

A meeting of the Meridian City Council was called to order at 6:05 p.m., Tuesday, April 5, 2016, by Mayor Tammy de Weerd.

Members Present: Mayor Tammy de Weerd, Keith Bird, Genesis Milam, Ty Palmer, Anne Little Roberts and Luke Cavener.

Members Absent: Joe Borton.

Others Present: Bill Nary, Jaycee Holman, Bruce Chatterton, Sonya Watters, Josh Beach, Clint Dolsby, Jamie Leslie, David Jones, Todd Lavoie, Crystal Ritchie and Dean Willis.

**Item 1: Roll-call Attendance:**

Roll call.

<u>  X  </u> Anne Little Roberts	<u>      </u> Joe Borton
<u>  X  </u> Ty Palmer	<u>  X  </u> Keith Bird
<u>  X  </u> Genesis Milam	<u>  X  </u> Lucas Cavener
<u>  X  </u> Mayor Tammy de Weerd	

De Weerd: Again, thank you for being here this evening. I will go ahead and launch right into our regular agenda. For the record it is Tuesday, April 5th. It's a few minutes after 6:00. We will start with roll call attendance, Madam Clerk.

**Item 2: Pledge of Allegiance**

De Weerd: Thank you. Item No. 2 is the Pledge of Allegiance. If you will all rise and join us in the pledge to our flag.

(Pledge of Allegiance recited.)

**Item 3: Community Invocation by Justin Jordan with Real Life Ministries**

De Weerd: Item No. 3 is our community invocation. Tonight we will be led by Justin Jordan with Real Life Ministries. Thank you for being here this evening. Please join us in the community invocation or take this as an opportunity for a moment of reflection.

Jordan: Thanks for having me. Let's pray. Lord, we come before you tonight and thank you for just the opportunity to come and pray for the City Hall, City Council, for our Mayor, for our great city. God, we are thankful that we live in an amazing city, the greatest city in the United States and you bless us with

amazing citizens and amazing leadership to lead this city. I pray for unity amongst this Council, amongst the different divisions of City Hall as they continue to lead us and lead -- make the best decisions for this great city. God, we ask that the different departments as they are getting ready for budget for next -- for 2017 that there would be unity and an ability to really think about what's best for the citizens in this community and they would work together and that the agenda that everybody brings forward would be one that is in harmony with one another and what's best for this great community. We pray for your blessing to go upon the citizens of this city and it would be great knowledge for our -- for our kids and our grandkids as well. Again, I pray for leadership. I pray for just wisdom and discernment and unity and thank you, Lord, that you bless us so abundantly in Meridian, Idaho. We pray this all in your son's name, amen.

**Item 4: Adoption of the Agenda**

De Weerd: Thank you, Pastor Justin. Item No. 4 is adoption of the agenda.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: On the agenda -- on the Consent Agenda Item Y, the resolution number is 16-1127. Z is 16-1128. AA is 16-1129. And under the ordinances, 10-A, Ordinance is 16-1677. B is 16-1678. C is 16-1679. D is 16-1680. And E is 16-1681. And we want to add an Item H, the appointment of Jacy Jones as City Clerk to the City of Meridian. With that I move we approve the amended agenda.

Milam: Second.

De Weerd: I have a motion and a second to approve the agenda as amended. All those in favor say aye. All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**A. Proclamation for Ambrose School Boys' Basketball State Champions Day**

De Weerd: Council, tonight we have the privilege of having the boy's basketball state champions here with us from Ambrose and I'm going to move down to the podium, but I will ask the players and their coaches if you will, please, come join me at the podium. Well, it's always a great privilege to be able to recognize hard work and those ambassadors that represent our community and do us proud. We are very proud of the hard work that you all have worked towards this state championship and so this is your day. I'm going to read a proclamation without your names, because usually I butcher them, so -- but I will tell you that in the proclamation that will be part of the public record it will include your names. I do

have a proclamation that lists all of them out, so if some day you ever want to show your family members that you made it into the history books of the City of Meridian you can do a search on your name and it will come up. So, with that said let me read this proclamation. I will turn it over to -- I will present it to your coach, but I also understand -- which of you are Travis? That you may have a few words to say afterwards. No one told you that? Whereas being an Ambrose Archer basketball player is more than scoring point, making assists, grabbing rebounds, stealing the ball, and achieving the state title, it is training to build leadership, character, confidence, teamwork and resilience, all traits needed to succeed on the court, in the classroom, and in the real world and whereas for the 2015-2016 the Archers not only went undefeated in their conference, but continued the basketball domination at the district tournament by bringing home the winning trophy and whereas their strong desire to exhibit excellence in all they do resulted in 67-62 victory to win the Idaho A-1, Division 1, boys state basketball championship tournament and whereas capturing the first ever basketball state title builds school spirit and allows these young to walk the halls of Ambrose with a little extra swagger and whereas the leadership, training, and discipline of their coaches helped all team members to focus their talents and passion to becoming a winning team, with each player making a valuable contribution to their victory. Therefore, I, Mayor Tammy de Weerd, hereby to proclaim April 5th as Ambrose School Boys Basketball State Champions Day here in the City of Meridian and I call upon our community to join me in congratulating the Archers on their remarkable athletic achievement and for representing our community, Meridian, so proudly in the state tournament and I will turn this over to their coach. I will ask the coach to -- to say a few words and, then, we will have their captain do that and, again, coach, I would like to congratulate you with this achievement. Certainly it's your team, but we know the hard work and discipline behind being the coach as well, so thank you to you both.

Hosier: Thank you very much. Okay. I will keep this short. So, first off, on behalf of the Ambrose School and the Ambrose community let me express my appreciation to the City of Meridian and Mayor Tammy for this honor. It has been a privilege to coach and mentor these young men over the past several years. Our program has come a long way from the carpeted gyms and five gyms in five nights that we had 11 years ago to the pinnacle of our sport a state championship. I feel the team has represented the community of Meridian well, both with honor and humility. I feel -- sorry. And as we talked about many times before, we don't play basketball to give glory to self, but we play basketball to give glory to God. Once again let me express my gratitude for taking the time to recognize the hard work and achievement of these young men and I wish you a good evening. Thank you.

Yenor: Yes. As coach said, our school's athletic mantra is soli deo gloria, which is a Latin phrase that means glory to God alone and that's our goal here as Ambrose basketball players, give the glory to God and we also want to thank

Meridian for allowing us to come here and for the honor -- honor that it is to have a day named after us. Thank you.

De Weerd: So, if I could get each of you to just say your name and the position that you play, we would greatly appreciate that.

Hughes: My name is Jaxon Hughes and I played point guard.

Yenor: Travis Yenor and I'm the center.

Good: Reagan Good and I'm a guard.

Wilson: Zach Wilson. Backup center.

Ashaye: Dami Ashaye. Small forward.

Walsh: Matthew Walsh. I'm a guard.

Boeck: Easton Boeck. Power forward.

De Weerd: Thank you very much.

**Item 5: Consent Agenda**

- A. Approve Minutes of March 1, 2016 PreCouncil City Council Meeting**
- B. Approve Minutes of March 1, 2016 City Council Meeting**
- C. Approve Minutes of March 8, 2016 City Council Workshop Meeting**
- D. Approve Minutes of March 15, 2016 City Council Meeting**
- E. Approve Minutes of March 22, 2016 PreCouncil City Council Meeting**
- F. Approve Minutes of March 22, 2016 City Council Meeting**

- G. Approve Minutes of March 29, 2016 City Council Special Meeting**
- H. Final Order for Reflection Ridge Subdivision No. 5 (H-2016-0010) by Schultz Development, LLC Located 575 E. Rumble Lane Request: Final Plat Approval Consisting of Fifty-Three (53) Building Lots and Nine (9) Common Lots on 18.88 Acres of Land in the R-8 Zoning District**
- I. Final Order for Reflection Ridge Subdivision No. 6 (H-2016-0015) by Schultz Development, LLC Located West of S. Locust Grove Road and South of E. Victory Road Request: Final Plat Approval Consisting of Thirty-Nine (39) Building Lots and Five (5) Common Lots on 12.75 Acres of Land in the R-8 Zoning District**
- J. Final Order for Oaks South No. 4 (H-2016-0020) by Coleman Homes, LLC Located South Side of W. McMillan Road, Between N. McDermott and Black Cat Roads Request: Final Plat Approval Consisting of Forty-Six (46) Single Family Residential Lots and Seven (7) Common Lots on 17.99 Acres in the R-4 Zoning District**
- K. Findings of Fact, Conclusions of Law for Olivetree at Spurwing Subdivision by Spurwing Limited Partnership Located North of W. Chinden Boulevard and West of Spurwing Way Request: Two (2) Year Time Extension on the Final Plat for Olivetree at Spurwing Subdivision in Order to Obtain the City Engineer's Signature on the Final Plat**
- L. Final Order for Creason Creek Subdivision (H-2016-0022) by CS2, LLC Located Southeast Corner of N. Linder Road and W. Ustick Road. Request: Final Plat Consisting of Thirty-Four (34) Single Family Residential Lots and Six (6)**

**Common Lots on 15.75 Acres of Land in the R-8 Zoning District**

- M. Professional Services Agreement for Concert Series Production Services Between the City of Meridian and Epique Events and Gifts Regarding Kleiner Park LIVE at Julius M. Kleiner Memorial Park**
- N. Amended Development Agreement for Verona East (MDA-15-002) with Gerald Martens located at 5048 N. Cortona Way, in the SW ¼ of Section 26, Township 4 North, Range 1 West. (Parcel No. R9010660620)**
- O. Approval of Task Order 10680.a to ADVANCED CONTROL SYSTEMS for the “SCADA System Upgrades PRV’s 2, 6, 10, 14, 23 & 26” project for a Not-To-Exceed amount of \$76,480.00.**
- P. Vacation And Release Of a 27’ Easement Adjacent to McMillan Rd. At Paramount Square Sub (Mcmillan Road)**
- Q. Vacation And Release Of a 35’ Easement Adjacent to Meridian Rd. At Paramount Square Sub (Meridian Road)**
- R. Sanitary Sewer And Water Main Easement between the City of Meridian and Brighton Development, Inc. for Paramount Square Subdivision No. 2**
- S. Sanitary Sewer And Water Main Easement Between The City Of Meridian And Isola Creek LLC for Isola Creek Subdivision No. 3**
- T. Sanitary Sewer Main Easement between the City of Meridian and Challenger Development, Inc. for Normandy Subdivision**

- U. Sanitary Sewer And Water Main Easement between the City of Meridian and Sagewood Overland LLC for Sagewood Subdivision**
- V. Sanitary Sewer And Water Main Easement between the City of Meridian and Corona LLC for Sagewood Subdivision**
- W. Water Main Easement between the City of Meridian and Brighton Development for Hill's Century Farm Phase 3**
- X. Easement Agreement Between University Venture Dst And City Of Meridian For Sanitary Sewer Lift Station Underground Infrastructure At Kennedy Commercial Subdivision And Bill Of Conveyance For Certain Infrastructure Components.**
- Y. Resolution No. 16-1127: A Resolution Affirming City of Meridian's Commitment to Provide a Community Match Under the Idaho Tax Reimbursement Incentive Act in Support of the Proposed Idaho College of Osteopathic Medicine to be Located in Meridian, Idaho; and Providing an Effective Date**
- Z. Resolution No. 16-1128: A Resolution (H 2016-0017 Shops at Victory) Vacating a Portion of the 10-Foot Wide Public Utility Easement Located on the Northwest Corner Boundary of Lot 3 of Golden Eagle Estates. Subject Property is Located at 3210 S. Eagle Road in the NW 1/4 of Section 28, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho; and Providing an Effective Date.**
- AA. Resolution No. 16-1129: Resolution (H2016-0016 Quenzer Commons No. 10) Vacating Plat Note**

**#5 that requires Lot 11, Block 13 to take access from N. Quenzer Way. Subject property is located at 3997 N. Quenzer Way, in the SE 1/4 of Section 31, Township 4 North, Range 1 East, Meridian City, Ada County, Idaho.**

**BB. Continued from March 22, 2016: Final Plat for Paramount Subdivision No. 31 (H-2016-0021) by SCS Brighton, LLC Located North of W. McMillan Road and East of N. Linder Road Request: Final Plat Approval Consisting of Forty-Two (42) Single Family Residential Lots and Three (3) Common Lots on 10.54 Acres in the R-8 Zoning District**

**CC. Final Plat for Shops at Victory (H-2016-0029) by WL Victory Crossing, LLC Located South Side of E. Victory Road and East Side of S. Eagle Road. Request: Final Plat Consisting of Three (3) Commercial Lots on 3.68 Acres in the C-C Zoning District**

De Weerd: Okay. Council, Item No. 5 is our Consent Agenda.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: As stated earlier, Item No. Y is -- the resolution number is 16-1127. Z is 16-1128. AA is 16-1129. And with that I move we approve the Consent Agenda and for the Mayor to sign and the Clerk to attest.

Milam: Second.

De Weerd: I have a motion and a second to approve the Consent Agenda. If there is no discussion, I will call roll.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**Item 6: Community Items/Presentations**

**A. Presentation by Senator Marv Hagedorn regarding the Idaho College of Osteopathic Medicine**

De Weerd: Okay. Under Item 6 is a community presentation. We have with us tonight Senator Marv Hagedorn and would like to have you come forward and thank you for joining us.

Hagedorn: Thank you, Madam Mayor and City Councilmen. This is a pleasure and I appreciate the opportunity. I wanted to come in last week after we got out of session, but you guys were pretty busy, so this week will do. I wanted to come before you for two reasons. One -- the first reason was to thank you. When we were in the middle of negotiations with the Idaho College of Osteopathic Medicine -- at that time it was just the College of Osteopathic Medicine -- the Department of Commerce came to you asking you for some help to throw something in the kitty to make the CEO -- the decision makers of the new medical school feel welcome, to help entice them to come to Meridian and you did that without really knowing a lot about what was going on, but you trusted a lot of people and I really, really appreciate that. It made a huge difference in their decision. In fact, after the Mayor had come and presented the letter to the CEO of the Burrell Group he came to me that afternoon and said this is so different than where we were and we worked 11 months in Montana and we still didn't feel welcome and we have been here for 30 days and it feels like home. So, you made a huge difference and I wanted to thank you for that. It really -- it really helped solidify this deal. The second reason I wanted to come before you was to tell you -- kind of tell you the story about how this whole thing happened, so you had that history and, then, answer any questions that you might have since the decisions were made. A lady by the name of Suzanne Frederick, who lives in Eagle, was the executive director of the Idaho Osteopathic Medical Association. We have about 200 osteopathic doctors in Idaho of the 3,200 that we have right now in Idaho. She knew of this school that was planning -- or this group, a private company, that was planning on building this college in Montana, in Bozeman, and they were having some problems. They weren't getting a good welcome from the Montana Medical Association. They were struggling with -- with the WWAMI folks in Montana. WWAMI is the association we have to train our medical doctors between five different states and they were fighting an uphill battle and Suzanne talked to them and wondered if they might be amenable to considering Idaho and she came to me and said -- because I'm also the senator for Eagle -- she said, hey, I got this great idea. Maybe we can bring this College of Osteopathic Medicine to Idaho and that was on December 20th and I said, you know what, I would really, really like to talk to you about this, but tomorrow my son gets married and I have a house full of all kinds of people and, then, the holidays and we are going to -- because I have people calling me all the time with really, really great ideas. But this one was. After the holidays I made an appointment with Suzanne and we sat down, along with Kent Kunz and Kent had

gone through -- the reason I asked Kent to come was Kent is the representative for ISU and he had gone through the study eight years earlier, the medical study that we did to see if we could place a medical school in Idaho and a lot of us -- although we were really pushing for that, had our tails handed to us, because Idaho could not do that alone. It was an 80 million dollar effort. We didn't have the residencies, we didn't have the ability to do the clerkships. We couldn't do it by ourselves. So, we have been working with WWAMI trying to build up that process. So, I wanted Kent in that room. So, Kent and I and Suzanne went to Kent's office and we talked about what the opportunities were. Kent called the president of ISU and asked him if he would be interested and President Vailas said absolutely, positively not, until I get some coverage from the governor, because every time I try to do something outside the norm the state board of education smacks me. It sounds like a great idea, but I can't get involved in it. So, I put a quick plan together. I went over and briefed the governor in about probably less than 45 minutes from when we talked to the CEO, making sure that he would consider Meridian and I got the governor's blessing in about 15 minutes and we put the right people together. They were very hesitant to brief people on the potential of the -- or this college coming to Idaho, because of the -- the issues that they experienced in Montana. Dr. Hasty had already put down money on a house. They had made a lot of investments in Montana. They had been working there for 11 months and they just were having a struggle making it work. Too many people were working against them. So, they wanted to find a place that they could plant some roots before they really ran into the same issues and they did that here. Within 30 days we had a contract between ISU and -- and the Burrell Group put together, but it took us the next two weeks to get the state board of education on board to brief them on what happened, why they weren't briefed up until that two weeks later and in 45 days we had their unanimous consent to partner with ISU and build this college here in Meridian and so I believe it's going to not only change the face of Meridian, but I think it's going to change healthcare in Idaho significantly. We are already seeing where companies are now looking at Idaho to support the college. They are looking at opportunities and the College of -- the Idaho College of Osteopathic Medicine already has 300 more preceptors within the five state region signed up to do clerkships. This is three years before we even have the opportunity to do a clerkship and so people in the five state region that they will be supporting are very excited. They plan on and announced that they were going to take what the City of Meridian offered them monetarily and the tax credits that they are going to get from the state and create scholarships for Idaho students. Idaho students in our contract have -- qualified Idaho students in our contract have priority for the seats in the university at ISU, so -- and we have two seats on the board as well for the college. So, I think we came out fairly well. A hundred and ten -- roughly 110 million dollars. I met with -- that's going to be spent the first year. I met with the CEO of -- excuse me. The investment manager for the Rice Foundation -- Rice University Foundation, they are going to be the major partner in the investment. He was here last week and we met and he was so excited to walk through the labs and the facilities at ISU, he understands -- with what he saw he

said, you know, we aren't going to have to invest as much as we planned, which means we can invest in other places and so we talked about rural Idaho and about the struggle that we have in getting doctors to rural Idaho and that struggle includes facilities. If we want to bring a doctor to Challis or to Council, they -- not only do they need to move there, but they need to build a practice there. They need to have facilities to do that practice. So, we are in discussions right now with the Rice Foundation to possibly do some investments in rural Idaho, so we have a place for our students to go where our shortages exist. So, I wanted to -- seriously just wanted to thank you. Thank you for taking the chance, because I think it's really going to pan out for us and with that, Madam Mayor, I would love to stand for questions that anybody might have.

De Weerd: Thank you, Senator. Council, any questions?

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Madam Mayor, Marv, Senator, whatever we call you today, not necessarily a question. I just wanted to -- it's an important I guess aspect that got my support behind it was the fact that we are taking a piece of land that's currently tax exempt and it's becoming not only an economic juggernaut in the middle of town, but it's going to start producing a lot of property taxes. So, essentially, all we are doing is giving them a small piece of their property taxes back for them to reinvest directly into scholarships. So, that was important to me and that made it a really easy decision that I'm not sure what other places were missing out on, but got me excited about it. So, thanks for pushing it through and making it happen.

Hagedorn: I appreciate that, Ty. And Ty, by the way, was my first campaign manager. Although we lost that campaign, it was still --

Palmer: That's not important.

Hagedorn: Yeah. That's right. I think that's a really valid point and I also believe a lot of people miss the opportunity of sales taxes, income taxes, spending that's -- I mean just the students alone -- we are going to have 600 students and their families that are going to be moving here and there is -- they are going to need the support of being in that college just to live. Then we are going to have all the doctors that are going to be teaching and all the support staff that are going to be teaching and moving into our -- into our area and they are going to need all of the -- the housing and all of those things and they are going to -- they are going to get paid very well and they are going to spend their money right here in the Treasure Valley.

De Weerd: And when I talked with the gentleman from Rice Management Group, he -- he did mention that they are committed beyond opening the doors and that was -- that was exciting, but they -- they see that this will bring the synergy for health and health science related businesses -- almost become an opportunity for incubating ideas and innovation and so they have met with some of the surrounding activities that are going on through some of our private practices and the research they are doing and saw the opportunity there. So, it will have a ripple effect I think not only in healthcare and the quality of care in our state, but for the economic opportunities that also come with medical education and medical colleges. So, it is an exciting time. We look forward and certainly I -- our City Council has been all in for much of what Councilman Palmer mentioned, but what we can add to our generations coming forward and the opportunities that they can study here in our state and, then, in turn, practice in our state and that's exciting.

Hagedorn: Yeah.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: Marv, just a nice thank you to you for what you did to get this college here. I mean you're the number one player and we were just a little bit of a helper there for you and I certainly, certainly appreciate it. Thank you very much.

Hagedorn: It's a team. I have been -- I have always enjoyed working with the City Council here.

Bird: Thank you very much.

Hagedorn: I mean just -- we have a good relationship and I really appreciate that.

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: Maybe to echo Councilman Bird's comment, our thanks. Great constituent services. I mean when you think about that to have a citizen contact you and say I have got a great idea and to embrace that idea and to your point I know you get a lot of really, really good ideas, but I appreciate you noticing a great idea when it was presented and I also think it's important to thank the Mayor and our economic development team for jumping in. I know this was an aggressive timeline and had to be kept somewhat quiet and I appreciate your support on this project. Mayor, thanks to you and your staff for their work on this project. People talk a lot about win-wins, but it's my understanding that's like a

win win win win win. So, it's great for Meridian, it's great for the state, thank you for your hard work on this.

Hagedorn: Thank you, Luke. I appreciate that. And I felt really bad, because we -- there was only about ten people that were read in onto this program and what we were trying to accomplish and we had to put a timeline together when we could bring other people that were critical to making this happen, but we had milestones. If we -- if we met this milestone, then, we have got to bring, you know, person X, Y and Z on board and, then, we have got to meet the next milestone and I saw some of you and I so wanted to tell you what was going on, because I was -- I was losing sleep just from the excitement of the possibility. We had a lot of long days putting things together, but it just -- it has really come together well and there is some -- there is fences to be mended, because there were some folks that found out late and felt that they should have been involved much much earlier, but this private company decided they wanted to do it the way they wanted to do it and so we needed to -- we needed to observe that. So, anyway, thank you.

De Weerd: Thank you, Senator.

Milam: Madam Mayor?

Little Roberts: Madam Mayor?

De Weerd: Yeah. Mrs. Milam.

Milam: You kind of said what I was going to say, but I just am so excited about this project, Senator, so -- just hearing you talk about it again almost brings tears to my eyes and I know it's kind of mooshy, but it's -- it is such an opportunity for our city and for our state, for our kids, it just makes me so happy inside and I'm glad you called that lady back. Good job. Keep it up.

Hagedorn: Thank you. I don't let a lot of them go by. So, I have been cued -- she's a great lady. I believe she is still involved with the college, as will be a lot of people. I'm just excited that we were able to land it here and put a stake in the ground for them, so --

De Weerd: Mrs. Little Roberts.

Little Roberts: Madam Mayor and Senator, just, again, thank you so much. I don't want to reiterate what everyone else has said, but thank you for moving at the speed that they needed it to move at to make sure that it happened. I know that was a whirlwind for you and just on behalf of the business community and my other hat with the Chamber we are absolutely thrilled that it is going to be in Meridian and Dr. Hasty will be our guest speaker at a Chamber lunch next month

and so we are thrilled to be welcoming them having them in our community as we speak.

Hagedorn: I appreciate that and, seriously, I did not come here for any accolades. This was -- this is just something great for our -- our community and -- and I'm excited about it and I know all of you are excited about it, too, and I really wanted to thank you for buying into this so quickly so early without knowing all the details. It made a huge difference. It really did. So, thank you for that.

De Weerd: Thank you, Senator.

Hagedorn: Thank you.

De Weerd: So, Senator, before you leave, I just want you to know that there is an exhibit upstairs. We are having a reception and wanted to make sure everyone in our audience knows this as well, but upstairs we are previewing two artists. One is Joyce Akerman and she's got a beautiful display. Opposite is Jessica Tookey and she has named her exhibit The Faces of Suicide. It's a very weighty exhibit. It shows that there is some serious issues behind the smiles and the faces, that it is to bring awareness to suicide and the lives that impacts not just those that are in the pictures, but the -- the families, the friends, the communities that are impacted by it and I would be honored if you had a moment to go up there. The exhibits last until 7:30 this evening and just say thanks to the artists. It is timely, because on Friday on April 8th we will have Do The Right Day. This is our second event. Last year we kicked it off and it's just trying to share and promote a movement of compassion that do something nice to the person on your right. It could be the person seated in the chair on your right. Your neighbor to the right. Your coworker to the right. The locker to your right. And this is something promoted by our Mayor's Youth Advisory Council and the city and it comes at a great time where we have this art exhibit and the reminder of how -- how far a moment of compassion, a nice kind word, will go in improving someone's day and ultimately their life.

Hagedorn: Thank you, Madam Mayor. And I think you will be happy to know we have been working -- I have been personally working on our Idaho Suicide Hotline for about four years and we funded it with very little money, but all we could scrape up the first year that we started it and this year we were able to now officially get that under the Department of Health and Welfare, so the Department of Health and Welfare will be able to build a budget in. We have -- Idaho was amongst the worst for suicide amongst our citizens for many years and we have to change that. My interest is not only suicide of the citizens, but veteran suicides and that's how I got the initial money into the suicide hotline was through veterans funding and so we did a lot with the suicide hotline and with suicide prevention in this legislative session and a lot of that will go into effect the first of July, but, hopefully, we will start making a difference in suicide and I appreciate you doing that and I absolutely will go up and visit. Thank you.

De Weerd: Well -- and I will say that our youth council two years ago presented the PSA that is being shown across the state on behalf of the Idaho Suicide Prevention Hotline and just letting people know that recognize the signs and make sure you get that person helped. Tell someone.

Hagedorn: Yeah.

De Weerd: So, thank you for what you do on that, because I know your involvement in it, too.

**B. Mayor's Office: Mayor's Youth Advisory Council (MYAC) Update**

De Weerd: Okay. Item 6-B is our Mayor's Youth Advisory Council. We have Brianna here to give you an update of the works of the Mayor's Youth Advisory Council.

Siddoway: Thank you, Madam Mayor. So, I will be giving the sixth update of the Meridian Mayor's Youth Advisory Council this school year. So to begin I would like to talk about the executive council trip to the National League of Cities in Washington DC. It was held from March 5th through March 9th and there were nine students who were able to attend. I'd like to list our sponsors just to give them a special thanks. The Village at Meridian. Dutch Bros Coffee. Meridian Medical Arts Charter High School. Papa Murphy's Pizza. CBH Homes. And Northwestern Marketing Concepts. Buckle Up For Bobby. Kirby Graphics LTD Company. Northwest Neural Behavioral Health, LLC. Progressive Realty, Incorporation. Kathy Chambers, a State Farm agent. Venture Meridian Magazine. Mountain West Bank. And Ty Palmer.

Palmer: Madam Mayor?

De Weerd: Yes, Mr. Palmer.

Palmer: If I could interrupt you for a second. While my name is on there I appreciate that. I just wanted to point out that I actually -- I used campaign funds and I checked with a few of my donors that had helped me get here and they were more than excited to help support your cause, so thank you.

Siddoway: Yeah. Thank you.

De Weerd: Well -- and I would just note that Mr. Palmer did that while we were in Washington DC. He let them know, hey, I want to sponsor you. I have made sure that it's all legit and I can do that and just his excitement and our youth council went out -- they had to earn the money to go to Washington DC. They

are still out there working and so if they call on you, make sure you treat them kindly. But we appreciate you stepping up.

Siddoway: So, I talked with the members of our executive council and I asked them if they had any thoughts that they might want to share about our trip. A few of them said that they learned different ways to vote and it was amazing that we were able to have a voice on a national level. We learned many different ways to communicate with our community and be able outreach with them. We had the idea to expand our current schools, instead of building new ones. We also learned more about our American history through the -- the places that we visited and we were able to meet and see national leaders. Some of the historical sites that we visited was the Washington Monument, Lincoln Memorial, the Martin Luther King, Jr., Memorial. World War II Memorial. Korean War Veterans Memorial and the Vietnam Veterans Memorial. I'd just like to add my personal insight on the Vietnam Veterans Memorial. My grandpa served in the war and I had heard a story that he told and I wanted to find the name of the person that he had -- that he had served with who was killed in a plane accident and his name -- you can see in the bottom center, the name Denny C. Johnson was the name and I was able to find his name and send the picture to my grandpa. So, that was such an amazing experience to be able to do that and be able to see all those people who have served our country to get us where we are today. Some other places that we visited was the National Zoo. The Smithsonian. The Capital, which we had a personalized tour of it. The White House we had a tour of as well. And the Library of Congress. It was so cool being at the Capital, seeing the statues, some the actual -- you know, part of the actual building that was standing years ago and being able to learn more about our government and the -- the creation of it. At the Library of Congress that was another amazing one. The artwork there is beautiful and it was such an amazing, amazing experience.

De Weerd: Now, before you move on, how many steps did you take?

Siddoway: Oh. Okay. I counted -- well, I had -- I had it on my phone and we took over -- like 20,000 steps a day and the maximum is 10,000 on it and so I was really racking it and take pictures of them every day. So, it was really kind of fun to see. We were walking everywhere in downtown DC and it was so fun. It was awesome. So, to move on, we had Mad City Money. We -- we partnered with CapEd and Ford Movement Training Center where we held the activity. This is an enjoyable way to educate teens on financing that we all need to know in our near future. When we started we had a packet that gave us an occupation, salary. Some had a spouse, a child, student loan, debt -- credit card debt and medical insurance payments. And so our challenge was to stay within a budget and visit these merchants to select items such as housing, education, food, household necessities and clothing, daycare for a child and other wants and needs. We even had our police officer, Officer Gomez, who would give us tickets or he -- he would give us like a reward for something good that we did and so

that was also fun, you know, something unexpected that happened. At our STAND event -- which stands for Supporting Teens Against Nicotine Dependency, we held this event at The Village Cinema and we gave -- we gave teens in Meridian the opportunity to attend a free showing of Jurassic World. We partnered with The Village at Meridian and the American Lung Association and with this we highlighted the dangers of nicotine and tobacco and vaping and Officer Gomez was our DJ for it, as he is known to do in the past, and we held a dance party and afterwards we had a raffle. The prizes were announced by Officer Gomez at this event. For our participatory budgeting we -- this is a different way to manage our public money and it engages the youth with our government leaders. The Mayor's Youth Advisory Council -- we were able to decide how to spend the part of our public budget. We -- we gathered the ideas. We had 70 total. Then we narrowed it down to 20 finalists and with the help of our general council we -- we decided on the top five. These five are increasing trash and recycle bins. A BMX track in a park. An adult routine obstacle course, focus playground equipment and a tree gym. We -- we incorporated two events -- I'm sorry. We also -- bike checkouts from the library where people would be able to go to the library and rent a bike and, then, bring it back and a Meridian greenbelt, kind of like the Boise one or pathway improvements. So, we will be finalizing our top choice next meeting and we will have that to you. Soon, Hopefully. I will now stand for questions.

De Weerd: Thank you, Brianna.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: Thank you, Brianna, for all you guys. I do have -- I heard a rumor --

Siddoway: Okay.

Bird: -- when you were in Washington DC that a young lady -- a little older than you guys -- a young lady had all you guys moaning and groaning about walking so much. Is that true?

Siddoway: Well, I mean we did do a lot of walking, but it wasn't necessarily bad, it was just -- you know, we walked from point A to point B and --

Bird: She wanted to go back to the motel first.

Siddoway: Yeah. I mean it was -- sometimes we were hungry and we wanted dinner, but we also wanted to go see memorials before it got dark and it was -- it was fun and --

De Weerd: You know he's giving you a hard time.

Siddoway: Oh, yes, I know.

De Weerd: It goes back to are we there yet.

Siddoway: Yeah. No. We asked all at the same time. We were trying to make the most of it, but, you know, one time we walked from, you know, the furthest ends of DC -- it was a long walk, but it was so much fun, you know, being able to connect with each other. It was -- it was a great experience.

Bird: You want to stay in shape like that so you can do like she does.

Siddoway: Yeah.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Not to put you on the spot. What was your favorite monument and what did you take away from it? Or it doesn't have to be a monument. Anything that you --

Siddoway: Anything that I visited? Oh, my gosh. So hard. I really loved the Washington Monument. That was the first one that we went to and before I had kind of -- before I had gone my friend and I we learned more about the Washington Monument and the creation and the time of it and so that was really cool to be able to go there and I remember how excited we were. I guess that's why it was so fun. I remember how excited we were to see it and it was -- and just being there in person, that was so cool. I also loved the Library of Congress, looking at the -- Thomas Jefferson's library and in the library itself there are 70,000 books and I was -- you know, a fact that I -- I learned. You're also able to go and study there and, like I said before, it's the artwork, it's amazing. It's stupendous that they would be able to do that, you know, I congratulate them for that, you know. It was amazing.

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: Maybe a two part question. It's related to the participatory budgeting that the youth have been working on. Can you talk to me a little bit about what that process has been like for the youth council? Is it a challenge? Has it been rewarding? Something you would consider doing again in the future?

Siddoway: Yeah. So, we introduced it to the youth council last year -- with the last school year and we kind of introduced it and say is this is a thing that you

would be interested in. We got a lot of input from it, you know, people are saying, yeah, that would be cool to do it. So, this year we really put it into effect and we -- we talked with community leaders and, finally, once we got all the key details that we needed we brought it to the general council and we said you have this amount of money to do whatever you want to do with it to better Meridian and so with it we go those 70 ideas and, you know, that was quite a big outcome and we are so pleased to know that these people -- you know, members, they wanted to make this change and so once we got it in pencil -- lowered the numbers a little bit, combining ideas, you know, that might have been repeated by different people and, then, when we were able to pick the top five from the general council we really knew what Meridian was all about and I -- I feel like that's getting people involved in what we are doing and I know that from the drive that I have seen in MYAC that we -- together we will determine the most appropriate one for our city and I think that we will have a really amazing outcome.

Cavener: Madam Mayor, one follow up. Talk to me about the tree gym. I have never heard of this and it -- it sounds interesting. I'm curious as to if it's what I'm envisioning.

Siddoway: You still -- I had only heard about, but -- the night that it was selected, so from what I understand it's just kind of in -- it's like a gym for adults, but it -- I -- I don't know how to explain it. It has kind of obstacle courses and things like that for adults to be involved in in kind of a more energetic environment than a gym you could say.

Cavener: Great.

Siddoway: I could get you more information about it and so --

Cavener: Thank you. I appreciate it. Great presentation.

Siddoway: Thank you.

De Weerd: Any other questions or comments? Thank you, Bree --

Siddoway: Thank you.

De Weerd: -- for being here.

Siddoway: Thanks.

**Item 7: Items Moved From the Consent Agenda**

De Weerd: Okay. There were no items moved from the Consent Agenda.

**Item 8: Action Items**

**A. Continued from March 15, 2016 Copperbrook Subdivision (H-2015-0029) by Hayden Homes Idaho, LLC Located 4725 N. McDermott Road**

- 1. Request: Annexation and Zoning of 51.45 Acres of Land with an R-8 Zoning District**
- 2. Request: Preliminary Plat Approval Consisting of 199 Building Lots and Eight (8) Common Lots on 51.45 Acres of Land in the R-8 Zoning District**

De Weerd: So, we will move to Item 8-A, continued from March 15th. I will turn this over to staff for comments.

