods and trying to give them more convenient parking next to the field they are trying to access. So, that 340 parking spaces that we are planning for includes the MYB overflow parking, as well as parking for the community center. It has the community center itself. One -- in our conversations about needs of that park, what comes up perennially is a dog park. So, we would look at incorporating a dog park into this new space. We put it as far as possible from existing residences, so that -- and -- and, then, put this open play green space closer to the residences and, then, include our pathway connections. So, here is what that would look like. I like this slide, because it really kind of emphasizes the -- the parking aspect. You can see the -- the parking lots that are closest to the -- the ball fields here and here and new accesses from that point up into the park or where those ball fields are. We think it will be very convenient and desirable parking for the ball field patrons and attract them to -- to that location. We would have the small and -- small and large dog park on this far south side. North is to the left on this photo. You can see Venable on the bottom. Now, I like this other view right here, because lest you think it's all asphalt this kind of emphasizes the green space. So, I use the -- the previous one to emphasize the parking, but this kind of shows you that, you know, it -- there is still a lot of green space on this site. You can see how the community center sits central to the site with the parking in front of it. We have got the -- the drop-off area in front of it. We have got a -- a playground behind it and some green -- some open space for some events that might want to happen there, like Children's Winterland Land Festival is the one I -- the one in my mind because it's coming up in a month, but put the quieter open spaces up against the existing residence, have a connection that goes up north to -- for our maintenance folks to be able to access. If you can see where the mouse is now that's our existing maintenance facility. So, we have that connected in, so they can get mowers and trucks and things into this new section as well. But this flow seems to -- to work well. It would have access out onto Venable and, then, out to Ustick Road to the south from there.

Simison: Maybe a couple additions as well, things that -- there are a couple restrooms attached to the community center on the edge that allows some people in that area will have access to the outside of the community center so they don't have to go in in that context. The green space between the -- the ballpark, the playground, that could be future expansion of community center if that was ever needed or desired, either additional large space for some other purpose, so allows you to move -- move it that way. And, then, the final good piece of news is Venable just hit the warrants to -- for a traffic light to be possible at that -- at Venable and Ustick, which really is kind of in -- just got that week -- week ago, two weeks ago, that that's really kind of a game changer for access for this long term.

Siddoway: We would be willing to participate in that and you are exactly right, thank you for pointing out the expansion. We -- we have designed this and kept things away

from the back wall of this, so that we do have the option if ten years from now we want to add on a second gym or another wing of classrooms, that possibility exists for future expansion possibilities at this -- at this site.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Quick question on just speaking of size. I'm assuming the -- sort of the footprint you have here aligns with what's allowed with the impact fees we have collected.

Siddoway: This is based on 22,000 square feet and we have a maximum square footage of 22,000 -- it's coming up on a slide -- 22,827. So, yes, we are very much tuned into that. I want to talk about the timeline --

Cavener: Mr. Mayor?

Simison: Councilman Cavener had a question. Councilman Cavener.

Cavener: Real quick. Sorry. Thanks, Steve. Maybe just sticking with the -- the site layout. Only question about layout -- just maybe one area. When I look at the -- the layout and certainly I think some of our desire to get this lot was to help respond to the significant use of MYB and their success out at Settlers Park and the impact on parking that -- that Sellers has generated. I -- I like how that's laid out with kind of providing -- I think the term used was overflow parking for MYB. Good amount of spaces. I think that's well thought out. What is MYB's participation in this? How much are they helping to contribute towards the parking for -- for their use?

Siddoway: Thank you for that question. I don't have a number for you yet, but I can tell you those conversations are underway. In fact, just this afternoon Garrett met with MYB leadership and those conversations are happening. So, we will be back with a proposed partnership to define what their -- what their partnership and role would be in participating in those parking lots.

Cavener: Okay. Mr. Mayor, quick follow up.

Simison: Councilman Cavener.

Cavener: Steve -- and maybe this is -- is for that update. You know, when I look at that -- the layout I think that is parking that is really set to meet the needs of the baseball facility. Do you see that? I guess what level of that parking lot do you see supporting the playground or the community center?

Siddoway: It's primarily for MYB and other large events in the park. I mean when there are -- when there are large events in the park they -- they fill the existing parking lots.

So, I would say it's probably principally MYB and, then, also, you know, large events that occur in the park.

