

Meridian City Council Work Session

September 6, 2022.

A Meeting of the Meridian City Council was called to order at 4:32 p.m., Tuesday, September 6, 2022, by Mayor Robert Simison.

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

Members Absent: Brad Hoaglund.

Also present: Chris Johnson, Bill Nary, Jaime Del Barrio, Joe Gonzales, Joe Bongiorno 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 this meeting to order. For the record it is September 6, 2022, at 4:32 p.m. We will begin this afternoon's work session with roll call attendance.

ADOPTION OF AGENDA

Simison: First item up is adoption of the agenda.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: There are no changes, so I move that we adopt the agenda as published.

Cavener: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the August 16, 2022 City Council Work Session**
- 2. Approve Minutes of the August 16, 2022 City Council Regular Meeting**

- 3. Approve Minutes of the August 23, 2022 City Council Work Session**
- 4. Approve Minutes of the August 23, 2022 City Council Regular Meeting**
- 5. Apex Northwest Subdivision No. 1 Sanitary Sewer and Water Main Easement No. 1**
- 6. Belvedere Farms Sanitary Sewer Easement No. 1**
- 7. Belvedere Farms Sanitary Sewer Easement No. 2**
- 8. Eagle View Landing Apartments Sanitary Sewer and Water Main Easement No. 1**
- 9. Lost Rapids Apartments Sanitary Sewer and Water Main Easement #4**
- 10. Olson and Bush Subdivision No. 2 Water Main Easement No. 1**
- 11. Outer Banks Infrastructure and Offsite Water Main Easement**
- 12. Prescott Ridge Subdivision No. 1 Sanitary Sewer and Water Main Easement No. 3**
- 13. Quartet Southeast Subdivision No. 1 Sanitary Sewer and Water Main Easement No. 1**
- 14. Final Plat for Acclima Subdivision (FP-2022-0020) by The Land Group, Located generally North of W. Ustick Rd., South of McMillan Rd. and directly West of and adjacent to McDermott Rd.**
- 15. Final Order for Skybreak Subdivision No. 2 (FP-2022-0002) by DevCo, LLC, Located at 7020 S. Eagle Rd.**
- 16. Final Order for TM Center East No. 1 (FP-2022-0021) by Brighton Development, Inc., Located at 700 S. Wayfinder Ave.**
- 17. Findings of Fact, Conclusions of Law 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**
- 18. Findings of Fact, Conclusions of Law for Meridian Academy Play Field (H-2022-0031) by The Land Group, Inc., located at 2311 E. Lanark St.**
- 19. Findings of Fact, Conclusions of Law for Ten Mile Public Storage (H-2022-0016) by Kimley-Horn and Associates, Inc., located at 4065 N. Ten Mile Rd.**

- 20. Interagency Temporary License Agreement Between the Ada County Highway District and the City of Meridian Regarding Discovery Park, Phase 2**
- 21. Approval of Janitorial Services Agreement with KBS, LLC for Janitorial Services FY2023 – FY2027 for the Not-To-Exceed Amount of \$464,307.93**
- 22. License Agreement Between the State of Idaho, Three Corners Subdivision Property Owners Association, Inc., and the City of Meridian Regarding Water Pump Usage**
- 23. Memorandum of Agreement with West Ada Recreation District (WARD) and City of Meridian Regarding Mural on East Facing Wall of Meridian Pool**
- 24. Ground Lease Agreement between the City of Meridian and Owyhee Holdings, LLC for the Proposed Can Ada Lift Station Property**
- 25. Training Site Agreement Renewal between the City of Meridian and the Ada County Emergency Medical Services District for Fiscal Year 2023**
- 26. Agreement Between the City of Meridian and West Ada School District for 2022-2023 School Resource Officers**
- 27. Ratification of Mayor's Signature for Meridian Rural Fire Protection District Resolution No. 22-002**
- 28. Resolution 22-2341: A Resolution Reserving the Forgone Amount for Fiscal Year 2023 for Potential Use by the City of Meridian in Subsequent Years as Described in Idaho Code § 63-802, et seq.; and Providing an Effective Date**

Simison: First item up is the Consent Agenda.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Move that we approve the Consent Agenda as published, for the Mayor to sign and Clerk to attest.

Cavener: 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.

DEPARTMENT / COMMISSION REPORTS [Action Item]

29. Public Hearing for Adoption of Proposed Republic Services Solid Waste Fees

Simison: First item up is Item 29. It is the public hearing for the adoption of the proposed Republic Services solid waste fees. We will open this public hearing. Do we have any staff comments for this item? I'm seeing that we have no staff comments for this item. Would Republic Services like to make any comments as we open up this public hearing? Okay. Mr. Nary, would you like to make any comments as we open up this public hearing?

Nary: Oh, yeah. Mr. Mayor, we had a prior discussion with the Council. So, the -- what's on here has been noticed to the public. Just to recap for the public's sake from a summary, the increase that's being requested is consistent with the contract we have for services with Republic. The only additional change -- and we have been doing this annually -- is evaluating our recycling program and the cost of processing the recycling. The recycling collection is already part of the fees and we have agreed over the last few years to share a portion of that cost of the -- of the recycling processing with Republic Services to maintain our recycling program as is and the only other thing from the public's perspective -- we had a conversation a year ago regarding a change that we made to the contract in regards to wages for their employees. The request by the Council was to evaluate that this year to see whether we would leave it in. The recommendation and request from Republic and recommendation from the Solid Waste Advisory Commission was to leave it in. It is now based -- the CPI is based on wages as well, versus last year when it was not, when it was kind of out of whack in that time period. Now it is back in line with wages and so Republic feels there is no need to have a separate MOU for that. If the Council is comfortable with that it will just be part of our annual adjustment.

Simison: Thank you, Mr. Nary. Council, any questions for Mr. Nary? Okay. This is a public hearing. Did we have anybody sign up in advance to provide testimony on this item? I'm looking at you, Jaime.

Del Barrio: Mr. Mayor, no, we did not.

