

A Meeting of the Meridian City Council was called to order at 6:00 p.m., Tuesday, August 18, 2026, by Mayor Robert Simison.

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

Members Absent: Luke Cavener.

Other Present: Chris Johnson, Bill Nary, Dave Miles, Linda Ritter, Cassandra Ramirez, Brandon Frasier and Dean Willis.

ROLL-CALL ATTENDANCE

☒ Liz Strader	☒ Brian Whitlock
☒ Anne Little Roberts	☒ John Overton
☒ Doug Taylor	☐ Luke Cavener
☒ Mayor Robert E. Simison	

Simison: Council, we will call this meeting to order. For the record it is Tuesday, August 18th, 2026, at 6:00 p.m. We will begin tonight's regular city council meeting with roll call attendance.

PLEDGE OF ALLEGIANCE

Simison: Next up is the Pledge of Allegiance. If you would all, please, rise and -- Senator Bernt, would you like to lead us in the pledge?

Bernt: Please join me in the Pledge of Allegiance.

(Pledge of Allegiance recited.)

COMMUNITY INVOCATION

Simison: We didn't have anyone signed up for our community invocation, correct, Mr. Clark?

Johnson: Sandra Ramirez is here.

Simison: I'm sorry?

Johnson: We do. Sandra Ramirez is here.

Simison: Oh, excellent. Sandra, thank you for being here.

Ramirez: Of course. Thank you again for allowing me this opportunity. It's always a pleasure to stand in front of you and lead us in prayer. So, if you would all kindly join me in prayer. Close your eyes and bow your head. Father, we thank you for this day. God, thank you, Lord, for blessing each and every single council member and the Mayor that sits on this council. Lord God, we pray that you would bless them, that you would bless their families and keep protection over them, Lord God, that every decision that's made, Father God, would be of you, Lord God, and we just pray that the finances that come in and out of this community and out of this -- this city, Lord, that it would be blessed, Father, that there would be favor over it, Lord God, and, Father, that we would all be great stewards, Father, of whether we are a citizen or whether we are public servants, Father God. Bless each and every moment of this meeting tonight, Lord God, and we thank you in Jesus' name, amen. Thank you again.

ADOPTION OF AGENDA

Simison: Thank you, Sandra. Up next is the adoption of the agenda.

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: There is one change to tonight's agenda. I move that we vacate Item No. 8, the Executive Session, and with that one change I move that we approve the amended agenda.

Little Roberts: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

ANNOUNCEMENTS AND RECOGNITION

Simison: Council, anything under announcements and recognition?

PUBLIC FORUM

Simison: Okay. Mr. Clerk, anyone signed up under public forum?

Johnson: Mr. Mayor, we do have one. Mitchell Nelson.

Simison: Okay. If you would like to come forward. Be recognized for three minutes.

Nelson: Good evening. My name is Mitchell Nelson and I'm grateful for the opportunity to speak today and voice my opposition to any and all forms of automated license plate readers, as I know several others in the community have done already at previous city council meetings. As your constituent I urge you to pass legislation that reins in the use of automatic license plate readers, also known as ALPRs, whether they are done through Flock or Axon I believe they are used -- the company used here is Axon. These ALPRs are being used to track our movements, spy in our communities and compile detailed databases on everywhere we travel in our vehicles and it is far too easy for this data to be abused and misused. You now have the power to protect us from this big brother surveillance and that begins with passing legislation to either ban ALPRs outright or create strict regulation that includes the following guardrails at a minimum: Limiting data retention to hours or days not the current data retention of one month. Limiting data sharing by prohibiting local law enforcement from providing access to any other government entity unless they have a warrant for a felony crime that is recognized under local or state law limit. Usage to felony investigations, missing person cases, identifying unregistered or underinsured -- underinsured vehicles in certain limited non-enforcement scenarios, such as electronic toll collection, which I don't believe we do here. Requiring annual usage reporting and placing limits on the availability of ALPR data via open records requests, so it cannot be used for troublesome purposes, such as stalking or embarrassing people for entertainment value. Every day that these cameras continue to remain active they collect sensitive data that can be used to violate our rights. Please act now. There have already been dozens of cases in cities across the United States of police officers and others in law enforcement using this technology inappropriately to stalk and harass citizens of their community. Please do not let Meridian be the next city that has a headline like this. Thank you.

