

Meridian City Council Work Session

August 25, 2026.

A Meeting of the Meridian City Council was called to order at 6:00 p.m., Tuesday, August 25, 2026, by Mayor Robert Simison.

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

Members Absent: John Overton and Liz Strader.

Other Present: Chris Johnson, Bill Nary, Bill Parsons, Curtis Calder, Shawn Harper and Dean Willis.

ROLL-CALL ATTENDANCE

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

Simison: Council, we will call this meeting to order. For the record it is Tuesday, August 25, 2026, at 6:00 p.m. We will begin tonight's regular city council meeting with roll call attendance.

PLEDGE OF ALLEGIANCE

Simison: Next item is the Pledge of Allegiance. Could I invite Troop 149 up to lead us in the pledge? Are you guys good with that? You want to come up to the podium and speak into the mic and kick us off.

(Pledge of Allegiance recited.)

COMMUNITY INVOCATION

Simison: Thank you for that. It's great to have some scouts in the -- in the room this evening. With that we will move on to our community invocation, which tonight will be delivered by Kerry LaFrambois. If you all would, please, join us in the community invocation or take this as a moment of silence and reflection. Good evening.

LaFrambois: Good evening, Mr. Mayor, Council Members. It is once again an honor to be in front of you. I don't take this lightly and I don't take the job that you do lightly. It is a large task. It's a great city and God has anointed each one of you to do what you do. So, I want to read a verse for you and, then, I want to pray for you. Proverbs 24:3-6 says: Through wisdom a house is built and by understanding it is established. By knowledge the rooms are filled with all precious and pleasant riches. A wise man is strong. Yes, a man of knowledge increases strength, for by wise counsel you will wage

your own war and in a multitude of counselors there is safety. Father, we thank you that wisdom, knowledge, understanding and counsel come from you. I thank you for this great city of Meridian and I thank you for these leaders that you have put in place to guide and direct this city. I notice that the agenda today seems to be pretty long. I don't know what I'm talking about, but there is a lot of pages on that agenda. I just pray that you would pour in your wisdom, your knowledge and your understanding, that at heated points, oh, God, they would seek counsel, they would defer to one another. There would be respect and integrity and honesty in all that they do tonight. Be with them and strengthen them. I'm sure it's been a long day. Give them the strength that they need, the clearness of thinking, the wisdom for each point that needs to be covered. Bless them and encourage them and bless their families. We ask it in Jesus' name, amen.

ADOPTION OF AGENDA

Simison: Thank you. Okay. Up next is option of the agenda.

Little Roberts: Mr. Mayor?

Simison: Council Woman Little Roberts.

Little Roberts: Mr. Mayor, seeing we have no changes, I move we adopt the agenda as published.

Whitlock: Second.

Simison: 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 agreed to.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the August 11, 2026 City Council Work Session**
- 2. Approve Minutes of the August 11, 2026 City Council Regular Meeting**
- 3. Approve Minutes of the August 18, 2026 City Council Work Session**
- 4. Approve Minutes of the August 18, 2026 City Council Regular Meeting**
- 5. Allied Business Solutions Sanitary Sewer and Water Main Easement No. 1 (ESMT-2026-0185)**

6. **Allied Business Solutions Water Main Easement No. 1 (ESMT-2026-0186)**
7. **Aviation Subdivision Water Main Easement (ESMT-2026-0154)**
8. **Burnside Ridge No. 1 Emergency Access Easement No. "A" (ESMT-2026-0187)**
9. **Burnside Ridge No. 1 Water main Easement "B" (ESMT-2026-0188)**
10. **Dayspring Subdivision No. 2 Water Main Easement No. 1 (ESMT-2026-0197)**
11. **Dayspring Subdivision No. 2 Sanitary Sewer and Water Main Easement No. 2 (ESMT-2026-0198)**
12. **Dayspring Subdivision No. 3 Sanitary Sewer and Water Main Easement No. 3 (ESMT-2026-0199)**
13. **Gasser Land Development Subdivision No. 1 Sanitary Sewer and Water Main Easement No. 1 (ESMT-2026-0189)**
14. **Gasser Land Development Subdivision No. 1 Water main Easement No. 1 (ESMT-2026-0190)**
15. **Hill's Century Farm Townhomes Subdivision Sanitary Sewer and Water Main Easement No. 4 (ESMT-2026-0193)**
16. **Hill's Century Farm Townhomes Subdivision Sanitary Sewer and Water Main Easement No. 2 (ESMT-2026-0194)**
17. **Hill's Century Farm Townhomes Subdivision Sanitary Sewer and Water Main Easement No.3 (ESMT-2026-0195)**
18. **Kiddie Academy Sanitary Sewer Easement (ESMT-2026-0183)**
19. **Outer Banks Flats F3 Sanitary Sewer and Water Main Easement (ESMT-2026-0164)**
20. **Ten Mile Crossing Water Main Easement No. 3 (ESMT-2026-184)**
21. **Final Plat Modification to add a common lot in Lot 1 of Block 1 for the irrigation pump house, by Brundage Estates Subdivision, located east of S. Linder Rd. midway between W. Victory Rd. and W. Amity Rd.**