Simison: All right. This is a public hearing. If there is anybody online that would like to provide testimony, please, use the raise your hand feature and we can bring you in or if there is anybody in the audience that would like to provide testimony on this item, if you would like to come forward at this time to provide testimony. Seeing nobody wanting to come forward or online, Council, any comments, questions, or otherwise or motions to close the public hearing?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Maybe a quick comment while we have everybody from Republic here. So, welcome. Appreciate you guys joining us today and while this is not part of the actions before us next, I just want to thank you guys and commending you for moving the entrance to the transfer station. That's a huge impact on Franklin Road and I think saves a lot of frustration for our motorists. I know that took some extra action. I just want you to know it's noticed and appreciated. And unless anyone is jumping in to make a motion, I will move that we close the public hearing on Republic Services solid waste fees for -- proposed fees for 2023.

Strader: Second.

Simison: I 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 and the public hearing is closed.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

30. Resolution 22-2342: A Resolution Adopting the Fiscal Year 2023 Rate Schedule of Solid Waste Collection Services; Authorizing the Finance Department to Collect Such Fees; and Providing an Effective Date

Simison: Next item up is Resolution 22-2342. Ask the Clerk to read this resolution by title.

Johnson: Thank you, Mr. Mayor. It's a resolution adopting the fiscal year 2023 rate schedule of solid waste fees collection services, authorizing the Finance Department to collect such fees and providing an effective date.

Simison: Thank you.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Did good work with staff and our Solid Waste Advisory Commission and, of course, Republic Services. I liked our conversation last spring and think this is an appropriate time. So, Mr. Mayor, I move that we approve Resolution 22-2342 with suspension of rules.

Strader: Second.

Simison: I have a motion and a second to approve Resolution 22-2342 under suspension of the rules. Is there any discussion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the resolution is agreed to.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Simison: Mr. Nary?

Nary: Mr. Mayor, Members of the Council, if you could back up to that recycling process contract amendment, because that is an MOU, so it does need a motion and a second and a vote to approve.

Simison: Up in 29?

Nary: Yes. Up in 29.

Simison: Okay. So, we did the resolution appropriately. We just have one other thing to do from Item 29.

Nary: Yes.

Simison: Okay.

Nary: Thank you.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: I move we approve Item 29 as presented.

Bernt: Second.

Simison: Does that work for you, Mr. Nary?

Nary: Yes.

Simison: Okay. I have a motion and a second to approve Item 29. Is there any discussion? If not, Clerk will call the roll.

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

Simison: All ayes. Motion carries and the item is agreed to. Thank you very much. Appreciate you all being here.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: A little bit out of order, but just some -- a little bit of context that a lot of times when there is not input -- there is not public input I just think it's a byproduct of good vetting done up front. Republic Services has been a fair partner with our community for years and years and years and through good times and bad has -- has put a fine point to the numbers to make sure it's fair for our community and -- and we have asked tough questions at times. So, we appreciate the partnership. I think that nobody's here asking questions is a result of just a lot of good work done on the front end by your team. So, thank you for the continued service. Appreciate it.

31. Parks and Recreation Department: 2022 Sparklight Movie Night Update

Simison: All right. Then we will move on to Item 31, which is our Park and Recreation Department 2022 Sparklight Movie Night update. Renee.

White: Thank you, Mr. Mayor. And I do have a presentation, which is really more just pictures. Because I am an event coordinator, so -- there we go. All right. Oops. Take me back. There we go. Okay. And the term take me back, that's where I actually wanted to start it with all of you. If you could all come back with me to the beginning of the summer. I know it seems like so long ago before the heat struck and we were all very very excited to start this series of movies in the park. Are you with me? All right. Well, of course, our very first movie we had some unruly children, teens, youth. They were excited to come out, but they were a little too excited and they would not behave. So, with that in mind we were able to get some folks together in the Mayor's conference room, which included Park staff, police and, of course, chief of staff. We put our minds together and -- and came up with a variety of new policies and procedures to protect the event. We wanted to go back to a family friendly activity in which families could sit and watch without the disruption of loud and unruly children and so with that teamwork we were able to identify a variety of things that we needed to do. We increased our hired security from four persons to ten, instead of them showing up when the movie started, which is really when the park generally closes, they showed up at 7:00 o'clock to help us put on wristbands, which was one of the other changes. Everybody who came into the Movie Night area was given a wristband and anybody that was under 18 had their parents phone number written on those wristbands. We required a -- yeah -- the wristbands and, then, we changed the event flagging was the other really big piece. So, we had had some pennant flagging and we changed that to a solid event fencing and so we had designated entrances and exits and, then, along with that we let the public know that if their kids were under 18 they were not -- they had to accompany them to the movie. So, anybody that was under 18 had to come with a parent. So, I'm here to tell you how that worked. Any guesses? It was spectacular. Exactly, thank you, Councilman. No, it was a -- it really

was a genuine huge success. I think part of the changes that were most successful came because the -- all of our social media really went viral. We let the families know, the parents know. We were picked up by KTVB. We were picked up by the Idaho Press. I know Maggie O'Mara mentioned it. I know we had over 15,000 views on our social media post and lots and lots of comments and one of the things that pleased me the most was that the -- whenever there was a negative comment the families spoke to each other about, yes, it really was that bad and we really would like the city to -- to stand up and -- and do something and so we were able to put all those pieces and parts in place and it was wildly successful. In part I do want to say it was successful because of our police team that was there. We can't -- we can't do that without them. The -- we had a variety of kids who did show up, either hadn't seen or were testing it out, and the police -- our PD engaged those families, engaged those kids, let them know why the rules were in place and made sure that they -- if they came back they came back with a parent. We had a few parents who tried to come and sign in their kids, like, oh, hey, I'm going to sign them in and our security team did an excellent job of explaining why the new rules were in place and that they were more than welcome to come in if they were going to stay with their kids and with all of those things it was a very quiet Movie Night. So, it was a -- it was a huge success. I wanted to talk just a little bit about the cost and how those varied from previous years. So, going into the season we had enough sponsorship to come out positive with 775 dollars that, of course, we leave a little bit of play in there for supplies and things that need to be replaced or redone, like signs. Instead we came out negative of 3,600 dollars. That was just for Movie Night expenses. So, you will see that our -- what our boys -- or our Meridian PD support, that line is actually empty. I'm going to let John speak to that if he would.