DEPARTMENT REPORTS [Action Item]

- 1. Award Protest by C.J. Schoonover (CMWM Plumbing and Inspection) re: Plumbing RFQ Inspection and Testing Services. Notice of intent to award granted to Inspect LLC on July 14, 2026**

Simison: Thank you. Appreciate it. Okay. With that we will move on to our first action item tonight, which is a department report, which is award protest by C.J. Schoonover and I will turn this over -- it's going to be introduced by staff? Mr. Nary.

Nary: Mayor, Members of Council, I can -- I can start off the conversation. We -- this is a -- an appeal from a RFQ that was submitted or put out to the community by our purchasing department. Sandra Ramirez is here. Keith Watts should be online in case you have questions. You have a memo and the information from the offering are in the packet. We have Mr. Schoonover's response. We have the scoring sheets. We have all the information that was included in the initial RFQ request, as well as his appeal. Again, purchasing is here if you have specific questions or I can answer that. You have a memo with all the other information in there. Otherwise, this is Mr. Schoonover's time to address you with his appeal.

Simison: Okay. Council, any questions for staff before we hear? Okay. All right.

Schoonover: Good afternoon. Thank you for letting me talk to you guys today. So, what I was trying to figure out -- my topic is I was invited by the city to apply for the plumbing plan review and inspection services. We filled out the RFQ number. I believe you guys have that. And there is a scoring sheet. The -- what I'm curious about is this contract has been under the same -- I guess company for 25 plus years. When he retired it got passed on to one of his employees and the only way to get experience, how Meridian words it, is for working in Meridian. Excuse me. Well, I had five years of working for that other company in Meridian and I got a rating of 2.5. So, I don't know if -- if there is any way that any other contractor could come in and try and bid against this if it's only based on Meridian experience. Unless you work for that other company and there is no way to get experience in Meridian. So, I was just kind of curious on how -- if it could be looked at a little differently to where -- I guess instead of a number chart maybe, you know, experience on -- I have ten years of being a plumbing inspector, five in Meridian, five owning my own company. I was just kind of curious how that all got kind of compiled into a 2.5 rating out of 20 or how someone could get those points if they come in and try and bid on that contract again. So, I was just looking for a little bit of clarification I guess on that side of.

Simison: Okay. Mr. Watts or Sandra, one of you want to address that? He -- he is on, but -- if you want either -- either place. Either.

Ramirez: I understand. All right. So, for the record my name is Sandra Ramirez. I'm a buyer here at the city for the procurement division and for this specific topic that's at hand we had 20 points for past experience with the City of Meridian. The proposer only proposed -- on their submission it was not clear that there was previous City of Meridian experience, which that is all that is provided to our evaluators to evaluate at that time, which is why the 2.5 points overall between the two evaluators was given. So, to -- to discuss the -- or to explain the topic at hand, that is the reasoning for those points. To just give a little more context onto the questioning of how we go about -- and if we can in the future change the evaluation criteria -- that can be changed. That is something that we in procurement sit with the departments on and the evaluators on to discuss what they would like to evaluate. What are they wanting to see with a -- from a proposer's standpoint. I hope that gives a lot of the context to the question.

Simison: And Mr. Watts also has raised his hand, so I think he probably adds -- wants something else to add to that.

Watts: Hello, Mayor Simison and Council Members. I apologize for not being there tonight. I'm a little under the weather today. But I wanted to clarify a couple of things Mr. Schoonover said that, you know, it's been one company for 25 years. I would like to add that we have gone out for at least an RFQ three times in that time frame and I think probably more. As far as -- I looked back I found at least three RFQs and one of those had about 15 or 18 submissions to it for this very task and when he is talking about the two points out of 20, that is just one of the criteria that the evaluators use to evaluate an

entire proposal. So, it's not just one item in my -- Sandra had mentioned. There was no documentation or detail of any service in Meridian in Mr. Schoonover's proposal. In his rebuttal letter he did offer some additional information, but we cannot allow proposers to change their proposal after the time of closing and also this proposal was open for 20 or 21 days. If a vendor had an issue with any evaluation criteria we allow them to do a question through our procurement online portal where they could ask questions regarding this criteria. So, it was open for plenty of time. There was time for questions and I think it was clear that the proposal itself lacked the information to give our evaluators ability to give more points than they did.

Simison: Thank you. Council, any questions for staff based on that information or the applicant?

