

Meridian City Council Work Session

September 27, 2022.

A Meeting of the Meridian City Council was called to order at 4:30 p.m., Tuesday, September 27, 2022, by Mayor Robert Simison.

Members Present: Robert Simison, Joe Borton, Luke Cavener, Treg Bernt, Jessica Perreault and Brad Hoaglund.

Members Absent: Liz Strader.

Also present: Chris Johnson, Bill Nary, Kyle Radek, Crystal Ritchie, Scott Colaianni, Kenny Bowers and Dean Willis.

ROLL-CALL ATTENDANCE

☐ Liz Strader	☒ Joe Borton
☒ Brad Hoaglund	☒ Treg Bernt
☒ Jessica Perreault	☒ Luke Cavener
☒ Mayor Robert E. Simison	

Simison: Council, we will call the meeting to order. For the record it is September 27th, 2022, at 4:30 p.m. We will begin this afternoon's work session with roll call attendance.

ADOPTION OF AGENDA

Simison: Next item up is the adoption of the agenda.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: For our agenda this evening we are going to pull Item No. 32, the Housing Assistance Grant program recommendations, because some more information is needed on some things that just came to light today. So, we are pulling Item No. 32. So, with that, Mr. Mayor, I move adoption of the agenda as amended.

Borton: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the September 6, 2022 City Council Work Session**
- 2. Approve Minutes of the September 6, 2022 City Council Regular Meeting**
- 3. Approve Minutes of the September 13, 2022 City Council Work Session**
- 4. Approve Minutes of the September 13, 2022 City Council Regular Meeting**
- 5. Frontline Subdivision Private Road Full Release of Sanitary Sewer and Water Main Easement**
- 6. McLinder Subdivision Full Release of Sanitary Sewer and Water Main Easement**
- 7. Prescott Ridge Subdivision No. 1 Sanitary Sewer and Water Main Easement No. 2**
- 8. Treasure Valley Hospital Silverstone Campus Sanitary Sewer and Water Main Easement No. 1**
- 9. Treasure Valley Hospital Silverstone Campus Sanitary Sewer and Water Main Easement No. 2**
- 10. Treasure Valley Hospital Silverstone Campus Sanitary Sewer and Water Main Easement No. 1**
- 11. Village Apartments Sanitary Sewer and Water Main Easement No. 1**
- 12. Winco Wells No. 1 Sanitary Sewer and Water Main Easement**
- 13. Final Plat for Aegean Estates Subdivision No. 4 (FP-2022-0030) by Engineering Solutions, LLP, located on the east side of N. McDermott Rd., approximately 1/3 mile south of W. McMillan Rd.**
- 14. Final Plat for Pollard Subdivision No. 1 (FP-2022-0023) by Brighton Development, Inc, located on the north side of W. Chinden Blvd./US 20-26, midway between State Highway 16 and N. Black Cat Rd.**
- 15. Final Plat for TM Creek No. 6 (FP-2022-0024) by Brighton Development, Inc., generally located on the south side of W. Franklin Rd., 1/4 mile east of S. Ten Mile Rd.**

16. **Final Order for Summertown Subdivision (FP-2022-0018) by Kent Brown Planning Services, located at the southeast corner of N. Venable Ln. and W. Ustick Rd.**
17. **Findings of Fact, Conclusions of Law for Denial of Regency at River Valley Phase 3 (H-2022-0057) by Bach Homes, Located at 2480, 3270, and 3280 E. River Valley St.**
18. **Findings of Fact, Conclusions of Law for Shops at Victory (H-2022-0060) by WL Victory Crossings, LLC, located at 3300 S. Eagle Rd.**
19. **Findings of Fact, Conclusions of Law for Torino Locust Grove Subdivision (H-2022-0038) by Jeremy Rausch, Located at 870 S. Locust Grove Rd.**
20. **Findings of Fact, Conclusions of Law for Torino Locust Grove Subdivision (SHP-2022-0008) by Jeremy Rausch, located at 870 S. Locust Grove Rd.**
21. **First Amendment to Recipient Agreement Between City of Meridian and American Legion Post 113 for Fiscal Year 2022 Neighborhood Grant Funds**
22. **Approval of Construction Contract for the Sewer Main Replacement (Five Mile Trunk Relief) E. Broadway – NE 3rd to NE 6th Project to Mountain Companies, LLC for the Not-To-Exceed amount of \$795,220.00**
23. **First Amendment to Recipient Agreement Between City of Meridian and Meridian Co-Op of Gardeners for Fiscal Year 2022 Neighborhood Grant Funds**
24. **Future Installation Agreement for Eight (8) Streetlights Along S. Locust Grove Frontage for the Property of Apex SE Subdivisions No. 1 and No. 2 for Smith Brighton Inc.**
25. **Future Installation Agreement for Eight (8) Streetlights Along Chinden Blvd. Frontage for the Property of Modern Craftsman for Baron Property Services LLC**
26. **Development Agreements for Black Cat Industrial Project (H-2021-0064) by Will Goede of Sawtooth Development Group, LLC, Located at 350, 745, and 955 S. Black Cat Rd. and Parcel S1216131860**
27. **Development Agreement (Brightstar Overland aka Dorado Subdivision MDA H-2022-0044) Between the City of Meridian and**