Gonzales: Mayor and Council, thanks for allowing us to talk about this, because for the Police Department this was a great opportunity to work with the community, but our overtime costs to make sure that we had officers there and being able to support this event -- our overtime cost itself was 5,196 dollars.

White: So, it was a little more expensive, but it was a great event. Any questions?

Simison: Thank you, Renee. Councilman Cavener.

Cavener: Thanks, Mayor. Renee, appreciate you, PD, just the whole Parks Department rallying together to continue trying to keep this event a success, at least for '22. Recognizing, you know, we are barely into September, what is kind of the thought about where Movie Night goes from here? What discussions have occurred and do you have a recommendation at this time or is there a future presentation about what the future of Movie Night looks like?

White: Yeah. I don't have an actual presentation for you right now, but what we are tossing around is the idea of having six Movie Nights and, then, six outdoor concerts in Kleiner Park at Park Live has been in the -- in the works since before COVID and I know we would really like to be able to offer the community more activities, do more things. The attendance at Movie Night is -- you know, the first one was our largest and, then, it -- it

hovers around maybe 800. I would love to be able to combine those into six nights and, then, offer some different activities for -- for families in -- in a different park.

Cavener: Mr. Mayor, follow up?

Simison: Councilman Cavener.

Cavener: Renee, if that's the direction you -- you follow, I assume the same model that kind of was successful the later part of this year is what you would want to have as kind of the standard going into '23?

White: Absolutely. All of the changes that we made will be standard operating procedure. I can't imagine going backwards. While I wasn't sure that the wristbands were going to be well received, we were really amazed that families were thankful. They had no problem putting them on. Everybody really understood why we were making the changes. So, those will be our standard operating procedures now. Yep.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Question for Renee or John. Do you think these changes had the -- the tweeners, the teenagers change their behavior and it improved or did they stop showing up?

White: They quit showing up.

Borton: Okay.

White: And I think it's because we think parents finally understood that it -- they were being disruptive and quit letting them come.

Borton: Okay.

White: I mean that's what my crystal ball says.

Gonzales: If I might add to that a little bit. We did have a heavier police presence the first few nights after the reopening, just to make sure -- we didn't know how that was going to be received and, realistically, we would have a few young people show up without parents, but quickly that got resolved and so I think they quit showing up just because they knew it was going to be difficult to get in.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: You got some teenagers that are good I presume; right? Some 14 year olds that aren't unruly?

White: Absolutely.

Borton: Yeah. So --

White: Yeah.

Borton: Some are there, but --

White: Yeah. And they came with their parent or guardian. Obviously, we had -- if you came with your kids and their kids' friends, there just had to be an adult there responsible for the entire group. We did have one group of like ten that came in that we all kind of were like, oh, that seems like a lot. But it was made clear that they were here to see the movie. They would have to sit and if we had to talk to them, because they were disruptive, they would be asked to find another activity for that night.

Borton: One other question, Mr. Mayor.

Simison: Councilman Borton.

Borton: Renee, as part of the work -- these improvements that you are talking, which I think are fantastic -- that for next year to do things even better and different, do you -- do you gather information from those attending the events somehow to see what types of things they would like to see better or in addition to?

White: That is a great question. We get a lot of feedback from people who like it or don't like it. As far as, you know, what else they would like to see, I think that falls to some of our strategic planning and -- and -- and other tools. But that's a great idea to maybe implement something at the events.

Borton: Okay.

White: Yeah.

Borton: Fantastic.

Simison: Council, any additional questions? Renee, I just want to say thank you. I -- I know after that first weekend it was hard and there were a lot of, you know, conversations about trying to keep this moving forward and -- because it has been part of what has really defined I think a certain portion of Settlers Park in our park system, you know, for the last 15 years and it's important and if -- if it is -- if it's time to move on, change, let's have that conversation. I think -- you know, we had already talked a little bit about maybe this is one of those elements. But we appreciate the team, everyone getting together and -- and making this last season work. We hate to cancel something that we already have in

motion, but we understand if change is what we got to do we will implement the change in the best way you all know how and -- and works for the community.

White: And I would just say now that it's a friendly -- family friendly safe event, you know, we can -- those discussions have changed a little bit, so -- yeah.

Simison: All right. Thank you. Appreciate it.

White: Thank you.

32. City Council: Housing Policy Discussion, Philosophy and Direction of City Efforts Related to Housing Affordability

Simison: Okay. Next item up is Item 32, City Council housing policy discussion, policy and direction. I'm going to turn this over to Council Woman Perreault. I don't know if she is going to do it from up here or if she is going to do it down at the podium.

Perreault: Thank you very much. I did put together a basic slideshow to, hopefully, guide our discussion this evening. I e-mailed it to Chris. Chris, I don't know if you want to open it on your screen or if you can share the screen with me. I'm not sure how that will work.

Johnson: Mr. Mayor. Council Woman Perreault, you may want to share your screen. I got an e-mail with no attachment.

Perreault: Oh. My bad. Do you -- is it easier -- which way is easier?

Johnson: If you are comfortable sharing your screen that works just fine.

Perreault: I am. Okay. Can it be seen? I'm not seeing the Zoom option that's allowing me to share. Okay. I'm down here and it's going to let -- thank you. Okay. I haven't done this often, so we will see if I can make this work. Okay. So, everybody can see this? So, the first question -- there is a series of about four questions and, then, follow-up questions that I'm hoping that we can answer tonight. The first one is just the broader question of should the City of Meridian play a role in fulfilling the housing needs of our residents and why or why not. I think there is a philosophical component to that question and a practical component to that question. So, I just wanted to hear Council's thoughts on that bigger picture decision of whether we have a housing policy for the City of Meridian.

Borton: Mr. Mayor?