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I'm hearing two different sort of issues here. Mr. Schoonover, you weren't necessarily contesting the score as much as you were trying to understand how could you get more experience, which would lead to a higher score. What I heard from staff was we didn't receive sufficient information to score it that way. When I was reviewing the materials it didn't look like even if you got the -- the highest score or the -- the proper scoring for your experience with the city you still weren't scored high enough considering all the other pieces, which is what Mr. Watts talked about. So, I guess my question for you, sir, would be have you felt like our process sort of made it an obstacle -- too much of an obstacle to overcome to do more work with the city? Because what -- and I will just say this and please answer, I don't think anybody would -- at the city wants to make it so that we are only favoring one vendor over another. We want an open process where we get the best value and the best work all that. So, we want as many people to engage and participate. So, if there are some things that we legitimately have in our process that do discourage or prevent individuals, such as yourself, from being able to receive the bids, we would, obviously, want to take a hard look at it. But I mean is your -- I guess from your experience do you feel like you just didn't put the right information in the application originally? Does that sound fair or do you feel like we actually have something that is working against you?

Schoonover: Well, I think the -- there, again, it goes -- I mean the single contract that was held -- I thought I had listed it in there that I had worked for him for five years in the city and, again, you would have to work for the person holding the contract now. There is very few plumbing inspectors out there, so for them to even get I guess a chance to do it you would have to work for the company that is holding the contract right now or else you come in with your own experience of the other cities, your own time, things like that, to -- and -- and it was probably my fault, too, the way the wording I read it was -- you know, I put in that -- that I had worked for DMH that was the contract holder from 2017 to '22. I know you like addresses and things like that to pull up. I mean each house we do three inspections on, each job as a minimum. Sewer and water, rough in

and final. And I guess I just misinterpreted it. That -- that knowing that is what the plumbing contractor -- the inspector does. I guess I just kind of worded it as, well, I worked there for five years to get the experience, but I guess that wasn't quite how to word it and I take responsibility for that. Now, I know how to kind of -- I guess reword it. But my concern is how could someone else come in and say, hey, I have had a plumbing -- or a business being a plumbing inspector, maybe not in Meridian -- was it -- are they disqualified right off the bat for that or --

Strader: Mr. Mayor?

Simison: Council Woman Strader.

Strader: What I'm hearing is that what you followed up with should have been in your original proposal. Like I don't think any of your experience was irrelevant. I think it's that you didn't give a very fulsome response to that section of the RFQ. Having read the different sections you really needed to tease out what you ended up following up with, which was after this window had closed, this is why we are here. They aren't saying your experience is irrelevant or that you are unqualified, they are just saying that your proposal needed to tease out a lot more detail in that section. That's what I would say.

Schoonover: The part that --

Strader: Yeah. Exactly. Because it -- so, Mr. Mayor. Because to be fair they can't like open this up and go back and forth with people. Like they have to have a very fair process where everybody submits their own qualifications and like in that section you needed to say I worked for this place. It was in Meridian. This is why it was relevant. Here are the projects I worked on. This is why my experience is relevant. I think it's just that you needed more information. I don't -- I'm not hearing that you are not qualified or you don't have a path toward -- toward this. I'm just hearing that your -- your proposal needed more meat on it.

Schoonover: Fine tuning or --

Strader: That's -- that's what I'm hearing. I don't know, Mr. Mayor, if -- if our Director Watts wants to elaborate if that's correct. This is what I'm hearing having reviewed everything in the file.

Watts: Madam Mayor or -- Mr. Mayor and Council Woman Strader, that is correct. I would also like to point out that the actual evaluation criteria does allow for someone who has done work in the City of Meridian, not specifically for the City of Meridian, they can take that into consideration if you detail that in your proposal. So, it's not just working for the contract holder, it could be information and experience within the City of Meridian. But, once again, you have to detail that in your proposal for us to be able to take that into consideration during evaluation.

Schoonover: But as an inspector you would have to work for the --

Simison: Can you speak into the mic.

Schoonover: As an inspector you would have to work for that certain contract holder.

Watts: That -- Mr. Schoonover, that's not the way I read this. It says describe any experience working with, for or in the City of Meridian for the construction trade that you are submitting for. So, I think if you have done inspections for contractors or developers within the city that's well within your right to include that in your proposal.

Schoonover: Well, I guess what I'm not understanding to do the work in Meridian or to get the experience you would have to work for the contract holder. So, it's not like just going out and building a house, you could build a house anywhere, you have to be licensed, certified all that to be an inspector. But if the contract for Meridian is with one company, I can't just go in and say, oh, hey, I'm going to inspect this one for you or I'm going to inspect that one, those are all subbed out to that company. All of your guys' inspections go through the company that has the contract, so -- and I don't know if I'm just misunderstood on that, but I don't feel like there is a way anyone else could do that if the contract is held already I guess.

Watts: Yeah. I'm not sure how that -- how the construction trade operates. Do developers have people come in and inspect their work that's not for the City of Meridian? That I can't answer for. Maybe Dave or somebody from his department could help with that.

Simison: Your phone a friend is coming to a mic.

Miles: Mr. Mayor, Council, so a couple things. One, Council Woman Schrader, your assumptions in your description is very accurate. What was provided in the initial review was very limited and I can tell you being a scorer going back and looking at the response rebuttal in the full packet, the application would have been scored differently had all the information that came later been provided initially. To the gentleman's question about how inspections occur, Mr. Watts is correct. The way that's written you could be a plumbing inspector doing inspections for any contractor, any homeowner, anything of that nature, that credit could account towards that score. It has to be detailed in the application. When we are reviewing we see applications that say I did work in X city. That's great. None of that's verifiable, unless you give us some more information to tell us what is that, what systems have you used, who have you worked with, what type of projects have you done. So, that's really the intent of that section talking about Meridian is to look at what is your detailed experience. And a contractor that worked for the city who had engaged with the Accela system and our permitting system may have more experience in that component, but somebody may have more technical experience in a big high-rise commercial job that's new to Meriden. So, I think it's pretty well thought out. It's -- again, it's one of the four or five scoring components.

It's not an overall just that element and so I think Council Woman Strader's description was very accurate on the totality of where we are at and why we are here today.

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

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: Just a question for Mr. Schoonover. So, we have all been listening to what's been going on tonight. Do you feel like you have learned how this process works to the point that given the opportunity to do it again in the future you would do it much different?

Schoonover: Yes. Yeah. Yeah. I can see how -- I guess I just -- yeah. It was a lot of assumption on my part that -- that -- if it was -- I worked there from -- from -- you know, with it being the only person with the contract I thought it was a little more limited to -- I guess the five years they would have known that -- just for that guy. So, it's not like 15 builders were doing it and -- well, list this or this. It was one guy had the contract. That was who was doing all the work. So, I -- yeah, I apologize for not I guess writing it the correct way, but -- so, yeah. Yeah. I -- I see a difference here, so --

Overton: Mr. Mayor, follow up?

Simison: Councilman Overton.

Overton: Well, I was learning along with you this evening on how this process works. I believe we have a fair process that we run at the city. I'm glad to hear it explained in the detail that we had it explained tonight, both by purchasing and by community development and I hope this doesn't discourage you from putting in in the future as well. Next time put in every piece of information possible.

Schoonover: Yeah. I guess could that be -- if it goes back out the next time it goes to bid maybe described a little different as not have -- there, again, I'm -- I'm trying to figure out how someone who hasn't worked for the contract holder would have a chance to get Meridian experience. That's I guess where I would be hung up on that again. If it's -- if there is 20 points to be earned on it, if the competition doesn't work for that guy, I don't see how they could get the -- the points that they would need.

Miles: Mr. Mayor, Council, Mr. Schoonover, we would be happy to sit down with you. I think a couple of olive branches, we would be happy to sit down with you and talk you through when our process is completed on this round in the future what you think and what helps you get better information. I think to the -- to the point you continue to raise, that's one component of that category. You can also get experience in other methods, other ways working with others in the city utilizing, hey, I have scheduled an inspection through your system before. Hey, I have called for permit fees. Hey, I have called for

these inspections. So, we are happy to sit down and talk with you or else I would encourage you to talk with purchasing once these processes are done, all this information is public information, you can go back and look at everybody else's submittals, see what they did and sort of help give you some guidance on how you can make a better submission. So, we are happy to do that.