Kimball Properties Ltd Partnership (Owner) and Alturas Capital Partners (Developer) for Property Located at 2940 E. Overland Rd.

28. City of Meridian Financial Report - August 2022

Simison: Next item up is the Consent Agenda.

Borton: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I move approval of the Consent Agenda and for the Mayor to sign and Clerk to attest.

Borton: 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: FIVE AYES. ONE ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

Simison: There were no items removed from the Consent Agenda.

DEPARTMENT / COMMISSION REPORTS [Action Item]

29. Resolution No. 22-2345: A Resolution of the Mayor and the City Council of the City of Meridian Appointing Hannah Scoville to the Meridian Arts Commission; James Leckie to the Meridian Solid Waste Advisory Commission; Hoyoon Song to the Meridian Transportation Commission; Elliot (Elle) Hood to the Parks and Recreation Commission; and Reappointing John Keller to the Meridian Historic Preservation Commission; and Providing an Effective Date

Simison: So, we will move right into Department/Commission Reports. Council, the first item up is Resolution No. 22-2345, a resolution appointing members -- our youth members to our commissions. Like -- like many years when you go out and solicit people to serve sometimes it seems like they all want to go on the same one, sometimes, you know, it's -- it's kind of hard and I think this year was one of those years where we -- we did have some -- you know, a lot of interest in similar commissions, but ultimately I think it works out pretty well based upon some of the conversations that were had with the applicants and some of their interests. So, for first and foremost you have a -- a reappointment for John Keller to continue to serve on HPC. Second up we have Hannah Scoville. Hannah is a musician and the panel was impressed by her storytelling

capabilities and her desire to stay open to all forms of expression, so she is recommended for the Arts Commission. Next up is James Leckie. You may recognize the Leckie name. We have had a Leckie serve on a commission before. It's just a brother and he -- he expressed interest in a -- in a couple, but, ultimately, SWAC -- you know, he really was -- he was open to where ever his talents could be utilized best and to learn about city operations and so SWAC is -- was the recommendation from there. Another one was Hoyoon Song and, ultimately, it was a recommendation for the Transportation Commission. He had an interest and open to learning about all things, but he was really interested in mass transit and how Meridian handles their program and issues related to that. So, we thought that that might be a great way and we have a new line that's coming online -- new bus line starting up this week. I imagine part of what they are going to be doing is looking -- keeping an eye on that over the next year. So, be good to have the youth perspective on that as we look at its future. And -- and, then, our last one, who is the one here in the audience today, Elliot Hood or Elle. She -- you all may be familiar with her family and if you have not met Elle before, she's -- she's a great individual and the recommendation was for her to go on -- onto parks. Arts was what perhaps she was most interested in. There is a lot of arts in parks and that's I think a good connection that can be made, but, ultimately, you know, we have Director Siddoway right there that I know will value her input from that regard. So, Council, that is the recommendation that's before you and either myself or Mr. Miles are happy to answer any questions you may have. Okay. Councilman Hoaglun.

Hoaglun: Mr. Mayor, it sounds like a great group and appreciate you doing this. I would move approval of Resolution No. 22-2345 appointing Hannah Scoville to the Meridian Arts Commission, James Leckie to the Meridian Solid Waste Advisory Commission, Hoyoon Song to the Meridian Transportation Commission and Elliot (Elle) Hood to the Parks and Recreation Committee -- Commission and reappointing John Keller to the Meridian Historic Preservation Commission.

Borton: Second.

Simison: I have a motion and a second. Is there discussion? If not, Clerk will call the roll.

Roll call: Borton, yea; Cavener, yea; Bernt, yea; Perreault, yea; Hoaglun, yea; Strader, absent.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Simison: Since we do have one person present -- Elle, would -- would you like to come up and make any comments? Okay. She's -- she's going to save them for her openings at the Parks and Rec Commission from that standpoint. So, thank you for being here. Appreciate it.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: I just want to dovetail on that a little bit. Elle, thanks for being here and for taking the time to serve. The work that you are doing on the Commission is really important. It plays a big role in helping us make good decisions for the parks long term. It will have a lasting impact on the families and folks that live in our community young and old. So, there is lots of things you can do with your time and you are going to give a little bit to the city and we really appreciate it, so -- and -- and coming here today to be appointed we appreciate that, too. So, welcome aboard.

30. Public Works: Request from Kimberly Grove for Connection to City Sewer Services Outside City Limits at 2727 E. Magic View Dr.

Simison: Thank you, Councilman Borton. With that we will move on to Item 30, which is from our Public Works Department and request for Kimberly Grove for connection to sewer -- city sewer services and I will turn this over to Mr. Radek.

Radek: Mr. Mayor, Council Members, this is a request from Kimberly Grove for a connection to city sewer services outside the city limits at 2727 East Magic View Drive and I put a map up on the screen showing you where that is. We are proceeding with -- with this request according to the -- the code that was recently revised for a parcel that wants to hook up to either city water or sewer and does not want to develop. It's hooking up for a -- I think the term is an exigent circumstance. In this particular circumstance the -- the septic system for the property has failed. They want to take this opportunity to hook up to city sewer services and our -- our code directs us to work with the property owner and agree and pursue an agreement where they would hook up to city water and city sewer and annex if those things are available. In this case the annexation and this -- and the water service are also available. So, that's what we are recommending in this situation. The property owner is not available to come and talk to you today. However, her contractor, who is representing her, is available to answer any questions you might have about the situation. So, with that I would turn it over to you for any questions you have.

Simison: Thank you, Kyle. Council, questions for Mr. Radek or would you like to hear any comments from the contractor?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Kyle -- and this is I think maybe where my confusion lies. They want to connect to services, but not annex in or they want to annex in and take services, obviously, as well?

Radek: Mr. Mayor, Member -- Member Cavener, they are in full agreement of taking water, in addition to sewer, and annexing. But they are not proposing any development of their property.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: A question for you or Mr. Nary. This seems -- wouldn't they just come in for an annexation, then, into the city, as opposed to this request for services and an annexation? This -- maybe I'm missing a step here and I just --

Nary: Mr. Mayor, Members of the Council, so the -- I guess the -- the question here we -- if you recall we passed an ordinance a while back for this very narrow circumstance when they are wanting services -- and we had a recent discussion with a property on Highway 69 that the Council direction on that one was no -- no service until annexing, because you are already annexable. In this situation, again, the subject system has failed, so they don't have any working services currently, although the contractor could probably answer that. I don't recall if someone's living in the house and I guess that would be the question. If no one's living there, then, they could certainly begin the development process. We would have to figure out a zone. It would probably be an R-2 zone or something like that. But, yeah, I think the concerns I think -- I have talked with planning about are the future needs. But, again, there is not a logic to putting in a sidewalk right now. There is not a lot of logic without more development of this. But they are wanting the services.

Cavener: Okay.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: As part of this type of request would we be -- would we need to commit to what that future -- that it would be -- they consent to annex, that we would state now that they should at least initially apply as an R-2, kind of like almost a holding zone?

Nary: Yes. So, Mr. Mayor, Members of the Council, Council Member Borton, I believe -- I don't have the agreement in front of me. Ms. Kane from my office prepares these agreements. I think she wrote 60 days to begin the application process. So, really, the intent of these -- of this type of application is get the services hooked up and, then, begin the process of annexing behind it versus in front of it, just so the house has service.

Borton: Okay.

Simison: Council, any additional questions? And I -- there is no actual process -- do we need to do a motion or anything before -- or will the agreement set that in place, followed by the annexation after that?

Nary: Yes. Mr. Mayor, Members of the Council, I think the direction we just need today is can they move forward and, then, the agreement will have to get signed. You will have approval of that and, then, everything else will fall after that. Am I missing something, Kyle?

Radek: Yeah. That's my understanding is this -- this is we are asking Council for approval to move forward with an agreement.

Simison: Councilman Borton.

Borton: With that I move that we approve the request for the connection to city sewer services outside city limits as presented in today's hearing, understanding that a written agreement with the terms and specifics will be brought back for Council approval.

Cavener: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

31. Human Resources: Recommended Change to City Standard Operating Policy 2.8: Introductory Period of Employment

Simison: Next up is Human Resources Department for recommended changes to City Standard Operating Policy 2.8. Turn this over to Ms. Richie and --

Ritchie: Good afternoon, Council. Thank you, Mayor. The numbers provided to you on behalf of the Police Department, we are requesting that we make a change to Procedure 2.8 and the policy for introductory period of employment. Currently the CSOs have a one year -- excuse me -- a six month introductory period of employment with the training that comes along with that position. Once the employee has moved through the training process it really only leaves the department approximately two months to really evaluate the CSO in the position to determine whether or not it's a good job fit, suitable for the position, they have received the training that they need. So, the department has asked to shift that from a six month introductory period of employment to 12 months. I'm here to answer any questions you have in regards to the process change and I have asked Captain Colaanni to join me in case you have any operational questions.

