

Meridian City Council Work Session

April 5, 2022.

A Meeting of the Meridian City Council was called to order at 4:31 p.m., Tuesday, April 5, 2022, by Mayor Robert Simison.

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

Members Absent: Luke Cavener and Liz Strader.

Also present: Chris Johnson, Bill Nary, Bill Parsons, Kris Blume, Berle Stokes, 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 the meeting to order. For the record it is Tuesday, April 5th, 2022, at 4:31 p.m. We will begin this afternoon's City Council Work Session with roll call attendance.

ADOPTION OF AGENDA

Simison: Next item is adoption of the agenda.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: We do have one item we want to move, that's Item No. 15, final plat for Graycliff -- Graycliff Estates Subdivision No. 2. We will have a brief explanation of activity that's occurred out there. So, with that, Mr. Mayor, I move adoption of the agenda as amended.

Borton: Second.

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Simison: We do have one -- Item 15 -- or yes -- 15 that was moved to the -- off the Consent Agenda. So, Mr. Hoaglund, would you like to make any comments or invite someone up to speak to them?

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: We are going to move adoption of the Consent Agenda; correct?

Simison: Oh.

Hoaglund: Yeah.

Simison: Didn't we -- we just did that.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the March 15, 2022 City Council Work Session**
- 2. Approve Minutes of the March 15, 2022 City Council Regular Meeting**
- 3. Approve Minutes of the March 22, 2022 City Council Work Session**
- 4. Approve Minutes of the March 22, 2022 City Council Regular Meeting**
- 5. Apex Northwest Subdivision No. 1 Sanitary Sewer and Water Main Easement No. 1**
- 6. Apex Northwest Subdivision No. 1 Sanitary Sewer and Water Main Easement No. 2**
- 7. Chukar Ridge Subdivision Emergency Access Easement Agreement**
- 8. Everest Office Water Main Easement**
- 9. Roaring Springs East Expansion Water Main Easement No. 1**
- 10. Roaring Springs East Expansion Water Main Easement No. 2**
- 11. Shelburne South No. 1 and 2 Sanitary Sewer Easement No. 3**
- 12. TM Crossing Subdivision No. 5 Sanitary Sewer and Water Main Easement No. 1**

- 13. TM Crossing Subdivision No. 5 Sanitary Sewer and Water Main Easement No. 2**
- 14. Topgolf Water Main Easement**
- 16. Final Plat for Skybreak No. 1 (FP-2021-0058) by DevCo, LLC, Located at 3487 E. Adler Hoff Ln. and 7020 S. Eagle Rd.**
- 17. Final Order for TM Center No. 1 (FP-2022-0009) by Brighton Development, Inc., Generally Located on the East Side of S. Ten Mile Rd. Between S. Vanguard Way and W. Cobalt Dr.**
- 18. Findings of Fact, Conclusions of Law for Budget Blinds Subdivision (SHP-2022-0003) by Stephanie Hopkins of KM Engineering, LLP, Located at 1850 W. Everest Ln., at the Southwest Corner of W. Chinden Blvd. and N. Linder Rd.**
- 19. Findings of Fact, Conclusions of Law for Heron Village Expansion (H-2021-0027) by Tamara Thompson of The Land Group, Inc., Located at 51, 125 and 185 E. Blue Heron Ln.**
- 20. Findings of Fact, Conclusions of Law for Moberly Rezone (H-2021-0089) by Carl Argon, Located on Parcel R0406010125, South of W. Broadway Ave. Between NW 2nd St. and NW 1st St.**
- 21. Findings of Fact, Conclusions of Law for Victory Commons Condominiums (SHP2022-0002) by BVA Development, Located at 2976 S. Meridian Rd. (Lot 4, Block 1 of Victory Commons Subdivision No 2)**
- 22. Development Agreement (H-2021-0095 Inglewood Commercial) Between the City of Meridian and James Peterson for Property Located at 3330 E. Victory Rd.**
- 23. Development Agreement (H-2021-0101 Meridian U-Haul Moving and Storage) Between the City of Meridian and Amerco Real Estate Company for Property Located at 1230 and 1270 E. Overland Rd.**
- 24. Development Agreement (H-2021-0052 Bright Star Care Meridian) Between the City of Meridian and Brightstar Meridian Road, LLC for Property Located at 3336 and 3340 N. Meridian Rd.**
- 25. Artist Acceptance Agreements for Display of Artwork in Initial Point Gallery in 2022**

- 26. License and Indemnity Agreement Between City of Meridian and Coastline Equipment for 2022 Public Works Week Mini Heavy Equipment Rodeo**
- 27. Task Order 10567 to JUB Engineers, Inc. for Water and Sewer Replacement at E. Idaho Ave. from NE 3rd St. to 6th St. for the Not-to-Exceed Amount of \$225,515.00**
- 28. Community Development Block Grant (CDBG) Program Housing, Public Facility, and Infrastructure Project Recommendations for Program Year 2022**

Hoaglund: No. We just adopted the agenda, now we are going to adopt the Consent Agenda.

Simison: Okay. Then thank you.

Hoaglund: Jumped ahead on me.

Simison: I did jump ahead.

Hoaglund: Confused me, so --

Simison: Okay. Next time is adoption of the Consent Agenda.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: With Item 15 moved to -- off the Consent Agenda, I move approval of the Consent Agenda as amended and for the Mayor to sign and Clerk to attest.

Borton: Second.

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

- 15. Final Plat for Graycliff Estates Subdivision No. 2 (FP-2022-0005) by KB Home, Located at 684 W. Harris St.**

Simison: We do have Item 15, which was moved off the Consent Agenda. So, Councilman Hoaglund.

Hoaglund: Yes, Mr. Mayor. Bill, I understand you are going to be talking about this, as well as some other folks, just about some activity with ACHD and right of way and some things like that. So, if you wouldn't mind updating us.

Parsons: Happy to, Mr. Mayor, Members of the Council. Typically we don't bring these types of issues before this body. I just e-mailed the applicant and let him know that this was actually getting removed to discuss this item. We have been waiting on ACHD to give us a clear direction on dedication of right of way for this particular project moving forward. So, give you some background, some history on what's occurred and where we are at today and, then, if you want Laren to come up and testify. He's not the applicant on the application, but he's the one that brought it to the city's attention, so he wanted to share some of that information with you as well. So, essentially, what we have here is we have a final plat that's in front of you. As far as the city is concerned the plat is consistent with the phasing plan and the conditions of approval. What we have realized recently is that this property has been sold to a different developer and at the time that this was before you the ACHD staff report considered -- so, essentially -- I will pull up Laren's presentation, so I can use his graphics for you and explain it a little bit more succinct. So, get you oriented here. So, this is Graycliff here and, then, off to the west is what's called Brundage Estates. So, it's the area bounded by Linder Road on the west and Meridian Road to the east. So, it's right in the middle of that particular section here and, then, Harris Street here ties into Meridian Road at the -- at the mid mile collector here. So, essentially, this is what we are talking about today with you and we are trying to get clarification from ACHD. So, at the time there were some properties to the west here, which is called Brundage Estates. It was entitled in 2014. At that time they had a layout, but services weren't available to that property. After that was approved, annexed and zoned, the same property owner came with Graycliff Estates and this came back before this body on several occasions, but the most recent approval was 2019. At that time the City Council approved this plat and ACHD recommended conditions of approval as part of that preliminary plat that requires a portion of this collector road to be conditioned -- or constructed as part of an off-site improvement, because it was held under common ownership. As part of that condition the area -- the developer was only required to construct a portion that would only -- construct the portion that would serve this development. So, all -- that's the reason why they only had to build a portion of that collector and, then, anything south of this intersection would be dedicated either through the Brundage -- with the Brundage Estates Subdivision to the west or with this phase when it came in. Since that time the ownership has changed. Now it's no longer under a common ownership. So, this is a -- this -- it was owned by Lee Centers. He sold it to KB Homes, who is the applicant on this particular final plat, and so now the city is trying to work with ACHD as to whether or not they are going to enforce the dedication of that additional right of way in this area here that you see circled. So, as part of the construction drawings that was submitted with the final plat, the applicant will be building this much of the collector road per the conditions, but we are trying to determine how to get this dedication to happen with this phase as per ACHD's condition and that's one of the slides

here that Laren has provided as well and how that -- this is how the condition reads. So, it's not really -- again, not a city's condition. We don't try to get involved and enforce other conditions of approval, but I have to at least commend Laren for bringing that to our attention and trying to work with ACHD staff. They -- again, we have not got clear direction from them. I sent them an e-mail last week asking for clarification on this. I also e-mailed the planner asking for the -- whether or not they were going to require the right of way as part of that. Right now all we have gotten from ACHD is they -- they aren't sure how to enforce it at this point because of the different ownership. So, with that, again, if you find this is significant enough of an issue that you want it resolved, either vacate it from the agenda and we continue to work on the issue or as I mentioned to you the -- the applicant is complying with their conditions. At least they are consistent with the city's conditions and process and so if you feel like the applicant can work behind the scenes with ACHD and -- and get this resolved, then, we would just ask that you approve the plat as -- as stated or as written and, then, hopefully, at some point in the future we will get things moving. But I can tell you right now Brundage Estates has not had any other final plat approvals done on it and there has been multiple time extensions on that particular property and so that's what's raised the concern for -- for at least from planning staff is that if Brundage Estates does not receive a time extension or the applicant doesn't move forward with a time extension on that plat, then, we could be left with kind of this no man's strip of right of way that would not be extended until such time as that property came back and -- and developed consistent with the city's plans. With that I'm happy to answer any questions.

Borton: Mr. Mayor?

Simison: Councilman Hoaglund -- Councilman Borton.

Borton: Bill, do -- do conditions of approval get placed as a requirement within a recorded DA, that they must comply with that type of condition of approval, which would, then, run with the land when it sells?

Parsons: Yeah. Mayor, Members of the Council, that's the argument that we are trying to -- a conversation we are trying to have with ACHD is it's your condition of approval, the staff report is tied to the findings that are tied to -- essentially tied to the DA. But, again, it's been our stance that we don't try to enforce other agency's conditions of approval and so that's why I'm here trying to daylight the issue with you is it's -- it really is an ACHD condition of approval.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: If they -- the new property owner still is obligated to comply with, are they saying they -- they don't believe they have to comply now?

Parsons: That is my understanding. I have not been in those conversations with ACHD, I have only seen -- I have only seen the e-mails going back and forth. But I know Laren's been in more direct contact with the director over there talking about this particular issue.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Yeah. I would -- I would like to hear from Laren on this. It sounds like he might have some insight into some of these things that we are discussing as far as enforcement and what parties might be agreeing to or not agreeing to.

Bailey: Thank you. Laren Bailey. Conger Management Group. 4824 East Fairview Avenue, Boise, Idaho. First I want to point out I don't go around town just trying to create problems for other developers. We have recently acquired a contract on the property south of this. We had about 40 acres and we have been able to piece together now about 80 and so this collector becomes a very important part of -- of the transportation network, as well as connectivity for pedestrians, and so our -- you know, we -- really this arose about three weeks ago. We figured out this was an issue. And I understand it's maybe not yours to solve, it's an ACHD issue. We have been trying to work with them. Just the final plat was coming up to be heard and wanted to get it out there, because we do believe that connectivity is -- is a -- is a policy of the City of Meridian and it's something you guys want and have pushed for. You know, we have -- we have tried to do that where we can and just feel like it's, you know, everybody's responsibility to make those connections with development and we just didn't want to have a spite strip here. We have met with ACHD numerous times. At first I thought we had made progress, everybody was on the same page, but now they are getting relatively wishy washy and that's -- that's concerning and that's why we are here tonight, trying to make sure this gets put in, so that it, you know, affects future develop -- it doesn't affect future development and increase that connectivity. So, I -- I guess I -- I know I'm putting you guys kind of in the -- in the middle here, but we are just trying to make sure, like Bill said, the issue is daylighted and everybody's on the same page going forward. So, if you have any questions I would be glad to answer them.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: The question about the new owner of this parcel north of your parcel apparently, is that -- who is that? Is that Lee? Or was he the seller?

Bailey: Lee was the seller.

Borton: Who bought it?

Bailey: Who was it that owns it, Bill? I'm having a -- KB Homes. Sorry.

Borton: So, are they taking the position to ACHD that we don't have to do that anymore?

Bailey: They are saying, well, we don't own that property, so how could we dedicate it.

Borton: And they didn't make that a condition of their --

Bailey: It is a condition. I mean it's Item No. 8. I can hand them out if you would like, the ACHD conditions. I have got handouts if you want to see them, but -- so, you know, I don't -- I don't know that all issues have been exhausted with ACHD. I mean I think they are -- they are still trying to figure it out on their end, it's just the process is still moving forward and we didn't want to miss an opportunity to make sure this is taken care of. So, like I said, we are not just trying to make a problem for everybody, it's just -- it's -- it's an issue that I think deserves a little bit of thought, so --

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: So, what are -- what are our options tonight?

Simison: Approve. Deny.

Nary: So, Mr. Mayor, I think -- I think what -- what they are asking is, again, a continuance -- I think Sabrina is on here, too. So, the applicant's representative is also on here as well. So, it -- it has met the conditions for planning purposes, but there is this one piece that's unclear as whether it's resolved or not and it can impact all the other developments. So, I think what they are asking, essentially, is a delay again to see if we can get some different -- and, then, maybe have ACHD part of the conversation, because, again, we are getting simply e-mails from them and have them actually be a part of the conversation in two weeks or whatever. But I don't know if -- if Sabrina wants to weigh in, too, for the applicants. It's their application.

Simison: Sorry, I don't see Sabrina, so that's why I don't know where she is. If she's --

Johnson: I think she's in waiting. I didn't know, with everything else on the agenda, if you wanted to go there tonight.

Simison: Council, if you would like to hear from the applicant.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: If we could. I don't know anything that could be said that would probably make us feel comfortable to approve a plat -- final plat right now, as opposed to just tabling it and giving it a couple weeks to have these conversations flushed out a little more, give

the applicant some more time to see if there is a clear explanation that gives us comfort. So, it seems appropriate just to wait.

Bernt: Mr. Mayor, I would be supportive of that.

Simison: It's your -- your motion, so --

Bernt: Mr. Mayor, was there a date that we want to continue this? Two weeks?

Simison: I think that would be great to hear from the applicant if you really -- we are making -- we are -- we are doing something based upon someone who is not the applicant and the applicant's here and we don't want to hear from them. So, I think you should at least hear from them if you are going to delay to a time certain or -- make sure that they are in agreement with what has been presented to you. Is the applicant -- Sabrina, are you there?

Durtschi: Hi. Can you hear me, everyone?

Simison: Yes.

Durtschi: Council Member? Mayor?

Simison: Yes.

Durtschi: Hello. Thank you for taking a few minutes to let me talk. I'm totally fine with having it tabled for a couple weeks. I actually have phase three I think is in queue with you guys in a couple weeks. So, that might be perfect timing. I did just talk to Lee Centers and he has not made any formal commitments. My goal is to help facilitate this with Lee and to get the right-of-way dedicated, but as you guys are aware, we -- I'm not in control of that land, so he was going to get back to me. So, I think that having a little extra time to talk to Lee, talk to ACHD would be wonderful. So, I would appreciate that.

Simison: Thank you, Sabrina. Council, any questions for Sabrina?

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I move that we continue Item No. 15 -- do I need to give -- FP-2022-0005 to April 20th? 19th? 19th? To the 19th of April.

Johnson: Mr. Mayor? Can you -- can the motion maker clarify the 6:00 o'clock or the 4:30?

Bernt: 4:35 is fine.

Borton: Second.

Simison: I have a motion and a second to table this for two weeks at 4:30. Is there discussion? Councilman Borton.

Borton: It would be really helpful -- perhaps it's even like on the Consent, we don't know, but if we can have Sabrina -- kind of the resolution and detail of how this is flushed out, who is committing to what and when in writing, I think that would be helpful for us to review prior to the 19th. Is that possible?

Simison: I think Sabrina has been removed from the --

Borton: Well, you can convey that message. I just think it's going to be more productive for us to see that in -- however things did or didn't get sorted out.

Durtschi: Sure. Council Members. Absolutely. Do you need that like a week prior? A couple days prior? Bill, do you have a preference on when you need that information by?

Parsons: Mayor, Council, I think if you see it on the Consent Agenda again, the issue has been resolved. I mean that's how we can approach it. But I will certainly give you guys an update in -- in a memo form and let you know if right of way is going to be dedicated or something to that effect, so you know what's happening.

Borton: Thanks.

Simison: Is there further discussion on the motion? If not, all in favor signify by saying aye. Opposed nay? The ayes have it and the item is continued.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

DEPARTMENT / COMMISSION REPORTS [Action Item]

29. Arts Commission Annual Update

Simison: Okay. Thank you. Next item up is under Department/Commission Reports, Item 29, which is the Arts Commission annual update. Turn this over to Bonnie. Or, Cassandra, are you going to introduce --

Schiffler: Mr. Mayor and City Council, I'm here to introduce the 2021 annual report by the Meridian Arts Commission and the Historic Preservation Commission and also introduce myself. I'm a new city employee. I'm the arts and culture coordinator and I do the arts and culture programming and all of the administrative functions of both of the commissions and with that Bonnie Griffith will be introducing the annual report for the Meridian Arts Commission. Thank you.

Simison: Thank you, Cassandra. Thanks, Bonnie.

Griffith: Thank you, Cassandra. So, first of all, I just want to give a big thank you to the Council and to you, Mayor, for all the support that you give the arts over -- over time and that's certainly appreciated and I think the residents of the city appreciate that also. So, to start out with our annual report, we -- our -- our mission statement is develop, advance, and nurture all facets of the arts and to enhance the quality of life for Meridian residents and its visitors. So, in 2021 we had two commissioners leave the commission and two more join. We have Bobby Gaytan, who is part of the Public Arts Committee and Patrick O'Leary and, of course, we are delighted to have Cassandra as our arts and culture coordinator. So, the Commission is comprised of three different subcommittees, the public arts committee, the events and outreach and the Initial Point Gallery subcommittees. The public arts committee -- their purpose is to identify and develop public arts within the City of Meridian. Meridian Arts in Public Space -- in Public Spaces, MAPS, the city allocates 50,000 dollars a year to MAPS funding. Public art committee, then, identifies and develops projects with these funds. In 2021 we started a new public arts with the -- art with the park identity project for the new Five Mile Pathways trailhead. The site is the city's first gateway to the Five Mile pathway and in 2022 will continue working on this project with an open call to artists that will go out nationally. Another part of this subcommittee is the traffic box selection. The traffic box series. We did increase the artist payment for design to 600 dollars, which is more in a line which -- what -- what other cities in -- in our area are -- are paying for design. We -- we wrapped seven boxes from the artist repository and from the West Ada School District, which was funded by MAPS. Five wraps were selected from the student art show and those were installed in the urban renewal area funded by MDC. Another project of this committee is the mural series. We started out with a goal of three murals in Meridian. The first murals for the city collection. We were able to install one in this past year and that was dedicated in late fall at the Meridian Cycle and it was a work of artist Ben Konkol and that's a pretty -- pretty cool one. So, what's next? New venues identified for 2022 murals. The design phase is currently underway with the Unbound Library. The public art plan. The goal is to develop a vision for the public art in Meridian and to assist in selection of future installations of public art pieces. So, we -- we enlisted via Partnership Consultants to -- they completed a questionnaire and survey for public input. They completed a report and findings. After that MAC held a workshop to develop ideas and what's next. A continued development and implementation of the strategies, along with the new arts and culture coordinator and following the recommendations. The events and outreach subcommittee. Their purpose is to provide events and activities that engage Meridian residents in visual and performing arts in a family friendly setting. So, part of that committee is to organize the Concerts On Broadway. So, in 2021 we had three concerts following a -- a black -- dark year in '20. Those were the King of Swing, the Billy Blues Band and for the last one we had a folk heritage concert, which included four guest artists and groups. Another big project for this subcommittee is Meridian Art Week and that includes the -- the beloved Art Drop, where pieces of art are gently hid around downtown Meridian and it's finders keepers. If you find a piece of art it's yours. The annual chalk art competition, as well as other activities that include arts classes. There was a paint out with the Plein Air Painters of Idaho. Some dance presentations and the Meridian Arts Foundation had their Arts Sip. The Kleiner Park Art Party and Concerts On Broadway. And the last thing that this subcommittee did was the holiday ornament drop and so that's fashioned after the Art

Drop and it's once again ornaments are hidden gently throughout downtown and, again, it's finders keepers. The third subcommittee is the Initial Point Gallery subcommittee and their purpose is to provide a fine art gallery space to showcase -- showcase the visual arts of the Meridian students of the West Ada School District and as well local and regional emerging and professional artists. And in '21 we came off of a year that we had very few shows at the gallery and -- and we were able to do ten one month long exhibits and one two month long exhibit and those included the West Ada School District show of the youth art. There were four large organizational groups that exhibited works of 20 to 30 artists in each show and there were six group shows that featured about 23 individual artists. So, what's next for MAC in 2022? Once again we will do the Concerts On Broadway and there is some tentative scheduled with Smooth Avenue, High Street, and Soul Patch. We will continue with the -- the Meridian Mural Series. A partnership, as I said before, with the Meridian Library District of the Unbound Library, which is currently in its design stage and, then, a final mural proposal partnership with the West Ada Recreation District at the Meridian pool. There will be a national release of call to artists for the public art project at the new Five Mile Pathways Trail hub and development of the public art plan. The traffic box maintenance is underway at this time with cleaning and there will be an installation of additional wraps from the West Ada School District and artist repository. Art Week this year is scheduled for September 7th through the 10th, which follows the Labor Day weekend and again the holiday ornament drop and 11 shows at the -- exhibits at the Initial Point Gallery are being scheduled or have been scheduled. So, with that it's always interesting to look at what the -- what the impact based on economics are for the -- of the arts in the state of Idaho and compared to nationally and it's -- it's quite significant. Arts and cultural production adds two billion dollars to the state's economy, which is about 2.8 percent of the economy based -- that can be traced back to arts and culture. The -- the number of jobs that -- that arts and culture support is almost 21,000 and in one year approximately 58 percent of Idaho adults attended live music theater or dance performances and an additional 37 percent of adults attended art exhibits. Nationally the arts contribute to more than 766 billion dollars to the national GDP, which is about two -- 4.2 percent -- 4.92 million workers in the arts and culture. There -- there was a -- it's created 20 billion dollars in trade surplus -- surplus for the arts and cultural products in the U.S. And this -- this information is -- is really based on a -- a 2017 survey by the National Endowment for the Arts and, you know, from -- from other presentations that we have looked at recently those numbers are -- are pretty -- pretty stable, with the exception of last -- in 2020 there was a significant loss of performing arts jobs and production, obviously, because of the pandemic. But -- but that's starting to come back. So, why are arts a good public sector investment, economic drivers, educational assets, good for health and wellness, civic catalysts and great for cultural legacies and these are just a few quotes from, you know, the National Governors Association stating that they are finding that the arts, culture, and design can be an important component of the comprehensive strategy for growth. The President's Committee on -- on Arts and Humanities quote: A society that supports the arts and humanities is not engaging in philanthropic activities so much as -- as it is assuming the conditions of its own flourishing -- flourishing and the arts are unique and revitalization of areas, as well as creating platforms by which collaboration can be attained and I think we see that in -- in revitalization areas everywhere and -- and that came from -- I believe it was the Federal

Bank of Atlanta that had posted that statement. So, with that I think we know -- we know that the arts are good for so many things and from the Commission I just want thank you for recognizing that the arts is important in Meridian in our community. So, thank you so very much.

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

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: Thank you for being here, Bonnie. Had the opportunity to be involved with and attend several of the events last year and it was fantastic. So, I'm looking forward to what's coming this year. Question for you about the display that is underway for consideration at the Five Mile Trailhead. Last year I thought that there was an artist that -- that was decided upon and that a design had been worked on and there was a contract going out. Did that not come together?

Griffith: That didn't -- that did not come together. So, the call is being put out again for -- for that site and so the goal is to have that completed this -- in 2022. Thank you so much.

Simison: Thank you, Bonnie.

Griffith: Thank you.

30. Historic Preservation Commission Annual Update

Simison: Next up -- Blaine, I think you already had your introduction from Cassandra, so we will -- we will welcome Blaine to give the Historic Preservation Commission annual update.

Bernt: Blaine, you look different without your cowboy hat on.

B.Johnson: I know it. I know it.

Bernt: Barely recognize you.

B.Johnson: Hats aren't appropriate inside the building.

Bernt: Cowboy hats are.

B.Johnson: Hi. My name is Blaine Johnson. I am president of the Meridian Historic Preservation Commission. We have a great commission. Some new members. I think it's important to recognize them. So, our Commission Members are Destinie Hart, Tyler Ricks, Pam Jagosh, John Dinger, who are new this year. Jody Ault and our youth

Commissioner Jack Keller, who I'm glad he's a freshman. Hopefully we can get him for three or four years and stay on our Commission. So, I'm excited about that. We are continuing our historic virtual tours partnering with Whole Films to create those. From reading history newly completed sites are Meridian City Hall, the Creamery, and Meridian Speedway and all those are available online. The link is -- is there on the city's website. Go through everything. So, those are really exciting for us. National registry is -- is probably the biggest undertaking we have -- we are trying to do. We were awarded a grant from SHPO for 2,000 dollars for reconnaissance survey for the Speedway. We are in the final phases of that. TAG, the group that's done that work for us, submitted all the final paperwork at the end of last month to the State Historic Preservation Office. They had the final say in June. That goes on to national. We should hear this fall whether or not national approves that. So, keep your fingers crossed and with any luck we will have a new national registry place here in -- in the city. Preservation Month was tough these last couple of years with the pandemic. We haven't been able to do anything in person. We have done some virtual things. Scavenger hunts. A few participants last year, but, again, due to the pandemic I think we had -- people were afraid to get out a little bit. We are hoping to have some live events this year. We have scheduled tentatively the curator actually from the Owyhee County Historical Museum to come in. He's got the old school bus that was the history centers. Hopefully bring that down here. Park it. Maybe we can take tours with that. And, then, he's got some displays for the railway in southern Idaho, which will kind of tie in with what SHPO has for the mining history of Idaho, because without railways the mines wouldn't have worked, couldn't have got the ore to the smelter. So, that's what's on tap for preservation month. Certified local government. We are required by SHPO to have continuing education units for our Commission Members. This past year we had three Commission Members virtually attend the pass forward conference for those, so that was a good -- good thing for us. Part of our certified local government status suggestion from SHPO is that we undertake an intensive survey and their comments were that we should look at North Meridian. So, Broadway up to Cherry and, then, that area. So, that's an undertaking that we want to get started on also. I think that covers that. I don't multitask very well. Continuing education, which I covered. What's next. We started social media efforts last year with Instagram and Facebook and Tyler Ricks, one of our commission members, has been doing a great job finding -- finding posts to put on that, so we get those out Thursday -- throw back Thursday on Instagram, so we usually try to post something on Thursday to deal with history. I need to thank Cassandra for her work to get those things out for us. So, I would encourage members of the City Council to like, follow, share our posts. The more you guys like and share that just increases our exposure out there to the public. We are also exploring new sites for listing. Right now we are also talking about looking at Zamzows Mill. So, hopefully, once we get the -- the Speedway done we can start looking at Zamzows Mill for possible listing on the national registry also. Architecturally it's not much of anything to look at, but historically and culturally for the City of Meridian it's very important for the city. We want to recognize the importance of that facility to the city. With that I would like to thank the Mayor's office, City Council, city staff for all that you guys do for HPC. Without your support we couldn't do what we do and we thank you and with that if you have any questions, suggestions, comments I'm here to take them.

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

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Blaine, I had a nice walk with Mr. Nourse last week and you may already have this, but is he part of the interview package that you have cataloged and interviewed and --

B.Johnson: Lila has done that and on the virtual tour, not only on ours, into the smartphone apps, but on the website, the Nourse house, Lila, I believe has interviewed him and talks about --

Borton: Good.

B.Johnson: -- his family history and the house and everything like that. So, yes, that is included. Yeah, that's a great wealth of knowledge of that gentleman. I wish I could pick his brain every day. You could learn something new every day.

Borton: Yeah. No doubt.

B.Johnson: Yeah.

Borton: Unbelievable. So good. I'm just glad it's been cataloged. He was telling stories from the '30s that --

B.Johnson: Yes.

Borton: -- blew me away.

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

B.Johnson: Thank you so much.

- 31. Resolution No. 22-2320: A Resolution of the Mayor and the City Council of the City of Meridian, Appointing Steve Cory, Jo Greer, Pam Jagosh, Megan Larson, John Nesmith, and Walter Steed to the Meridian Districting Committee; Directing the City Clerk to Convene the Meridian Districting Committee as Soon as Practicable; Directing the City Clerk to Post Meridian Districting Committee Agendas and Minutes on the City of Meridian's Website; Directing the City Clerk to Post the Census Data to be Used by the Meridian Districting Committee on the City of Meridian's Website; Establishing a Date for the Meridian Districting Committee to Transmit the Meridian Districting Plan to the City Clerk; and Providing an Effective Date**

Simison: Council, the next item up is Resolution No. 22-2320. A resolution appointing members to the Meridian Districting Committee. I had an opportunity to speak with each of these six individuals, all of which have a relationship with the city currently. They all are currently serving on one of our City Commissions. I think they -- they definitely meet all the intent of the ordinance. We have two people south of the interstate, four people north of the interstate and three people east of Meridian Road, three people west of Meridian Road, but, more importantly, I think if you look at the backgrounds and knowledge, we have a former city council member, so someone who has some knowledge of serving. We have a current elected official, who, again, can bring that element to understanding what it means to represent and serve others. We have got someone who was helping the state on their redistricting process, having some of that knowledge and background through that process and, then, we got just some people who are longtime Meridian residents who have given lots of service. So, I would be happy to answer any questions you have about this group. Otherwise, I know they are ready to get to work and fulfill the duties of the committee and move forward to get these things set up by the date and I guess the one last thing I will say is they have all committed to not having an interest in running for the next five years. I don't know how technically we can prevent them from doing that in -- in this, but they have fully expressed that that's not their desire, you know, from that standpoint. So, happy to answer any questions or take comments.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Mr. Mayor, just wanted to see if they have -- did talk about the due date and it talks about having a plan -- districting plan to the city clerk no later than June 28th. So, that gives them just a little more than two months. So, you're confident they can -- they can do that.

Simison: May. June. June -- was it June or July? I think -- I think the -- there is -- there is -- yeah. I think there is plenty of time to get it done from that perspective. I -- I didn't look to see how they backed out the date, just to make sure we could have it in place by August. That seems to be pretty early for the August date for noticing purposes. But -- yes.

Johnson: Mr. Mayor, I just have to look at the ordinance to see, but we did allot plenty of time there. I don't -- I would have to look up what the June date is, but my recollection is we have public meetings in June and July and, then, an ordinance before Council in August on a public hearing.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Yeah. It just -- section five does talk about -- is hereby directed to transmit the Meridian district plan to the city clerk no later than June 28th, 2022. So, that's going to --

Simison: That's three months. I think that's -- they are ready to get to work and they have already started working on setting up dates, so --

Hoaglund: Great. Thank you. Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: I move we approve Resolution No. 22-2320, appointing members to the Meridian district committee.

Borton: Second.

Simison: I have a motion and a second to approve Resolution No. 22-2320. Is there any discussion? If not all those in favor -- or do we need to do this by roll call? If not, Clerk will call the roll.