Simison: Council Woman Strader.

Strader: I'm happy to maybe give some thoughts. I don't think it's an easy answer. When I think about housing, the biggest challenge to me is that we have limited resources and the biggest drivers of the price of housing are completely outside of the city's control. So, in the macroeconomic environment, supply and demand help determine the price of

housing and especially I think the interest rate environment set by the Federal Reserve through its -- indirectly through its banking policies and so I think what I'm struggling with is I sort of look at -- we have had a lack of affordable housing in the city and that is a nationwide problem, it is not unique to our city, and it is a huge need. It's like an ocean of need, but the main drivers of the price of housing are not within the control of the City of Meridian and so -- yeah. That's one of the things that I think is just important to -- as I ground myself in the discussion is just keeping in mind that if we were to do something to try to fulfill housing needs, the impact -- I think the scope of the impact we could have might be fairly limited on a citywide basis and so that's just a comment I wanted to make as I have been thinking about this. Yeah. That's something that I'm struggling with separately. Like to me the most acute need is homelessness prevention, because of the use of services and like if I were to triage the problem, because we have had a lot of discussions about it, to me the most acute need is homelessness prevention. I see that as the number one priority and, then, past that I think if there are things we can do on a citywide basis to encourage an offering of more housing affordability or a program -- you know, we can look at it, but I think we have to be realistic about the impact that we can have. So, that's just kind of what I'm grappling with. I don't think for me I think in light of our resources. That we have available, you know, I don't believe it's possible for the City of Meridian, for example, to offer housing to every family that's in need within the City of Meridian. That's really hard. I just want to acknowledge that, though, because that's, you know, something that's a big challenge. I -- one more comment I just wanted to make generally and, then, I will be quiet, so other people can chat. I mean you have been looking at this issue for a long time. So, if you have suggestions, you know, I'm totally open to hearing them. You know, our housing market is arguably one of the most overpriced housing markets in the country at this time, depending on who you talk to, but in a rising interest rate environment that should cause -- hypothetically that should cause the price of housing to eventually go down. So, if interest rates keep going up, then, the market may actually -- we could head into a recession, we could head into a situation where the price of housing goes down and we have a new set of problems. I am very interested in tools that take advantage of the timing of our cycle in terms of where the market is and so issues like a -- the city acquiring land at really advantageous prices, if we think there is a use for them, things like that that I think are appropriate for the timing of the cycle. I would be open to it at that time. Those were my general thoughts on that one.

Perreault: Thank you, Council Woman Strader. We -- we will touch on some of those options and possibilities over the next several months. So, this is just a big picture discussion about does the city feel there is a need at this time to serve our residents in this way. The -- the economic factors that you mentioned, those will shift and from a long term standpoint having a housing policy will hopefully guide us in our response to those shifts. So, the idea of a policy would be that when we do have members of the public or private development come and -- and make requests like we have seen this year, then, we will have a way to guide us to answer those requests, instead of taking it on a case-by-case basis. Part of the reason why I had decided to start researching this and go down this road is that as I have read a variety of different reports regarding housing affordability, housing that is, you know, a roof over your head, but dilapidated, housing and security,

there is a very significant need valley wide and there is a very significant need in Meridian and I don't think that the requests that we received this year are going to slow down. So, in my mind because we are seeing -- moving that direction it would be wise for the city to put together some sort of guidelines for how we will respond to those requests in the future, which is part of the reason why I asked for a work session this evening and, then, in the next couple of slides I will show a -- a timeline of what I hope to go through to get us to that point.

Borton: Mr. Mayor?

Simison: Councilman Borton. And I'm -- I'm just letting Council Woman Perreault --

Borton: Okay.

Simison: You guys can all address any comments directly to her.

Borton: You go to the next slide or do you want more discussion on this?

Perreault: Yeah. I would like to hear your thoughts on these items if -- if anybody else has thoughts to share.

Borton: Yeah. So, Council Woman Strader is spot on I think in the -- the variety of factors outside of our control which impact this. So, it's never been something that's been, you know, within the control of local government to really -- to remedy, to put it bluntly. Does this city -- I guess to your first question -- play a role in fulfilling housing needs? Certainly it does. I think it's more indirect in -- in the manner in which we do long-term planning and -- and anticipate what is now a little more diverse housing stock and -- and different opportunities to find a way to reside in Meridian at different ages in your life, acknowledging that well designed, thoughtful, creative multi-family starting to play a role if the bar is high enough that you can have and that's relatively new to our community. Some ways to -- to remain in our community at different age groups in the manner in which we minimize the way we regulate and the efficiencies we create in our development community's ability to provide these unique housing opportunities, diverse opportunities. That's meaningful. It doesn't solve problems by any stretch, but it certainly plays a role in trying to encourage and assist someone to take the risk to bring this product to the market. So, we have -- we have been here long enough, we have seen this community evolve rapidly to a large degree with what's available for housing. So -- I got to my glasses on to read this. That's -- that's my take on the play a role. Yes. But I think it is certainly, from my perspective, very limited for a lot of the reasons that were already described. But it's a -- but it's a role and I think if there is some role, this idea of -- of trying to do a more surgical, targeted, pointed, measurable housing retention is much higher on my list than anything else philosophically trying to assist our residents in some scenarios to retain and remain in Meridian philosophically is higher on the list. So, those are my thoughts on the framework of the question.

Bernt: Mr. Mayor? So -- or Council Woman Perreault, I -- I'm really grateful that you have taken this opportunity to present and to help us understand more about the housing needs in the City of Meridian. I have -- I have always been in support of one offs with regard to -- whether it's ARPA funds, whether it's CBDG, whether it's other forms of one offs where we are able to help the community in some way with -- with housing needs. I think that's important. What -- and this is the reason why I -- one of the reasons I'm excited to look at the rest of your slides, because I think that we might -- this discussion might be a hair premature. I would like to see more about what your -- you wanted to show us, but I think what I'm trying to wrap my arms around -- hopefully we will talk about this in, you know, maybe some future slides, is what that -- you know, what the City of Meridian -- what municipalities in general can do ongoing regarding, you know, the housing crisis and I haven't seen a solution yet that I'm comfortable with, to be completely honest with you.

Cavener: Council Member Perreault, I like that you are seeking feedback from all of us. It's good. It's good preparation. We have all got comments we have got to share. I feel like -- Council does this presentation, just -- the subject of housing in general feels a lot like, you know, a bunch of pieces of a puzzle been poured out on the table and they said, City Council, go put it together. There is some of us that are going to start on build a border, there is some of us that are going to start in the middle, find similar colors -- we all have our own approach that we want to work to solve this and so I appreciate the -- the good comments from my -- my colleagues and I think the short answer to your question is -- is, yes, we -- I think we do have a role. The bigger question is what is that? I think Council Member Strader hit the nail on the head, at least as a starting point, is that we don't want any of our residents to be homeless. I think that's something we would hopefully maybe all be able to kind of coalesce around. How do we solve that? Is it Meridian's job to solve a regional challenge? Is it Meridian's job to have a role at that table? What does the City Council or the City of Meridian require of others who want to operate in our community to help to contribute to solve that problem and I also think, with all due respect, I disagree, I think the city does have some control in this. The rate in which we process applications -- if you are a developer you are looking 12, 18, 24 months out, you are speculating, you are wondering what the market's going to be like. There is a significant amount of risk that our applicants take and in order to mitigate that risk it impacts the cost. So, if there are things that we can also do internally to expedite that process, slow that -- or shorten that window to make so that the expectations are more consistent from the development community, I think that also can have an impact on cost. So, I don't think -- I don't think you are going to get any concern from this Council about that we have got a role. The question is what is that role? What is our job as the Council? Is it our job as a Council to hold ourselves internally? Was our job as a Council to require of others and what -- what is the solutions with our limited resources and there are so many levers you can pull, what are the levers that we as a -- as a body feel comfortable focusing on.

Strader: Council Woman --

Perreault: Mr. Mayor. Thank you, Councilman Cavener. That is a fantastic synopsis of -- of what I have in mind. So, these slides are not -- I'm -- I have no intention of presenting

a solution this evening, because we have to decide if we are willing to play a part and if we are not willing to play a part, then, that cuts short my efforts to find solutions and present solutions. There is no reason for me to go and seek those solutions out if Council isn't willing to decide whether they want to play a part, whether it's from changing city code, whether it's from -- whether it's a financial part, whether it is a way for us to just have a role in -- in helping with private development to -- to meet those needs. If -- really, the -- the question is do we want to have a part in this and if we do what do we want that to look like. Until we decide that -- because I haven't heard a consensus on that yet in -- in the conversations I have had, then, there is no point in me presenting any solutions. So, this -- for this evening there -- this is just a series of questions to help understand where we as a Council are and -- and understand what we believe our role should be and if we don't come to some sort of similar thinking about our role in housing in our community, I don't know how we will ever find consensus on any solution, whether -- excuse me -- whether it is code changes, a land trust, you know, contributing to impact fees or waiving building or permit fees -- until we decide that we want to play some role, then, there is -- there is -- you know, we really have to come to an agreement on that first. And so this -- the intention of this was just to go through a series of questions to bring out what all of us have maybe considered, but -- but maybe we haven't said it out loud, because this is really the first time that we have had a discussion on this and sort of nonnegotiables. So, if -- if all of us said, hey, I would like to -- I think the city should have this involvement in housing, but I definitely wouldn't want to do this or this -- we should have an involvement. This is the minimum I think we should do. These are the things that I'm hoping to have said this evening. So, we will move on to the next slide. Housing policy. Affordable housing opportunities. This year we received two significant requests to financially participate in affordable housing efforts by two local nonprofits. Not having a housing policy to guide the response to those requests made the process challenging for both the nonprofits and the city. The nonprofits didn't have a guide for what and how to make their requests and the city did not have a guide in how our residents would like us to respond. So, in the future if we have these requests come before us, the -- the entities that make those requests have really no idea what to expect when they come and discuss housing with -- with the City of Meridian, because we don't have a policy that states -- we have a comprehensive plan and the strategic plan that say that we are committed to encouraging workforce housing, but we don't have any guidelines that says if you were to come and engage us in a public-private partnership how we might respond. So, is it time? Future similar requests are likely to be given in the years to come with the rising costs of rents, population growth, and relatively low area incomes. As Council Woman Strader mentioned, we are considered one of the most unaffordable housing markets. It's not so much because our cost of housing is higher than other markets, it's because our incomes don't keep up with that. So, obviously, there is other metropolitan areas in our country that have much higher housing costs than we do, but we just don't have the incomes, too. So -- so, that's a whole other element of housing that we are not even going to have a discussion about. As far as the timeline, this evening we are having just a discussion about whether the city wants to continue to pursue efforts to discuss the role that we can play in affordable housing, hoping to have some details about preparation in regard to what extent we would get involved. So, this is just a discussion. Do we want to get involved. Don't we? Do we want to get -- do we want to create a policy? Do we

want to possibly have a budget line item in FY-23? Big picture questions. Late October, early November I would like to -- to have a -- a further -- if the answer is yes to these questions, I would like to have a further discussion about what types of housing options we would consider. Do we want to focus on a particular income group? Do we want to focus on emergency needs? Homelessness? Do we want to focus on housing projects that might be coming into the area? What kind of -- of participation would we have? So, that would be the second discussion. Third discussion would be potential draft policies by the end of this year and, then, planning efforts. So, we would look more at a sort of a -- I don't want to call it a housing program, because it's not like what Boise is doing where we are actually stating this is how many families we intend to help, but it would just be some guidelines based on the decisions that we make about what area of housing that we -- that we feel comfortable investing in and, then, policy implementation. So, that would be a final written policy that we would review and decide to implement or not and, then, decide after all this is done by the middle of next spring towards the budget season if we decide that there would be an opportunity to provide any kind of budget -- budgetary commitment and I would not ask that question until we got, you know, significantly into whether there are actual -- there are actual ways that we can move the needle in this process such that it would drive us to be able to contribute financially. And I'm not talking about specific projects, I'm just saying do we set aside a budget line item for -- for the area that we decide we want to consider investing in? Next slide is what are Council's thoughts on having a budget line item for '23? I don't have a particular amount in mind. After seeing the decisions that we made this year, we know that there is more of those to come. If we had a policy that all of Council agreed upon would there be a -- an interest in having a budget line item or is there a belief that the city is not in a position to do that at this time?