Cavener: Okay. And -- and, Mr. Mayor, just one last comment, because I think this is -- this is important for me. I do look at that as a parking lot for MYB and so I'm going to be real reluctant to support a proposal that asked the taxpayers to pick up the cost of a parking lot that's going to serve a specific sports league. So, you can pass along those comments if you want to MYB, but to me I think that is really important that we shouldn't be asking the taxpayers to foot the bill for additional parking for MYB.

Siddoway: And we have anticipated the need for their participation and are trying to get that defined right now. Like I say, we have had a previous discussion, but today was kind of a first formal meeting where they saw the plan for the first time, so --

Cavener: Great. Thank you.

Siddoway: So, timeline, we are here at the top in the fall of 2024 talking about schematic design, staffing options and operational costs. What we are seeking for tonight is not a formal approval, but a head nod, basically, that this is good enough to go talk to the neighbors and talk to the public and get feedback, so that we can take that -- the next step and incorporate any -- any changes that they might have. We would have -- hold that public house -- open house and, then, come back to the City Council for a check in and -- and define what moves forward into design development, you know, going through the start of the year winter 2024 slash spring of 2025 going into design development and construction documents, then, another Council check in. I guess I'm trying to point out that we intend to come back multiple times to you and -- and check in with -- with where we are at. The -- the goal would be to get to a cost estimate by spring, so that we are ready for a conversation with the budget process, so -- because late 2025, a year from now let's say, our goal would be to obligate those funds into a construction contract and, then, roll into construction in 2026 and 2027, with the goal of opening a community center in FY-28, which could be, you know, late '27, but not until FY-28. We also know that this is a very draft schedule, so anyone that's watching needs to know -- take this with a huge grain of salt. A lot of things can change between now and three years from now, but this is kind of a best case scenario I would say and what the -- what -- we have got our foot on the gas pedal hoping to do. Let's talk about impact fees. So, this project is a hundred percent eligible for impact fees. A maximum of 22,827 square feet are eligible. Our current impact fee balance as of about a month ago was 19,800,000. So, we have collected the funds to be able to -- to do this project and would like to move forward and, then, we talked about this at the last meeting, but the question was asked what happens if we don't spend those funds soon. If we don't have those impact fee funds obligated to a specific project by 2026 Finance intends to roll into the next impact fee study and our current balance will be subtracted from any impact fee eligible projects that can be collected for future projects during that study. So, it would be in our best interest to get those funds obligated before that next study takes place. So, next steps. We would like to move forward to a public open house. Get the neighborhood feedback, because they think that will be key. Our intent is to

mail postcards to a quarter mile radius. Sorry. Not just a 300 foot radius, which happens with most legal noticing, but we would like to go a little farther than that. Well, quite a bit farther than that. And also invite the community through social media. What other outlets. And, then, we will return to City Council with a final schematic design, early design development and move forward with additional review and feedback from Council. So, that is my presentation for you tonight and seeking your approval to move forward to the community with this and I will stand for any questions.

Simison: Council, additional questions?

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Would you mind going back to the timeline, please? So, I just -- one thing that confused me. This is not the Council check in to move into design development, then, this is a heads up to move into public feedback.

Siddoway: We are very close to moving in design development. We are still in schematic design at towards this -- it's like kind of the end of schematic design. We would like to take that to the community, see -- and see what changes would need to be incorporated before we get too far into design development and start, you know, into construction documents and things like that that become harder and harder to change. But we are still in a very fluid moment in time where this is schematic and we want to go talk to the community while it's schematic.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: And, then, if you could move into the impact fee slide that you just went through. So, we need the impact fees to be obligated. They don't need to be spent.

Siddoway: Right.

Strader: Okay. Got it. So, just some feedback. I -- I get where you are coming from. Obviously don't want to see our impact fees evaporate. So, I think there is a balancing act here between getting the process underway. I think it makes tons of sense to get public feedback right now. I have no issue with that. I think that's fantastic. My biggest concern, just being very upfront, is around the hiring of permanent -- and bringing on permanent staffing, which as we know from our budget discussions is an ongoing expense and so that has been a big concern as we are kind of working through things and you have some runway, you have some time, I appreciate that you have been thoughtful around trying to leverage existing staffing to kind of duly staff the community center and, then, the -- the one thing that does worry me, though, is -- and I -- I like that trust but verify. Yeah, the security cameras that does make me feel a little bit better.

This is going to be a 20 million dollar and I just -- I just don't feel great about large groups of people having access when we don't have staff in place. So, I just want to see us kind of work through the permanent staffing aspect of this and I -- I would personally feel more comfortable if there was kind of a ramp up plan, instead of adding like -- like three -- my personal opinion -- I could be totally off base, but I don't -- I don't know that we would be able -- and every budget year we are going to make separate decisions; right? But three -- three permanent staff members is a lot to bite off in 2030 in my opinion. So, I -- I just think some kind of a -- working on a more detailed, more granular staffing plan I think would -- would go a long way. I like the design so far, but I'm really curious about feedback from the community. I do agree with Council President Cavener that MYB's participation in this is important, but I do think it is -- it is a -- a great way to try to get two birds with one stone and that sounds like this parking issue has been a huge flashpoint for people. So, it's great that that's solving that issue as well. So, I think there is a lot to work through on the staffing and -- and timing. I feel better if you are checking in with us again before you move into the design development phase. So, that's just my feedback.

Simison: Just some -- I think that this Council is working on the CFP. You really are setting the -- the -- the timeline expectations of those staff and ramp up. If you give Steve one person, they will go with one person. If you give them two he will do what you can with two. Give them three he will do what he can with three. So, you really are in control by setting that expectation in the CFP. Steve was just saying I think I need three people long term to fully operate this as much as we can to get our -- our full value out of it, understanding that we are not going to go there day one. That -- that -- so, this is your -- your ramp-up plan. The CFP could be the deciding factor about when you want to go beyond the minimum numbers that he has identified, the two positions in order to have basic level of -- because it's -- as I have learned, they actually have to have a staff member to actually schedule all the classes and do all the things. You don't have that position, then, you got a nice empty building. So, there are some components that have to exist in order to move it forward, so --

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I hear what you are saying on that, but I -- I'm going to also maybe challenge that a little bit in that, you know, the community center -- the programming that's offering there is a very individualized benefit. So, therefore, our -- our cost recovery model based on classes should dictate the amount of staff that we need. So, I would look to our Parks Department and say this is what programming is going to look like. This is what the cost recovery is going to be and as such that's what the staff are going to be. So, I'm not quite sold that it is the CFP that is driving this, it's really what the Parks forecasted use is, should -- what should drive the -- what the FTEs look like in that facility, so -- and that's something that I guess I would want to see before I would feel comfortable in feeling like that I -- I know what the staffing plan is for this facility and -- and I have got a little bit of a disconnect -- going and talking to the public to seek

conceptual ideas is one thing. Two, going to our community and saying here is our site, here is how many employees we are going to have, this is what our hours of operation are going to be is something entirely different and I -- and I'm hesitant on that, because we all know often the first message that people hear is the message they take with them moving forward and so we want to make sure that we are really clear with the public about what this is, what staffing is going to look like, what hours, what type of programming is going to exist, so that our citizens have at least the same perspective that we do as we move forward together.

Simison: So, Mayor, I anticipated that this question might come up, so I had this slide ready. Wasn't sure if we would have time for it, but it looks like we do. So, this is the consensus pyramid that is in our current approved cost recovery model. The community center includes items in tiers one, two, three and four. So, it literally is a blend of all of those. From tier four which is considerable individual benefit, like Councilman Cavener is describing, we have -- you will see the adult recreation classes and programs. In tier three below that you can see the youth recreation classes and programs, which, agreed, should have a little bit more support. Down in the considerable community benefit or tier two we have got the -- the youth camps and the monitor drop in use, which I will just say put out there -- we are not planning to open with that, but that is a potential future use with available -- with -- if there is available staffing. On mostly community benefit at level one, you know, we will have some community special events, we will have arts and culture programs there and there will be volunteer opportunities there. So, it's a blend of all of those. You can see the -- the -- the recovery targets on the right as far as what got adopted and so it's -- it's a blend of anything from zero percent to 99 percent and we should fall somewhere in the middle, right, because -- and a lot of what we do there are -- are more youth classes and camps. So, somewhere in that tier two, tier three probably as a blend makes the most sense. So, the next question is what are --

Cavener: Mr. Mayor?