Schoonover: Well -- and like Keith was mentioning on 18 different applications -- well, a lot of them are just looking for the plans examiner, where you guys wanted the -- the inspector and plan examiner, which took a big majority completely off the list. So, I understand what you are saying where I could have I guess worded it different and, yeah, if it comes back up I would -- I would love to come in and talk with you guys and go from there, so --

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Maybe a little takeaway here is if -- I'm not sure what our -- not for discussion here, but I would just put this out there for our purchasing department. It might make some sense on an annual basis to have an opportunity for prospective vendors to come in and understand the process. I mean it's not a transparent clear -- clear process as it is. It's -- it's meant that way to be fair. We have to have a metric by which it's fair, so that there is not -- there is no, you know, helping a friend out only, you have to look at these objective metrics. But it might make some sense to consider ways that we can have some outreach on those basis where we say come in, we will explain the process of applying for work. I think that might be a good takeaway from lessons learned from the city.

Simison: Council, anything else you need before making a determination?

Overton: Mr. Mayor, question for Mr. Nary. I'm assuming this is a accept or deny situation?

Nary: Yes.

Overton: Mr. Mayor, I believe we have come to a good point this evening on understanding how this process works that I think Mr. Schoonover understands how to compete for this a second time when another one opens up, but I do believe in everything we have heard from both planning and purchasing that this process was done in a fair manner and as such I would move that we deny the award protest this evening on the RFQ that took place July 14th, 2026.

Little Roberts: Second.

Strader: Have a motion and a second to deny the award protest. Is there any discussion on the motion? Mr. Nary, does this need roll call?

Nary: No.

Simison: Okay. If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the award is denied. Thank you.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

RESOLUTIONS [Action Item]

2. Resolution No. 26-2600: A Resolution of the City Council of the City of Meridian Appointing Robert Shappee to Seat 1 of the Meridian Planning and Zoning Commission; and Providing an Effective Date

Simison: Okay. With that we will move on to Item 2, which is a Resolution No. 26-2600 for the City Council of the City of Meridian appointing Robert Shappee to Seat One of the Meridian Planning and Zoning Commission and providing an effective date. So, Council, we have been searching for someone in south Meridian for a while. I have held vacant a P&Z seat while we tried to find someone that was willing to serve from south Meridian. A lot harder than you thought. We actually did have several people put their names forward this time, which was great to see that. We had a couple different options through that. But the person -- after sitting down with Chair Woman Lorcher and I, that Robert Shappee we felt would be the best one to fill this thing and I think, you know, to know Shappee is to love Shappee. But I think it comes with a lot more than that in the context of he is -- he was one of the first people that I met when I started working for the City of Meridian, because he was at the time the Meridian Chamber of Commerce president and, you know, I got to go to -- go to those meetings and get to know him then. But, really, I think if you look and say why does he want to serve now, I think he is looking for an opportunity to, once again, give back. He spent his last, you know, 20 years helping grow a company here in Meridian that now has their name on a nice building in Eagle View Landing and he has gone through those -- that process of growing a business and is now looking for that next phase and for him that's giving back. One of the great things about being a CPA he is a rule follower. You know, they -- they have rules that they got to follow in their trade, but there is also, you know, understanding the rules and looking for ways that -- looking for exceptions if the process allows and I think those were some pretty good comments on when -- when you are looking at Planning and Zoning, understanding the rules, following the rules, but also understanding that you need to take a different look at things sometime as you go through that and I think that his -- that attention to the process and his community involvement, both long term and -- and otherwise, will be a great asset and I think it also speaks volumes that you have two former city council members here in the audience supporting his P&Z appointment, because they both feel strongly about the values that he has and what he will bring to this position. So, I'm excited for the opportunity to have him serve on Planning and Zoning Commission as a fellow southside resident. Looking forward to have a strong voice, but also a measured voice that will be there to learn, but also provide years of experience and seeing how our community has grown over the

years and how projects that come forward will be fairly applied. So, with that happy to stand for any questions or comments.

Little Roberts: My comment was going to be a motion, but I would say that I'm thrilled to have Robert involved. It's great to have Shappee back doing things in a big way in Meridian. He was heavily involved in the chamber when I started and took over there and he was -- I think immediate past president and so just really thrilled to know he will do a great job. And with that I would be happy to --

Simison: Council -- Council Woman Little Roberts

Little Roberts: I move that we pass Resolution No. 26-2600 a resolution of the City Council of the City of Meridian appointing Robert Shappee to Seat One of the Meridian Planning and Zoning Commission and providing an effective date.

Overton: Second.

Simison: Have a motion and a second to approve Resolution No. 26-2600. Is there discussion? If not, all in favor signify by saying aye. Those opposed nay? The ayes have it and the resolution is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Simison: Captain, would you like to come forward and make any comments?

Shappee: Mr. Mayor and Councilmen, I am grateful for the opportunity to give back to the community. As the Mayor indicated I have lived in this community for 25 years and raised my family here and I'm looking forward to an opportunity to -- to be on the commission and work with them and -- and thank you very much. I appreciate it.

Simison: Thank you.

Little Roberts: Thank you.

3. Resolution No. 26-2601: A Resolution of the City Council of the City of Meridian Certifying the Levy of \$536,339 of Foregone Property Taxes in Fiscal Year 2027 for the Specific Purpose of Funding Ongoing Operational Expenses; and Providing an Effective Date

Simison: With that rousing applause we will move on to Resolution No. 26-2601. That's a resolution of the City of Meridian certifying the levy of 536,339 of foregone property taxes in fiscal year 2027 with the specific purpose of funding ongoing operational expenses and providing an effective date.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: I would move that we approve Agenda Item No. 3, Resolution No. 26-2601, a resolution certifying the levy of 536,339 dollars of foregone property taxes in fiscal year 2027 for the specific purpose of funding ongoing operational expenses and providing an effective date.

Little Roberts: Second.

Overton: Second.

Simison: I have a motion and a second to approve Resolution No. 26-2601. Is there discussion on the motion? If not, would like a voice or a roll call? Okay. Mr. Clerk, call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

PUBLIC HEARINGS [Action Item]

4. Public Hearing for Summerlin (H-2026-0018) by Laren Bailey, Conger Group, located on the east side of S. Locust Grove Rd., between E. Via Roberto St. and E. Columbia Rd.

- A. Request: Annexation of 20.976 acres of land from the Rural Urban Transition (RUT) zone in Ada County to the R-15 (Medium Density Residential).
- B. Request: Preliminary Plat consisting of 506 building lots, 45 common lots on 87.40 acres of land zoned R-8 and R-15 zoning districts.
- C. Request: Development Agreement Modification to include an additional 20 acres of land.

Simison: With that we will move on to our public hearing for this evening. Up next Item 4 is a public hearing for Summerlin, H-2026-0018. We will open this public hearing with staff comments.

Ritter: Good evening, Mayor and Council. So, I'm going to try to make this as simple as I can. This project came before you in 2024, so we are here today for annexation, a preliminary plat and a modification to the existing DA. So, the project at hand, so they

want to annex 20 acres, which used to be called Rescue Ranch, annex this in and add it to the previously approved subdivision of Summerlin, which was approved in 2024. So, it's basically like an in-fill that's being added to an existing plat. So, what is required of the applicant is that once this is approved they will have to withdraw the previously approved preliminary plat, because it will no longer be valid. So, basically, not much change on the existing plat that was approved, which is we have the Rawson Canal down here. So, none of this basically changed. We had R-15 and R-8 zoning for that, so it's already annexed in and it's already zoned. So, the 20 acres that's being annexed in they want to zone it as R-15. It abuts the park property. So, there is already amenities that have already -- they exceeded their amenity points and their open space and they did not add additional amenities up here, because they are adjacent to the park -- Discovery Park. So, they can -- people who live in this area can access the park. As you can see they have all their amenities here, but they are asking, again, which was approved previously to keep the Rawson Canal open and a block length waiver for this area, because it exceeds the 1,200 feet and that was approved previously. So, they are just asking for those same things again. So, we did get a letter from the Kuna School District, because previously the Kuna School District was saying they didn't have the capacity for this development, but what the Kuna School District said was that they understand with projects coming in from all the different cities surrounding them they don't have the capacity, but they do understand, but they do see this as an in-fill project, because a larger portion of it was previously approved. So, they just see the 20 acres as an in-fill project. And, again, they have lots of pedestrian connection throughout this. So, again, not much has changed on what was previously approved. We are just adding the 20 acres, kind of rearranging some of the lots, but it's still R-15 and R-8. We didn't take away from what was approved as an R-8. Didn't take away any of the amenities that were approved. They are building their section of the roadway along here for Discovery Park and I think they are in conversations with our parks department about the remainder of the road that needs to be built. Again, plenty of open space. There are amenities. Same building elevations that were approved with the previous one. And we did ask commission and council to weigh in on this lot configuration, because we didn't think it was right to have four lots backing up to this lot. So, the applicant did go in and change that. They did make the -- they reconfigured the lots as you can see. So, they did take staff's advice and reconfigure that, so -- and we did ask them to add another amenity to the -- to the -- what is it called? It's -- it's for like transit. So, they are going to add a bicycle repair station. So, staff doesn't have any issues with what the applicant has proposed and so we had one -- we did not get any written comments on this and we did have one person speaking at the last hearing. It was a neighbor to the south, but he had no issues with what is being proposed, because he realized that none of the utilities were being changed in this proposal. So, I will take any questions that you may have on this.

Simison: Thank you, Linda. Council, any questions for staff? Okay. Would the applicant like to come forward?

Clark: Good evening, everybody. Hethe Clark. 251 East Front Street in Boise. Representing the applicant. So, while we wait for the staff report to come up this one is

a -- really all about kind of completing the picture and taking two existing approvals and making them all better and the -- the way that we did that was that we went about -- even after we had the -- the prior approvals and went about and acquired what was previously a gap between those two properties, closed the gap, made everything better. So, I will kind of walk you through here what we have got. See if maybe that will advance. There we go. So, everyone's familiar with the location of the property. So, Hadler was approved in December 2022. That's the yellow property. The green property Summerlin that was December of 2024. The blue property is the out parcel that we were later -- later able to acquire. So, there were a couple of things that we wanted to improve and the reasons why we went out and spent the money to try to acquire that out parcel. One of them was that when we had the approvals one of the things we talked about was that there was this private driveway that served that out parcel that was pretty close to our entrance and we wanted to consolidate all of that and make that a better situation. Of course there is the existence of the 20-acre out parcel and, then, it also was kind of the missing link to be able to finish that collector road on the south side of the park. So, having acquired that out parcel we can close the loop. We eliminate the private driveway that was -- was there and we are also able to complete the collector up against the -- the park. So, pretty simple from that perspective. The rest of the project remains the same. The large lots down against the Rawson are untouched. We are proposing densities that are consistent with the MDR and consistent -- consistent with the existing approvals. We did add amenities. We added another dog park. We converted a green area into a sport -- a sport yard. You know, we have got -- one of the things that this does as well is complete that regional pathway loop in the way that you saw that Linda showed you. So, we think it's an approval -- an improvement to the approval. I can smash those words together apparently and so we would ask for your approval tonight. And I think that might be the quickest I have ever gone, so that's good.

Simison: Two and a half minutes.

Clark: Yeah.

Simison: Thank you. Council, any questions for the applicant?

Overton: Mr. Mayor?

Simison: Councilman Overton.

Overton: So, Hethe, thank you. You know, that private driveway was the one thing that gave me heartburn last time when we did that approval is just the fact that we had this albatross sitting in the middle and I knew it was going to develop at some point, but how that was actually going to develop and at what point was my biggest concern for the future. The fact that you were able to bring it in now and clean this up and make it look like no one in the future will ever know that that existed and that private driveway was preserved. Very happy to see that. So, no questions. Thank you. I want to keep it short just like you did.

Clark: Thank you.

Simison: Council, any additional questions for the applicant? Okay. Thank you very much. Mr. Clerk, did we have anyone sign up on this item?

Johnson: Mr. Mayor, we had no signups.

Simison: Okay. Is there anybody present who would like provide testimony on this item? If you are in the room come forward. If you are online use the raise your hand feature. Seeing no one coming forward, no one raising their hand, does the applicant waive any final comments? Applicant waives any final comments. Council, what's your direction?

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: I would move to close the public hearing on Agenda Item No. 4, H-2026-0018.

Little Roberts: Second.

Simison: Have a motion and a second to close the public hearing. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it. The public hearing is closed.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: I will be brief, too. I think this is an im-approval. Is that the word? Okay. And I appreciate the applicant bringing us an im-approval on something that we have previously approved. So, if there is no other discussion, I would move that we approve agenda Item No. 4, H-20 dash -- I'm sorry. H-2026-0018, after considering all staff and public testimony for this hearing date of August 18th, 2026, with the waiver for the excess block length for East Crimson Clover Drive and the waiver to keep the Rawson Canal open.

Overton: Second.

Simison: Have a motion and a second. Is there discussion on the motion? If not, clerk call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to. Thank you. Congratulations.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

ORDINANCES [Action Item]

- 5. Ordinance No. 26-2134: An Ordinance of the City of Meridian, Idaho Amending Ordinance No. 25-2097, the Appropriation Ordinance for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026 (FY2026), by Decreasing Total Appropriations from \$264,498,131 to \$250,360,333, Increasing Total Revenue from \$153,696,851 to \$163,620,345 and Decreasing the Use of Fund Balance from \$110,801,280 to \$86,739,988; and Providing an Effective Date**

Simison: With that we will move on to Item 5, which is Ordinance No. 26-2134. Ask the clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. An ordinance of the City of Meridian, Idaho, amending Ordinance No. 25-2097, the Appropriation Ordinance for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026 (FY2026), by Decreasing Total Appropriations from \$264,498,131 to \$250,360,333, Increasing Total Revenue from \$153,696,851 to \$163,620,345 and Decreasing the Use of Fund Balance from \$110,801,280 to \$86,739,988; and Providing an Effective Date.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anybody that would like it read in its entirety? If not, do I have a motion?

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Move that we approve Ordinance No. 26-2134.

Little Roberts: Second.

Simison: Have a motion and a second to approve Ordinance No. 26-2134. Is there discussion? If not, clerk call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to.

MOTION CARRIED: FOUR AYES. ONE ABSENT.

- 6. Ordinance No. 26-2135: An Ordinance, Pursuant to Idaho Code §50-1002 and §50-1003, Providing for a Title and Findings, Providing for the Adoption of a Budget and the Appropriation of \$224,442,540 to Defray the Necessary Expenses and Liabilities of the City of Meridian, in Accordance with the Object and Purposes and in the Certain Amounts Herein Specified for the Fiscal Year Beginning October 1, 2026 and Ending on September 30, 2027; to Levy All Such Appropriate Taxes and Levies as Authorized by Law Upon Taxable Property; and to Collect All Authorized Revenue; to Provide for a Waiver of the 2nd and 3rd Readings Pursuant to Idaho Code §50-902; and Providing for an Effective Date and the Filing of a Certified Copy of This Ordinance with the Secretary of State**

Simison: Next item is an ordinance, which is No. 26-2135. Ask the clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. This is an ordinance pursuant to Idaho Code §50-1002 and §50-1003, Providing for a Title and Findings, Providing for the Adoption of a Budget and the Appropriation of \$224,442,540 to Defray the Necessary Expenses and Liabilities of the City of Meridian, in Accordance with the Object and Purposes and in the Certain Amounts Herein Specified for the Fiscal Year Beginning October 1, 2026 and Ending on September 30, 2027; to Levy All Such Appropriate Taxes and Levies as Authorized by Law Upon Taxable Property; and to Collect All Authorized Revenue; to Provide for a Waiver of the 2nd and 3rd Readings Pursuant to Idaho Code §50-902; and Providing for an Effective Date and the Filing of a Certified Copy of This Ordinance with the Secretary of State.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anybody that would like it read in its entirety? Seeing none, do I have a motion?

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Move that we approve Ordinance No. 26-2135.

Overton: Second.

Simison: Have a motion and a second to approve Ordinance No. 26 2135. Is there any discussion? If not, clerk call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

- 7. Ordinance No. 26-2133: An ordinance (Durango Subdivision – H-2025-0017) annexing land located in a portion of the southwest quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 37.08 acres of such real property from RUT (Rural Urban Transition) to R-8 (29.53 acres) (Medium-Density Residential) and L-O (7.55 acres) (Limited Office) zoning districts; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.**

Simison: Next item up is Item 7, which is Ordinance No. 26-2133. Ask the clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. It's an ordinance related to the Durango Subdivision, H-2025-0017, annexing land located in a portion of the southwest quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 37.08 acres of such real property from RUT to R-8, 29.53 acres, and L-O, 7.55 acres, zoning districts; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.

Simison: Thank you. Council, you have heard this ordinance read by title. Is there anybody that would like it read in its entirety? If not, do I have a motion?

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I move that we approve Ordinance No. 26-2133.

Little Roberts: Second.

Simison: I have a motion and a second to approve Ordinance No. 26-2133. Is there any discussion? If not, clerk call the roll

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

Simison: All ayes. Motion carries and the item is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

FUTURE MEETING TOPICS

Simison: Council, anything on future meeting topics or motion to adjourn?

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

Little Roberts: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

MEETING ADJOURNED AT 6:47 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

_____ MAYOR ROBERT SIMISON	_____ DATE APPROVED
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ATTEST:

CHRIS JOHNSON - CITY CLERK