Borton: Mr. Mayor? Well, Council Woman Perreault.

Perreault: Councilman Borton.

Borton: I cannot not go through you. You are running it. I don't know I guess is my answer. I'm pretty data driven in -- in how I understand first and, then, decide policy second. I don't know if I understand yet. So, a lot of these questions might be a maybe. I just don't know. So, if -- I mean one of the premises of the discussion is that there is a -- you know, a measurable problem that local government can solve. So, I think that's some of the data that you might have and you might have dug into the details, but if I were to say, hypothetically, there is no housing problem in Meridian, there is nothing we could do to have any real impact at all and there is no data to support that we could do anything. That's how I would -- I would challenge the original premise to see probably a lot of the good work and maybe that's coming up in some slides or some discussion that you can help educate us, because whether or not these are solution based questions that all assume there is a problem that's solvable and that's where I'm behind the curve a little bit. I don't have the data that makes me think, oh, there is something local government that's measurable that can be done that provides a real impact on -- you know, that original response about there is, you know, 27 variables that impact the price of housing. We play a role in a couple of them, but the vast majority we don't. You know, with that framework

I struggle to find -- and it would look for the data that would help me know whether or not we would want to get involved at all. Because I could see a path where the answer may candidly be no, other than certain limited areas like we do now. But maybe there is some data that I'm missing, so --

Perreault: Thank you for that. So, as far as data goes, there are -- there are some market studies that have been done by private development. There are some elementary sets of data from Housing and Urban Development that are two or three years old, which I -- that's just how they run. They are two years old. And so there is -- there are pieces of data, but there is not a set study that I could bring to you that says this is exactly what's going on in Meridian and I had hoped to do that, but it would be it -- it would be something that the Council would, obviously, have to approve and in my conversations with our CDBG director there are funds in the -- this year administrative funds that would -- that could cover the cost of -- of a housing study. If Council said we don't feel comfortable making any decisions until we truly understand the need, I agree with that and that's the direction I would like to go. But that's something -- again, Council would have to say this is something that we want to discuss is we want to move forward with looking at our housing needs and decide if we wanted to, you know, move the needle on it or not. And so it's -- you are right, it becomes a chicken and egg thing. Do we do a study for need and, then, say we don't think the need is there or do we do a study for need and say, okay, the need is there, we still don't think that as a philosophy the cities have a responsibility to provide housing. So, yeah, exactly -- if you are -- if you are grappling with it there is a good reason why, because it is -- it's very much that circular situation.

Borton: So, to just close the loop on that, one example of -- of a data point which to me is really interesting and it came from Jesse Tree discussions and data they have, but to the -- to the narrow window of Meridian residents, whether in a home or an apartment who reside here with school aged children who are facing eviction or foreclosure or losing their property, is -- that -- that's a known number and that's an example of a data point I would like to know more about; right? Is it ten or is it 1,200? Because that's something that -- that perhaps local government can address, whether it's through Jesse Tree or some other program, but that's an example of something that is -- is tracked and it's very local and it's not a national study. I think there is -- you can get studies on a national perspective that say anything you want, especially on this topic, so some of the more finite micro data sets are of interest. I think school aged children and senior Circuit Breaker veterans, so -- some segments of our -- of our community that we might be able to put a focused attention on, you can create some measurable real benefit.

Strader: Councilman Perreault? Maybe some more feedback. Things I'm open to discussing. Funding in a future budget. Our homelessness prevention. I think that's a -- and I think there is a fiscal rationale behind that, because every person that we keep from homelessness we are saving our area and services ultimately, even if it's another taxing district. The retain and remain discussions about like Circuit Breaker, for example, I'm open to having those discussions. My concerns are demographic in nature, so if a larger and larger segment of our population becomes of a certain age range, I don't think that Circuit Breaker is viable. So, I have concerns about that, but that's something I'm

open to having that discussion with a lot of like thoughtful study and looking at a lot of data and -- and projections. I'm open to nonfinancial incentives. You know, for example, Caleb Hood had provided a spreadsheet with a number of options. I'm open to Meridian creating an attainable housing program where we do a combination of reduced setbacks, maybe density bonuses, things like that in combination for a developer setting aside a portion -- like ten percent of their units as more affordable, but I will say I'm highly skeptical and part of the reason I'm skeptical -- even -- I loved Councilman Cavener's point about, you know, shortening the window, making things easier, anything we can do like that is helpful, but just like one vignette, think about the last two years, how many Class A apartment projects have we seen? Probably 95 percent. They are all highly amenitized, beautiful, they are to Meridian standards; right? And how many Class B or Class C apartment projects have we seen and how many do we want to see? So, that's why I think we have to be extremely thoughtful about how to go about those incentives. But a program that tried to use more nonfinancial incentives that was a combination of things we thought would move the needle, you know, I'm open to that. It's not so much of a -- a budget allocation, but it is indirectly if we are not taking in some of the same fees that we normally would. But, you know, like if you were to do a housing study and the housing study were to come back -- and I'm sure it would and it would show we have a huge need for more affordable housing, I don't think it solves my fundamental philosophical concern, which is even if the City of Meridian allocated its entire three percent property tax increase toward solving that problem, I think the amount that we could impact that market is negligible and so that -- that -- that's my biggest worry. It doesn't mean we shouldn't try to do things like that are within our control, you know, again, maybe with the -- with the incentives in a package of attainable housing, try to get more developers to do it and answer that. But that's why I -- I have a philosophical disagreement with Boise's, you know, approach to directly funding more affordable housing projects, because I don't think that it's -- I don't think that it's an effective approach for a local government to solving the problem at the end of the day.

Perreault: Thank you, Council Woman Strader. I want to make sure I am hearing you correctly. What -- what I'm hearing is if we can't solve the whole problem we shouldn't solve a portion of it. Am I understanding that correctly? Because that's -- that's how I'm perceiving that. And so I feel like if we can solve, you know, any portion of it we are farther along than we were not doing anything.

Strader: Oh, I don't think it's -- it's not that it's not a worthwhile goal, it's just that I think you have to have the humility to understand the scope of what you can impact as a governmental entity in this situation. I think the -- we have to have that as a grounding in what we are doing. I just gave you three examples of things that I think are worthwhile tools to solve the problem. So, I personally am supportive of putting direct budget funds toward homelessness prevention, talking about Circuit Breaker and, then, talking about an attainable housing program with a combination of nonfinancial incentives through the Planning Department and I would hope led by the Mayor's Office, because that's where I think this -- really we need some leadership I think in combination with Planning to do a program like that. I'm not saying it's not worth doing anything, I'm just saying I think it's

incredibly important that we have the humility to understand the scope of the problem and what we are actually capable of -- of doing.

Cavener: Council Member Perreault, I want to dovetail a little bit, because I -- Council Member Strader touched on something I guess is probably where I'm at. Recognizing Council has been really receptive to -- an organization comes and makes a request and we are -- we are open to that conversation. To Council Member Borton's point it may be a no, but having a good understanding about -- if any dollar amount, what that achieves and is it -- is 250,000 dollars, is that a fraction of a drop in the bucket and, really, we need to be talking about two and a half million or 25 million dollars or 250 million dollars, what is that -- that amount? The piece that I -- I really would encourage us -- if we are going to continue this conversation over the next couple of months -- is really coalescing around one thing, a crawl before we walk approach, and so if it is our affordable housing is going to focus first on insuring that Meridian residents aren't homeless or maybe it's keeping Meridian aged families with kids -- families and kids in their homes or moving Meridian renters to Meridian owners. Whatever -- whatever it is I think that starting with at least a thing that we can coalesce around and, then, identify this is the budget needed to impact whatever change that we have agreed on. So, the other piece that I think is -- is really really important that to me I think we should be discussing sooner rather than later is is our philosophy going to be external organizations. So, organization X comes to us and asks for money because they can do it and we funded it on a onezy twozy -- a request basis or do we build a program and is that program staff led that builds that plan for us. I -- I could go either way. I get a little reluctant on -- building a large staff platform where those resources could be better used to -- to providing direct housing, but I also think that if we are wanting to build a plan, that plan can't solely rely on outside organizations coming to us on an annual basis or on an ad hoc basis asking for funding for a particular project.

Perreault: Thank you. So, as I set out on this path my intention was not for the city to create a housing department or to staff a way to distribute city dollars. That was not at all what I had in mind. I don't think that that's something that our residents would at this time be supportive of and that's not at all what I'm proposing. So, just to answer that question, Councilman Cavener. I just -- we are the second biggest city in the state and we have nothing in our policies that discuss what's happening with housing in our community. So, whether we do a financial -- whether we do a budget allocation, financial contributions of any kind, that's a -- that is a question, but I don't want to answer that question before -- do we think it's necessary for us to have a policy that guides how we handle housing outside of our comprehensive plan and strategic plan, so that we can help respond to the needs of our community if requested. That's the number one thing. I mean, obviously, it was brought to us this year and kind of -- kind of fumble around with it a little bit, because we didn't have anything that guides us and so I want to -- at minimum a skeleton framework of something that guides us in how our city responds to housing concerns and requests. That's the number one thing. The number two thing is how far do we go with that? Do we proactively start to seek out opportunities? If I'm hearing everything correctly, it's not -- there is not as much of a desire to proactively seek out opportunities as there is to perhaps find an established -- to find out what the established need is and, then, see what things that we can do first that are nonfinancial and, then, move on to

deciding if there are areas of housing needs that we would want to meet, whether we start with the homelessness factor, whether we -- if -- whether we set aside a budget for any affordable housing requests that would come forward, like we have seen this year, to do what we did with the ARPA funds, but be -- consider doing that with General Fund dollars. Those are the kind of things that we as a Council need to decide. Now, Council, I -- I don't think it is worth our time to come up with a whole bunch of solutions if we haven't decided that we need to solve the problem or a portion of the problem. So, that's, again, where I wanted this discussion to go and is -- is there -- are there opportunities that we would consider addressing? Do we think that there -- that -- that the city should involve itself in that in -- in some capacity. So, if -- if the answer is it depends, it depends on the type of project, well, we all have different depends. I might -- I might agree to -- I might think that -- you know, for me homelessness prevention isn't my priority in this, but if it's other Council Members priority, I want to have that discussion. I want to know. I don't know that we can really determine that unless we know exactly what our needs are to Councilman Borton's point, but, then, Council needs to decide do we want to go about formally figuring that information out or do we want to seek out our community partners to share that information with us? I have already sought out a lot of that information. I don't have it in a finalized format yet. A lot of the information is a couple years old. Is that okay? Is it okay to have two year old information for us to make a decision next year? So, I need guidance from my fellow Council to go down this path and I haven't -- that's -- that's the -- that's the point of this conversation. So, I knew that we would likely need to have more than one discussion. This is just really a presentation to get us thinking and want to hear some more -- some more detailed feedback on what direction we think we would go and there are some generalities and there are some specifics. So, just two more quick slides. In order to -- we -- we talked a little bit about the chart that our Planning Department put together and was presented in April. I have been working with our Planning Department on the specifics of that chart. We have gone through each individual item. Planning is -- is taking some of those proposals. Density bonuses, for example. Doing some more research and hoping to do a presentation for us about mid-October and so we are -- we have already gone down the road of -- of looking at what the nonfinancial opportunities are for code changes for possibly easing up some of the restrictions for a qualified project. That's part of what's in that chart is a qualified project. So, we discussed, well, what is -- what does that mean? Do we base our qualifications for a project on the HUD categories, which are defined here? Do we create our own categories for the City of Meridian? HUD categories are great, because they are standardized. They are used all over the country. The AMI that's determined is specific to Ada county, but it is not specific to the City of Meridian. Do we need to do more research and figure out Meridian's numbers versus just Ada county's numbers. So, that's the next thing that -- that we will want to figure out. We really cannot even go down the road of making code changes or -- or looking into the idea of working with our private developer community members, unless we decide what a qualified project looks like. So, be thinking about what you think a qualified project would be. If it's based on HUD categories, do we look at that the same in the City of Meridian and why or why not and, then, just very quickly the last slide I have in here is just a couple of quotes from our comprehensive -- comprehensive and strategic plans. In my opinion we have not made

workforce and affordable housing high priority. Yet our comprehensive and strategic plans say that we will. So, that's where I feel like this discussion was timely and warranted.

Strader: Councilman Perreault, just some feedback, you know. I think it's -- any policy, I think, should come from a set of shared principles. So, that's my suggestion for you is take a stab at maybe five shared principles you think most of Council shares about housing and maybe present those and -- and if it's things from the Comprehensive Plan, like opportunities for housing should be available for all income groups, you know, that's a principle; right? Things like that I think -- I think if you started with principals, then, maybe you could get some consensus. I just think it's hard to say we need a policy. I don't know if we all agree on -- on the principles that a policy would be based on. I don't know. I'm just trying to be helpful. I think you have to start there before we could even talk about 120 percent of AML, is that -- is that what we are going for; right? Like I think it's got to -- and maybe -- some of the principles that I heard today, you know, I think -- I think some people on Council think that there is a real value in trying to prevent homelessness to some extent. I heard that a lot of Council shares a belief that it's important to try to help Meridian residents stay in Meridian. You know, things like that. I think if you sort of started with things you think there are some consensus on, maybe that would lead us to some policy recommendations. I don't know. It's a big topic and I really admire you for trying to tackle it, because it's an incredibly thorny and very complex topic.

Perreault: Definitely. It was a struggle to even come up with categories to discuss today, because it's just so massive and I know I'm asking a lot of open-ended questions, but because it is such -- as I mentioned before, because it is such a -- a massive topic, getting some consensus on whether Council believes that there is a need to pursue our role in housing in our community is really where I have to start or, you know, it's -- it's not worth going through all of that effort to make that determination. If -- if I spend significant amount of time putting together options and, then, we kind of come back around and say, well, you know, we just don't think it's the right time to do this for our city, it just won't be -- it won't be an effort that's beneficial to any of us or our residents. So, that's -- that's really what I -- what I am hoping to get some feedback on. And, of course, this is going to be a continuing conversation, so I know we are not going to have an answer for everything this evening, but this is going to feel messy; right? Because it -- it's a big topic, but also because it's the first time we have really discussed this on the dais and there aren't obvious answers and my hope and goal is to get there and I realize that it's going to take a significant amount of time, investment, and effort and I want to do that. So, if you have -- as Councilman Borton requested, I'm happy to go out and find additional pieces of information and gather those, put them together in a way that's -- that's, you know, palpable and brief. I can do that. If there is any other requests that you have from me about what you need to make these decisions, I'm -- I'm very much happy to pursue those things.

Simison: So, Council Woman Perreault, I -- I would just like to quote what Councilman Bernt said. For -- for me it -- it would be awesome if you could take your months of hard work and present what you think you have heard, found to -- to try to get people up to a -- I'm not going to say a level where you are, but a 50 percent or 30 percent and, then,

when we hear questions maybe those are the areas where you can bring in that outside people to help educate, because I think that's an important part of this conversation is the education part for everyone in order to make some policy decisions or find those areas where there is really an identified need. So, that's me. I'm -- I'm here to learn. I'm here to listen to what Council has to say on the topic and while I appreciate everyone's viewpoints, I would like, as Council Member Bernt said, I -- I think viewpoints based upon some data is also was mentioned by Councilman Borton -- will help that and I'm sure you have got so much in your head from all your conversations, how do you synthesize that down? Again, it might be a messy presentation, but I would love to hear what you think you have learned, what you have heard from the partners you have discussed, to at least see what that means.

Perreault: One more question. So, the -- the Andrus Institute of Public Policy at the -- at Boise State University put together a housing assessment for the city of Boise as part of their graduate program projects and I would love to see something like that happen for the City of Meridian. I'm going to engage the professors that were involved in that for Idaho Public Policy Institute and the Public Policy Institute at BSU. I don't know if they will be willing to help us in that regard, but I would really like to pursue that if -- if Council wants to take this conversation further, because the basis that they gave to the city of Boise was exceptionally helpful. So, for example, as Councilman Strader mentioned, what they were able to do is they were able to calculate what tax dollars were saved by the city of Boise for services provided to someone who is homeless or housing insecure and it's something like 52,000 dollars a year in services are being provided by fire and police to individuals that were lacking housing and so they calculated in -- above a million dollars in savings in one year and so they -- they kind of did that offset of, well, here is what we invested, but here is what we saved. That's what BSU was willing to do for the city. Don't know if it's something they are willing to do for us, but I'm happy to ask.

Simison: So, Council Woman Perreault, from where we are today as we wrap up do you feel like you have got enough feedback to consider next steps or do one off with Council Members to help determine next steps?

Perreault: Yes. Absolutely. I'm -- I'm happy to follow up with everyone and have some additional conversations and I have already discussed a possible date for our next conversation on the dais, but that will really depend on kind of how far we get with what information that we -- that -- you know, that I can gather and present, so --

Simison: Council, anything else at this point in time? Okay. Thank you. Appreciate it. Council, we have reached the end of our agenda. Do I have a motion to adjourn?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: 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 5:41 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

_____	_____/_____/_____ DATE APPROVED
MAYOR ROBERT E. SIMISON	

ATTEST:

CHRIS JOHNSON - CITY CLERK