Siddoway: -- our financial revenue sources? So, I did look into our current community education classes. We do a 70-30 split with those contracted instructors. Last year we brought -- the City made 63,000 of the -- can't remember how many -- hundred thousand was total transactions, but we -- whatever 63 is 30 percent of what that would be our total. But the city revenues were about 63,000 and that can go towards our -- our cost recovery and, you know, we are -- we are approaching that there. We will also have some revenues or can from adult sports if we do program some adult sports in there. Summer camp programs. I don't want to move out of the schools. So, it will depend on, you know, whether we -- we have -- right now we have a north side, south side summer camp. Do we move the north side camp to the community center? Possibly. Does this become a third site? Ideally. But the big challenge to that is -- is -- is staffing, finding the -- the staffing that will -- the youth summer -- the seasonal staffing that would staff that -- that summer camp. It would -- having a third site would depend on that and, then, court rentals -- you know, if we do rent those courts out to groups for activities, events, sports, but I do want to point out that we have through previous

conversations with Council ruled out two of the principal potential sources of revenue. You know, places like Nampa Rec Center, you know, they -- they sell -- they -- they -- they meet cost recovery goals by selling memberships and we talked early on about having a gym and the decision was made early on that we didn't want to do a gym and compete with the private sector version of the gyms that are out there. Without a membership -- that's how most of the rec centers do -- you know, be revenue neutral. We also talked heavily in the past about event reservations, weddings, reunions, private gatherings. We -- at an early version of this years ago we had a catering kitchen to be -- host some of these types of events, things we -- we might need to hold -- have those kinds of revenue sources and we were told very clearly no way, don't go there. So, we have -- we have cut that out of our program. If this Council feels differently I guess let me know, we can adapt to that now, but we have decided not to go there, because it does mean a lot of additional staffing and things like that potentially to be able to do that and -- anyway I just pointed that out, so -- but we do have some -- we do have some revenue sources. We do think that we can be in this cost recovery pyramid where we should be based on the philosophies that we have talked about with Council before.

Cavener: Hey, Mr. Mayor?

Simison: Councilman Cavener.

Cavener: And, Steve, I think we -- a larger conversation about where this facility sits on the cost recovery is a good conversation for a later point in time. Nevertheless -- and if I'm hearing you right, you don't feel that this facility is going to generate enough revenue to cover the expenses of the staff and operations and maintenance of this facility being built.

Siddoway: No, I do not.

Cavener: Okay.

Siddoway: So, it's more like the Homecourt where it would be subsidized.

Cavener: Okay. And so I think just where I'm coming from, Council, that to me is -- is a bigger conversation that we should probably be having before we start communicating with the public, because to Council Member Strader's point, the -- the -- on -- getting this built is less of a concern as the ongoing cost to operate this facility and given the budget parameters and constraints that we are currently experiencing, I would hate that we go to an event with neighbors and communicate, hey, we are going to -- we are going to build this by a date certain, only for us to have to tap the brakes because of staff concerns. I'm not real supportive until we work through this kind of budget challenges of bringing on staff to support this facility with -- without a -- a real defined revenue model that will offset the cost. We have got some real challenges with emergency responders that I think needs to remain our priority and I don't want to derail this, Steve, but there is to me I think some bigger questions that need to be answered before I would feel comfortable communicating to the public about here we go.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: First, Steve, let me just say I wish one day I can wake up for -- and go to work with as much enthusiasm as you have for your job. So, one day maybe I will get there. So, I really appreciate your passion on this. You know, during the budget session I kind of was drilling in a little bit on kind of this, you know, pro forma of how this is going to work and so I appreciate some of the -- the thinking on this. I do think that's probably a bigger conversation we all probably should have, because it aligns a lot with staffing. But with respect to kind of what feedback you are asking now, if we are going to go back to the community, I'm okay going back to ask the community what they think, but I don't think we should be projecting necessarily timelines or I -- I think Councilman Cavener makes a good point, I -- I don't want to promise something that we can't deliver on, but I think it -- I think it would be worth us going out and saying this is what we envisioned for the community center. What do you think? What do you want to see there? And just get some feedback. I would also -- my own personal feedback. I don't -- you know, I understand sending out a postcard within a quarter of a mile, but this is the city of Meridian community center and I'm wondering if there is a way we can't get more feedback from the entire city, not just those within a physical distance. So, I think -- I see that -- why you would do that, but I think we need to expand the -- hey, if we are going to take feedback from the city and what the city wants for their community center, what are you looking for? So, Councilman Taylor's specific feedback to you would be -- how can we get more, you know, feedback from the city and, then, also as we take the -- these concepts out to -- for view I would just sort of take away some of the -- I don't want to promise something that we might not deliver on in terms of timelines or exactly what we have. This is to say here is some ideas, but tell us what you are looking for. So, I think in terms of what -- I think you are looking for that -- that's kind of my feedback on this process.