Simison: Thank you. Captain?

Colaianne: Just -- just -- just to kind of follow up and build off of that. So, for those of you that were here in 2019 we went to a community service officer program internally and what that was was a professional non-sworn position that is attached to the patrol division and they take a lot of the priority ones property damage accidents, the lower level stuff that allows the officers to handle the priority calls, the priority twos and threes. What that does for us is we can generally fill these positions quicker, they are cheaper to train and they are cheaper to deploy. Police officers are expensive and this program has been a wild success. I think we are up to six of them now and we couldn't imagine going without them. Having said all that, there is a lot of training and equipment that goes into these positions and it takes almost five months to train a fully equipped CSO into the position, which leaves us very little time to review their ability to do the job at the minimal acceptable standards that we would want and so what we are asking is to move it from six months to a year. That gives us more time to evaluate if they are a good fit in the position for that slot and it will also allow us to grow these -- these -- these applicants further into their career. We have had two or three of them leave the CSO and become police officers. So, as they grow and do that that's kind of a built-in application process for us for police officer positions. As they come open we are hiring people within. So, that's a good thing, too. So, that's all we are looking at doing. By the time they go through all their training we just need a little bit more time to evaluate them to make sure they are the right fit for our organization.

Simison: And, captain, I assume that this would apply to new; is that right? It's not retroactive for anyone that's been currently hired?

Colaianne: Mayor, great question. No. So, we would -- if you approve this tonight we will change the job description and, then, next time we post it it will apply to those new people coming through the process. This is not retroactive. The people that were hired are currently hired under this job description in the six months.

Simison: Thank you. Council, any additional questions for --

Nary: Mr. Mayor?

Simison: Mr. Nary.

Nary: One more add. So, this list was -- is listed as an action item. There is a resolution attached to your agenda with the -- with the proposed changed policy. So, if the Council is of a mindset you can approve it tonight if you wish or if you want to put it on a future meeting that's -- you are just -- whichever you desire.

Simison: Thank you, Mr. Nary. Council, any questions? Okay. Thank you very much.

Colaianne: Thank you.

Simison: Do I have a preferred action from Council? Is it attached -- it's not -- it's not listed on the agenda.

Nary: Mr. Mayor, it's not listed on the agenda, but the attachment is in -- on the agenda that's online. So, it is -- it has been publicly noticed, so --

Borton: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Yeah. I got the agenda. It is online. However, I don't have a number on that. 22 dash -- and, then, that is blank, so I --

Johnson: Mr. Mayor, I can assign a number right now if we would like to.

Simison: Do you have a preference?

Hoaglund: Yeah. I -- I think we can move forward with this. It's -- it's pretty straightforward. I think we are in agreement with it. So, I don't have any issues, unless a Council Member does want to wait, but I -- I think we can move forward with a number.

Simison: Then, Mr. Clerk, what's our number?

Johnson: Mr. Mayor, that number is going to be 22-2346.

Hoaglund: Thank you. So, Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I move to approve City Resolution No. 22-2346 to change the Standard Operating Policy 2.8, which is the introductory period of employment, so --

Borton: Second.

Simison: I have a motion and a second. Is there any discussion? If not, Clerk will call the roll.

Roll call: Borton, yea; Cavener, yea; Bernt, yea; Perreault, yea; Hoaglund, yea; Strader, absent.

Simison: All ayes. Motion carries and Item 22-2346 is approved. Thank you very much..

MOTION CARRIED: FIVE AYES. ONE ABSENT.

32. Mayor's Office: Housing Assistance Grant Program Recommendations

Simison: Item 32 was removed from the agenda.

EXECUTIVE SESSION

- 33. Per Idaho Code 74-206(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated**

Simison: So, we are on to Item 33.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I move that we go into Executive Session per Idaho Code 74-206(1)(f).

Borton: Second.

Simison: I have a motion and a second. Is there discussion? If not, Clerk will call the roll.

Roll call: Borton, yea; Cavener, yea; Bernt, yea; Perreault, yea; Hoaglund, yea; Strader, absent.

Simison: All ayes. Motion carries and we will move to Executive Session.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

EXECUTIVE SESSION: (4:47 p.m. to 5:15 p.m.)

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I move that we come out of Executive Session.

Borton: Second.

Simison: I have a motion and a second to come out of Executive Session. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it. We are out of Executive Session.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I move we adjourn.

Simison: Have a motion 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 5:15 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

MAYOR ROBERT E. SIMISON

DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK