

Meridian City Council Work Session

February 4, 2025.

A Meeting of the Meridian City Council was called to order at 6:00 p.m. Tuesday, February 4, 2025, by Mayor Robert Simison.

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

Other Present: Chris Johnson, Bill Nary, Sonya Allen, Laurelei McVey, Kyle Ludwig, Steve Taulbee and Dean Willis

ROLL-CALL ATTENDANCE

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

Simison: Council, we will call this meeting to order. For the record it is February 4th, 2025. It's 6:00 p.m. We will begin this regular City Council meeting with roll call attendance.

PLEDGE OF ALLEGIANCE

Simison: Next Item is the Pledge of Allegiance. If you would all, please, rise and join us in the pledge.

(Pledge of Allegiance recited.)

COMMUNITY INVOCATION

Simison: Next up will be our community invocation, which tonight will be delivered by Nick Armstrong. If you would all, please, join us in the community invocation or take this as a moment of silence and reflection.

Armstrong: Father, this is your community and we thank you for the Mayor and the Council that are committed to the welfare of its community, the safety and just the vibrancy of our community making it a great place for our family and I'm thinking of a note that the Mayor sent out this week about commitment to public safety, sufficient public resources and just that we continue to maintain a place that -- where we want to raise our families. Thank you for the departments that are all committed to providing good service to our community and just pray for wisdom as they make choices and that there would be a sense of fairness in their decisions and just thank you for this time in Jesus' name, amen.

ADOPTION OF AGENDA

Simison: Thank you, Nick. Next up is adoption of the agenda.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: We are going to pull Item 14 off tonight's Consent Agenda. A couple items that need to be addressed. We will bring that back on a future agenda. Mayor, with that one small change I move we adopt the agenda as amended.

Overton: Second.

Simison: I have a motion and a second to adopt the agenda as amended. Discussion on the motion real quick, looking at Mr. Nary. Do we -- are we removing this to the items removed from the Consent Agenda to take a future action on it or remove it off the agenda altogether?

Nary: Mr. Mayor, just removing it off the agenda and since it's only an agenda notice required we will just put it in our future agenda when it's worked out.

Simison: Thank you. Just want to make sure we were getting it to the right place, so any further discussion on the motion? If not all in favor signify by saying aye. Opposed nay. The ayes have it and the agenda is approved as amended.

MOTION CARRIED: ALL AYES.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the January 21, 2025 City Council Regular Meeting**
- 2. Bountiful Commons East Commercial Sanitary Sewer and Water Main Easement No. 1 (ESMT-2025-0004)**
- 3. Bountiful Commons East Commercial Sanitary Sewer and Water Main Easement No. 2 (ESMT-2025-0005)**
- 4. Bountiful Commons East Commercial Sanitary Sewer and Water Main Easement No. 3 (ESMT-2025-0006)**
- 5. Cascade Apartments Water Main Easement No. 1 (ESMT-2025-0002)**
- 6. Cole Valley Christian Schools Sanitary Sewer and Water Main Easement No. 1 (ESMT-2025-0003)**

- 7. McDermott Village Phase 1 Sanitary Sewer and Water Main Easement No. 1 (ESMT-2025-0008)**
- 8. Peppermint Dental Water Main Easement No. 1 (ESMT-2025-0010)**
- 9. Peppermint Dental Water Main Easement No. 2 (ESMT-2025-0011)**
- 10. Prariefire Water Main Easement No. 4 (ESMT-2025-0007)**
- 11. Wood Rose Apartments Pedestrian Pathway Easement (ESMT-2024-0149)**
- 12. Findings of Fact, Conclusions of Law for 330 N. Linder Rd. (H-2024-0048) by Nicholas Rinker, located at 330 N. Linder Rd.**
- 13. Findings of Fact, Conclusions of Law for Pine 43 West (CR-2024-0003) by CSGQA, located at Southwest Corner of N. Webb Ave. and E. Fairview Ave.**
- 15. Farm Lease Agreement between the City of Meridian and Louie Asumendi for Farming of 40 Acres of City Owned Land Adjacent to the Wastewater Resource Recovery Facility**
- 16. Resolution No. 25-2498: A Resolution Establishing the Reappointment of Brian Garrett to Seat 1 of the Meridian Planning and Zoning Commission; and Providing an Effective Date**
- 17. Resolution 25-2499: A Resolution Approving a Farm Lease Agreement between the City of Meridian and Louie Asumendi concerning approximately forty (40) acres of real property located on N. Ten Mile Rd., North of W. Ustick Rd., in Ada County Idaho; Authorizing the Mayor and the City Clerk to execute and attest said Farm Lease Agreement on behalf of the City of Meridian; and providing an effective date.**
- 18. Resolution No. 25-2500: A Resolution of the City Council of the City of Meridian Approving City Council President's Appointments of City Council Members to Serve as Department Liaisons; and Providing an Effective Date**
- 19. Resolution No. 25-2501: A Resolution of the City Council of the City of Meridian Approving City Council President's Appointments of City Council Members/City Staff Members to Serve as Interagency Boards, Committees, and Initiatives Representatives, and Providing an Effective Date**

Simison: Next up is the Consent Agenda.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Notation of removing Item 14, I move we approve the Consent Agenda as amended, for the Mayor to sign and the Clerk to attest.

Overton: Second.

Simison: Have a motion and a second to approve the Consent Agenda as amended. 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 are no items moved from the Consent Agenda.

PUBLIC FORUM – Future Meeting Topics

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

Johnson: Mr. Mayor, I neglected to check the back of the room, but there were no sign ups last I looked.

Simison: Okay. We will give it just a few quick seconds. But while he does that I'm sure Carly may want to come start working on her way up, if she's going to be doing the presentation or introduction of the Light My Fire.

COMMUNITY PRESENTATIONS [Action Item]

20. Light My Fire Check Presentation

Simison: Okay. So, we will move on to Item 12 -- there was no one signed up under Public Forum -- for the Light My Fire check presentation. I will invite Carly or anyone else who would like to come forward and do the introduction of the Light My Fire team. You can do it this way for an initial conversation and, then, we will just -- yeah.

Shears: We are pleased to have Light My Fire here this evening, a local organization that donates funds to fire departments in the Treasure Valley for Burnout Fund, Benevolent Fund, as well as fire and life safety education projects. So, without further ado Light My Fire.

Simison: Okay. Thank you.

Cahoon: We are so excited to be here tonight. This is one of the great things that we get to do. We work together as a team to raise funds for the mission of fire safety prevention and the burnout funds and there is some new faces in the room here, so I'm just going to take you down the road of history of Light My Fire. So, over 30 years ago a fire was being fought in a local home resulting -- resulting in a devastating loss for the family. Nearly everything they own was consumed and lost by smoke and flame. Imagine the helplessness of everyone out there that was witnessing what was going on. After the fire was out community -- community members standing nearby witnessed firefighters taking money out of their back pockets and wallets and giving it to the family. When asked why are you doing that those standing by learned that there was no immediate mechanism to help families displaced by fire. Little kids without shoes. People in their bathrobes or not and firefighters simply could not bear mopping up the fire scene and leave them in their dark reality of what was happening with their homes. This was the birthing place of Light My Fire. Standing right here is Bob Ricketts who has been here since the very beginning. We will be doing our 31 years this year. It takes a hard working dedicated team to raise these funds and I want to introduce you Sarah Morris, Ricketts and Associates. Pam Orr. Everybody knows and loves Pam. She doesn't even work for the fire department anymore, but she's still here standing strong, helping with fire prevention and raising the donations. This is a labor of love where competitors in the insurance industry and restoration companies lay their lances down because of competitors to accomplish this mission. Fire safety, education and prevention is another important piece of our mission. Meridian Fire has done a tremendous job over the years building and creating new programs. Looking at the catastrophe of those fires in California it helps us to recognize how important these programs are to save lives and property. During Light My Fire's 30 time -- 30 year time span over 780,000 dollars has been donated. The net proceeds of our 2024 gala directly supports Meridian and Boise fire, the Idaho First Responders Wellness Coalition and our vision has also expanded with a grant program where we are helping other Idaho fire departments within the state of Idaho with -- with their fire prevention and education programs. This also this year includes a donation to the Renaissance Fire Cadet program that is educating our future firefighters, which is so important. We got to raise them up. We got to teach them. So, for the Meridian Fire Department prevention and education, Pam.

Orr: So we have 10,000 dollars for the education department. So, congratulations, Carly.

Cahoon: And there is a matching fund with the MOV that we have with the city and so that doubles to 20,000 dollars and we are looking forward to working with Carly to help us with on our committee level and to walk forward with us to help raise these funds.

Orr: And, Ben, the Benevolent Fund. Yeah, the Meridian Benevolent Fund 13,000 dollars. And so Josh Wheeler. And we do have members of the Benevolent Fund that work for us -- work with us as well, so we really appreciate their efforts. And, then, for

the Idaho First Responder Collaborative 2,000 dollars. Chris Verkerk is the -- our member that also helps us as well and every year he brings something in and -- and we do a live donation for that. So, thank you.

Cahoon: Oh. And we want to invite you to come and attend, of course. I know, Mayor, you have been there in the past and we would love for you to show up again this year and we want you to put on your hot Havana dance pants.

Simison: And I just looked, because I was surprised it wasn't on my calendar, but February 21st I actually am in town, which is awesome and not occupied, so I will be there.

Cahoon: Excellent. We look forward to that and the rest of you are invited to come as well to join in with us to help people right here in our community.

Simison: We -- on behalf of the city I just want to -- first give a round of applause for them and all the hard work they do. I know my part is pretty easy to say we can't do it without you, but you see the support of the fire department here. They can't do this without you and our residents are the ones that benefit. Those in need are the ones who benefit and so we truly appreciate all the hard work and effort that you all do to support through this -- through this event and other -- many other things you do to bring funds that go to help during the time was right. So, just thank you on behalf of myself. And any other members of the Council we are interested in saying any words?

Cavener: Mr. Mayor, it's a great event. Nothing better than going to a great event for a great cause, so appreciate you guys being great advocates and volunteers.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: Let me just thank everybody. Let's do this again next week. I've known Bob for a number of years and tonight as we talked about going back 31 years, there is a real deep commitment to this community, to the work that our first responders or firefighters or police do and it's just great to see this kind of community support. So, you are welcome anytime, but we will see you next year for sure. We will see you at the gala.

DEPARTMENT / COMMISSION REPORTS [Action Item]

21. Public Works Fiscal Year 2025 Fee Schedule Update

Simison: Thank you. With that we will move on to Item 21, which is the Public Works Fiscal Year 2025 Fee Schedule Update. Thank you, Laurelei, for being here this evening.

McVey: All right. Thank you, Mayor and Council. We will try to continue the good news with some fee decreases. There are a few increases, but -- so this is part of our normal annual fee update. So, we started the process with 178 Public Works fees and it really challenged the team this year to consolidate, cut, reduce, simplify if possible and they definitely rose to that challenge. We were able to cut 89 fees, which are about 50 percent of that list. These were for miscellaneous parts all the way down to nuts, bolts, screws to put together fire hydrants and every single year we would go out and get three quotes on every single one of those parts to put that list together instead of that now if one of those things are damaged we just group it together into a fire hydrant repair and just get a direct quote and pass that quote along to the responsible party. So, really cut a considerable amount of annual ongoing staff time. We were also able to decrease 15 fees. Those are directly related to pass-through costs. So, if the vendor costs went down we decreased that fee. We also re-evaluated some staffing time and made sure that our hours were in alignment and if the time went down we reduced those fees. Forty-four of our fees are increasing. Again these are directly related to pass-through costs. So, the cost of meters have increased from the vendor. Those costs go just directly to the purchaser of the meter. A couple of them have increased due to our internal labor rates and, like I said, doing better hour studies to truly reflect the time spent on the tasks. So, tonight is just to inform you of these, to ask if you have any questions and, then, our next step is we do take them to public hearing and noticing and we will pass those through in the next couple of months through the normal process. Just a quick note. These don't include our regular water and sewer rates. We do those as a separate process in mid-summer since those impact a lot of people. We kind of want them on their own evaluated and noticed to people. So, with that I will stand for any questions.

Simison: Thank you, Laurelei. Council, any questions?

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Not so much a question as a comment. Laurelei and I had a chance to review this and kind of talk about it. I just want to commend her and her staff and the department for their -- their diligent and self reflection and looking into how we can, you know, simplify things, minimize things, decrease costs. Especially I like decreasing the workload on staff as much as you can. So, I think it's a -- it's a good example to the -- to the rest of the city in ways in which we can look at that. I think the end result is hopefully elevated service, easier workload on the staff and a better product from the city. So, I just want to commend you, Laurelei, and your staff on that.