- 22. Findings of Fact, Conclusions of Law for Summerlin (H-2026-0018) by Laren Bailey, Conger Group, located on the east side of S. Locust Grove Rd., between E. Via Roberto St. and E. Columbia Rd.**
- 23. Amended Findings of Fact, Conclusions of Law for The Fields (H-2025-0057) by Idaho Holdings, located south of McMillan Rd, north of Ustick Rd. and between Can Ada Rd. and Owyhee Storm Ave.**
- 24. Development Agreement (Burnside Ridge Estates H-2026-0019) Between City of Meridian and BR TRH ID Jackson LLC for Property Generally Located a Quarter Mile West of S. Linder Rd. on the South Side of W. Victory Rd.**
- 25. Development Agreement (St. George H-2025-0004) Between City of Meridian and St. George Enterprises LLC and Jason St. George and Jackie St. George for Property Located at 3870 E. Overland Rd. and 1545 S. Topaz Ave.**
- 26. Addendum to Development Agreement (Livewell H-2026-0004) Between City of Meridian and Vincent Rigby and Jennifer Rigby for Property Located at 3175 N. Ten Mile Rd.**
- 27. Development Agreement (Victory Stake Center H-2026-0016) Between City of Meridian and The Church of Jesus Christ of Latter-Day Saints for Property Generally Located at the Northwest Corner of S. Linder Rd. and W. Victory Rd.**
- 28. Agreement between the Ada County Highway District (ACHD) and the City of Meridian for the ACHD Franklin Road, McDermott Road to Black Cat Road (ACHD project 523011 & City of Meridian project 11658.b**
- 29. Fiscal Year 2027 Amendment and Renewal of Agreement between Ada County and the City of Meridian for Communication Dispatch Services**
- 30. Addendum No. 24 to Agreement for City Prosecutor/Criminal Legal Services Dated November 1, 2002 Between City of Meridian and City of Boise for Prosecution Services**
- 31. Resolution No. 26-2597: A Resolution of the City Council of the City of Meridian Reappointing Dave Winder to Seat 4 and Appointing Luke Cavener to Seat 9 of the Meridian Development Corporation; and Providing an Effective Date**
- 32. City of Meridian Financial Report - July 2026**

Simison: Up next is the Consent Agenda.

Little Roberts: Mr. Mayor?

Simison: Council Woman Little Roberts.

Little Roberts: Again, seeing no changes, I move we adopt the Consent Agenda as published. For the Mayor to sign and the Clerk to attest.

Whitlock: Second.

Simison: Have a motion and a second to adopt the Consent Agenda -- or 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: FOUR AYES. TWO ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

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

PROCLAMATIONS

33. Our Idaho: Neighbor-to-Neighbor Month

Simison: So, we will move on to our proclamations this evening and I would like to invite Blossom Johnston with Idaho Partners for Good up to the podium and anyone else from her team who is here to help celebrate with this proclamation. Yeah. Council, we are going to do something a little different tonight. Because sometimes, I feel like the lines -- like I'm going to have, Blossom, you speak first and I'm going to do the proclamation after you speak, so you can inform everyone why we are here this evening. If that works for you.

B.Johnston: Thank you. First of all, I want to thank Celine from the Meridian Youth Advisory Council for being here with us. I met her at the Idaho Association of Idaho City conference this year where we were talking about this need for people to show up neighbor to neighbor. So, the focus tonight is really on our community is growing. We can't afford to lose our human connection and we really do have a shared responsibility to help our neighbors and we believe in core Idaho values of showing up in and for our community. So, Meridian is growing and growth brings tremendous opportunity, but it can also make it harder for us to stay connected to one another. Our Idaho neighbor to neighbor -- Colby, come up here. Another one of our teammates. Is about making sure that as our community grows we don't lose one of the things that has always made Idaho special:, people looking out for each other. This isn't about creating another government program or another organization, it's about purely recognizing that strong communities are built when residents, businesses, nonprofits, faith communities,

schools and local governments all see themselves as part of the solution. Meridian has an opportunity to show what that can look like in a growing Idaho community. Neighbors knowing neighbors, people stepping up when someone needs help and all of us taking some responsibility for making this place a great place for families and children to thrive.