Siddoway: Mr. Mayor. Well, I would agree that we want to invite the whole city and so we would put it out on social media. We could also do things like a press release. But I don't know that a mailer to every household makes a lot of sense. But we want to send a mailer to all of those within -- within a quarter mile, but, then, find ways to invite the community.

Simison: I think there is two different -- there is two different parts here. There is those that are going to be impacted directly by everyone showing up. You know, the -- the immediate neighbors. Kind of like a -- you know, there is a neighborhood meeting in a lot of ways about, you know, where do you want the -- do you want the dogs by your house or do you want them over by the businesses? You know, that's part of the conversation. Obviously, the other part is -- has happened over time, but this will -- this would be a direct -- you know, we do have something to showcase so we can do all those things we have talked about. So, you know, I'm -- not necessarily think that you have to go, you know, larger, because you can probably just get it out to the HOA. But it's really the homes with the -- within the first two streets that might be impacted by

parking, might be impacted by dogs barking, might be impacted by lights. Those type of elements, and I think that's a very different group than the rest of the community for the services that are provided on there. But they are -- they -- they happen at the same time'ish.

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: Yeah. You certainly could have a series of meetings would -- would make sense, because -- and, then, you could absolutely talk with the neighbors about real impacts to them positive and negative. I think overwhelmingly positive probably compared to a lot of things, but we could hear from them. But, then, you know, we also have like the utility bill newsletter could be leveraged -- I think even on a citywide basis if you figure out the timing and you could announce it in there at some point and -- and get feedback. I think feed -- feedback on programming -- I think it's really valuable. Like if -- if you talked to, you know, a hundred people and they all said like we absolutely want a gym, that that might evolve my thinking a little bit around your potential revenue sources and stuff. So, I think -- yeah, getting the feedback I think from the wider community is important. I agree. I think we want to be careful about promising hours of operations and when this would open. So, I think that makes sense to be cautious there while we sort of figure it out. But I think getting feedback is great, especially about the kind of programming people want to see to make sure that we are building something that meets the needs. Like I think that makes a ton of sense. So, yeah, I -- I think that's okay. And, then, I -- I would say we -- we need to work through this a little more. I'm trying to remember on the Council when we had the conversation about gym memberships and catering and weddings and stuff and when that was taken off -- I'm trying to remember that conversation that we had. I'm not like totally opposed to those revenue sources. I think it -- if -- if we heard like overwhelming feedback from the community that that was needed that we could consider it. So, I don't know if I have a very strong opinion right now about that.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: Being we are at the stage and throwing out the kind of what ifs as we go forward, have you had any conversations yet with any of command staff with the Police Department on setting up any part of this building in that administrative area where we could have an area where they could come in, make phone calls, have report writing areas, we could put extra eyes and ears and if you haven't I would like to have you put that on your agenda. Secondly, when you open this up when we are talking about getting more people and more eyes on this facility, the possibility of even just co-locating or relocating some of your personnel that are based out of City Hall now to that new facility until the time that you get to where you know exactly what you are going to need going forward, just to put more people into it.

Siddoway: Yeah. We will add that conversation to the list.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: Steve, just -- can you go to the next slide on timeline and -- you may have to go to the next one on -- on impact fees as well. So, we need to obligate by December 31st of this year; is that correct?

Siddoway: Yes. Yeah. Or by whenever the study starts in early '26. I think he is just projecting spring of '26 to start the -- to be working on the next impact fee study.

Simison: We have got time. We got at least a year, if not more.

Siddoway: But to -- you know, I don't want to -- but we can come with a budget amendment, you know, next year, but I would like -- I know you like and I'm trying to align this to meet with the desires to have this teed up for the budget process. To have this teed up for the budget process I need to have some estimates ready come April, May to be into -- into that. In order to meet in April, May time frame I need to, you know, be starting design development around the start of the year. So, my goal would be to -- go and talk to the -- the community here in about four weeks after Thanksgiving, but before we get into the Christmas season heavily and -- and host a meeting and invite folks to come and interact with us.

Whitlock: And -- and Mayor?

Simison: Councilman Whitlock.

Whitlock: I think that's critically important for me before we get into the budget process to have a sense of how the conversations with the public have gone. I mean we -- we had exhaustive conversations about this during the current budget development, but as we get into the design piece of it for me and -- and, again, obligating those funds it would be helpful for me to have that public input. How you ask the question -- I think you have gotten some great feedback here from Council. What you commit to it -- again I think you have had some good guidance and direction there. But to me getting that public input is -- is probably important before we get to that spring timeline and you come back to us and -- and we are starting to develop a budget. So, I don't -- I don't know what that looks like or how the conversations are -- are set and how you publicize it and where you hold it and all of those kinds of things, I just think it's -- I commend you for including that in the process, because that will be helpful for us when it comes time to make a decision and give further guidance.

Siddoway: I -- I think what I'm -- based on the feedback that I'm hearing, you know, we would move forward with a meeting with the neighbors and invite the -- the -- the public at large. We would probably host it here at City Hall, because it's too cold to try and do

it out on site and do it out -- you know, if this were the middle of the summer we would -- we would consider doing something on site, but I think we hold -- hold it here and I think we take out -- we focus on the site plan and the floor plan and the uses, take off the -- the timeline and say that's still TBD based on budget discussions and things with Council. But we get some feedback about the -- the layout, the design and the uses and see if it's meeting that public need.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Steve, I -- I think that's a -- I think that's a good approach with maybe just one additional caveat that I -- I think you probably would do it anyways because I know where your heart is -- it's also asking the public, hey, what do you think that we are missing? What -- what would you want to see in this -- in this site? I recognize we have done that a couple of times, but more and more people have moved to Meridian and -- and I -- I just -- I look back to when I very first ran for City Council and was in north Meridian and everyone was talking about a Costco. We want a Costco. When are we going to get a Costco? And four years later when I ran for City Council there were people in that area that were saying we don't want a Costco. No Costco. And so people's opinions shift and change. So, I don't think it hurts us to ask the question again. I think Council Member Strader's point is is there programming things that we are missing in this site that you think are incredibly important? And, again, to Council Member Overton's comment, I agree, having a little spot for PD to be able to work out of and improve their presence in our parks, they do a great job being there, but here is another way to have this extra set of eyes and maybe address some of the security of that trust but verify concerns that a couple of Council Members brought up.

Siddoway: Yes. We can definitely ask that question. I have got my -- my team in the room, including the architect that's going to be helping us do this meeting and so I think message received and we can ask that question and report back.

Simison: Well, Steve, I just want to end by saying thank you to you. You and I have been going back and forth on this for -- seems like five years at least on the very elements and I -- I think that you have taken the feedback that I have challenged you with and you have -- actually I think you delivered on it in terms of my expectations. You know, an access controlled facility with limited staff needs to have a -- a base level of operations when it would open -- for a cost. It is not free. There is a cost to open this facility. Everyone I think understands just like there will be a cost to mow the grass if we put grass in at this location. So, there are operational costs no matter what you do and even if you leave it fallow there are operational costs that will be part of that. But you delivered something -- yes, we have people in the CFP which may or may never materialize. We may find this is all we need and all the communities to meet our goals. There are those undefined things moving forward and if Council wants to find more revenue to help -- I have -- I have -- I have done everything I can at the golf course to help find that revenue to offset the pool in here. But you will have an opportunity in the

coming weeks to talk about more revenue for the pool and for the Homecourt and if you don't like those models now is the time to start making everything pay more if that's what the desire is to help all these things operate in that context. So, we have the model, we can revisit the model. I just want to say thank you, because I think you have asked -- you have done everything I have asked you to do to bring back to Council a way that we could build and operate it from the get go, knowing that we would grow into it over time and so thank you.

Siddoway: Thank you.

Simison: And with that, Council, we have reached the end of our agenda. Do I have a motion?

Strader: Mr. Mayor, I move that we adjourn the meeting.

Simison: Motion 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 5:53 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

|                      |                                    |
|----------------------|------------------------------------|
| _____                | _____/_____/_____<br>DATE APPROVED |
| MAYOR ROBERT SIMISON |                                    |

ATTEST:

\_\_\_\_\_  
CHRIS JOHNSON - CITY CLERK