Watters: Thank you, Madam Mayor, Members of the Council. First item before you tonight is a request for annexation and zoning and preliminary plat. This site consists of 51.45 acres of land. It's zoned RUT in Ada County and is located at the southwest corner of West McMillan Road and North McDermott Road at 4725 North McDermott. The Comprehensive Plan future land use map designation is medium density residential. The applicant proposes to annex and zone a total of 51.45 acres of land with an R-8 zoning district for the development of 198 new single family residential detached homes, consistent with the medium density residential future land use map designation for the site. There is an existing home, a shop and two sheds that are proposed to remain on Lot 12, Block 1, along the frontage of this development on McDermott Road. The other existing structures are proposed to be removed. Lot 12 is designated on the plat for future right of way for the construction of State Highway 16. Lot 12 is this lot you see right here where my pointer is at and that is where the existing home and outbuildings are. When the highway is extended all the remaining structures will be removed. Until that time the applicant requests Council approval for the existing home to remain on well and septic and not be required to hook up to city services. The preliminary plat is proposed that consists of 199 building lots and eight common lots on 51.45 acres of land. The subdivision is proposed to develop in nine phases with the last phase being a 300 foot wide lot for the extension of State Highway 16 where the existing home is located. There is an outparcel along McMillan Road. That's what you see this pointing to here. Staff did recommend the applicant include that parcel in the development. However, they have been unable to do so. It is an original parcel of record per our UDC. The applicant is in communication with the property owner and is trying to obtain permission to construct a sidewalk along the frontage of that property. At staff's request the applicant has submitted a conceptual development plan showing how this parcel may integrate into the development in the future as a street buffer along McMillan and three building lots and that is what you see here at the upper right-hand corner. Access is proposed via West McMillan Road, an arterial

street, along the north boundary and via North McCrosson Avenue, a collector street, proposed along the west boundary of the site. No stub streets exist to this property and none are proposed to adjacent properties. The applicant requests a waiver to UDC 11-3A-3, which requires all subdivisions to provide local street access to any use that currently takes access from an arterial street. They would like to retain two accesses via McDermott, one for the existing home and that is approximately in this location here and another for secondary access for the subdivision in approximately that location. They would like to retain the two accesses until the redevelopment occurs. The Idaho Transportation Department completed an environmental impact study for the extension of State Highway 16 to I-84. The study identified a north-south road a quarter mile west of McDermott for access to individual parcels that would no longer have direct access to McDermott, as well as an east-west secondary road that would provide access to a potentially landlocked parcel, the Maxwell Goldbach property. ITD's plan here is shown on your left. You can see this kind of faint red line, that is ITD's access plan. Changes to the location of these roads could potentially impact the future construction of the express way and/or increase the cost to taxpayers in order to provide connectivity. The applicant is not showing a road in the location preferred in the study. However, they are proposing an access be provided by the collector street at the half mile. ITD does not object to the proposed alternative access. So, as you can see this is the site here. This is the location of the proposed collector street and the applicant's proposal for access to these parcels there. A draft of a revised plat with updated open space calculations was included in the letter to the city from the applicant, dated March 3rd. A pathway connection was added within the block along the south boundary to the multi-use pathway required along the creek and one building lot was removed from -- adjacent to a large common area, which opened up to the common area and increased the area and that is right here. There was an extra lot hanging right out here. The proposed changes and updated calcs appear to comply with the minimum open space standards. The Five Mile Creek runs off site along the southern boundary of this site. A ten foot wide multi-use pathway is required to be constructed off site along the north side of the creek in accord with the master pathways plan in accord with UDC standards, except for the buffer along McDermott Road. The applicant proposes to install a five foot wide pathway along McDermott, but construct a street buffer along the future right of way for State Highway 16, instead of along McDermott and that would be in this location right here. Because it is an existing arterial street the UDC required a 25 foot wide buffer to be constructed along McDermott with development. However, code does allow for a request for alternative compliance for a width reduction. A minimum of two site amenities are required to be provided with this development. The multi-use pathway counts as one and the applicant proposes a sand volleyball court at the southwest corner of the site. That is right down here where the pointer is at, within the common area proposed for drainage. Staff is recommending if a volleyball court is provided that it be placed within a common area central to the development and not within the storm drainage area. A portion of this site along the southern boundary lies within the floodplain overlay

district and will require floodplain permit application to be submitted prior to development. Staff recommends the applicant construct the ten foot wide pathway off site along the southern boundary of the site as depicted on the pathways plan, which will count towards required amenities for the site. Building elevations were submitted for five different styles of homes within the development as shown. Building materials consist of horizontal lap siding with shake accents and a gable with optional masonry accents on the front elevation. Because the rear or side of homes on lots that face North McCrosson Avenue, West McMillan Road, and the future State Highway 16, collector streets and the state highway and an arterial street will be highly visible, staff recommends the rear or sides of structures on these lots incorporate articulation through changes in the materials, colors, modulation and architectural elements, horizontal and vertical, to break up monotonous wall plains and roof lines. The Commission made a recommendation of denial at the hearing. Casey Ketterling testified in favor. No one testified in opposition or commented and written testimony was received from John Carpenter, the applicant's representative. Key issues discussed by the Commission was the location of the multi-use pathway along the creek versus along McMillan Road. At that time the applicant was proposing the pathway along McMillan. Now they are agreeing to construct it along the creek and, then, extend it up to the north to McMillan, the future intersection. In the second they felt that there was too many outstanding issues to determine at this time what the future extension of State Highway 16 and the existing site conditions with the existing home being retained, the existing accesses, lack of a street buffer along McDermott, several of the existing conditions and proposed requirements for the site. The Commission changed staff recommendation. They recommended denial to City Council based it not being in the best interest of the city at this time for the previously mentioned reasons. Outstanding issue for Council tonight is Council should determine whether or not it's appropriate to annex and approve a development plan for this property at this time with future impacts to this site from the State Highway 16 extension and existing site conditions. Written testimony since the Commission hearing has been received from neighbors, letters in support that are south of this site, south of the creek, from Kenneth Wilcox, Phyllis and Joe Plower, Karma McFadden and for Robert McFadden and Scott Anderson and a letter from John Carpenter and Casey Ketterling and another memo from John Carpenter, the applicant's representative, in response to staff's original recommended conditions. Staff will stand for any questions the Mayor and Council may have.

De Weerd: Thank you. Council, any questions at this time?

Bird: No. I don't have any.

De Weerd: Okay. Is the applicant here? Good evening. If you will, please, state your name and address for the record.

Ketterling: You bet. Casey Ketterling. 332 North Broadmore Way, Nampa, Idaho. 83687.

De Weerd: Thank you.

Bird: And after listening to that young -- vibrant young lady that spoke I feel like you would be really disappointed with an engineer.

De Weerd: She did have a lot of energy, didn't she?

Ketterling: Lot's of energy. Yes. I have a 13 year old daughter. It seemed very similar to what I'm used to at home. Madam Mayor and Members of Council, I would like to express appreciation for the opportunity to speak to you this evening and present our project Copperbrook Subdivision. Before I begin I would like to just give a quick summary of our presentation to team. Get the hang of his board here. Hayden Homes is a well established development company. They have been developing residential communities in the Pacific northwest for more than 25 years and they have over 9,000 residential homes to their credit. Hayden Homes has located their office in the City of Meridian and have completed several developments, including the Village at Cole Creek and the Village at Lochsa Falls. Just a couple photographs of some homes that they have actually constructed in the City of Meridian and I'm an engineer with TO Engineers and John Carpenter is also here with me and has been involved in this project and so he -- there may be questions you have for me that may be a better candidate to answer. We have been working with staff on Copperbrook for some time now and I appreciate the attention to detail that the staff has put into their report, both the written report and their presentation this evening. And with that amount of information already presented, I'm not going to restate all of the basic statistics that were just presented to you and rather just focus on a few project distinctions and some progress that we have made since the Planning and Zoning meeting. As was -- as was stated, our project is located immediately adjacent to Meridian city limits. It's actually directly across the street and west of The Oaks planned community that's already completed several phases of development. Our project is currently included in the city's Comprehensive Plan with a planning and zoning of R-8 and just as a note this project was also included in the sizing of the new regional lift station, which is located across the street and it's also part of the city's water planning and the part of it was used to locate a well near the same location. Planning and Zoning did recommend denial of our application and indicated that the timing appeared premature and this was based primarily upon questions related to the proposed Highway 16 alignment, so we are going to discuss some of that this evening. The findings from the Planning and Zoning meeting are in your packet and if you'd like you can turn to page 25 of the staff report and we will quickly review a couple of those findings. First related to annexation. The findings A through D under annexation indicates our development is consistent with the city's goals and planning for the Comprehensive Plan, the zoning, public health and safety, and

that we don't present any adverse impacts. Finding E reads as follows: The Commission finds annexing this property with an R-8 zoning district is not in the best interest of the city due to there being too many outstanding issues to determine at this time with the future extension of State Highway 16 and the existing site conditions. As far as the preliminary plat findings, Item A, which I have on the screen there, says the Commission finds that the proposed plat is in substantial compliance with the adopted Comprehensive Plan in regard to land use and circulation. However, it is not in compliance with ITD's corridor study for the extension of State Highway 16, because a north-south access is not provided at the quarter mile to provide -- provide access to the properties to the south of the creek. Item D through F, once again, indicates our development is consistent with the city's planning and goals. So, as you can see there are really two specific items of concern identified. One was outstanding issues related to the State Highway 16 extension and outparcel and the other was related to the location of the collector street providing access to the southern parcel. So, I plan to address those two items tonight. The first is the Highway 16 alignment. Our project is impacted by ITD's long range planning and the future location of their highway. We have met with ITD and they are in agreement that our project works to respect their planning efforts and preserves the necessary corridor for the future. They recently sent -- sent us a letter and I have highlighted one comment in there. I'd like to read it to you. ITD would like to express our appreciation for the City of Meridian and the developers of the Copperbrook Subdivision for their foresight and willingness to leave a 300 foot setback along the west boundary of their development, which has been identified for the course of the future State Highway 16 alignment, thus helping to avoid unnecessary impacts to homeowners when the future State Highway 16 highway is built and saving taxpayer dollars. ACHD expressed agreement with our planning as well in their staff report when they stated the applicant has coordinated and planned for the State Highway 16 extension with the Idaho -- with the Idaho Transportation Department and ACHD. As such the applicant has planned for the future right of way dedication to accommodate the future McMillan Road overpass at State Highway 16. Staff is supportive of the applicant's proactive approach and planning for the future State Highway 16 extension. So, the way that we are meeting agreement with both of these transportation agencies is, essentially, to bear the entire burden of the right of way on our property and we have done this by providing a large lot in our subdivision that would be reserved for this future highway and since the development of ITD's plan, which could be as much as 20 years out, would essentially make it so the 5.7 acres can't be further developed. In the interim we are asking that the existing home be permitted to remain on the property. To assist in the time in between the homeowner has agreed to remove several permanent structures that are located at the north end of the lot at the owners expense and also to move forward with fixed points as was stated by staff. Another item that was identified in the findings was that the proposed location of the collector street of McCrosson. ITD's planning identified a potential frontage collector road at the quarter mile as shown on this display. However, ACHD is the agency with jurisdiction over local

collectors. So, your staff actually tasked our group with signing an agreement on where this roadway should be located. So, we met with both ACHD and ITD actually several times and on March 23rd a meeting was organized with both ACHD, ITD, as well as a representative from the city and the developer were in the room and the meeting was positive and several agreements were made. So, one of them was that ACHD and the city have jurisdiction and that ITD will defer any approval to those agencies. The second is that the half mile spacing for the collector is proposed on our preliminary plat is preferred by ACHD and it's consistent with our master planning. ACHD indicated in their staff report -- and I quote: The applicant's proposal meets district policies and should be approved as proposed. ITD in that same letter I showed earlier stated that ITD concurs with ACHD's recommendation -- recommended location for this local road. Meridian staff requested that we demonstrate that the parcels to the south can obtain access to the new collector. This graphic demonstrates a potential road location that would give access to all of the southern parcels. In an effort to further demonstrate that we have a good plan, we have been able to get written support from all the owners to the south that can be seen on this map. The owners of the hatched property have expressed their support of Copperbrook in writing. We also would like to specifically address the regional pathway, which is located just off our property to the south. We are proposing to locate a ten foot wide multi-use pathway that complies with the city's planning objectives along the Five Mile drain. This property is owned by the Nampa-Meridian Irrigation District and so we needed to request approval from them to be able to locate the path on their property. Nampa-Meridian has agreed to allow us to construct a path within their lot. However, they have indicated in a letter dated March 28th that an additional pedestrian crossing at the quarter mile is not acceptable to them. I'd like to just end with a couple concluding statements. First, we are in agreement with the staff report and we are willing to comply with those conditions. This property is in a planned expansion area of the city. It is in the Comprehensive Plan. It's adjacent to city limits and it's included in the regional planning for utilities. Our layout takes the future ITD alignment into consideration. In fact, ITD, as we found out later, expressed their appreciation for our planning efforts. It's a good precedence for the city and for the department to set aside this right of way. Our project is consistent with ACHD's master plan and it will provide for -- and we will also provide for a portion of the new bridge that will cross Five Mile Drain. So, our proposal before you this evening is acceptable to both ACHD and ITD. Our project will develop several pedestrian amenities. We will be constructing sidewalk along our frontage along McMillan Road, an internal pedestrian network, including connections to the regional pathway, which we have talked about internally it's going to serve as a nice loop. We can go on the pathway on the File Mile Drain and then -- and, then, walk through the pathways internal. We will be constructing our portion of the regional pathway along the Five Mile Drain and connecting it up to McMillan Road and, then, there is a large central park for the residents. And, finally, we think there is an important note that the neighboring property owners who will be most impacted by development, the ones to the south, have expressed their support of Copperbrook Subdivision

in writing. So, over the last several weeks we -- we have done a lot of work and we have really tried to be diligent to obtain greater clarity on several items and we now have specific statements of concurrence from several agencies, including the Nampa-Meridian Irrigation District, ACHD, and ITD. Additionally, we experienced greater involvement and support from the neighbors. Through this effort we are convinced that our proposal before you this evening is in the best interest of the community and the people that will be most affected by it, those by our development, and respectfully request approval this evening. So, thank you for hearing my proposal and I will stand for any questions you have.

De Weerd: Thank you. Council, any questions for the applicant at this time?

Bird: I have none.

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: Thank you, Mr. Ketterling, for your presentation. One question now that you didn't cover and I'm curious if you could maybe talk me through the -- the thought process on the volleyball pit for your amenity. It seems to me you have got a lot of homes that are going to attract a lot of families and according to the school district they anticipate 160 school age children and I'm just -- could you explain to us a little bit why the volleyball pit was selected as the best option for you?

Ketterling: You bet. And, actually, have had a lot of discussion about that. I wish I had had more in my presentation about it. We -- staff had expressed that the volleyball pit, where we originally proposed it, may not be the best amenity to provide, which we -- in an effort to work with staff and come up with better alternatives, we have also discussed some picnic areas in the larger central park, which will be connected by sidewalks and, actually, some of those patio homes front to that park and so we talked about providing better amenities and the central park itself. We would just like to discuss the option of the volleyball pit, because we think it would be fun, in a shallow area with all that sand in there. But we are going to provide other amenities as well and not -- not necessarily rely on that to be one of the two.

Cavener: Okay. Great.

De Weerd: Okay. Anything else at this time? Thank you.

Ketterling: Thank you.

De Weerd: I did have some individuals that have signed up on the sign-up street. When I call your name -- and I will apologize in advance that I might not

say it right. I would ask you to come forward at that time. Kim Schwisow? I'm kind of -- I'm sure like de Weerd, no one ever says de Weerd -- de Weerd, but how do you say your last name?

Bird: Schwisow.

De Weerd: Thank you. If you will, please, state your name and address for the record.

Schwisow: So, for the record it's Kim Schwisow. 6659 Airport Road, Nampa, Idaho. 83687.

De Weerd: Thank you.

Schwisow: Good evening, Council Members, Madam Mayor. So, I have been working on what I was going to say up here for a couple days and my kids just got finished with spring break. My little guy couldn't sleep Sunday night going back to school, so I thought I would practice on him, going over what I was going to say. Fortunately or unfortunately, he fell asleep. So, tonight I'm speaking in support of this development on behalf of the property owners, Lois and Gary Schwisow. They are here tonight. I'm going to provide you with some background information to this property on the owners and reasons for approving this development. Lois and Jerry met at Meridian High and officially purchased this property from Jerry's father in 1975 when they returned from Germany after the end of Jerry's military service. They have farmed, had a dairy farm, and raised five children who all graduated from Meridian High on this property. They have watched three of their grand children graduate from Meridian High and even my kids say they want to go to Meridian High, so I may have to move back to the city so they can do that and not break the tradition. These aren't people you find front and center running events, getting attention, but these are people who are behind the scenes, kind if in the background always helping, whether it was helping check kids in at wrestling tournaments, shuttling kids back and forth to the event they needed to get at, or just having a safe place for anyone their kids brought home to have good dinner and a safe place to stay. They collected stray kids like many people collect stray animals. They bowled on a bowling league here in Meridian Lanes for over 35 years and Lois used to shuttle some elderly ladies weekly into the Meridian Bowling Lanes for their weekly senior league. So, this is where the memories of their life have been created and they want to continue to make good memories here. This development will truly be in their backyard for the time being until Highway 16 and so they believe by choosing Hayden Homes they have chosen a good partner that will insure quality development not only for them, but for the city. Hayden has been creating developments throughout the northwest for over 25 years. They are not a cookie cutter developer. They don't develop hundreds of acres of land, they are really selective about where they build, what they build, what they use to build. They want to provide quality and value to their home buyers. They care about the

communities they are developing in. In November they gave a 25,000 dollar backyard makeover to a Post Falls veteran. In addition, there is a small portion of their proceeds from every sale of the home, each time it sells that they go into a community fund and it helps the community, it helps other -- build other homes for low income families in the communities that Hayden is developing. They have a community giving fund and that fund has provided funds to the Women and Children's Alliance in Boise. So, Hayden is a really good community partner and the right partner for this development. As Casey talked about, Hayden and the city have spent a lot of time putting together the pieces of this project. We appreciate the time that the staff has spent on this. One of those pieces has been the opposed Highway 16 corridor --

De Weerd: Ma'am, I'm going to have to ask you to summarize.

Schwisow: Okay. The city staff -- ACHD, ITD and Hayden have met and have created to a well thought out plan for this development and as you know you approved The Oaks development that's about 252 for the north and 135 on the south. That's just directly across the street. The services are there. So, this area is undergoing a lot of change, which is -- it's reflective of the change that these people also are seeing in their lives. It's kind of time to transition farming into something that is a little bit more usable and maintainable. So, the -- not only is the property going to change, it's going to get cleaned up and transitioned from farming and so is their life.

De Weerd: Thank you. Council, any questions? We appreciate that. Carmen McFadden signed up in favor. Good evening. If you will, please, state your name and address for the record.

McFadden: My name is Carma McFadden. My property is 6750 West Lazy Diamond C Lane and I also represent my father's estate, which is at 6830 West Lazy Diamond C Lane.

De Weerd: Thank you.

McFadden: So, Madam Mayor and Council, I just want to say that I do believe that that west of there will be developed, so I approve of what Hayden Lake is doing. I think our farming -- which it currently is, is not going to be what's existing, it's turning to development, so we would like to also see our land being able to be developed to that. We have known for years Highway 16 was coming through. It's really restricted what we could do with our land for several years now, so we do know that that is coming. Kind of the only thing that I would ask is -- I am one of those lands that will be landlocked without the quarter mile -- we are showing the quarter mile. That if there would be a way that they could put a stub road to allow for openings for us -- I know it's not going to be a main collector road and I agree that the half mile will be fine there, but at least opening

something up so that we could use it for access and also for emergency as we potentially could develop our property also on that.

De Weerd: Thank you.

McFadden: Thank you.

De Weerd: I think this is Lenny Nelson. I wasn't even close. Right? Oh. Okay. signed up in favor. Connie Porter. Signed up also in favor. Good evening.

Porter: Hi.

De Weerd: If you will, please, state your name and address for the record.

Porter: Connie Porter. 19630 Friends Road in Greenleaf.

De Weerd: Thank you.

Porter: Idaho. I am a sister to Carma McFadden. My father Ron McFadden had the property right next to her, so it will be affected, you know, affected by the development. I am in favor of the development. I grew up and I have been on that property off and on since -- for about 59 years. The farming on Schwisow's property -- I mean the land is okay. It's not great farm ground. Obviously, you can see across the road all the subdivisions that's going in. It's kind of sad to see some of the farm ground being turned into subdivisions, but that's just the way it is. Move out to Greenleaf. We have lots of farm ground out there. So, I am in favor. I also am a little concerned about maybe a stub road that we could kind of access. Hopefully we will be marketing my father's estate -- he just passed away this summer and it would be great if we could market it more as a potential development than just a small piece of farm ground, which is going to be stuck without -- when Highway 16 comes -- until they put that half mile road in there, but I am for the subdivision. From what I saw it looks like it's going to be a pretty good -- good plan. My husband has developed subdivisions in the past and this looks very compliant with what you want. Thank you.

De Weerd: Thank you. Is there anyone else who would like to provide testimony on this application?

McKay: Thank you, Madam Mayor, Members of the Council. I'm Becky McKay with Engineering Solutions. 1029 North Rosario in Meridian. I'm here on the last item, but I have seen this application and I reviewed it and I designed The Oaks development to the east of this project. I want to, obviously, emphasize to the Council that the Highway 16 extension is going to be west of McDermott and as a City Council you guys have the power as far as annexation and rezone in order to make sure that decisions and land uses are not made that will hamper that Highway 16 extension. That overpass for McMillan Road goes west of

McDermott. Now, in The Oaks we worked two years with ACHD, with ITD, and we even showed the footprint of additional right of way so that when that overpass starts ramping up there is enough room. This particular project is probably the worst layout I have ever seen before this City Council and as a land use planner -- I mean you asked the question, Councilman Cavener, about amenities. There are no amenities. It's going to be a drainage pond. That's all it's going to be is a big drainage pond. I mean you guys -- when I came through with Bridgetower Mayor Cory was here and he said we want something nice in north Meridian. That's why we are spending all this money to extend sewer and I promised him with Bridgetower I would set the bar and I did and I'm proud of it and we have continued keeping that bar up and we have a pool, clubhouse, tot lots. We are going to do a Western Ada Recreation park. We have a big greenbelt along that Five Mile Corridor, so it is going to be an actual greenbelt, not just sticking the pathway back in Nampa-Meridian's access along the drain. I asked the Council -- unless you set the bar this is what you're going to get and I asked an engineer one night after a Council meeting a few years back -- I said why would you submit such a terrible project and he said as long as the City of Meridian will approve this, I will submit it and I don't want to put any curbs in my street. I'm maximizing. He said if I put curbs in it, then, it would look like your stuff. Well, I'm proud of that and I ask the Council -- this -- they can do better than this. They can do better. Thanks.

De Weerd: Okay. Any further testimony? I think before we ask the applicant for any final comments, I would ask -- and I looked through my packet, I couldn't find comment from our police department. I know that -- are we ready to jump McDermott and go further west? Every time we annex another piece of property it comes into your service area and it extends this another quarter, half mile -- I'm not sure what. But have our police and fire departments weighed in on this and -- and I would be interested to hear your thoughts.

Leslie: Madam Mayor, City Council, I haven't seen these plans, but typically -- you're absolutely correct. As we annex further away from the core of the city we have to provide those services. So, as the city stretches out, our response times and numbers of officers required to handle those services or calls for services increase. The moment that's annexed into our city we are responsible for making sure that the protection is provided that. We will do our best to provide that, but, obviously, it's going to take additional resources every time we stretch out further.

De Weerd: Okay. Any comments from fire?

Jones: Madam Mayor, Members of the Council, I would concur Lieutenant Leslie. Same for fire. This is at the far northwest corner of our district. We have one station that's fairly close to that, but any additional response times are going to be extended from our other core stations. You know, we will, again, do the best we absolutely can, but that's just more ground to travel.

De Weerd: Council, any questions before I ask the applicant for any final remarks?

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: Quick question for Sonya. Am I correct, the closest park to this proposed development would be Heroes at Ten Mile and --

De Weerd: Bainbridge.

Cavener: Bainbridge? Okay.

De Weerd: Yeah. Which is not too much further.

Cavener: Much further. Okay. Thank you. Thank you, Madam Mayor.

De Weerd: Okay. Would the applicant like to make final remarks? If you will, please, state your name again for the record.

Ketterling: You bet. Casey Ketterling. 332 North Broadmore Way, Nampa, Idaho.

De Weerd: Thank you.

Ketterling: Really I just wanted to -- wanted to respond to Ms. McKay's comment about the crossing over McDermott and the response is just simply to -- we have -- our traffic engineer has worked with ITD and it's -- it's our understanding that the way we have it set up now would work with the proposed crossing, so I don't have anymore information than that, other than we have worked with ITD on that. Other than that I would just stand for any questions that you might have.

De Weerd: Okay. Council, any questions for the applicant?

Bird: I have none.

De Weerd: Okay. Thank you.

Ketterling: Thank you.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move we close the public hearing on H-2015-0029.

Milam: Second.

De Weerd: I have a motion and a second to close the public hearing. All those in favor say aye. All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: So, the Planning and Zoning Commission, according to this, denied it -- the project based on it not being the best -- in the best interest of the city. I know that there have been -- there has been some work since then and -- with ITD, but I agree with them and also with what Becky said. This is another minimal project with crammed in houses and no amenities and I don't think that this is the type of project that we need to -- to allow and we do -- we should set a precedent and start expecting better from our developers.

De Weerd: Any other comments from Council?

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: A couple of comments. You know, I -- I, for one, I think probably with the rest of this Council, really respects our Planning and Zoning Commission and so when they deny something I really try and take a hard look at it, because they have spent their time taking a look at it. It takes a lot for me to -- to want to overturn their decision. That said, I -- I feel that the developer has done their due diligence on a lot of these issues. They have looked to address some of the concerns that were raised in the Planning and Zoning Commission -- and I -- I applaud you for that. I felt you did a fantastic job of bringing forth a presentation addressing those concerns. And, then, Councilwoman Milam says the comment I knew was coming, which is -- is minimal and that's a -- that's a big word that means a lot of different things for being the word minimal and I have struggled with that, because Councilwoman Milam is correct, there is a lot of -- let's do the bare minimum in north Meridian to get this property developed and I struggle with that. I struggle -- to Councilman Milam's point about -- about the amenities. According to the school district 160 kids are going to be in this development, with -- with no park, no place to play. These are smaller lots with not as much of a yard. I grew up in an neighborhood like that a long time ago and we had a little patch of dirt that we called a park and I have always said that I wanted our Meridian to be better than that. So, I'm -- I'm torn on this one. I appreciate the developer and the work that they have done, but I have to say that I'm agreeing

with Councilwoman Milam, that we are setting a standard and if we are going to annex a piece in, it should be a gold standard for our community.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Madam Mayor, probably guess where I'm at. I -- they own the property. What they want to do is legal. What they want to do makes sense. There is nobody around them that objects, except for maybe their competition. I -- I think it makes sense in every way and people going in to buy their property are going to know what's there and what's not there and they will make a choice to buy accordingly and it's up to them to make that decision. They own the property, they want to develop it a certain way, it makes sense, it's legal, I say we let them.

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: Just a brief response. To a point I don't disagree with you. It is legal. I think the question is does it make sense and I would argue that this particular development done this particular way doesn't make sense to most Meridians.

Palmer: Madam Mayor?

De Weerd: It's a game of tennis. Mr. Palmer.

Palmer: Madam Mayor, it gets really easy to spend other people's money. I mean it would be nice to say, hey, why don't you build this, why don't you build that, but it's their money. It gets to the point where, again, they own it, well, who are we to tell them you got to make is cooler. You got to make it so that other people are going to want to be there, other than the people you're wanting to sell it to. It's up to them. I don't want to spend their money. I'm grateful for them to spend money that they plan to spend.

De Weerd: So, Mr. Palmer, you said something a couple of -- sorry.

Cavener: Sorry, Madam Mayor.

De Weerd: You mentioned a couple of meetings ago that you were looking for homes in north Meridian and there was a reason, because the development you were looking at was a place. It created a sense of place and I think that is what Mrs. McKay was referring to and north Meridian set a different standard and it did in terms of creating a sense of place, that these were not just roof tops, they were neighborhoods where people connected and people were proud to call them homes. The development community in north Meridian did step up and

they did give us something different. I agree to a certain regard on -- if it meets our Comprehensive Plan, then, it needs to be considered. This jumps another arterial, which means it stretches further our -- our pressures on our services and I would hope that those are comments in these applications, so that our applicants know the concern, because stretching those services to yet another square mile where this will be the only thing out there, takes away services to our existing residences and I think that that is what this Council needs to weigh, is this worth stretching those services and opening up another square mile where we need to provide those services and I'm not sure we are ready to. I think that in the strategic plan, in some of the exercises this coming year we have to understand the cost of service and the cost of growth and growing sprawl like -- and I hate using that word, because I will take to task anyone that uses it. But here I am. Are we ready to grow on that side with some of the remaining questions that the Planning and Zoning Commission really did raise. There is -- there is no certainty on Highway 16 and where it's going to be located there is no design, there is no funding. Do we really want to wait until it's funded? If it's going to add cost to the public because we are putting something in there that will need to be removed at some other point if we guessed wrong, who pays the cost? We all do. So, I understand their concerns and is it the time to jump McDermott yet? I'm not convinced and certainly not for what is in front of us.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Just before I was sworn in I believe the city annexed about 1,200 acres in one swoop. I know it was on our border. That was to -- that was to stop another city from advancing into an area that we wanted to have annexed in our area and that we -- that's been the plan all along. This is in the plan. It's not opening up a whole square mile to the needs of public safety services, it's preparing a section of that quarter -- that mile further their services and I know -- I just -- I think the argument doesn't work because we -- we just annexed a lot more land than this and this is a very small piece compared to that and they are ready to develop and spend money here in Meridian and I think we should let them.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: Let's clarify one thing right on our public safety. Annexing this would make our police department have more. Our fire department already covers this area, because it's rural and they are already paying for fire taxes, so -- and a pretty good chunk. So, taking that away -- but in my opinion I'm not ready to jump across there for a development like this. I think for 51 acres, 199 houses, the amenities, is low bar. I mean they are -- I don't -- you can have -- you probably

have a lot of mud volleyball out there if you're going to put it down there in the drainage pit. And there are other subdivisions that have done that, but they have had other amenities to go with it. I don't think that -- I kind of agree with the Planning and Zoning. I don't think this is the proper -- proper development as it's shown with the preliminary plat it's got now, with the amenities and stuff that I want to jump across McDermott Road with. So, if we don't have anymore, I will make a motion to -- if we don't have anymore to say. Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move that we deny H-2015-0029, by the fact that I don't believe that this development is in the concept of what we had wanted in north Meridian area and I don't -- I would like to see it -- let's grow out, instead of from out in.

Milam: Second.

De Weerd: I have a motion and a second. Any discussion? Madam Clerk.

I

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, nay; Palmer, nay; Little Roberts, yea.

De Weerd: Okay. Motion passes. Okay. Do we -- that was for the entire one, not just the annexation? Okay.

MOTION CARRIED: THREE AYES. TWO NAYS. ONE ABSENT.

**B. Final Plat for Southern Highlands Subdivision No. 3 (H-2016-0032) by Boise Hunter Homes Located West of S. Eagle Road and North of E. Taconic Drive**

**1. Request: Final Plat Approval Consisting of Forty-Seven (47) Building Lots and Five (5) Common Lots on 19.3 Acres of Land in an R-4 Zoning District**

De Weerd: Item 8-B is for final plat on H-2016-0032. Will ask for staff comments.

Watters: Thank you, Madam Mayor, Members of the Council. The next application before you is a request for a final plat. This site consists of 19.3 acres of land, zoned R-4, and is located west of South Eagle Road and north of East Taconic. The applicant requests approval of a final plat for the third phase of the development of Southern Highlands Subdivision, consisting of 47 building lots and five common area lots. Staff has reviewed the proposed final plat and deems it in substantial compliance with the approved preliminary plat, with a condition that requires a stub street to the east as shown on the approved

preliminary plat. This is the approved preliminary plat. If you look at the -- the stub street right here, the applicant is not proposing one in that location any longer and is proposing to provide it at the north end of this phase with the fourth phase of development. Staff is recommending approval with the conditions as written in the staff report and written testimony has been received from Brad Pfanmuller and I will have him talk about his issues with the report. Staff will stand for any questions.

De Weerd: Thank you. Council, any questions at this point? Okay. Good evening. If you will, please, state your name and address for the record.

Pfanmuller: Good evening. Brad Pfanmuller. Sorry. 1026 North Bridgewater Place in Eagle, Idaho. And it's 83616.

De Weerd: Thank you.

Pfanmuller: Thank you, Madam Mayor and Council. What -- what we -- we are working with staff on -- and we agree with all conditions, except for one and that is the stub road to the -- to the east. We would like to move it up three lots and the purpose for that is that if we leave it where it's at the future trunk sewer is going to be going through that -- that stub road and we would have a couple cul-de-sacs or temporary turnarounds and what we would really like to do is just move it three -- three lots to the north, connect our subdivision so that it -- it's a nice block of lots I guess you could say that -- that would be coming online and it wouldn't affect the trunk sewer that would be going through in a future phase. I do have -- I do have a handout that I can hand to you to kind of show where your master plan is for the trunk sewer and -- anyway. Sorry about that. And so all we are proposing is just to move this -- this stub road up three lots and it ties together and we are proposing to build the sidewalk, curb and gutter and also the landscape strip on this future stub -- stub road, so it's not like we are trying to skirt our responsibility of stubbing to the property and, in fact, we actually have this property under -- under -- under contract that -- and you can see where we are going to be bringing in a -- we were calling it right now Southern -- Southern Highlands to the east and we also have Southern Highlands to the south. So, it's not like we are stubbing to somebody else's property, it is -- it is ours. So, again, I just would request that -- that the staff condition of 4-B be -- be stricken and, then, also 5-B, which is just requesting the stub road to be where it was on the original preliminary plat, again, we are just moving it up to the north three -- three lots and I will stand for any questions.

De Weerd: Council, any questions?

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: Brad, just one question. I just want to make sure that I'm -- the arrow got moved, so I wanted to make sure I'm seeing things right. The stub street, then, would connect I guess north of Bow Canyon Drive and not right at Bow Canyon Drive?

Pfannmuller: True. It would be -- it would be one -- one lot -- one lot north.

Cavener: Okay. Thank you.

De Weerd: Okay. Any other questions?

Bird: I have none.

De Weerd: Okay. Thank you.

Pfannmuller: Thank you guys very much.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: Sonya, do you see any problem with that -- moving it three lots with our sewer going through there?

Watters: Madam Mayor, Councilman Bird, no real issues that way. Just keep in mind that if you do approve the relocation of that stub street you won't have any other interconnectivity to the south -- to the west between these -- this and the future development. And it would be kind of an odd offset here. I'm not sure if that -- what ACHD would think about that, but --

Pfannmuller: Madam Mayor and Council, there was always only one stub to the east and it is under our control. We are -- on that one handout that I handed to you it kind of shows the layout of what our future -- what our -- somewhat proposed future layout is going to be for lots and we are going to be bringing it right on back out to Taconic, because that's going to be another entrance and so -- I mean we are -- it's going to definitely be able to connect is -- I guess is what I'm trying to say and ACHD we have talked to them about this and they haven't -- they have had no comment.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: So, Brad, what you're saying is it's not as weird as what it looks with the --

Pfannmuller: True.

Milam: -- it's not a stub street going to nothing, because you have got a whole plan for it on the other side, so on this one side it looks like of weird; right? It's like move it up, it's a random stub street.

Pfannmuller: It's not random. It's -- it's all planned for the -- you know, the future trunk sewer and everything, so --

Milam: Okay. Thank you.

De Weerd: Glad to hear it's not random. Any other questions?

Bird: I have none.

De Weerd: Okay. Thank you.

Pfannmuller: Thank you.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move we approve H-2016-0032 and to include staff and applicant comment, which means striking 4-B and making -- moving up the -- the stub street three blocks north.

Cavener: Second.

De Weerd: Okay. I have a motion and a second to adjust the stub as the applicant testified. If you're all clear what that -- where that really is. Okay. Any discussion? Madam Clerk.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**C. Public Hearing for Logan Creek (H-2015-0037) by Jim Jewett, JLJ, Inc. Located 4617 & 4620 S. Martinel**

- 1. Request: Preliminary Plat Approval Consisting of Sixty-Eight (68) Building Lots, Eighteen (18)**

## **Common Lots and Two (2) Other Lots on 21.76 Acres of Land in an R-4 Zoning District**

### **2. Request: Modification to the Development Agreement with AZ 14-016 to reflect modified site layout and updated provisions**

De Weerd: Okay. Item 8-C is a public hearing on H-2015-0037. I will open this public hearing with staff comments.

Watters: Thank you, Madam Mayor, Members of the Council. The next applications before you are a request for a development agreement modification and a preliminary plat. This site consists of 21.76 acres of land. It's zoned R-4 and it's located off of the south -- excuse me -- northeast corner of South Eagle Road and East Amity Road. A little history on this property. It was previously platted as Lots 1 and 3, Block 1, Martinel Subdivision, in Ada County and recently annexed into the city with an R-4 zoning district with the requirement of a development agreement. There was a concurrent preliminary plat requested for Nesting Swan Ranch Subdivision that was submitted with the annexation, but it was denied by City Council. The Comprehensive Plan future land use map designation is medium density residential. The applicant proposes to resubdivide Lots 1 and 3, Block 1, of Martinel Subdivision to consist of 70 single family residential building lots, including two lots for the existing homes and 18 common area lots on 21.76 acres of land in the R-4 zoning district. The applicant has submitted a phasing plan as shown. It's a little hard to see, those kind of faint lines, but it depicts five phases of development, starting at the north end of the site. The overall gross density for the subdivision is 3.21 dwelling units per acre, with a net density of 4.25 units per acre. The two existing homes on the site owned by the Allens and the Morgans are proposed to remain on lots in the proposed subdivision. The Allen home is right here where you can see my pointer in the southern portion and, then, the Morgan home is right here in the northern portion. The applicant has submitted a revised plat this afternoon for the southern portion of the site and a revised plat was submitted previously for the northern portion of the site here shown. The revised plat on the southern portion reflects a revised street configuration that provides two stub streets to the loop parcel and shifts the public street along the north boundary of the shared property line with the Taylors, which did run right here where my pointer is. Shifted it to the south. I will just flip back to here real quick. This was the original plat that was submitted with the roadway going along the Taylor property and coming down into a cul-de-sac and this is the revised configuration. The changes do result in one less building lot. The turnaround that meets fire department requirements is required at the end of the stub street to the loop parcel where the street exceeds 150 feet in length and that would be in this approximate location. Access is proposed via South Martinel Avenue currently a private street that is proposed to be converted to a public street via East Amity Road. No access is proposed via Eagle Road. All internal streets are proposed

to be public. Two stub streets are proposed to the loop parcel at the southwest corner of the site and one is proposed at the north boundary for future extension and interconnectivity with Shelborne Subdivision and that is this stub street right here where my pointer is at. The pathway is proposed within the common lot at the north boundary of the site where a sewer and water easement is proposed and also at the east boundary of the site for pedestrian access to the future school site to the east. A 25 foot wide street buffer with a detached sidewalk is required along Eagle and Amity Roads, both arterial streets. A minimum of ten percent qualified open space and one site amenity is required to be provided within the development. Applicant has submitted pictures of sample building elevations for future homes within this development. Building materials consist primarily of stucco with stone accents and horizontal and vertical siding. Because homes on lots that back up to South Eagle and Amity Roads will be highly visible, staff is recommending the rear of structures on lots that face these streets incorporate articulations through changes in materials, color, modulation, and architectural elements, horizontal and vertical, to break up monotonous wall planes and roof lines. The Commission recommended approval of the proposed preliminary plat. Summary of the Commission hearing. Carl Porter testified in favor. No one testified in opposition. Frank Shoemaker and Roger Taylor commented on the application and written testimony was received from Jim Jewett, the applicant. Key issues of public testimony were the desire by Mr. Shoemaker for the lots that back up to his three lots, which are lots 3 through 6, Block 2, on the proposed preliminary plat at the north boundary of the site to be restricted to a single story in height with no bonus rooms. And, then, second concerns by Mr. Taylor -- and, again, Mr. Taylor lives on this parcel right here -- regarding access and safety for the irrigation ditch and that runs right along his property here that will remain open along the rear of Lots 30 through 33, Block 1 -- that's these lots right here -- in a common lot and the desire for Lots 33 through 36 and 38 through 41, Block 1, to be are restricted to a single story in height with no bonus rooms and a desire for a gated access to south Martinel Avenue. Key issues of discussion by the Commission was discussion regarding Mr. Shoemaker and Mr. Taylor's testimony and request. They did make a modification to number -- condition number 1.17 to allow the ditch that runs along the rear of Lots 30 through 33, Block 1, to remain open and to require it to be placed in a common lot within ten foot wide easement for use and maintenance by the adjacent property. The Taylor's. The ditch should be fenced off from the subdivision to prevent access by children. Second, they added a new condition restricting building heights to single story with no bonus rooms on Lots 3 through 6, Block 2, and Lots 33 through 36 and 38 through 41, Block 1, adjacent to Mr. Taylor's property if agreed to by the applicant and they did stress that and wanted the applicant to confirm at the Council meeting tonight if he was in agreement with the requested changes by Mr. Shoemaker and Mr. Taylor. And, then, finally, they added a new condition requiring applicant to provide a gated access to South Martinel Avenue for the Taylor property, again, if agreed to by the applicant to confirm. Outstanding issues for City Council. Confirmation that the applicant agrees to restrict the height of homes to single story with no bonus

rooms as requested and for a ten foot easement to be provided to the Taylor property for use and maintenance of the irrigation ditch and a gated access for the Taylor property via South Martinel Avenue as discussed at the Commission hearing. Written testimony has been received since the Commission hearing. A memorandum of understanding between the applicant and the Shoemakers, the Taylors, and the Morgans. The applicant has agreed to restrict homes to the single story in height on Lot 5, Block 2 and a single story -- or single story with bonus room with certain provisions on Lots 3, 4 and 6, Block 2, adjacent to the Shoemaker property and the applicant agrees to relocate the northern stretch of the ditch located on the Taylor and Morgan properties to completely on the Taylor property and construct a concrete ditch and relocate the Taylor's existing fence to the west side of the relocated ditch. Install a 16 foot wide privacy gate between the Taylor property and Logan Creek Subdivision along East Teramina Street for Taylor's access and, finally, to restrict homes to a single story on Lots 33 through 36 and 38 through 41, Block 1. You should have copies of these signed agreements in your packet for tonight. Staff will stand for any questions Council may have.

De Weerd: Thank you.

Little Roberts: Madam Mayor?

De Weerd: Yes, Mrs. Little Roberts.

Little Roberts: Sonya, would you mind telling us what is currently on -- I guess it would be the south corner -- what's nearest the roundabout? I'm really curious about that corner. Right there.

Watters: Right here? Madam Mayor, Councilmen -- that is the loop property. There is a single family home there currently.

Little Roberts: Thank you.

Watters: It is -- just for additional information, it is designated on the Comprehensive Plan for medium density residential uses in the future. It's in the county right now.

Little Roberts: Thank you.

De Weerd: Okay. Any other questions? Okay. Is the applicant here? Good evening. If you will, please, state your name and address for the record.

Jewett: James Jewett. 827 East Riverside Drive, Eagle. 83616.

De Weerd: Thank you.

Jewett: Sonya did an excellent job of recapping. I will just do a short one. This application originally came in with another applicant as Nesting Swan and it was approved for an R-4, denied for an R-8, and denied on the preliminary plat. We -- it was brought to me sometime after that. We looked at it. Revised the layout. Took away private roads. Took away some of the opposition that the city had, the neighbors had, and we worked with the neighbors on their issues as far as boundary issues, the calculating heights. One of the last remaining issues and the reason for the last change in the layout is the loop property. Recognizing that they may believe it's a hard corner they can use for some commercial use, I recognize that the City Council's plan and the growth plan does not designate that as any type of commercial use. In recognizing it has to develop somehow in concert with ours -- in looking at how that would develop in the future, if I just left just the one stub street there they would have to cul-de-sac, which would be very problematic, their whole property is taken up with a cul-de-sac and they get one or two lots. So, in working with several people, including ACHD, I looked at just doing a complete loop, just not finishing the loop on their property. That's what's fundamentally changing in this last layout and allows them to develop that way. Me, if I can eventually get it purchased. So, that's the change, that's why we were looking at that southern change, just to make sure that that property can develop with the most efficiency in the future, whether it be by me or some other applicant. Our -- our thought process on this subdivision has always been a different niche than what you have out in south Meridian right now, which is primarily a lot of two story homes, larger families. Ours are going to be primarily exclusively single family homes with some bonus rooms in some locations within the plat. They are going to be almost a hundred percent stucco and stone for lower maintenance. Our clientele will range from the empty nester buying a Ted Mason signature home at 1,700 square feet in the southern, to a Shadow Mountain home in the northern part at 2,200 square foot and above, very similar style, it's just on the photos we provided you. It's -- we are not trying to compete with the two story homes that are in the other subdivisions that are around us, we are trying to fill that void. We also in redoing the Nesting Swan we created a very usable open space where they were using a not usable open space. So, we created the pathways. We created a large space that's usable. We have worked with the neighbors. We have entered into a memorandum of understanding on the ditches, on the single level adjacent to theirs. But, as I said, we are planning on pretty much single level everywhere regardless. I know that the Morgans and the Allens have waited a while from the first developer to try to get this plat through and they are eager to see this project go forward. We are in agreement with all staff comments, with the comments they have made tonight, and I would stand for any questions.

De Weerd: Thank you. Council, any questions?

Bird: Not at this time.

De Weerd: Okay. Thank you. I had a Ryan Kerfoot sign up in favor. Did not want to testify, but thank you. Roger Taylor signed up as neutral. Okay. Thank you. Is there anyone who would like to provide testimony on this item? Council, any questions for staff or the applicant at this time?

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: Did -- is the qualified open space still an issue?

Watters: Madam Mayor, Councilwoman Milam, they have made some revisions to the plat and they appear to comply with the open space.

Milam: Thank you.

De Weerd: Does the applicant have anything further? Okay. Thank you.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: You could have -- you could have changed the name to Empty Nesting Swan. Just saying. That's what we are after; right? Madam Mayor?

De Weerd: Mrs. Milam.

Milam: I move that we close the public hearing on H-2015-0037.

Cavener: Second.

De Weerd: I have a motion and a second to close the public hearing. All in favor say aye. All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: I will take a shot at this. I think there is a lot -- there is a lot of detail, but I move that we approve H-2015-0037 for Logan Creek, including all applicant and staff comments and note -- and all of the modifications to the DA that are supposed to happen -- happen before -- yeah. Before any permits are issued. Am I missing anything else?

Cavener: I would agree with that. I will second it.

Milam: Okay.

De Weerd: I have a motion and a second. Any discussion? Okay. Madam Clerk, will you call roll.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**D. Public Hearing for Swindell Subdivision (AZ-15-010 / RZ-15-011 / PP -15-013) by Volante Investments, LLLP  
Located Northwest Corner of S. Locust Grove Road and  
E. Overland Road**

- 1. Request: Annexation and Zoning of 15.07 Acres of Land with a C-C Zoning District Request: Rezone of 0.57 of an Acre of Land and 5.09 Acres of Land from the C-G to the C-C Zoning District**
- 2. Request: Preliminary Plat Approval Consisting of Seven (7) Building Lots, One (1) Common Area Lot and One (1) Other Lot on 20.03 Acres of Land in a Proposed C-C Zoning District**

De Weerd: Item 8-D is a public hearing on AZ 15-101 and RZ 15-011 and PP 15-013. I will open this public hearing with staff comments.

Watters: Thank you, Madam Mayor, Members of the Council. The next applications before you are a request for annexation and zoning, a rezone and preliminary plat. This site consists of 20 acres of land, zoned RUT in Ada County, and C-G. It's located off of the northwest corner of South Locust Grove Road and East Overland Road. A little history on this property. A narrow sliver of land along the north boundary of this site and the northwest pipeline property at the northeast corner of the site was previously annexed into the city back in 2006. An annexation and zoning and a preliminary plat application for Fig Nut Subdivision was approved for this site in 2008, but has since expired. The Comprehensive Plan future land use map designation is mixed use community. The applicant is requesting approval to annex and zone 15.07 acres of land with a C-C zoning district and rezone .57 of an acre and 5.09 acres of land from the C-G to the C-C zoning district, consistent with the mixed use community designation. A conceptual development plan was not submitted showing how the

site is intended to develop, therefore, staff is unable to determine if the proposed development and uses are consistent with the MUC designation. Staff recommends a development agreement is required as a provision of annexation and rezone that requires the agreement to be modified prior to any development occurring on the site to include a conceptual development plan that demonstrates a mix of at least three land use types. For example, commercial, which would consist of retail, restaurant, that type of uses. Office. Residential. Civic, public open space, parks, entertainment venues, etc., with a minimum of 20 percent being residential and conceptual building elevations that are generally consistent in design and incorporate some of the same design elements and construction materials unify the development consistent with the MUC designation. The applicant also requests approval of a preliminary plat, consisting of seven building lots, one common lot and one other lot on 20.03 acres of land in the proposed C-C district and C-G district for Swindell Subdivision. There is an existing home and accessory structures on the site that are proposed to be removed. The Northwest Pipeline facility exists on a lot at the northeast corner of the site and is proposed to remain. Access is proposed via East Bird Dog Lane, an existing private street and a shared right-in, right-out access with the Maverick property via South Locust Grove Road. A new access is proposed via East Overland Road. Local street, South Fig Nut Way and East Bird Dog Drive are proposed for access within the development from the adjacent arterial streets. Because local street access is not available to this property a cross-access ingress-egress easement is required to be granted to adjoining properties. Therefore, staff recommends an access easement is granted to the Maverick property to the east. An access easement is depicted on the plat to the property to the west, Pack It Up Subdivision. So, they have covered that one. And that is in the -- right in this location here. The Nine Mile Creek exists along the west boundary of the site and has been piped. The UDC requires natural waterways, such as creeks, to remain open as a natural amenity. However, because the creek was piped some time ago staff does not want it opened back up. Landscaping is required with the subdivision in accord with UDC standards. A 50 foot wide landscape buffer is required along I-84. A 25 foot wide buffer is required along East Overland and South Locust Grove Roads and a ten foot wide buffer is required along internal local streets. There are several existing trees on this site that if are removed will likely require mitigation. The applicant should coordinate with the city arborist to determine mitigation requirements prior to removal of any trees from the site. The applicant requested alternative compliance to UDC 11-3B-7C3, which requires trees be planted within the street buffers. To not plant trees along the west side of south Fig Nut Way. That would be in this location right here. Due to an irrigation and drainage easement, which does not allow trees. As an alternative the applicant proposes a wider buffer with bushes and vegetation. The director has approved this request. Conceptual building elevations were submitted for this subdivision as shown. Construction materials consist of EIFS and stucco, with stone veneer accents. Flat roof, some with varying parapet height and cornices. Others have no variations in profile. Some have modulations in the facade and others don't. Overhead doors are also

proposed on a couple of the rear elevations. These elevations are not approved with this application. Conceptual elevations are required to be submitted with a conceptual site plan when a development agreement is modified in the future that incorporates some of the same design elements and materials to unify the development and comply with design standards. The Commission did recommend approval of these applications at the public hearing. Summary of the hearing. Brad Miller, the applicant's representative, testified in favor. No one testified in opposition or commented. Written testimony was received from Brad Miller. There were no key issues of public testimony. One issue discussed by the Commission is if residential uses are an appropriate use for this site. The Commission changed staff's recommendation to modify condition number 2.1.1 in regard to installation was a water main and also modification to condition number 1.1A to not require a residential component of the development. The Council should consider if removing a residential component of a mixed use development is appropriate as requested by the applicant and recommended by the Commission. Staff will stand for any questions Council may have.

De Weerd: Any questions for staff at this time?

Bird: I have none.

Little Roberts: Madam Mayor?

De Weerd: Mrs. Little Roberts.

Little Roberts: Sonya, can you show us like the -- what's across the street and where the street would come out -- what is it, Fig Nut, compared to what's across the street? Because isn't there an entry out of that subdivision?

Watters: Madam Mayor, Council Woman Little Roberts, there is an entry right here, if you can see my pointer, and, then, the entrance to the development is right in here.

Little Roberts: Okay. Thank you.

De Weerd: Okay. Any other questions at this point? Okay. Would the applicant like to make comment? Should have known reading the -- the names of the streets and -- it's a halfway normal name, though, of the subdivision.

Miller: Madam Mayor, Brad Miller, with Van Auker Properties. 3084 East Lanark in Meridian. Yes, they are somewhat normal names. I still have post-traumatic stress disorder from being harangued by Walt Marrow about one of our other subdivision names. I think it was Porky Park. It's not my choosing, it's Mr. Van Auker's choosing and I must state that I'm a little bit nervous here, because Becky is still here and don't want her to say that this the most poorly designed subdivision she's ever seen. I appreciate you taking the time -- although I agree

with her comments. Thank you for taking the time. This is the former Robertson Kennel parcel. It surrounds the -- the Maverick there. And we have owned it for over 15 years and we have decided it's probably time to put it in production. It's kind of odd in that we have the Northwest Pipeline property there and we had to incorporate that into the plat, because of a goofy lot line adjustment that occurred years ago. So, we have accommodated them and accommodated the city. So, everything should be in good shape after this. We agree with the staff comments and there is only a few items, which Sonya touched on. Number one is we would ask that the residential requirement be waived. We just don't see that residential is compatible in that area right up against the freeway and I don't know how we would incorporate it into there. The second item is that cross-access easement for the Maverick. The issue with that is the Maverick functions fine the way it is and I understand the city code, but by having a cross-access easement for the Maverick across an office property or something like that, you could really create a lot of problems for that property by the ingress and egress that comes in and out of that store and people zooming in and out of there. So, we would ask that that condition be waived as well. I notice that item number three in my letter I miss-wrote that. It should be Section 2.1.1 and Sonya has already addressed that and I think we have that one worked out. The only other thing that we ask for is that the landscape buffers be installed at the time of lot development. With the commercial type development it's -- if you have the landscaping in you end up tearing it up and chewing it up, because we usually take asphalt right up to where the landscape is going to be. So, we would ask that that be waived, so we don't have to reinstall the landscaping twice. With a residential subdivision it's a little bit different, because you're putting in a lawn and things like that up against the landscape buffer, but in commercial it's a little bit different. Anyway, my final item is -- there was a discrepancy on the -- on the plat where it stated that we had vinyl fence planned for the north boundary and that's just the existing fence that's there, which is a barbed wire fence. I'd stand for any questions.

De Weerd: Council, any questions?

Bird: I have none.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: So, you want to wait on the landscape buffer until construction begins -- development begins, is that what you said?

Miller: Correct. Yeah. What we would do is as we develop each lot and build on each lot, then, we would put the landscape buffer in at that time and that's the way -- for example, to the east of R.C. Willey, the Siam Subdivision, which we own, that's -- that's what we have done there. Every subdivision we have done in Meridian we have done that way and we ask that that be the case with this

subdivision as well. We only do industrial and commercial subdivisions. Mostly industrial. No residential.

Milam: What is your time frame?

Miller: Our anticipation is we would like to put the roads in this year and as soon as those roads go in I would imagine that activity will pick up. We have a number of people who are interested in having us build projects there. What we typically do is -- we are build and hold guys. We don't typically sell off lots, although on this one, because it's commercial, we may sell some lots off. So, typically we build out a subdivision -- you know, industrial subdivision or commercial subdivision and, then, we own it and manage it and develop it ourselves. So, that's our intent.

Milam: Thanks.

Miller: Thank you.

De Weerd: Okay. Any further questions? Thank you.

Miller: Thank you. Appreciate it.

De Weerd: Is there any member of the public who would like to testify on this? Becky? Okay. Council, any further information needed from staff or applicant?

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move we close the public hearings on AZ 15-0010, RZ 15-0011 and PP 15-013.

Cavener: Second.

De Weerd: I have a motion and a second to close the public hearing on this item. All those in favor say aye. All ayes. Motion carried.

**MOTION CARRIED: FIVE AYES. ONE ABSENT.**

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move we approve AZ 15-010, RZ 15-011 and PP 15-013 and include all staff and applicant comments.

Cavener: Second.

De Weerd: I have a motion and a second. Discussion from Council?

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: In clarification -- and the -- the --

De Weerd: Residential.

Bird: No. No residential and also on the buffering and the landscaping as per building code, like they have been doing all their subdivisions.

De Weerd: Don't mumble. Say that right into the microphone.

Bird: I did.

De Weerd: Well, I saw Dean over there. He's going to make it up. Any further conversation? Discussion?

Milam: The easement.

De Weerd: Did you discuss the easement?

Bird: No easement through Maverick. I think we discussed the -- was the applicant's deal. No easement at Maverick, no. We don't need that traffic going in there.

De Weerd: Okay. Any -- did second agree?

Cavener: Second agrees.

De Weerd: Convincing. Okay. Anything further from Council? Madam Clerk, will you call roll.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**E. Public Hearing for Fall Creek Meadows Subdivision (H-2016-0009) by Bear Creek West Development, LLC**

**Located South of W. Overland Road on East Side of S. Linder Road**

- 1. Request: Annexation and Zoning of 13.17 Acre of Land with an R-8 Zoning District**
- 2. Request: Preliminary Plat Approval Consisting of Ninety-Five (95) Building Lots and Ten (10) Common Lots on 33.54 Acres of Land in a Proposed R-8 Zoning District**
- 3. Request: Development Agreement Modification to Incorporate the Surplus Property Purchased from the School District (Parcel #S1224244410) into the Existing DA for Bear Creek West Subdivision (Instrument #106151232)**

De Weerd: Okay. Item 8-E is a public hearing for H-2016-0009. I will open the public hearing with staff comments.

Beach: Good evening, Mayor, Members of the Council. We will get there. I apologize. So, this is an application for annexation and zoning, preliminary plat, and a development agreement modification. This specific site consists of 33.54 acres of land, which is zoned R-8 and RUT, located south of west Overland Road and east of South Linder Road, as you can see on the vicinity map. The Comprehensive Plan future land use map for the property is medium density residential. The applicant proposes to annex and zone 13.17 acres of land with an R-8 zoning district. So, as you see here on the vicinity map this -- this parcel is what we are proposing to annex, which is consistent with the goals and policies of the Comprehensive Plan and the medium density residential designation for this site. The applicant also proposes a preliminary plat consisting of 95 single family residential building lots and ten common lots on the 33.54 acres of land in the proposed and current R-8 zoning district. A modification to an existing development agreement and he's also requested to incorporate the surplus property purchased from the school district into the existing development agreement for Fall Creek Meadows Subdivision. This is the parcel that -- kind of a little bit on the preliminary plat there that's being proposed to be added to the development agreement. Staff has reviewed the proposed plat for compliance with the applicable standards listed in the UDC and found that they comply with those standards. The lots range in size between 8,700 square feet and 22,514 square feet, with an average lot size of 10,730 square feet and the proposed plat exceeds the minimum lot size requirements for the R-8 zoning district. The subdivision will take access from West Kodiak Drive, which is here, if you can see my pointer. The two proposed access roads, South Grayling Avenue and South Sockeye Avenue -- because the Victory middle school is under construction, slated to open in the fall of 2016, staff believes that

the applicant should construct the remaining portion of West Kodiak Drive. Prior to submitting a final plat the applicant has agreed to do so. One stub street is depicted to the north for future extension and interconnectivity. South Brooktrout Way is proposed to stub to a reserve strip, which is not currently annexed into the city and will likely remain that way for some time, unless the parcel is included in this plat or with the development of the adjacent property to the north. The applicant has indicated they have tried to contact the current property owner and at the time of the planning commission meeting an agreement had not been reached between both parties to incorporate the parcel into the boundary of the project and if left unannexed this property will more than likely be undevelopable due to the size and shape of the parcel. This is a -- kind of zoom in of that parcel. At the widest point the property is 30 feet wide there on the east side and the applicant's plat stubs a road to that reserve strip in its current configuration may -- may not be able to be developed based on this as a separate property owner. So, staff has suggested the following remedies to that situation. The inclusion of that reserve strip in the proposed annexation and preliminary plat boundary and with the South Brooktrout Avenue stubbing to the south boundary of that north parcel, stubbing to the south boundary of this parcel here. Because the UDC, as I said, does not allow for that or the applicant shall move the location of South Brooktrout Avenue away from the reserve strip and provide an additional stub street to the north and with a maximum block length of 1,000 feet. The proposed landscaping, open space, and amenities meet the requirements of the UDC. Coleman Homes plans to construct their Woodland and Countryside collections of homes within the proposed development. Architectural styles will include American Craftsman, Cottage, Prairie and Pacific Northwest. Written testimony since the Commission hearing -- we did not receive any. The Commission recommended approval with conditions. Summary of the Commission public hearing. Becky McKay and Denny Johnson were in favor. There was none in opposition. Mr. Denny Johnson, who is the property owner to the north here, commented. Written testimony received by Becky McKay, the applicant. I was the staff member presenting. Bill Parsons also commented on the application. Key issues of public testimony were the continued supply of irrigation water from an existing ditch to irrigate the property that have rights to use that water and if my understanding is correct the -- this property contains that -- that part of the ditch is contained in this property. Fencing material, size and potential for a berm of some sort for privacy for the properties to the north. I believe the neighbor indicated that he would like to see a fence or a berm on this side to adequately screen his property. The potential to provide a stub street to the adjacent property to the north for future development. Key issues of discussion by the Commission were maintenance of the irrigation ditch and who would be responsible for that. Location of the stub street that will stub to a reserve strip or piece of property that is not developable. Potential locations of that stub street to the north. Potential of adjacent property owners to purchase the reserve strip and include it as part of that property -- as part of their property. Excuse me. The Commission changed Condition 1.1.1C from prior to Commission the applicant was -- staff had required the applicant provide some

changes prior to Commission hearing and the Commission -- I will read that to you. The change from prior to Commission hearing the applicant shall submit a revised plat showing one of those two options that I read, the Commission changed it to prior to approval of the final plat the applicant provide either a new location for the stub street or include that reserve strip in their parcel. Did not -- I don't have any outstanding issues for Council and with that I will stand for any questions you have on the application.

Bird: Council, any questions for staff? Hearing none -- applicant?

McKay: Thank you, Members of the Council. Becky McKay. Business address 1029 North Rosario in Meridian. I apologize tonight, I have frozen shoulder, so I can't be responsible for what I may or may not say. I'm medicated. But not impaired. Medicated, but not impaired. I'm representing the applicant Coleman Homes on this particular piece of property that's before you this evening. We are annexing 13.17 acres. As Josh had indicated -- there we go. Here is an aerial photo. The 13.17 acres are right here. Oh, it is draw -- you little --

Beach: Give me just a second here.

McKay: Okay. Sorry. Technical difficulties. I hope the clock is not running.

Beach: Try that.

McKay: I won't be up here long. Okay.

Beach: How is that?

McKay: There we go. Okay. Hold on. Oh, it won't. Anyway, the -- the property that's being annexed was part of the property that was purchased by the school district. This particular project was initially back in 2005 called Bear Creek. Prior to my submittal to the city in '05 the school district indicated they needed a middle school out in this south Meridian area and so they purchased almost close to 40 acres -- or I think 30 some acres adjoining the future Kodiak collector and along Stoddard Road just across from Bear Creek Park, which I did as part of Bear Creek and the school district has since modified their footprint for the middle school and they don't need as much land as they did when they purchased this back in 2005. So, they put this 13 acres up for public auction and they did not receive any bids on the property. So, then, the school district, Dr. Gestron, contacted my client Coleman Homes, who had purchased Fall Creek back in 2012 from a bank after it had gone into foreclosure and we had redesigned it and bought it back through the city for new approvals in 2012 and he contacted my client and said would you be interested in purchasing this from the school district. So, my client did pay the value that the school district asked on the property, since it kind of appeared that he was only the lot -- you know, the only logical buyer since he surrounded it. So, when I met with the staff about

the 13 acres and annexing it, the staff told me that it would be -- this was what we had approved back in -- oh, you. Back in 2000 and -- 2012. So, that did not include the 13 acres. So, it's located -- the 13 acres is located right to the east of it. So, the staff said it was their desire that we include in the annexation 33.5 acres of -- in this preliminary plat, because since we were revising that plat they wanted us to replat everything north of Kodiak, between Linder and the new Victory middle school. So, this is the plat that's before you. It's on the 33 acres. It's 95 single family lots. Let me switch it -- that kind of gives you an idea. So, what we -- what we have included is the school district portion -- oh. It's giving me fits. As staff indicated, there was sliver parcel that was right here. That was created by a surveyor a long time ago. Not -- was never a part of Bear Creek West, owned by Greg Johnson and Craig Groves. It was through no fault of any of my clients, it was just a faux pas of the surveyor and he left this little sliver. The only thing that's in the sliver is a ditch. So, the staff said, you know, we would like to clean that up and since it's like, I don't know, .3 acres, but the Ada County assessor has zero value on it. We contacted the owner of the property. The original owner was a doctor. He passed away. The property went into his trust and his son controls it and I asked his son -- or Shari asked his son if he would be interested in quitclaiming that sliver to us or agreeing to at least have it annexed and allow a public street and your sewer and water to cross it and he said absolutely not. Not unless somebody is going to pay me for it and they are going to pay me a lot. And we told him, well, you know, the property has zero value according to the Ada County assessor. It has a ditch on it. So, therefore, really, the property is -- has no value and we would just like to clean it up and Meridian has asked us to do this and he was totally uncooperative. We asked him, well, if you want to sell it could you give us a price. He said, well, I'm going to have to think about it. So, I told the staff -- and in my application we can't get him to -- to cooperate. Now, the property to the north of us that will benefit from your sewer, your water, your stub street, is Denny Johnson. Denny Johnson spoke in favor of our project and he wants the stub street at that location and that's why when we were approved in 2012 and we had it in that location and -- and that approval is still valid, because we are still platting those phases and Denny believes that he can -- since he knew the doctor very well, he can contact the son and maybe the son will deed it to him, so that it's part of his property, not deeding it to a developer and, then, the issue will be null and void and he thinks he can accomplish that, he just said he needed time to do so. So, on the sliver parcel we did agree that, okay, if that can't be resolved we will move that stub street to the west, even that's not -- even though that's not what Denny Johnson wants, but -- but we will do so. I can't annex it, I can't zone it into Meridian, because we don't own it and so I can't have a condition that reads inclusion in this -- of this parcel in the annexation and preliminary plat shall be completed -- I mean that's not an option for me, because I have already made application for annexation and preliminary plat and I can't come back through the process for the sliver. So, I need 1.1.1 revised at least to a minimum that -- that -- I just can't have it say what it says. Now, as far as the square footage, in the original Bear Creek West -- or Fall Creek project, these lots were about 6,000 to 12,000

square feet. We took out 15 lots and made all the lots larger. Now, what you're looking at before you this evening is 8,700 square feet to 22,000 square feet. So, we have got an average lot size of 10,700 square feet. So, these are nice, big lots. I did include a micropath -- oh. A micropath to the east, which matches the micropath as shown on the school district site plan that their architect prepared and was approved by the City of Meridian. To the north I added another micropath and, then, since we were in design of the subdivision to the north called Sagewood, I moved -- I put a micropath in that project, so those kids to the north will come through here and be able to come down detached walks, we have an eight foot landscape strip and to go into the middle school, so they won't have to be bused all the way around the horn. What you're looking at here has 11 percent open space. We have a central pocket park that's going to have playground equipment for the kids. We have built our pool and changing rooms and playground in our central open space in the Fall Creek and the project just to the south of Kodiak. I'm going to have a nice landscape buffer. As -- as the traffic goes down Kodiak it varies from 20 to 60 feet. So, it's going to feel nice and open and, then, our central amenities are located directly on the south of it, so it's going to have a nice feel. We also put a micropath out to that southwest corner and -- right -- located there and we will be constructing a ten foot, multi-use pathway all along the south side of Kodiak with our phase four that we are getting ready to roll in design and build the rest of Kodiak. So, hopefully, Kodiak will coincide connecting to Linder with the opening of Victory middle. So, they won't just have to rely -- put all their traffic on Stoddard. That multi-use pathway that's part of your parks plan will also go north up Linder. So, we are going to create a lot of pedestrian linkage to that middle school, safe route to schools. I know that's important, and, like I said, we agree to all the conditions. I just need a change in the wording that I cannot include that parcel as part of my annexation and preliminary plat. But we will agree if that sliver cannot be resolved, that we will move that stub street to the west, so those utilities and that public street connection can extend north, because those properties do need a street connection, because they all front on Overland. Thank you for your time. I appreciate your indulgence when I spoke earlier. Like I said, you know, I'm proud of Meridian, I have done a lot of projects in Meridian and 24 -- after 24 years I'm kind of like Mayor de Weerd, I'm a little bit passionate and I get a little bit emotional. So, thank you very much.

De Weerd: I never get emotional.

McKay: Oh, now, I think I saw emotion the other day.

De Weerd: Council, any questions for Becky?

Bird: I have none.

McKay: Thank you.

De Weerd: Thank you. Okay. Is there anyone who would like to testify on this item? Okay. Council, any questions for staff or the applicant?

Bird: I have none.

De Weerd: What, you weren't going to criticize the lack of imagination or the plat or --

Bird: Well, I thought I better be nice to her.

De Weerd: Gosh. What's -- I thought I would at least have someone, you know, spoof you anyway. So, if there is no further comment, I would entertain a motion to close the public hearing.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: I move that we close the public hearing on Fall Creek Meadows Subdivision, H-2016-0009.

Bird: Second.

De Weerd: I have a motion and a second to close the public hearing. All those in favor say aye. All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

De Weerd: Mrs. Milam.

Milam: I move that we approve H-2016-0009 with all staff and applicant comments and removing the side parcel that they don't own -- I forget what it's called. Surplus property --

Bird: Sliver.

Milam: -- sliver. Yeah. Removing the sliver.

De Weerd: I have a motion and a second. Any discussion? Okay. Madam Clerk.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**Item 9: Department Reports**

**A. Mayor's Office: Resolution No. 16-1130:  
Appointment of Spencer Meinburg to the Meridian  
Parks and Recreation Commission**

De Weerd: 9-A is a resolution. Council, in front of you is Resolution No. 16-1130 for the appointment of Spencer Meinburg to the Meridian Parks and Recreation Commission. I think the first notable -- and you do have his information in your packet, but he just sat through an entire City Council meeting. So, if he was not dedicated and you question that, I think you just saw.

Bird: And if you knew how antsy and fired up this kid gets, you would wonder -- I wondered how he was sitting in that seat that long.

De Weerd: So, Council, in front of you is a request for confirmation for the appointment of Spencer Meinburg and I would entertain any questions. Do you want to approve this?

Little Roberts: Oh. Sorry. Of course.

De Weerd: Okay.

Little Roberts: Madam Mayor?

De Weerd: Mrs. Little Roberts.

Little Roberts: I am honored to recommend that we approve the resolution for the appointment of Spencer Meinburg to the Meridian Parks and Recreation Commission.

Cavener: Second.

De Weerd: I have a motion and a second to approve the appointment in front of you. All those -- oh, I'm sorry. All those in favor I will let you answer to Madam Clerk there.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

De Weerd: And, Spencer, would you like to say anything to the Council? You can come up here.

Meinburg: This mike?

De Weerd: Yes.

Meinburg: Thank you, Madam Mayor and City Council Members. It's an honor and privilege to be appointed to this position, so thank you for allowing me to step into this roll and I look forward to serving the great City of Meridian. So, thank you.

De Weerd: Well, I'm actually -- you have been serving the great City of Meridian in a different capacity, but we do look forward to your involvement on our parks and recreation commission and that you bring your passion and your energy to this group.

Meinburg: Yeah. Thank you.

De Weerd: And thanks again for sitting through our meeting.

Meinburg: Yeah. And you told me I would be at the top of the agenda and, then, three hours later I'm --

De Weerd: Oh, no. Well, I confess I wasn't at the agenda setting and usually my appointments are, so I apologize.

Meinburg: No worries.

Bird: Blame it on the attorney.

De Weerd: Yes. It's his fault. Thank you for being here and, like I said, we do look forward to having your passion and your great ideas and your involvement on our Commission.

Meinburg: Yeah. I do, I look forward to it. Thank you.

De Weerd: Thank you. And I will just add, we expect great things on the Dairy Days parade. Just saying.

**B. Police Department: Budget Amendment for Eight (8)  
Cradlepoint Devices for Patrol Vehicles for the Not-to-  
Exceed Amount of \$27,500.00**

De Weerd: Okay. Item 9-B is under our police department and I will turn this over to Lieutenant Leslie.

Leslie: Madam Mayor, thank you. Members of the Council. So, this project actually came on behalf of IT. This last year we purchased some new motion tablets for the police cars and in doing so IT was able to save us a considerable amount of money on that purchase and it was under the quote that they initially had and, then, David Tiede and I sat down and talked about the transition to the cradlepoint system. So, the cradlepoint is something the fire department has used for quite some time and what it does is it takes the communication mechanisms in our vehicles from the device itself to the car. So, currently our computers have the Gobi chip or the Verizon card in it that allows the vehicle to communicate with our -- our computer aided dispatching system dispatch, that type of stuff. The cradlepoint moves it to the car technology, which is actually more efficient and it allows us as we replace the devices in the car to use a device that doesn't have an onboard Gobi chip, that type of stuff. So, it's more efficient. We have eight cars that we want to replace, so we are going to move the 27,500 from an existing budget into our replacement -- or computer equipment purchasing line item, so that we can make the transition of the five new cars that we just purchased, we are going to put that equipment in, so we don't just do it again later on in the year and, then, we have three cars that have old technology that are not working very well and require a lot of attention by IT. So, this budget amendment will not only make the cars more efficient, but it will save some time for our IT staff having to come out and keep those vehicles online. So, with that I would stand for any questions.

De Weerd: Thank you. Council, any questions?

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: Jamie, we are in the midst of budget season right now. Can you explain to me why we are needing to do this now, as opposed to going through the regular budget cycle?

Leslie: Yes, sir. So, the -- currently the cars we purchased last year --

Cavener: Uh-huh.

Leslie: -- the six replacement vehicles -- there is five and, then, the one that came in front of you last year are actually in the build process. So, using this money now while those cars are stripped down and now being built makes more economical sense to put them together now, instead of waiting until the next year, if that makes any sense.

Cavener: It does. Thanks for the clarification.

De Weerd: Okay.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Madam Mayor, Jamie, as I heard you say, just for clarification, that it's moving money that's already budgeted for another portion of your department --

Leslie: It is.

Palmer: -- into this, not new money; right?

Leslie: Correct, sir.

Palmer: Awesome. Thanks.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: I move that we approve the budget amendment for eight cradlepoint devices for patrol vehicles for the not to exceed amount of 27,500 dollars.

Little Roberts: Second.

De Weerd: I have a motion and a second to approve the request in front of you. Council, any questions or discussion? Madam Clerk, will you call roll.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

### **C. Human Resources: Merit Costs for the FY2017 Budget**

De Weerd: Item 9-C is under our Human Resources Department and we have both Crystal Ritchie here and Todd Lavoie. They are -- they are a tag team and after having an opportunity to talk with each of the Council Members, it became I think important to have some topics discussed prior to the budget workshop as we prepare for those and so these two have devised a plan, a scheme, and are in front of you today to share information and thank you both for being here and Todd has been under the weather, so this is great seeing you. That's good. Why don't you go sit in the front row.

Ritchie: So, Madam Mayor, Members of the Council, thank you so much for having us here this evening. We are going to be bringing forward to you several topics in April that we wanted to review and tonight we are going to focus on our budget presentation. So, for tonight we are going to share some information with you regarding our April presentation. Our city's compensation plan, the city's compensation policies, the facts from our compensation plan, our salary administrative guidelines. FY-17, initial projects that Todd and I have been working on, the projected costs associated with those projections and, then, we are going to wrap up and provide you some action reminders and, then, of course, we will stand for questions. So, the information that we are going to be sharing with you during the next month, but specifically tonight -- it is a lot of information. The topics that we are bringing forward to you do have a lot of budgetary impacts. We are bringing this information forward to you sooner, rather than later, to give you an opportunity to process the information that we are communicating to you and, then, Todd and I are going to come back at the end of the month for your guidance and direction. So, in regards to the FY-7 -- or, excuse me, FY-17 budgetary impact projections, tonight we are going to talk to you about our compensation plan. On the 12th of April we will come back and discuss with you our healthcare benefits. On April 19th we are going to come back and Todd is going to discuss with you the allowable three percent property tax projections. So, for these first three meetings, again, it's informational only. We are not looking for any decisions, but we will be back on the 26th for our guidance and direction. So, tonight let's talk about the comp plan. So, our city's compensation plan was developed in FY-13. It was communicated to Council and approved by the Council in the summer of 2013 and, then, implemented it in 2014 and communicated it to our city staff. The compensation committee consisted of our external consultants, Bill Nary from our legal department, myself, Tom Barry, our Public Works director, Stacy Kilchenmann, Council Member David Zaremba and, of course, Mayor Tammy de Weerd. So, the purpose of our compensation committee was to design a compensation plan that is employee focused, predictable, standardized for budgetary reasons and implementation purposes. By doing so it better positioned us to be better at forecasting and planning the budget as we move forward. These plan guidelines also do incorporate market adjustment analysis on a two to three year rotation and currently we are on track. So, our city's compensation policy is SOP 3.4.2. The purpose of our compensation policy is to insure that as a city our compensation program is periodically reviewed. The policy -- or the overview itself is that Human Resources partners with the Finance Department to review the comp program for effectiveness and budgetary compliance. The program will be updated as needed to meet internal equity and external competitive and subjectives and the city has three pay plans currently -- or pay schedules currently today. We have one focused on Fire for our represented employees, the police pay plan, and our general employee population. So, for the -- for the police pay scale and our general employee pay scale, this was a commitment that was made to review both of those programs every two to three years. Both

of those programs were reviewed two years ago. One of the things we need to consider is being mindful of the rotation or the cycle that we look at these things or these programs. We should consider a staggered, but yet a consistent schedule when looking at these things. One of the things to keep in mind is if we review them every two years we should consider the possibility of a phased approach and spreading that out, for example, half one year and half the other. There are pros and cons to each -- each rotation cycle and we need to be mindful when we look at that. So, it is very important that we review the compensation program, that we do make adjustments as needed and by doing so this will insure that the city has the ability to attract and retain qualified applicants and also remain market competitive. So, the compensation plan, here are the factors that feed into that. So, it is employee focused. It's fair and competitive. It's fiscally responsible. It provides budgetary predictability and it gives us the ability to attract and retain top talent. We have an additional policy that supports our compensation program and compensation policy and that policy is our performance increases to salary. So, the City of Meridian has been a pay for performance organization for at least 12 years, maybe longer. That policy is policy number 3.4.3. The purpose of our performance increase to salary policy is to identify a manner in which all of our employees may receive wage increases based on their performance. As an overview the city has established a pay for performance compensation program for all nonrepresentative employees. Each year the Mayor and you, the Council, may approve percentages for pay increases, if any, to be made available to employees. Those merit increases are based on the outcome of their individual performance appraisals or performance reviews. Every year HR offers performance management training to both supervisors, managers and our employee population. In addition to that, HR does review all performance appraisals that come in on an annual basis and we look at that to insure that the appropriate and proper justifications are in the evaluation to support or justify the rating. Our increases here at the city are earned by our employees. They are not just given by management. So, to support and wrap all of that up the city does have a compensation -- excuse me -- a pay philosophy. The City of Meridian does desire to be an employer of choice, both in the public and the private sectors. To do so we need to pay our employees fairly and competitively as possible to attract and retain high performing employees. In addition to that, our pay philosophy, which is based on merit increases primarily, can be and is augmented as determined with market adjustments. So, the City of Meridian is a premier city. To be a premier city we need the best employees, to attract and retain the best employees we must pay competitively within our markets and we reward high performance employees and their results. We need the best employees and we believe that we have those employees here at the city. So, talk a little bit about merit increases, but we often get asked how does this work. So, very high level, the manager completes an annual performance evaluation and they determine the overall performance rating for each of their employees and you can see there the listing of the different rating options that we offer with our program. The performance evaluation and all of the associated people work is, then, forwarded to Human

Resources for processing. HR does review each of the evaluations, as I mentioned earlier, to insure that the appropriate justifications are included in the performance review. We obtain that overall performance rating. We take a look at where that specific employee's salary is in their salary range and, then, we use our matrix to calculate a consistent and fair merit increase. So, let's take a look at what that looks like. So, here is an example. On the right-hand side of your screen, I think, or the left-hand, you have Joe and Joe has received his overall performance rating and he received a fully competent. So, that's great. Way to go, Joe. His current pay is at \$14.50 per -- or, excuse me, 40 cents per hour. We take a look at his position salary range, which is the salary range assigned to his position and you will see here for the example provided that we have identified at the minimum it's \$13.56 per hour, all the way up to the maximum of \$20.18. So, we take that information and we apply it to the matrix you have in front of you. So, again, we take that \$15.40, which is where Joe is currently today. We look to see where that falls in his assigned position salary range. We have identified that he is -- that pay range is within the market minimum for his range and, then, we apply it to the matrix. So, we locate the market range he is in. We identify the performance rating he received. He would receive a merit adjustment of two percent. So, in order to have a fair and consistent process, we also have salary administration guidelines that were developed through the compensation program. These guidelines do support our compensation policy. They do insure that we maintain the competitiveness and appropriateness and integrity and consistency of the application of the program itself. The guidelines address setting employee salaries and jobs, whether it's new to the city, movement within the city, et cetera. The method of revising the pay structure. And also how to manage employee movement through the ranges. These guidelines help us in Human Resources make the appropriate and consistent decisions regarding how salary is administered. So, today we are bringing forward to you what we are going to consider a placeholder for FY-17. These are our initial projections. So, what we are bringing forward for you to consider is a two to four percent place holder. We will come back to you with a more formal recommendation as information becomes available, but we could come back and ask for a whole merit increase only or we could come back and ask you for a market and merit combination. It's a little too early for us at this time to pull local and state data. That's generally made available to us in May and June. National data is generally available to us in June. The data that we look at are market surveys, salary surveys, comparative data, economic indicators, et cetera. So, at HR we are going to continue to monitor and provide formal recommendations for FY-17 budget as the data becomes available for your consideration.

Lavoie: Well, thank you, Crystal. Good evening, Madam Mayor, Members of the Council. Sorry about the bad voice here. As Crystal stated, this presentation here is to inform you and this slide here is to -- is intended to give you a general overview of what a percentage increase to the overall city personnel wages would look like if we applied a two percent to four percent increase and could see them staggered left to right. Apologize. As you can see, if we applied a three

percent merit or market adjustment, you can see that the total bottom line at the very bottom would be around the 673,000 dollars, taking into consideration this also includes the fire department contract discussions that are still in negotiation. I did include fire union adjustments as well, but, again, I understand those are separate, but I just included them here as informational purposes only. This document does not include the police step plan adjustments that are going to be presented to you on a different day, but that does not include this, so this includes all your general employees, not including police STEP plan -- the police STEP plan, but it does -- thank you. But it does include your Fire union wages at the moment. So, again, this is an informational document. We are available to you between now and the 26th to answer any questions, but it gives you a general overview of what a percentage increase to our overall wages will be for the city if we went a certain direction on a percentage.

Ritchie: So, just as a reminder the information that we have given to you today is for informational purposes only. It's for you to review, think about. Todd and I will be back in front of you on April 26th. On that date we will be seeking guidance and direction and just, please, keep in mind that the -- all FY-17 budgetary recommendations can be updated and/or changed up to July 20th. We want to thank you and we will stand for questions.

De Weerd: Thank you, Crystal. Council, any questions?

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I have got one request, Crystal. When you come back --

De Weerd: If you can pull --

Bird: When you come back the 26th would you come back with a turnover percentage for each department?

Ritchie: Okay.

Bird: See what kind of turnover we have. And I don't want -- I don't want -- like parks, I don't want the part-time summer help and that stuff included in it, like we did one year to make it look good.

Ritchie: Okay.

Bird: So, I don't --

De Weerd: To make it look good?

Bird: Well, make it look --

Ritchie: Madam Mayor, Mr. Bird, yes, we would be happy to bring you back that information.

Bird: Thank you, Crystal.

Cavener: Madam Mayor?

Ritchie: Oh. I'm sorry. Madam Mayor? Mr. Bird, what kind of time frame would you be wanting for that turnover information?

Bird: Last calendar year.

Ritchie: Last calendar year?

Bird: Yes.

Ritchie: Thank you.

De Weerd: Calendar or budget?

Bird: Calendar.

De Weerd: Okay.

Bird: That's the best one. They can run it.

De Weerd: Okay. Other questions?

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: Comment and a question. Appreciate guys doing this. I think this is probably beneficial for the new Council members, the more established Council member, and us in the middle. So, thank you for kind of getting ahead of this. Can you provide me some explanation about how HR and the city functions related to -- let's say, for instance, I'm a -- I'm a supervisor and I -- I rate my employees very hard and Councilman Milam is much more pleasant than I and so she rates her employees in a higher fashion. So, an employee at work reports to me -- if he or she were to report to Councilman Milam they might be rated higher. How does -- how does HR look at that to insure that there is fairness regardless of the department that the employee is in?

Ritchie: Madam Mayor, Mr. Cavener, it's a great question. There is a couple of different factors that the -- that we deal with. One is we do provide the annual training to our managers, to our supervisors, to insure that they fully understand the program, that they fully understand the performance evaluation process, that they have clear understanding of how those ratings work and how they are clearly defined, so that we can work towards a consistency from department to department or manager to manager. In addition to that, HR also reviewed each of the performance evaluations and how they are written up and how they are documented to insure that the examples that are provided for the justifications that are provided fall under the rating definitions and, then, of course, we make ourselves available to speak to and assist any -- any manager or supervisor while they are working through the process.

Cavener: Okay. Thank you.

Ritchie: Uh-huh. You're welcome.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: I'm still kind of stuck on how come Joe gets a merit raise. Based on your chart, I mean I understand why he might get a market adjustment raise, but he's like competent. I mean you're able to do your job -- good, you get to keep your job. I mean I don't see how that would be a merit situation. Sorry.

Ritchie: No. That's perfectly fine. Madam Mayor, Ms. Milam, the merit matrix that we put together we did take that as a consideration as the compensation committee pulled together -- excuse me -- the compensation plan and a matrix for -- for merit increases and we do want to recognize those individuals who provide a fully competent performance throughout the year, in addition to keeping their job and maintaining that to reward them for that as well. However, if you look at the matrix -- and I can go back -- and I do have a handout to give to you when we are finished. Depending on where an employee is placed within their salary range it will determine whether or not their performance increase is lower in the pool or if it's higher in the pool. So, the higher you are, excuse me, in your range the lower your percentage increase may be, because you are performing and you are working and you are maintaining as you move through the program or that pay plan. Thank you.

Milam: It just seems that you would be -- it would really -- to get a merit adjustment, which is a pay for performance --

Ritchie: Uh-huh.

Milam: -- that you would be at least at a -- higher than average performance

and --

Ritchie: In the years that we -- excuse me, Madam Mayor, Ms. Milam. In the years that we don't offer a merit increase it does allow the opportunity for growth in their -- in their salary range, so that they can, if they are not already getting to that market area, that we have identified as where the city would like to be, so that we do remain competitive and we don't lose good employees either, because they go elsewhere for an increase. So, it recognizes that and helps us have the ability to retain them as well.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: As soon as -- yeah, as soon as you brought that up I started running the numbers in my head and calculating it out and I guess you pretty much just said what I'm about to say, that he -- fully competent means he's doing exactly the job that we hired him to do and so it's only 30 cents in Joe's example, so if it takes 30 cents an hour to keep Joe around, so we don't have to pay extra money to retrain somebody when he's doing exactly what we hired him to do, no better, no worse, but exactly what we hired him to do, I think it's worth 30 cents not to have to pay to retrain somebody else that might do a little better.

Ritchie: I would absolutely agree with that. Way to go, Joe. The cost and investment to hire -- to recruit, hire, attract another employee, bring them on board, get them the six months of their probationary period to get them acclimated to their job to do processes here at the City of Meridian, there is a huge investment there that we would lose if our employees were to leave, so --

Milam: Madam Mayor. See -- and I'm comfortable giving Joe the raise, but as a market adjustment.

Ritchie: Well noted.

Milam: Anyway. Thank you, Crystal.

Ritchie: You're welcome.

De Weerd: Any further questions from Council? Okay. If you have any other questions that you think of, the whole idea behind having the conversations on the compensation plan on next week on the benefits and the following week on the three percent, is to give you an opportunity to mull them over, to fully vet them, have an opportunity to ask questions and -- so when we come back you can give feedback to the direction you're looking at and, again, we have the compensation plan that if it looks like you want to consider policy changes and reconvene a work group to look at it, that will -- we will roll that out for -- for next

year and just, please, feel free to ask either Todd or Crystal whatever questions you have. Thank you.

Ritchie: Thank you.

**Item 10: Ordinances and Other Items**

- A. Ordinance No. 16-1677: An Ordinance of the City of Meridian Granting the Rezone of 0.669 acres of Land known as Verona East Subdivision (RZ 15-004) From the L-O (Limited Office) Zoning District to R-8 (Medium Density Residential) Zoning District in the Meridian City Code. The Property is a Parcel of Land Being all of Lot 12, Block 10 and a Portion of North Cortona Way, as Shown on that Certain Plat entitled "Verona Subdivision No. 2", According to the Official Plat Thereof Recorded March 4, 2005, in Book 91 of Plats and Page 10743, Records of Ada County, Idaho; and Providing an Effective Date**

De Weerd: Okay. Council, Item 10-A is Ordinance 16-1677. Madam Clerk, will you, please, read this ordinance by title.

Holman: Thank you, Madam Mayor. City of Meridian Ordinance No. 16-1677, an ordinance RZ 15-004, Verona East Sub for the rezone of a parcel of land being all of Lot 12, Block 10, and a portion of north Cortona Way, as shown on that certain plat entitled Verona Subdivision No. 2 according to the official plat thereof, recorded March 4th, 2005, in Book 91 of Plats and page 10743 records of Ada County, Idaho. Establishing and determining the land use zoning classification of L-O, limited office zoning district, to R-8, medium density residential zoning district in the Meridian City Code. Providing that copies of this ordinance shall be filed with the Ada County assessor, the Ada County recorder, and the Idaho State Tax Commission as required by law and providing for a summary of the ordinance and providing for a waiver of the reading rules and providing an effective date.

De Weerd: You have heard this title read by -- this ordinance read by title. Is there anyone who would like to hear it read in its entirety? Okay. I'm not going to ask this each time. Just raise your hand after the reading if you want to hear it.

Milam: Madam Mayor?

De Weerd: Yes, Mrs. Milam.

Milam: Seeing none, I move that we approve Ordinance No. 16-1677 with suspension of rules.

Bird: Second.

De Weerd: I have a motion and a second to approve Item 10-A. Madam Clerk, will you call roll.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**B. Ordinance No. 16-1678: An Ordinance of the City of Meridian Amending Title 1, Chapter 8, Section 1, Meridian City Code, Appointments by the Mayor; Providing a Waiver of the Reading Rules; and Providing an Effective Date**

De Weerd: Item 10-B is Ordinance 16-1678. Madam Clerk, will you read this by title.

Holman: Thank you, Madam Mayor. City of Meridian Ordinance No. 16-1678, an ordinance amending Title 1, Chapter 8, Section 1, Meridian City Code, appointments by the Mayor, providing for a wavier of the reading rules and providing an effective date.

Nary: Madam Mayor? Excuse me.

De Weerd: Mr. Nary.

Nary: Do you need me to explain this on the record, since we hadn't previously discussed it?

De Weerd: Yes.

Nary: Okay. Madam Mayor, Members of the Council, so what this ordinance does -- we have a section in the city code regarding appointed positions. This eliminates the Human Resources Department director from an appointed position. This changes the title of the information services to support services director position and it moves the chief financial officer and city treasurer into a code section related to the Idaho Code. So, it's really just a cleanup ordinance, but that's what it does.

De Weerd: So, Council, three years ago we consolidated two departments of the clerk and the information -- or the IT. In doing so it really showed how this consolidation and putting it under a single point improved communication, improved the flow of the information that was requested from the public. It had a higher oversight and it added a strategic focus that sometimes it gets lost in our busy lean departments that built in greater accountability and as I looked at that moving forward when we had our HR director return to the private sector and Suzanne, our interim CFO position, I looked at consolidating those departments as well under that single point of contact. In essence, this will not only save salary or save a budget with the reorganization, but it gives a stronger strategic oversight. It provides for better communication and it streamlines policy and eliminates the potential of redundancies in the four different divisions. I think that as we reorganize, that this is in front of you, because most of these -- and many of these are appointed positions and so those appointed positions would also need the -- your action in terms of not just the -- the reorganization, but the people that would go in there. And I know there was a point I was going to make and I just lost it, so --

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move that we approve Ordinance No. 16-1678 with suspension of rules.

Milam: Second.

De Weerd: I have a motion and a second. Any discussion? Madam Clerk, will you call roll.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, nay; Palmer, nay; Little Roberts, yea.

De Weerd: All ayes. Okay. The ayes have it.

MOTION CARRIED: THREE AYES. TWO NAYS. ONE ABSENT.

**C. Ordinance No. 16-1679: An Ordinance of the City of Meridian Repealing Title 1, Chapter 8F, Sections 1 and 2, City Human Resources Department Director; Providing for a Waiver of the Reading Rules; and Providing an Effective Date**

De Weerd: Item 10-C is ordinance 16-1679. Madam Clerk, will you read this by title.

Holman: City of Meridian Ordinance No. 16-1679, an ordinance repealing Title 1, Chapter 8-F, Sections 1 and 2, Meridian City Code, City Human Resources Department Director, providing for a waiver of the reading rules and providing an effective date.

De Weerd: Okay.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move that we approve Ordinance No. 16-1679 with suspension of rules.

Milam: Second.

De Weerd: I have a motion and a second. Madam Clerk, will you call roll.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

**D. Ordinance No. 16-1680: An Ordinance of the City of Meridian Amending Title 1, Chapter 8B, Sections 1-2, Meridian City Code, City Treasurer to Chief Financial Officer/City Treasurer and Repealing Title 1, Chapter 8E, Sections 1-2; Providing for a Waiver of the Reading Rules; and Providing an Effective Date**

De Weerd: Item 10-D is 16-1680. Madam Clerk, will you, please, read this by title.

Holman: Thank you, Madam Mayor. City of Meridian Ordinance No. 16-1680, an ordinance amending Title 1, Chapter 8-B, Sections 1 and 2, Meridian City Code, City Treasurer to Chief Financial Officer, City Treasurer and repealing Title 1, Chapter 8-E, Sections 1 and 2, providing for a waiver of the reading rules and providing an effective date.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move we approve Ordinance No. 16-1680 with suspension of rules.

Milam: Second.

De Weerd: I have a motion and a second. Any discussion? Madam Clerk.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, nay; Palmer, nay; Little Roberts, yea.

De Weerd: Okay. Ayes have it.

MOTION CARRIED: THREE AYES. TWO NAYS. ONE ABSENT.

**E. Ordinance No. 16-1681: An Ordinance Adding Title 1, Chapter 8E, Sections 1-2, Meridian City Code, Support Services Director; Providing For a Waiver Of The Reading Rules; And Providing An Effective Date**

De Weerd: Item 10-E is Ordinance 16-1681. Madam Clerk, will you, please, read this by title.

Holman: City of Meridian Ordinance No. 16-1681, an ordinance adding Title 1, Chapter 8-E, Sections 1 and 2, Meridian City Code, Support Services Director. Providing for a waiver of the reading rules and providing an effective date.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: I move that we approve Ordinance No. 16-1681 with suspension of rules.

Bird: Second.

De Weerd: I have a motion and a second to approve Item 10-E. If there is no discussion, Madam Clerk, will you call roll.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, nay; Palmer, yea; Little Roberts, yea.

De Weerd: The ayes have it.

MOTION CARRIED: FOUR AYES. ONE NAY. ONE ABSENT.

**F. Appointment of Todd Lavoie as Chief Financial Officer/City Treasurer of the City of Meridian**

De Weerd: Item 10-F. Council, I am -- I am very pleased and honored to ask for your approval of the appointment of Tom -- Tom.

Bird: Holy cow.

Cavener: No.

De Weerd: Oh, yeah. His name was Todd. Todd Lavoie. Todd has served as the interim, but he has been with the -- the city for nine years I believe and he has served us well. He has -- in the short time that he has served as interim he has shown leadership. He has built the confidence of his staff and I'm very honored to ask you for your confirmation of my appointment to Todd Lavoie as our permanent CFO/City Treasurer.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: It's with my great honor that I move we approve the appointment of Todd Lavoie as Chief Financial Officer/City Treasurer for the City of Meridian.

Milam: Second.

De Weerd: I have a motion and a second. Any discussion? Okay. Madam Clerk.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: Congratulations, Tom.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Milam: Speech. Do you have a slide show?

Lavoie: Yes. Fifteen slides.

Bird: How many?

Lavoie: Only 15 tonight.

Bird: You're not Tom, then.

Lavoie: Good point. Well, Madam Mayor, good evening. Members of the Council. First I would like to thank you very much for this opportunity to serve as the chief financial officer of the City of Meridian. The trust and respect that you have provided me will not be taken lightly. I, along with the rest of the finance department, will continue to take pride in what we do for the City of Meridian, for

the City Council, for the citizens and for the fellow staff members and also for you, Mayor. We will continue the tradition that was promoted by our previous CFO by leading the city in a positive direction with all financial decisions. The citizens voted you to lead in a sound and prudent way and I will continue to uphold that direction with all finances and the Finance Department will do the same. I am proud to say that the citizens could be well assured that the city finances will be managed in an professional manner due to the outstanding staff that you, the Council, have provided them in the finance department. So, in closing I want to thank you again, Mayor. I want to thank you Members of the Council. I want to thank the Department of Finance. I know you're watching on the internet. I want to thank our fellow staff members and, then, also I want to thank my beautiful wife behind me. Oh, there she is. For all the support, all the trust and all the encouragement that you have provided me in giving me this opportunity and one final note to our friend Luke, just ordered some nice big shoes -- just ordered them and we will look good my friend.

Cavener: All right.

Lavoie: So, again, I just want to say thank you very much for the opportunity.

De Weerd: Thank you, Todd. Very proud to have you on board.

### **G. Appointment of Jaycee Holman as Support Services Director of the City of Meridian**

De Weerd: Item 10-G is the appointment of Jaycee Holman as service -- support services director of the City of Meridian. Council, it's been a great honor to serve with Jaycee in the various roles that she has held for -- with our city from the utility services or otherwise known as MUBS director, to the city clerk to our Information Services director and now to support services director. Jaycee has -- has been able to -- to really organize and put in order almost everything that she has touched and I say almost, because I think there is always room to stretch and grow and I'd hate for her to have a big head. It is an honor to serve with her. She adds great discussion and leadership to our senior leadership team and I believe that she is going to take these four important divisions and departments and -- and bring them to the next level in achieving the -- the strategic goal in streamlining our policies and -- and bringing you efficiencies that I know you will applaud her and her team on. She's got a dream team and I am very honored to bring her appointment to you as support services director.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: It gives me a great deal of pleasure to make the appointment with the kid, Jaycee Holman, as Support Services director for the City of Meridian.

Milam: Second.

De Weerd: I have a motion and a second. Any discussion?

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Madam Mayor, if -- in our talking about doing this I said on multiple occasions that if I knew Jaycee was never going to die and never going to retire, I'm a hundred percent on board all day long. Knowing that will not be the case, you know, I voted against a couple of these. I feel that the head of the finance -- the head of the money and the head of the records need to have a straight line, nobody in between to the Mayor. I have complete confidence in the people that we are putting into these positions, just looking long term. I'm sure we will probably be in a situation with future people that will hold these positions, I know we are in a good spot with the ones that we do have. So, I have absolute faith in Jaycee, just do me a favor, don't ever die and don't ever retire and we are good.

De Weerd: So, moved. I'm sorry. Any -- Madam Clerk, will you call roll.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Holman: Madam Mayor, Members of the Council, first of all, I would like to thank you very much for giving me this opportunity. When I started with the city very close to 11 years ago my daughter was in kindergarten. As a utility billing manager -- I used to bring her to work with me at night and put her to sleep on the floor until 1:00 or 2:00 in the morning. So, now that same daughter -- I'm starting to look at colleges with her. So, as she has grown and the city has grown, I appreciate the opportunity to allow me to grow with the city and to promote from within and allow me to continue to challenge myself and stretch myself. When I started in 2005 I never would have dreamed that this is where I would be and I hope to continue always to provide an example and raise a really strong young woman who -- who knows she can do anything. So, on that note, Bailey, I know you're watching, from home. Thank you for logging in. I love you. And go do your homework.

**H. Amended onto the agenda: Appointment of Jacy Jones as City Clerk of the City of Meridian**

De Weerd: Thank you. Item 10-H is appointment of Jacy Jones as City Clerk of the City of Meridian. Jacy Jones is also an employee that's proved herself over and over and over again -- it wasn't too long ago that Jacy stood in front of you and -- and shared the accomplishments of her team and the efficiencies that they have found in her commitment to continue to find those efficiencies and -- and to make sure that those costs are passed onto our citizens and I know that you all applauded those efforts. She has -- has been under the direction of Jacy Holman, but she has stood in her own right as a real asset to the city and it gives me great honor and privilege to recommend her appointment as City Clerk for the City of Meridian. I would entertain any questions.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: I move that we approve the appointment of Jacy Jones as City Clerk for the City of Meridian.

Little Roberts: Second.

De Weerd: I have a motion and a second to approve Item 10-H. Madam Clerk, will you call roll.

Cavener: Madam Mayor, comment --

De Weerd: I'm sorry.

Cavener: -- before the vote, if possible.

De Weerd: Yes.

Cavener: Earlier tonight Crystal and Todd presented some information about our budget and there was a line in there about attracting and retaining the best employees and, then, afterwards she said -- and we have them. And I think that the three appointments that you have brought tonight are not the exception to that, they are the rule. We have amazing employees in every department in our city and it's been great to see these three appoints tonight. So, I am -- thank you, Mayor, for bringing forth three great appointments. I'm looking forward to voting.

De Weerd: Thank you. Madam Clerk.

Roll Call: Bird, yea; Borton, absent; Milam, yea; Cavener, yea; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

De Weerd: If you would like to make comment.

Jones: Madam Mayor, Members of the Council, I appreciate this opportunity. I am grateful for the trust that you have placed in me and just the faith that you have that we will continue to do good work. I have members of my team watching -- I can't ever do this. I have members of my team watching and we just -- I am blessed to be able to work with the type of people I do every day and I cry at every single one of these. I apologize. But I love Meridian and I love what we are building and I will continue to do good work and I'm excited to be able to serve Meridian in this new capacity. So, thank you for your faith and I'm sincerely grateful for the opportunity. Thank you.

De Weerd: Thank you. So, I just want to make one last comment. One of these positions that is not an appointment, so you don't have it on your agenda tonight, but I am very -- so, I thought I was going to get through this whole thing without getting emotional. Thanks a lot, Jacy. And Jaycee. Well -- and Todd kept it dry. But when I mentioned that this is a dream team, the last piece of -- or not the last piece, there are two other pieces to this. One is in our HR. Crystal Ritchie has stepped in, has been the interim since December and she has really proven herself. She has shown her organization, her attention to detail. I think that -- that Jaycee Holman has really gotten a strong team of people not only committed to the city, but committed to delivering quality service and results to the departments they serve, to the City Council they serve, and to the citizens they serve and that's very important to me. Crystal Ritchie is going to be our HR manager and I am thrilled that she can finally move forward and assemble the -- the remaining gap in her team and so thank you, Crystal, for everything that you have done and one of those people that is not here tonight is Dave Tiede, that part of this reorganization of reclass is putting Dave as our chief information officer or CIO and he will take the lead of our IT department. Dave has tremendous talent and -- and just excitement for what he can do in this -- this new roll. It's -- it's long deserved. It's the first time we have officially recognized the lead in our IT department under this important title and I know he's joining an amazing team to again make sure those support services to our departments, to our citizens are -- are quality and exactly what our elected leaders expect. So, my congratulations to Dave and my heartfelt thanks to the leadership he has played as the co-lead in that department and now as the one that will lead it. So, excited.

**Item 11: Future Meeting Topics**

De Weerd: Council, under Item 11, any agenda items for future meetings?  
Okay. That ends this lengthy agenda. I would entertain a motion to adjourn.

Bird: So moved.

Milam: Second.

De Weerd: All in favor say aye. All ayes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

MEETING ADJOURNED AT 9:39 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

\_\_\_\_\_  
MAYOR TAMMY DE WEERD

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DATE APPROVED

ATTEST:

\_\_\_\_\_  
JACY JONES, CITY CLERK

Milam: Second.

De Weerd: All in favor say aye. All ayes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

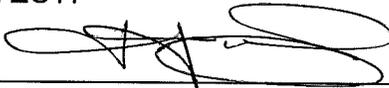
MEETING ADJOURNED AT 9:39 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)

  
MAYOR TAMMY DE WEERD

4 / 26 / 16  
DATE APPROVED

ATTEST:

  
JACY JONES, CITY CLERK