ACTION ITEMS

- 22. Public Hearing continued from January 21, 2025 for Lennon Pointe Subdivision (H-2024-0060) by Rodney Evans + Partners, LLC., located at SE Corner of N. Linder Rd. and W. Ustick Rd.**

- A. Request: Preliminary Plat consisting of 41 single-family/townhome residential building lots, one (1) multi-family residential building lots, one (1) commercial building lot and Seven (7) common lots on 8.80 acres of land in the R-15 and C-C zoning districts with some private streets.

Simison: All right. Thank you, Laurelei. Look forward to seeing them come back. Okay. With that we will move on to our Action Item this evening. Next up is Item 22, a public hearing continued from January 21st for Lennon Pointe Subdivision, H-2024-0060. Continue this public hearing with staff comments.

Allen: Thank you, Mr. Mayor, Members of the Council. I'm going to be fairly brief tonight. My -- my voice isn't holding on too -- too far tonight, so -- the only application on -- on this is a preliminary plat. This site consists of 8.8 acres of land. It's zoned R-15 and C-C and is located at 1515 West Ustick Road at the southeast corner of North Linder Road and West Ustick Road. This property was annexed back in 2022 with the development agreement and approval was granted at that time for preliminary plat and a conditional use permit for a multi-family residential development, both of which have since expired. The Comprehensive Plan future land use map designation is mixed use community. A new preliminary plat is proposed consisting of 41 building lots and seven common lots on 8.8 acres of land in the R-15 and C-C zoning districts. The proposed plat generally complies with the previous plat included in the development agreement as required. Access is proposed via Linder Road and Ustick Road, arterial streets abutting the site and via the extension of existing local stub streets at the east and south boundaries. Private streets are also proposed internally. A minimum of 15 percent qualified open space is required to be provided. The applicant is proposing 19.07 percent, which exceeds UDC standards. Qualified site amenities are also proposed exceeding UDC standards. Future development is required to comply with the concept building elevations and site plan included in the development agreement. A final design of all single family residential attached and town home structures, as well as the commercial and multi-family residential structures are required to comply with design standards in the Architectural Standards Manual. A conditional use permit is required for the multi-family development. The Commission recommended approval of this application to City Council. Ben Semple, the applicant for Rodney Evans and Partners, testified in favor. No one testified in opposition. Joy Firlupa -- Firlupa -- excuse me if I must pronounce that -- commented on the application. Written testimony was received from Ben Semple, the applicant, in agreement with the staff report conditions. The key issues were concern with traffic stacking in front of the driveway access via Ustick Road preventing vehicles from exiting the site. Request for a painted square is placed in that area to prevent stacking in that area to enable access out of the site. There were no real items of discussion by the Commission. The Commission at staff's request did change -- they did include a condition requiring an ingress-egress easement to be depicted on the plat across Lots 2 and 3, Block 1, granting access to all lots in the subdivision. There are no outstanding issues for Council tonight and there has been no written testimony since the commission hearing. Staff will stand for any questions.

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

Semple: Good evening, Mr. Mayor, Members of City Council. Ben Semple with Rodney Evans and Partners. 1450 West Bannock Street, Boise, Idaho. 83702. First I want to thank Sonya for her presentation and the information provided. If this project looks familiar to you it's because it is. You approved it once already about a year and a half ago, both preliminary and final plat and bunch of other stuff. Unfortunately, there was some confusion about the timing of pre-plat approval and final plat approval, so the approvals fell out of -- well, fell out of approval, so we are back. What it did is it gave us a little bit of an opportunity to go and revisit some of this. One of -- well, first of all, we are in agreement with the conditions in the staff report, all agency comments and the conditions of approval. But we did go back and one of the main things we did was we talked with the pathway coordinator -- or the pathways manager for the city and we realigned the multi-use pedestrian pathway that runs along the Creason Lateral, it just makes it a little cleaner. There is not a hard right-hand and, then, a left-hand turn. It also allowed us to put an amenitized plaza down in that space as well that's kind of offline from the main, you know, bike and pedestrian traffic that also serves as kind of the entry point to an enlarged dog park that will be a minimum of 5,000 square feet on the site. Fully fenced. Have like a dog wash station and stuff with it, too. Regarding the condition or the comment about the striping on Ustick, my understanding it was the subdivision to the east of us, one of the -- I think is their HOA president actually had said that at their exit point onto Ustick, which is full access, there is some issues with traffic stacking on Ustick preventing that. We are absolutely in support of that, getting those lane stripes all the way from one side to the other to prevent stacking there. I think that we would join in that -- with that HOA in conversations with ACHD to get them to go out and do it. Our only connection to Ustick directly is a right-in, right-out only and we will be installing some candles out in the center lane to prevent the left turn movement out of that. You know, really all in all we are looking forward to the project moving forward now. So, I would stand for additional questions you might have.

Simison: Thank you. Council, any questions?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Just to the plat that's before us, but help me understand, again, we are in the mixed use area, sort of embrace that there is lots of different types of uses and I'm just curious is that something the applicant was looking to do? Is it some encouragement by staff trying to make sure that you are meeting the mixed use standards? I commend you and your creativity for trying to get a handful of uses in a smaller set of dirt. Just kind of help me understand what drove some of the decisions that -- that you and the applicant -- or you and your employer made.

Semple: Mr. Mayor, Council Member Cavener, I mean really the comp -- the Comprehensive Plan and the staff with the city has really helped drive the final rendition of this, but ultimately my client had come with understanding that they needed to be -- do some sort of mixed use here. They intend to build the multi-family themselves and, then, hold that as an investment property. That multi-family is going to be on the higher end. They have garages for the units, stuff like that. And, then, they just wanted to develop a couple pads there at the corner for some additional community commercial retail. We have -- one of the pads is set up to be potentially a little restaurant or cafe. Another one just a -- could be office. It could be a multi-tenant building. One thing we are trying to avoid there -- and I don't believe it's even allowed in code or our DA -- is a drive-thru food establishment. So, this would be something that's more walkable and it's not big enough to be a big destination obviously. If that answers your question.

Cavener: I appreciate the help. Thanks, Mayor.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: And thank you. I -- I -- I live pretty close to this. I drive by this quite a bit and even kind of answered Councilman Cavener's question, too. Right across the road from Ustick you have what looks to be some very similar existing commercial, multi-use tenant, you know, like nail salon, accountant, you know, there is a bunch of medical spaces in there, so -- but, then, on the backside of the property is a bunch of residential. So, I actually see it as a pretty nice transition from what you see on the road. Across the road from Linder we have the substation and I think Ada County Paramedics is right there. So, I actually think when looking at it I thought it was kind of a nice sort of the frontage on the roads and, then, the residential in the back that should integrate pretty well some of the stuff that exists.

Simison: Council, additional questions for the applicant? Okay. Thank you very much. Mr. Clerk, do we have anyone signed up on this one?

Johnson: Mr. Mayor, David and Marie Childers.

Simison: No -- no comments? There is -- is there anybody else present or online who would like to provide testimony in this item? If you are online you can use your raise your hand feature. Seeing no one coming forward or raising their hand online would the applicant like to make any final comments to close? Applicant waives final comments. Council, your direction.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I move that we close the public hearing on file H-2024-0060.

Cavener: Second.

Simison: Motion and 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 and the public hearing is closed.

MOTION CARRIED: ALL AYES.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Kind of already shared some of my thoughts, but it's kind of a nice that's -- that corner has been sitting there for a while. I have always been wondering what are they going to do. But I actually really like this. I think this is a really good use, a good way to integrate some more than just residential uses on that corner. I always assumed it was going to be some apartments or something, but I like -- I think the plan works well. Interestingly when they were building the -- the -- sort of the -- just to the north of it where there is a -- some shells for business opportunities I was curious to see if that would even fill up, but it filled up really rather quickly and there is actually quite a few uses in there that I -- it's kind of interesting. So, there is clearly a need in this part of Meridian for some -- some of these types of uses, you know, restaurant, things like that. I actually think this is a good project. So, unless anyone has any other comments I would be prepared to make a motion on the project. Mr. Mayor, I move that we approve file H-2024-0060.

Cavener: Second.

Simison: Have a motion and a second to approve Item 22. Is there any discussion on the motion? If not, Clerk 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. Thank you very much.

MOTION CARRIED: ALL AYES.

FUTURE MEETING TOPICS

Simison: Council, anything under future meeting topics or do I have a motion to adjourn?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Move we adjourn our meeting.

Overton: Second.

Little Roberts: Second.

Simison: Motion and second adjourn the meeting. All in favor signify by saying aye. The ayes have it. We are adjourned.

MOTION CARRIED: ALL AYES.

MEETING ADJOURNED AT 6:25 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

_____ MAYOR ROBERT SIMISON	_____ DATE APPROVED
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ATTEST:

CHRIS JOHNSON - CITY CLERK