Simison: With that I will go ahead and read this proclamation. Whereas, Idaho's strength has always been rooted in the values of neighborliness, hard work, local leadership, civic responsibility and communities coming together in times of challenge and whereas throughout our history Idahoans have demonstrated courage, innovation and collaboration across differences to build stronger communities and expand opportunity for future generations. And whereas communities across Idaho are facing increasing challenges contributing to growing demands on the community safety net and whereas Idaho's future depends on creating communities where families can live and work, young people see opportunity, veterans and vulnerable neighbors are supported and every resident feels they belong and can contribute. And whereas our Idaho neighbor-to-neighbor movement seeks to encourage practical collaboration, shared responsibility, local problem-solving, volunteerism and stronger connections between neighbors and communities across Idaho by owning the one-mile radius around our homes, churches, schools and places of business. Therefore, I, Mayor Robert E. Simison hereby proclaim August 2026 as our Idaho Neighbor to Neighbor Month in the City of Meridian and call upon the community to work together to strengthen our community safety net through collaboration, compassion, stewardship and shared responsibility. Dated this 25th day of August 2026. So, Blossom, team, on behalf of the City of Meridian, myself, the Council, thank you for bringing this to our attention and congratulations on this month, so --

B.Johnston: Thank you so much.

ANNOUNCEMENTS AND RECOGNITION

Simison: Okay. With that we will move on to announcements and recognition. Council, anything?

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: All right. Council, I know that you all saw the tragic fire that happened at The Curb a couple weeks ago and I just wanted to invite the council -- they are doing a fundraiser for their service staff this Sunday. I think from -- from noon to 5:00, burgers, raffles, et cetera. The Curb -- I love supporting our local independent businesses. The Curb's been a staple in our community and has really grown as a meeting place particularly in south Meridian. So, I will be there. Bump into you. Happy to buy you a cheeseburger, but if you are not able to attend just keep them in your thoughts as they continue to rebuild. Thank you, Mr. Mayor.

PUBLIC FORUM

Simison: Thank you. Anything else from Council? All right. Next we have public forum. Mr. Clerk, anyone signed up under public forum?

Johnson: Mr. Mayor, nobody signed up.

DEPARTMENT REPORTS [Action Item]

34. Approval of Curtis Calder as an Employee Health Benefits Trust Trustee

Simison: Okay. Then with that we will move on to department reports. The first item up is approval of Curtis Calder as Employee Health Benefits Trust Trustee. Mr. Nary, would you like to lead this off?

Nary: Yes. Yeah. Mr. Mayor, Members of the Council. So, we have before you tonight the approval of Curtis Calder as our new benefits trust trustee. As you all know Christena Barney completed her service on the board last month. We have -- Curtis -- we asked Curtis to consider applying. He has a lot of prior experience in his prior position in the city of Elko with health trusts. He has been on boards and helped manage some of those types of trusts in Elko in the past. So, he has a lot of extensive experience in this arena. As part of our process through our bylaws we have to vet that through the Department of Insurance that has been completed. So, this is the last step for approval by this council for Curtis to serve as the trustee.

Simison: Thank you. Council, any questions for Mr. Nary or Mr. Calder? Okay.

Little Roberts: Mr. Mayor?

Simison: Council Woman Little Roberts.

Little Roberts: If there are no comments I move that we approve Curtis Calder as an employee health benefits trustee for the trust.

Whitlock: Second.

Simison: Have a motion and a second to approve the Curtis Calder to the employee health benefits trust. Is there any discussion? If not all in favor signify by saying aye. Opposed nay? The ayes have it and the item is agreed to.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Simison: Mr. Calder, any comments as you step up to the mic?

Calder: Nope. Just thanks and I will do a good job for you.

Simison: Thanks, Curtis. Appreciate you being here.

Calder: Okay. Thank you.

35. Public Works Fiscal Year 2027 Republic Services Annual Rate Adjustment for Solid Waste Collection Services

Simison: Okay. With that we will move on to Item 35, which is Public Works Fiscal Year 2027 Republic Services Annual Rate Adjustment for solid waste collection services. I will invite someone up to the podium. I don't know who that's going to be this evening. All right. Good evening.

Mingura: All right. Good evening, Mayor and Council. Thank you for the opportunity to present tonight. It's Republic Services annual rate adjustment for fiscal year 2027. Per our agreement with the City of Meridian rates are reviewed -- oh, Margaret Mingura. Do you need the address?

Cresto: And I'm Chase Cresto.

Mingura: All right. Per our agreement with the City of Meridian rates are reviewed annually and adjusted based on contractually defined methodology. Today's presentation will summarize the components of the proposed adjustment, explain the drivers behind each change and review the overall impact to Meridian customers. The proposed rate would become effective October 1st, 2026. All right. High level summary by category. This year's adjustment is composed of four primary line items. First is the CPI adjustment methodology, which results in a 3.454 percent increase. That represents 90 percent of the annual change in the consumer price index for garbage and trash as specified in our contract. Second is disposal, which there would be no change this year. Third is the volumetric excise tax credit or VTEC. The tax credit is no longer available because the federal credit expired December 31st, 2024. Finally, the recycling service charge is increasing due to higher recycling transportation costs and depressed commodity markets. Together these components make up the proposed fiscal year 2027 rate adjustment. Before discussing each individual component in detail I just want to highlight the overall residential impact for a typical customer with a 95 gallon garbage cart. The proposed adjustment results in a monthly increase of 93 cents. We want to emphasize that the adjustments are tied directly to contractual formulas and actual cost increases associated with providing service. Republic Services remains committed to operating efficiently and providing reliable collection, recycling and disposal services to Meridian residents. So, the first adjustment, CPI, which is the largest, under our agreement non-disposal costs are adjusted 90 percent of the annual change in CPI for garbage trash. This year, again, that's 3.454 percent and the -- the impact of the CPI adjustment for a 95 gallon residential customer is 74 cents per month. This adjustment helps offset increase in our operating costs, such as our annual labor increase, vehicle maintenance, fuel, insurance and others necessary to continue providing safe and reliable service. For commercial customers the impact varies depending on the container size and collection frequency that they subscribe to.

Disposal costs is the second component. Historically disposal is based off of Ada county landfill's rate adjustment. This year they are increasing their disposal rate from 33 to 34 per ton effective October 1st. That's a 3.03 percent increase. For a 95 gallon residential customer the disposal -- that disposal change would be about 11 cents per month. However, through the availability of Sawtooth Regional Landfill we can keep disposal rates flat and we are presenting no change for fiscal year 2027 on the disposal line item. The next component relates to recycling. The recycling process fee increased from \$128.95 per ton to \$135.57, which is a 5.134 percent increase. These costs reflect current challenges within the recycling industry, including commodity market conditions and transportation expenses. Over the trailing 12 month period ending in May of 2026 Republic Services absorbed approximately 540,000 in recycling costs associated with Meridian's residential program and as a result we are requesting a rate -- a residential rate increase of seven cents per household per month to cover the portion of increased recycle processing costs. Last, again, is the VTEC credit. Historically Republic received a federal tax credit for the use of compressed natural gas used in our fleet and we pass that benefit through to Meridian customers as a rate adjustment. The federal program expired in December of 2024 and we no longer receive this credit. Consequently, the customer credit can no longer be applied resulting in an increase of 12 cents per month per household. It's important to note that this is not a new fee. Rather it's an expiration of a federal subsidy that had previously reduced customer rates. So, this slide summarizes how each component contributes to the total adjustment for a residential 95 gallon cart customer. Again, the total increase per month per household is 93 cents and you can see the breakdown here. The CPI impact is 74 cents, zero for disposal, 12 cents for VTEC and seven cents for recycling. Our goal is to continue providing safe, reliable and environmentally -- environmentally responsible service, while applying only the adjustments allowed under the contract and necessary to support our operating costs. Thank you for your time and consideration today and we are -- we are happy to take any questions.

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

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Thanks for the presentation. Appreciate it. Talk to me -- I know you guys serve a lot of municipalities in the valley. What is the percentage change that you are bringing to the other neighboring municipalities both in Ada and Canyon county that you serve?

Mingura: So, every -- every customer is different and contracts are structured different. Some are fixed annual increases ranging from three to three and a half percent and, then, some are based on CPI, which the 3.454 percent only gives -- yields 90 percent of that CPI. So, if it was based on CPI it would be slightly higher than the increase here.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Recognize that every contract is different, give me a -- what's -- what's the highest percentage increase? What's the lowest percentage increase? Is any city seeing a decrease in a proposed rate?

Mingura: No one is seeing a decrease and from -- off the top of my head the highest increase for this year was six percent.

Cavener: Mr. Mayor, maybe additional --

Simison: Councilman Cavener.

Cavener: Talking about the disposal fee, recognizing you guys, you know, reached out and created your own facility, again, being in charge of your own destiny and I know that part of that is really designed to really address cost controls that you guys are facing as an industry and as an organization. Obviously, that was a calculated risk that you are taking. You know, my hope was that that risk would result in a reduction to our ratepayers. Help me understand why that's not the case.

Mingura: So, the 12 cents -- I'm sorry. The no disposal change could be viewed as a reduction rate. Otherwise, it would be going up 11 cents. There is potential for future reduction in the disposal portion of the rate. However, we have had many conversations working with staff and with Ada county and just trying to be good partners in how we leverage both landfills for the community.

Cavener: So, Mr. Mayor, maybe just, then, a quick follow-up.

Simison: Councilman Cavener.

Cavener: And some of my questions are coming from -- I have connected with other municipal leaders that have heard that rate decreases are being proposed and so I -- what I want to make sure is that if the city of Meridian would trust you to bring us this -- this recommendation, this information, I want to be able to look at my constituents in the face and say, hey, we got a fair deal and I don't want them to open up the newspaper, see on TV that -- that Boise or some other larger city or smaller city is going to see a rate decrease as a result and you are telling me that's not the case. I don't have to worry about that.

Mingura: No.

Cresto: Good evening, Mr. Mayor, Council Member Cavener. No. That's -- right now as that stands it's not the case. As Margaret mentioned through discussions with Ada county and fully -- about us fully leveraging our asset over in Elmore county, we have come to an understanding with Ada county, you know, some of the staff in many of our cities about what that would entail and look like from the usage of those disposable

assets throughout, you know, both Ada county and our own in Elmore county and, you know, we have come to a semblance of an understanding of what that could possibly look like. As Margaret mentioned, there is the possibility that that could look different and ultimately result in rate decreases depending on how those conversations come out with staff in -- in our cities that we service and those that transpire with Ada county as well.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Touch on something that I guess now has piqued my interest. It's -- it's engagement with staff in these cities and, again, I'm -- I'm a political science major, so I'm not -- not the brightest bulb in the room, but it sounds like that there was a possibility of decreases being offered, but maybe staff at either a municipality or the county level is -- is discouraging that or stopping that from happening? I would hope that's not the case, but if -- if it is I'm -- I'm gravely concerned.

Cresto: I will say that discussions have taken place where we could offer potential rate decreases for -- with the full utilization of Sawtooth Regional Landfill. However, that could have a disproportionate impact on what Ada county can expect and just through conversations there we landed on a level of understanding that ultimately results in an effective rate decrease from historicals for the city of Meridian. When we look at Ada county is increasing their rate by three percent -- dollar October 1st, we are suggesting by not fully leveraging our -- our landfill, still leveraging it and we are able to keep that rate flat by using our landfill.

Cavener: Understood. Thank you.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I probably have two questions. I'm going to kind of dovetail off what Councilman Cavener said. So, the Ada county is required by law to have a landfill. When you introduce competition into something the hope is decrease costs, increased service. To Councilman Cavener's point, holding it flat is not manifesting the idea of introducing competition here. Now, it's new. I understand that we are maybe at the beginning of this, but I could make an argument if I was Ada county -- well, if there is less trash coming that's reduced revenues. We have to increase revenues elsewhere, they are mandated to have a landfill. I'm not subscribing necessarily to that, I'm just putting that out there. So, the -- the question would be -- my expectation would be I would see a decrease -- I would see a decrease in cost for us, because you are leveraging an asset you control and you control those costs a little bit more. What does year two, year three, year four look like in terms of this trend? Is it our expectation it will just be flat, because you are absorbing the costs that Ada counties maybe trying to pass along? When could

we see a decrease? Because if there is not a decrease I don't see the -- you know, the -- the hoped for benefit from that. So, can you kind of talk me through? I know it's a hypothetical, but it's one I kind of want to understand a little better.

Cresto: Great question, Council Member Taylor. Yeah, there -- it could manifest in a rate decrease. Again, to your point hypothetical and conversations are still ongoing in multiple different ways about how we are going to fully leverage our -- our landfill, but in an ideal world, in an ideal scenario and what Margaret talked about from a really lowest cost to provide the best possible service and I'm sure that that's what the city of Meridian is interested in. That those conversations and how that transpires could ultimately result in decreases for Meridian ratepayers.

Taylor: Mr. Mayor, another follow-up question.

Simison: Councilman Taylor.

Taylor: I appreciate it. And I would -- I would hope that as your -- your -- your team would look hard at how bringing an asset like that on would -- would help to pass along additional costs, not just holding the line in the future. Next question a little bit more in terms of the service. Had a constituent reach out, it -- they had a -- a dumpster that all the neighbors were throwing their stuff in. It was a commercial dumpster, so they got a lock on it. It ended up not getting service for several weeks where the trash built up. I had to reach out to Laurelei, they checked, the lock was on -- you know, it was known -- I don't know if it was a training issue where the drivers didn't know, but that was quite bothersome, because there was trash just overflowing. It got resolved quickly once I brought it to their attention. So, for that I'm grateful and appreciate it. But how do -- how do you ensure that these things don't happen? Because the person just happened to know me and said, well, you -- you are on the city council, we have a -- trash has not been dumped for about five weeks. Got it done in about 48 hours, which was -- again, I appreciate that. But how do we -- how do you go about ensuring these kinds of service interruptions don't happen? Because those can be public health challenges I don't think we want to see in the city and it reflects poorly on us, reflects poorly on you.

Cresto: Yeah. Absolutely. We want to mitigate that as much as we possibly can. I mean we provide all the training, tools, resources, expectations for our drivers in terms of what's expected of them from a level of service standpoint. Obviously communication from their end to the operations team to be able to communicate that proactively with our constituents, not just staff, but, you know, you are likely interested in -- in something that could occur like that in the interests of public health and so, you know, in an ideal world we -- we educate our team members to communicate any challenges that they encounter with service whenever -- whenever they arise. That doesn't always happen exactly to be expected and when it does we ensure that we put in -- number one, we root cause the issue, but, then, we put in corrective actions and use those as lessons and learning points with our team members to make sure that those can't reoccur.

Taylor: Yeah. Mr. Mayor, a comment and I will be done. Appreciate it. I think the fact that it did get resolved fairly quickly once it was brought up to the attention was great and I appreciate that. Clearly there was a breakdown in communication between the driver and maybe what they knew they were supposed to do. We did verify that they you know, because there was a lock, but they knew the lock and so just kind of a breakdown. So appreciate that.

Cresto: I appreciate you bringing that up. I'm familiar with it and I can assure you that we have addressed it with our team.

Taylor: Yeah. Thank you.

Cresto: Thank you.

Whitlock: Mr. Mayor?

Simison: Councilman Whitlock.

Whitlock: Talk to me about the future of your CNG fleet. When I hear the word subsidy it's usually because either it's too expensive to operate efficiently or there is some incentives to run something that may be environmentally better for the city. With that subsidy going away are the CNG -- is the CNG fleet the fleet of the future?

Mingura: I would say yes. So, our -- the majority of our fleet here in the Treasure Valley is CNG and the -- but the proportion of electric vehicles that we use is growing. I think we are very fortunate to have the CNG fleet. I can tell you that I looked at the diesel price that we are paying in the valley this morning. It's about \$5.38 a gallon and CNG is roughly 20 percent of that. So, no, our CNG fleet is strong. It's -- it's not going anywhere

Simison: Council, any additional questions?

Mingura: One more thing. We are also very insulated from the volatility in the fuel prices, because it only changes once a year when Intermountain Gas pushes an increase, so it does not fluctuate the way that diesel does.

Cresto: And maybe just one more comment to your earlier point, Council Member Cavener, on just rate adjustments when we were looking at this and talking with SWAC, this three and a half percent proposed increase, is -- it is the lowest proposed increase for the city of Meridian going back to 2020.

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Just kind of a quick comment, just, you know, sharing thoughts I have. In some ways the services you provide are -- are critical to the city and in some ways I view this almost like a utility, like -- because the massive amount of capital and infrastructure that you have to provide to provide these services is -- is enormous; right? So, to leverage the scope of that, to provide these services, not saying you have a monopoly, but you have such -- we give you a lot of room to operate to drive the services. Our hope would be leveraging such a large contract, having -- that you would find ways to -- to help us keep these costs down, because a three point -- a three percent increase, a 3.5 percent increase, those are meaningful numbers for you, but they are also very meaningful for us and so, you know, my -- my charge to you this next year is anything you can do to find any little bit of savings. We really appreciate it. We are just -- you know, times are where they are where every little percentage and point basis of cost reduction is a significant win for everyone. So, just, you know, I think that -- I just want to share that. I would really encourage you to continue to look for that, so that hopefully next year you can come back with a reduction.

Mingura: Certainly. Thank you.

Simison: Remind me, Mr. Nary. Do we need to do any action tonight or will this come back in a separate --

Nary: Yeah. It will come back with the rate change.

Simison: Okay. All right.

Nary: First of September.

Simison: Okay. Thank you. Thank you all for being here

Cresto: Thank you.

PUBLIC HEARINGS [Action Item]

36. Public Hearing for Briar Ridge (TECC-2026-0002) by Kent Brown, Kent Brown Planning Services, located at West Side of Meridian Rd. between W. Lake Hazel Rd. and W. Amity Rd, directly south of the mid-mile point.

- A. Request: Time Extension for the Final Plat of Briar Ridge Subdivision in order to obtain the City Engineer's signature.

Simison: Okay. With that we will move on to Item 36, which is a public hearing for Briar Ridge, TEC-2026-0002. We will open this public hearing with staff comments.

Parsons: Make sure my mic's working. Good evening, Mayor, Members of the Council. Good evening. Tonight I am presenting the Briar Ridge Subdivision for Linda. It's her

anniversary tomorrow and her birthday on Saturday. So, figured that was a good way to send her out. She is out the rest of the week. So, Linda, if you are listening happy anniversary and happy birthday to you. So, tonight we want to talk about the Briar Ridge time extension. This is the third one that's been before -- third time this has been requested. In 2021 this property was annexed and zoned with the TN-R zoning district and, then, in 2022 the council approved a final plat. In '23 the applicant received a director's time extension, which was granted a one-year time extension and, then, 2024 that's when this body, the city council, actually granted an additional extension of two years and a lot of the reason why the extensions have occurred was primarily to do with sewer, trying to figure out a strategy with getting that extended to the site. There has been quite a few time -- a long time to try to get that figured out. We have an adjacent property owner that has the sewer stub to them, but development hasn't occurred as quickly as -- on their property as we had hoped. So, the applicant has been working with our public works on a solution and they are close to getting those plans approved for a temporary lift station to service this -- this particular development. I had a chance to look at the system before the meeting this evening and it looks like those plans are back to the city engineer for review and, hopefully, those will get issued out and approval and the applicant can get underway and get -- get the project constructed. So, again, they are here to discuss another one-year time extension. They hope they can get that done by then. If they don't, if the extension isn't granted, they are coming back and submitting a new preliminary plat before this body. Staff also looked at previous zoning amendments. There are no changes that would impact this development, so we are not proposing any new conditions of approval as part of this time extension. Looking at the public record we did have written testimony from Jim Percy. He is the landowner directly to the north of this site, which does have that sewer that's stubbed to the property and it's -- the master plan does show sewer being extended from that -- that -- that area. So, again, his request is that this project move forward and that the connective road between his boundary, his property and this property is built so that he has access to his site. Again, staff is recommending approval with the one-year extension. I would be happy to answer any questions you may have.

Simison: Thank you, Bill. Council, any questions for staff? Okay. Well, I see the applicant coming forward, so --

Brown: Been a while. Kent Brown. 3161 East Springwood. The last time we were here on this one we kind of discussed the -- the sewer was brought to this area by the city. The sewer was stubbed to our neighbor to the north on the west side of Meridian Road or the highway there and that was to be our access point. When we submitted our preliminary plat that was the -- the route to go and the neighbor to the north also had a preliminary plat on his piece of property. We approached him, offered to build it through his subdivision and that he could continue to farm. He declined that. So, when we submitted our final plat we had gone to the state transportation department, had gotten approval from them that we could run a pressure line down the west side of the highway there and connect without being on Mr. Percy's property. After we got the preliminary plat approved and removed a bunch of rock on site, thousands of dollars worth of work, changes at the state transportation department. They viewed that they

might be widening that highway in the future and that they did not want that. Part of the reason is is even though it's a pressure line that the city would need access to it and having those vehicles on the shoulder would be kind of a problem. Specifically, from the nine years that I worked for the city of Boise you probably don't even notice them on Chinden, but they are -- those were similar things that were done along Chinden between HP and -- and the Meridian boundary line and you have to be able to back up a vac truck and be able to do stuff, you know, and so forth. So, when we came back we -- and asked for the last time extension, you actually had -- Warren made the mistake of walking by the doors out here and you had him come in and he said he was willing to look at it. So, I have a timeline. I can show you how long it's taken. We first submitted construction plans. Well, I will step back is what you have to understand is we are diverting sewer from the east side of the road and pumping over to that collection point that might put a load on that main line and so we had to work with Warren and the modeling and that as that area grows that what we are doing by pumping over there isn't going to cause a problem to the city and that took a while. That -- that almost took six months just to do that. We first submitted construction plans in July of 2025, so -- and we are seeing this on all of our projects, but just a delay in getting plans approved. So, we had to go to ITD again. This time we are approaching them as going just across the road, which they were okay with, but getting that approval and, then, every time that a plan gets changed, ITD or ACHD is making a little tweak here or there and, then, it just seems like a pet project to just keep adding one more little thing. The last word I got -- and I appreciate Bill looking in the system. I have been told by planning engineer that we are anticipating September 10 having approval. As we started our construction season this year. I was pushing them, because I didn't want to be here tonight and have this discussion. I wanted to build it this year and ask them to try to push it and the feedback that I have gotten from the building team or the design team is that they are just experiencing that valley wide. It's not necessarily that Meridian is the problem, it's that all -- everybody. We did not have a break this year, so everybody was submitting plans and doing things all year long and there was not any seasonal stop for winter. We didn't have it. It didn't show up and so plans are being approved and, then, you get back into the queue and, then, you -- you -- I have got this year's schedule. We are submitting or getting plans back every month of this year to get to where we are at today. So, I will stand for any questions that you might have, but we feel pretty confident that we can move forward. We don't want to come back with a preliminary plat. We have really excavated the area out. There is -- the tweaks have made it that we are going to have to maybe do a little bit of rock work, but for the most part -- we have cleaned the site twice this year, pulled the weeds off, anticipating we were going to get approved and, then, we didn't get approved. And I think they finally removed the portable toilet that's been out there for three years or more. Any questions?

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

Brown: Thank you.

Simison: Okay. Thank you. Mr. Clerk, anyone signed up to provide testimony?

Johnson: Mr. Mayor, nobody signed up.

Simison: Is there anybody present that would like to provide testimony on this item? If you are online you can use the raise your hand feature. Seeing no one coming forward and no one raising their hand online, does the applicant waived any final comments? Applicant waives final comments.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: Seeing nobody running to the podium for public comment, I move we close the public hearing on Item 36.

Whitlock: Second.

Simison: Motion and second close of 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: FOUR AYES. TWO ABSENT.

Cavener: Mr. Mayor?

Simison: Councilman Cavener.

Cavener: It's a pretty straightforward request. Kent knows I don't love time extensions. I don't like third time extensions, but all of that explanation I think makes sense to me. So, I move with approval of TECC- 2026-0002 and include all staff, applicant and -- staff and applicant testimony.

Whitlock: Second.

Simison: Have a motion and a second to approve Item 36. Is there discussion? If not, clerk call the roll.

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

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

ORDINANCES [Action Item]

- 37. Ordinance No. 26-2136: An ordinance (Victory Stake Center – H-2026-0016) annexing land located in a portion of the southeast quarter of the southeast quarter of Section 23, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 5.81 acres of such real property from RUT (Rural Urban Transition) to the R-8 (Medium-Density Residential) zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.**

Simison: Okay. With that we will move on to Item 37, which is Ordinance No. 26-2136. Ask the Clerk read this ordinance by title.

Johnson: Thank you, Mr. Mayor. This is an ordinance annexing land located in a portion of the southeast quarter of the southeast quarter of Section 23, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 5.81 acres of such real property from RUT to the R-8 zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.

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

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: I move that we approve Ordinance No. 26-2136.

Whitlock: Second.

Simison: Have a motion and a second to approve Item 37, which is Ordinance No. 26-2136. Is there discussion? If not, Clerk call the roll.

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

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

- 38. An ordinance (St. George – H-2025-0004) annexing all of Lots 1 and 2, Block 2 of the Jewel Subdivision in Book 34, Pages 2856-2857, being a portion of the southeast quarter of the southwest quarter of Section 16, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 2.46 acres of such real property from the R1 (Estate Residential) to R-15 (Medium High-Density Residential) zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.**

Simison: Next up is Item 38, which is Ordinance No. 26-2137. Ask the Clerk to read this ordinance by title.

Johnson: Thank you, Mr. Mayor. This is an ordinance annexing all of Lots 1 and 2, Block 2 of the Jewel Subdivision in Book 34, Pages 2856-2857, being a portion of the southeast quarter of the southwest quarter of Section 16, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 2.46 acres of such real property from the R-1 to R-15 zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date.

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

Taylor: Mr. Mayor?

Simison: Councilman Taylor.

Taylor: Move that we approve Ordinance H-2025-0004.

Lorcher: Ordinance No. 26-2137? They don't have the ordinance number on the actual agenda, so it's 26-2137.

Taylor: Sorry about that. 26 -- Ordinance 26-2137.

Whitlock: Second.

Simison: Have motion and a second to approve Item 38, which is Ordinance No. 26-2137. Is there discussion? If not, Clerk call the roll.

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

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

FUTURE MEETING TOPICS

Simison: Council, anything under future meeting topics?

EXECUTIVE SESSION per Idaho Code section 74-206(1)(j) To consider labor contract matters authorized under section 74-206A (1)(a) and (b), Idaho Code.

Simison: Or do I have a motion for Executive Session?

Little Roberts: Mr. Mayor?

Simison: Council Woman Little Roberts.

Little Roberts: Mr. Mayor, I move that we go into Executive Session per Idaho Code Section 74-206(1)(j) to consider labor contract matters.

Whitlock: Second.

Simison: Have a motion and a second to go into Executive Session. Is there discussion? If not, clerk call the roll.

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

Simison: All ayes. Motion carries and we will adjourn into -- or move into Executive Session.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

EXECUTIVE SESSION: (6:46 p.m. to 7:15 p.m.)

(Out of exec: Little Roberts/Whitlock 7:15 PM)

(Adjourn: Little Roberts/Whitlock 7:15 PM)

MOTION CARRIED: FOUR AYES. TWO ABSENT.

MEETING ADJOURNED AT 7:15 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

_____ MAYOR ROBERT SIMISON	_____ DATE APPROVED
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ATTEST:

CHRIS JOHNSON - CITY CLERK