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

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Simison: So, Mr. Clerk, they are now your charge to meet those deadlines and time frames.

32. Fire Department: Fire Stations 7 and 8 Bid Package Updates

Simison: Next up is Item 32, Fire Department department report for Fire Station 7-8 bid package update. I will turn this over to Chief Blume. But, as you can see, he's got a whole host of people here to assist him to provide this information.

Blume: All right. Mayor, Members of Council, thank you very much for the opportunity to provide you an update on where we are in the bid process for Fire Stations 7 and 8. The information that I have -- and, obviously, there is an entourage here -- is intended to provide a snapshot or a screenshot, a moment in time of where we are right now in the bid process and I think that that's important, because the bids are not complete. Like I said, I have an entourage. I have ESI here and the ownership team with the City of Meridian. We have finance, procurement, and they are here to answer any specific questions you might have. I'm here to give you some -- the broad picture of where we are at in this process. So, ESI sent out the bid packages on February 18th. The bids closed on -- on March 22nd -- on 21st. There were 22 bid packages. Sixteen of those received what are considered legal responsive bids. So, there are still six bids -- or six

bid packages with unknown values that are still outstanding and approximately -- we are approximately 20 percent over last year's approximated estimates. So, that puts it approximately one million dollars per station over estimates from last year. On April 11th we will have rebids back from those six that were either not complete bids or they were under some VE -- being looked at from a VE perspective. So, we will be able -- we will be able to give you a more complete picture in the future once we get done with those three bids and on April 19th we are going to have the site work, as well as the police precinct rebid, which will give us a more complete picture for not only the rebids, but also the site work and the police precinct in the north. So, that's where we are at right now, as, again, a snapshot, screenshot in time, a moment in time and on April 26th, when all the bids hopefully -- hopefully are back and acceptable, we will be able to give you a -- a more clear estimate.

Simison: Thank you, Chief. And if I could just add, you know, I think part of the conversation was we want to make sure that we understand the full picture, rather than moving forward with some of the information at this time, so the Council can make -- knows exactly what the costs are going to be for those outstanding items, which is why the direction was at this point in time to wait until we bring everything back to one -- one package for Council consideration at that time. But with that, happy -- the chief is happy to answer any questions or ESI or the design team or Finance and Purchasing -- who are over there by themselves for some reason --

Blume: For some reason.

Simison: Council, any questions?

Perreault: Mr. Mayor?

Blume: Yes, sir. That was -- that was what I had to present. Sorry.

Simison: Council Woman Perreault.

Perreault: Thank you. Kris, you probably don't have all the -- the specific little details, but if you could just give us a big picture understanding of the increases, if there is a particular area that's causing that increase, one or the other, and how that is comparing to other increases being seen on similar sized projects.

Blume: Mr. Mayor, Council Woman Perreault, excellent question. That's exactly why we have ESI here this evening to address that.

Martz: Thank you, Mr. Mayor and Members of the Council. It's an excellent question. It's something we have been experiencing I think since we last spoke when ESI was here. It's really across the board on all packages, all scopes of work. You know, we -- we have seen fluctuations up and down with corrections in the market, supply chain issues, obviously, fuel cost issues. So, there is no real single targeted package that was outstanding. You know, there is a few that were definitely more than we anticipated being

up in the market, but we are working through -- Chief Blume discussed identifying value engineering options to identify cost opportunities for the city and the fire department.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: So, I'm sorry that you're the guy that's standing in front of me right now. I -- you must have drew the really small straw, but -- and I get -- I'm in the construction business. I get it. But I asked you guys point blank multiple times same question three times in a row about why you guys were estimating buildings that had the same budget as buildings that were built two years ago and you guys specifically said -- remember? Specifically said don't worry, we got it. You know, we have built in contingencies. We are going to be just fine. So, you said that you built in the contingency, like, what, ten, 15 percent and now it's 20 percent above that and you still don't have all your bids back yet.

Martz: So, just to recap on that, at the time when we last spoke, yes, we were estimating the fire station --

Bernt: I can even tell you the date. It was July 20th.

Martz: Yep. July 20th. Council meeting. We were here. You know, it was mid COVID. At the time in the market, obviously, we were coming out of COVID. Supply chain issues were starting to relax a little bit. We were getting market reports from our trade partners and suppliers that things were projected to settle down. You know, as we also discussed, the crystal ball is kind of broken, it's hard to read at this time in the market. We were projecting at that time things to settled down. Obviously they haven't settled down and especially in Boise, Meridian, Nampa areas we are experiencing a large growth of population in the area. So, the residential is also affecting, you know, the supply chain issues locally. So, it's -- it's -- it's been a really tough year, you know, in construction, but it's not just this single project, it's not just our company, it's sub -- subcontractors, suppliers, everyone in the area, it's -- it's -- you know, we are getting weekly price increases and, you know, some -- some trades are saying, you know, we are -- we can only hold this -- this number until Friday, you know, we are getting the bid on Monday. So, it's been a really tough -- tough markets to project and we are doing everything we can to ensure that we are -- we are getting the lowest possible price for the city.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: I don't know if I get that. I mean all of those factors existed last year. I mean all the pressures -- everything was the same. Even worse in some cases. And so this is how I took it. I'm not in the business, but I took it -- we have all those factors, all of the tremendous growth, everything's the same and because of all of that the estimates were six and a half million; right? So, all of those factors you already assumed were present.

Nothing's changed. But we are off 20 percent. Seven figures. That's -- that's surprising to me, because there is no new element in the last nine months. You have -- you don't have Texas freezes and -- and things stuck in canals; right? But -- yeah. So, that's a big miss.

Martz: Yeah. So, to reiterate, you know, at the time we, obviously, were experiencing large escalation in the market, but, again, communicating with our suppliers and trade partners and trying to project out, you know, the nine months ahead, you know, indications were saying, you know, these -- these items are going to relax, you know, we saw that with -- with the timber products, you know, they dropped in price and, then, you know, recently in the spring we saw an uptick in -- in the timber market again. So, you know, some -- some aspects did -- did trickle down, but other ones just kept going up with escalation and they just did not stop as far as what we were projecting at the time of actually settling down, they just kept going up.

Perreault: Mr. Mayor?

Simison: Council Woman Perreault.

Perreault: I know we are throwing a lot of questions at you, but I really -- I really do want to understand -- as the decision makers we really need to have a good grasp on this. So, you know, first six months of COVID nobody's working, but there is still some supplies that -- you know, some overage in supply and we go through that and, then, still no one's work -- especially in areas of the country that were really -- really closing things down, whether they had large populations or they -- they had more restrictive rules with COVID. Okay. I get that. Last year people were back at work, but there is a short -- shortage of labor, okay, so -- but -- so, help me understand how, then, that actually affects product issues, because we are two and a half years -- or two years, I guess, past this and we are still not seeing more product coming through, yet people have been back to work for a year. So, first it was, you know, nobody's working. Then it was a shortage of labor. Is this really a labor problem? Is this a problem that now, you know, oil costs have gone up, so everything that's created that's plastic and that uses oil for -- for its manufacturing -- I mean I'm still -- I'm just really struggling with that -- that labor element of it when we -- things have been back open again now for quite some time.

Martz: Yeah. It's an excellent question and, you know, obviously, there is a lot of factors that play into the construction market, the material demand and I think we all could talk about COVID and all the impacts and geopolitical aspects of it, but, really, just kind of on a high level SparkNotes version of it, you know, the construction industry -- you know, when COVID shutdowns hit, you know, a lot of suppliers, manufacturing plants shut down. In projecting that, you know, we are going to be seeing this COVID virus take a large impact in health and community, but as time went on, you know, construction still kept going, growth still happened in the area, you know, our projects stayed open through COVID, we are still pushing through trying to make sure we are meeting our end dates. And that lag of the shutdown really affected the manufacturing of supplies. We have even had, you know, discussions with siding suppliers where they are -- they are simply cutting

out, you know, high end materials and just going with the basic materials, because that's -- that's all they can keep up with at the time of the housing boom going on in the country and locally. So, it was that lag that really affected the supply chain and, you know, we are still working through picking up on that and we are starting to see signs that it's getting better, but the growth rate and the labor shortage, because of that growth rate, is really still affecting everything locally and, you know, we can -- we can certainly follow up with a more, you know, in-depth review of the market and everything, but just as a high level those are some key factors.

Bernt: Mr. Mayor?

Simison: Councilman Bernt.

Bernt: I -- you know, you are a smart guy, for sure, but I don't know if you would ever know the answers like to the global crisis we are experiencing. I -- I see it in my business, too. That's the reason why I asked you these questions a year or two ago, because I knew that --

Martz: Yeah.

Bernt: -- we probably would be having these conversations today. But enough about that. So, I -- one of the questions I had regards the bidding process. So, I remember that we -- at least the last conversation that we had we were going to bid these projects out separately, including the precinct. Why are we bidding them together?

Martz: So, excellent question. So, from a design standpoint -- and we can bring up the city team members as well. I believe we received approvals for the project, because at the time last summer it was four projects. It was two projects -- you know, we didn't know exactly where it was going to go. I think August is when we received that approval and I would have to check the dates to go forth with that. From that approval the design schedule set it up such that the police and north site were going to be coming after the two fire -- you know, the fire stations were the same design, so it's -- it was a little bit faster to design those together and we met as a team -- oh, excuse me. Met as a team, met with the Mayor to discuss his strategy and what would be best with the design stance at that time, trying to, obviously, make it on the market earlier. You know, we always find that bidding early first quarter is the best time to bid, everyone's trying to build their backlog and that's what we were really trying to target by getting those two stations, economies of scale, you know, same station, hopefully, better buying power, just looking back at historical and that was the reason why we bid these out prior to the precinct being available with the north site.

Bernt: But -- Mr. Mayor, follow up?

Simison: Councilman Bernt.

Bernt: So, I -- I get that. I mean I get economies of scale, but I -- I think -- if I'm remembering correctly, the reason why we were wanting them done separately is to find out what the cost was per building -- per project, just in case, you know, we got numbers back that were astronomical, completely out of your control, not your fault. I get it. Same things happened to me. Totally get it. But the likelihood of that happening was -- in my opinion was going to be high. So, if we decide -- and I might -- this is -- I'm not -- I'm not saying we are going to build one or two or five, but if we decide what -- you know, in the future we just need to do something about this. These are too expensive. Are we in a position where we can figure out, okay, this is the cost for this building, these are the costs for this building, these are the costs for this building and this is the cost for this building -- to be able to -- for us to be able to make educated decisions, smart decisions on behalf of the taxpayers of Meridian.

Martz: Yeah. So, kind of two part answer here. So, we -- from the beginning we have -- we have planned to -- regardless if they are bid together or separate, we plan to separate each of the projects out -- the fire from the police budget from a value standpoint for billing; right? For doing budgets. Concerning being able to do one or more -- one or two stations, we would have to talk with purchasing and -- and really dig into the state statute and see what options we have available and that standpoint and that juncture. So if, you know, we bid the two stations together, just ensuring that, you know, if we are to split and say in hypothetical --

Bernt: Hypothetical I get it. No, I get -- I'm trying to protect you. Hypothetical.

Martz: Yeah. Hypothetical we would have to, you know, evaluate with legal, subcontractors. So, it's probably not going to be a 50-50 split just from the buying power. We would have to discuss and research that after --

Bernt: Fair enough.

Hoaglun: Mr. Mayor?

Simison: Councilman Hoaglun.

Hoaglun: And moving forward we know this is a crystal ball and, you know, we hear home builders who are -- you know, they tell their clients here is -- here is the price, but you have to cover all the costs that exceed that when -- when their supplies come in, because they cannot give an actual bid, because it changes. Like you said, you can guarantee it Friday, but come Monday it's -- it's going to change. So, I'm trying to figure out on April 26, all bids are due -- and I don't know, this might be a Keith Watts thing or someone else. But what happens after that? They have these bids -- we have bids and we will have a price, but it may be that that price is only guaranteed for such a short period of time and we know the project's going to take way longer than that.

Martz: Yeah. So -- so, in our planning and discussions as a team we -- you know, I, obviously, plan out with the City Council and bid dates, so that we present the findings

from the bid effort, get approval before the notice to proceed. Part of our bid package requirements is establishing a bid hold of price for a certain duration out to help protect the city, you know, from anyone claiming escalation increases. So, that was part of our bid -- bid packaging requirements.

Hoaglund: Mr. Mayor?

Simison: Councilman Hoaglund.

Hoaglund: Follow up. Do you think that will be successful or are people not willing to bid because of that?

Martz: I think it's been successful, honestly. I truly think any -- any results in numbers is truly a function of the market and how much work is available on the streets and, again, back to why we really strive to -- to bid earlier in the year than later.

Hoaglund: I guess one last question --

Simison: Councilman Hoaglund.

Hoaglund: -- is if you want to dive into the crystal ball again, we know the feds are going to raise interest rates and, then, different things are happening down the road, who knows what's going to happen. Do you want to weigh in on that? But, you know, plead the Fifth. I understand.

Martz: Oh. No. I don't want to read into the crystal ball today. Thank you.

Perreault: Mr. Mayor?

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: No. Go ahead.

Simison: Council Woman Perreault.

Perreault: So, along those lines of Councilman Hoaglund's question, are they -- are these contractors bidding high with -- because they are having to guarantee -- I mean is that why we are seeing this? Is there an element of where they are bidding extra high not knowing what's going to happen during the months that they are guaranteeing this?

Martz: I don't believe so. It's not specific to this project, no. I think it's -- again, it's a market wide item that they are coordinating with their supplier on a week-to-week basis and, you know, on the private sector, we are able to procure materials early, whereas on the public sector we -- we have official processes that we have to follow.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: So, was this bid in a way that lets us pick station seven alone?

Martz: So, again, that's something we would have to talk to legal about and look at the opportunities that we have moving forward.

Borton: So -- and this is -- I guess these questions are for anybody who wants it. We got a crowded room, but -- so, not -- if it's not you certainly pick somebody else. Why is that? Well, there was -- because there was really difficult discussion amongst us and great concern that I had that this exact scenario is exactly what would happen and I don't think it's a crystal ball. I think you and your crew are pros and have the best ability to provide the most accurate estimate. Now, we rely on that. So, when you said six five, that's the best number you can ever provide by somebody who is doing this business daily in this valley. So, that's really important to me. But there was great discussion about the real possibility of station seven could be the singular item built, because of this one particular issue. So, where did the direction come to not allow us to have that flexibility in light of this real cost concern?

Martz: So, it was a -- I would say it's a team effort through the design process of identifying, you know, here is where we are at with the design, here is what we are going to have available for design, what can we bid as a package together to try and get those benefits of a larger package, especially two fire stations that are the same.

Borton: But who on the team -- who says it? I mean somebody -- is it Mary? Is it Sue? Who says bid them together and that's what happened. That's what I'm trying to get at. Because the opportunity is lost. I don't know -- I think you probably have to rebid the whole thing. The direction is let's do Station Seven. Hell, it might be nine million dollars. Let's do Station Seven. You probably got to rebid the whole thing, don't you?

Martz: I mean --

Borton: Probably do.

Martz: I'm not going to --

Borton: I mean if someone else --

Martz: If I don't -- you know --

Borton: Yeah. Again, I'm not -- I'm just saying anyone here.

Martz: No. No. I -- you know, I have done a few fire stations, so it's --

Borton: Feel like that opportunity is lost and if that's -- let's just say it.

Watts: That's -- that's probably the most likely case. I don't think -- if we were -- if the city was doing a bid and we had two things in one bid number, I don't think legally that we would be able to separate those. Yeah. I just --

Borton: It wouldn't take the subs to do it.

Watts: What's that?

Borton: I don't know if the subs could do it.

Watts: Well, that would be a whole other thing to have that conversation with the subs to see if they would even be willing to. Like you said, it wouldn't be a 50-50, because there is an economy of scale. That's the reason for -- for going out at the same time for everything. But I don't -- I don't believe you could separate it legally.

Borton: Okay.

Watts: I mean at that point that's when we start getting protests from the guy who was number two that says, well, if I would have known that I could have done this and that's why the statutes don't allow for that.

Borton: Okay. That makes sense. Thank you. So, if somebody somewhere said do them together --

Martz: I think as a team, you know, we all met as a collaboration and, you know, consulting with the Mayor, we -- we determined that this was the best course of avenue or option at the time. The design and the market and trying to get the bids going.

Borton: Okay. Mr. Mayor, are you okay if we just -- it would be quicker just to --

Simison: Yeah.

Borton: Quicker back and forth. Thank you. Okay. And that decision -- group decision came at a cost, because we might be a little bit stuck now. So, who -- who is our -- and maybe someone in the room -- who is our internal city project manager for it? I assume it's Stacy. Okay. Is -- how does that relationship work going forward? Is Stacy in charge of -- the project manager work for the city, because there is also great risk in making sure project management is done properly. We have seen that in prior fire stations. That's critical.

Martz: Are you talking on -- on site construction management from ESI project management?

Borton: Project management from the city's perspective.

Martz: Sorry, I don't think I understand the question.

Borton: If I'm not phrasing that right, whether Chief Blume or Keith, somebody describe how -- I mean that's Stacy's job. I figured she's the one doing it.

Freitag: Mr. Mayor, Members of Council, so our perspective on this is Stacy acts as our city construction manager in terms of the go between with ESI and all of our city processes, primarily administrative management I guess I would refer to it as. So, all invoicing goes through her, meetings through her, but as far as actual construction on site that's ESI.

Borton: Yeah. Okay.

Freitag: Does that help?

Borton: It does. I mean that -- that was a big improvement with Station Six.

Freitag: Yes.

Borton: Having her the top of the food chain here from the city's perspective is critical. So, that's going to be the structure. She's in charge going forward, seven -- or seven or eight or however this --

Freitag: That is our intention is Stacy will act as the primary source of information for the city. She understands what we need. She understands what they need. Everything flows through her. But as far as the actual construction management piece, ESI controls that, because of the -- the nature of a GMCC contract, so --

Borton: Good. Good. Thank you, Alex.

Freitag: Yeah. No problem.

Simison: Council, any additional questions? This was just -- I understand that there was outreach to the department. This was really an intention to let that outreach be here, so everyone can hear all the information at the same time about where we were and where things are moving forward at this point in time, but it sounds like, you know, there will be more information coming back, obviously, when we get it, but I just wanted to make sure everyone had the opportunity.

Borton: Mr. Mayor?

Simison: Councilman Borton.

Borton: Is there any information or perspective from the Council -- and we have had meetings and it's all on record -- that anyone thinks is unclear? Speak now if there is something that we are not sharing crystal clear. Okay.

Martz: Thank you.

Simison: Appreciate it. With that, Council, we have reached the end of our work session. Do I have a motion?

Hoaglund: Move to adjourn, Mr. Mayor.

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

MEETING ADJOURNED AT 5:38 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

MAYOR ROBERT SIMISON

_____/_____/_____
DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK