

A meeting of the Meridian City Council was called to order at 3:00 p.m., Tuesday, August 9, 2016, by Mayor Tammy de Weerd.

Members Present: Keith Bird, Genesis Milam, Ty Palmer, Joe Borton and Luke Cavener.

Members Absent: Anne Little Roberts.

Others Present: Bill Nary, Jaycee Holman, Caleb Hood, Steve Siddoway, Berle Stokes, Dave Jones, and Dean Willis.

Item 1: Roll-call Attendance:

Roll call.

<u> </u>	Anne Little Roberts	<u> X </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: Welcome, everyone, to our City Council meeting. For the record it is Tuesday, August 9th. It's a few minutes after 3:00. 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: Adoption of the Agenda

De Weerd: Okay. Item 3 is adoption of the agenda.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: 4-A, the resolution number is 16-1153. 4-M, the resolution number is 16-1154. On 9-B the resolution number is 16-1155. And the proposed resolution number on 11-B is 16-1156. With that I move we approve the agenda as published.

Borton: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Item 4: Consent Agenda

- A. Resolution No.: 16-1153: Resolution to Destroy Semipermanent Records of the Community Development Department, Building Division**
- B. Amended Development Agreement for TM Creek-MDA-H-2016-0067 with SCS Brighton, LLC located at the Southeast corner of W. Franklin Road and Ten Mile Road, in the NW 1/4 of Section 14, Township 3N., Range 1W**
- C. Findings of Fact, Conclusions of Law for Denial for Pope's Garden (H-2016-0006 REVISED) by Iron Mountain Real Estate. Located at 2662 E Magic View Drive**
- D. Findings of Fact, Conclusions of Law for Approval for Gibson Amity Property (H-2016-0036) by CLG, Inc. Located 357 E. Amity Road**
- E. Findings of Fact, Conclusions of Law for Approval for Bancroft Square (H-2016-0055) by Schultz Development Located 2750 S. Eagle Road**
- F. Findings of Fact, Conclusions of Law for Approval for Binary Subdivision (H-2016-0078) by Tealeys Land Surveying, Inc. Located 1351 E. Fairview Avenue**
- G. Final Order for Normandy Subdivision No. 2 (H-2016-0084) by Schultz Development Located at 4145 S. Locust Grove Road**
- H. Final Order for Normandy Subdivision No. 3 (H-2016-0085) by Schultz Development Located at 4145 S. Locust Grove Road**
- I. Approve Minutes of July 12, 2016 City Council / Joint MDC Meeting**
- J. Approve Minutes of July 19, 2016 City Council Meeting**

- K. Approve Minutes of June 7, 2016 City Council Budget Workshop Meeting**
- L. Approve Minutes of July 26, 2016 City Council Meeting**
- M. Resolution No.: 16-1154: A Resolution of the Mayor and the City Council of the City of Meridian Re-appointing Matthew Adams to Seat 4, John Nesmith to Seat 5, Spencer Martin to Seat 6 and Seldon S. "Butch" Weedon to Seat 7 of the Impact Fee Advisory Committee.**
- N. Master Agreement with Ken McCall For Professional Services: Park Identities Public Art Roster**
- O. Master Agreement with Stephanie Inman For Professional Services: Park Identities Public Art Roster**
- P. Master Agreement with Trademark Sign Company, Inc. For Professional Services: Park Identities Public Art Roster**
- Q. Training Agreement between Ada County Highway District and City of Meridian**
- R. Sanitary Sewer and Water Main Easement between the City of Meridian and Summit Equity, LLC within Falconer Place Subdivision**
- S. Approval of Award of Bid and Agreement to Cascade Enterprises, Inc. for the WRRF Tertiary Filter Building Crane Construction project for a Not-ToExceed amount of \$74,310.00.**
- T. Approval of Award of Bid and Agreement to The Ewing Company for the "WRRF CENTRATE EQUALIZATION" project for a Not-To-Exceed amount of \$1,308,128.00**
- U. Approval of Award of Bid and Agreement to Challenger Companies Inc. for the WRRF PLC Upgrades 2016 project for a Not-To-Exceed amount of \$89,737.00**

De Weerd: Item 4 is our Consent Agenda.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: As stated earlier, 4-A the resolution number is 16-1153 and 4-M the resolution number is 16-1154 and with that I move we approve the Consent Agenda as published and for the Mayor to sign and the Clerk to attest.

Borton: Second.

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

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

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Item 5: Items Moved From the Consent Agenda

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

Item 6: Action Items

A. Public Hearing: PY2016 Community Development Block Grant (CDBG) Action Plan

De Weerd: So, we will move into Item 6 under Action Items. We have our public hearing for the program year 2016 of our CDBG Action Plan. I will turn this over to Sean.

Kelly: Thank you, Madam Mayor, Members of Council. Appreciate the opportunity to come today. This is a culminating event for the action plan cycle for 2016. It is a public hearing and whatever discussion Council may have in moving funds around and talking about the projects may be had. That will happen tonight. So, I would also like to thank the people that are going to show up and have probably showed up and signed up to give public testimony. We rarely get that with CDBG, so it's actually good to get that feedback. I want to make sure that we acknowledge those individuals.

De Weerd: Thank you.

Kelly: So, for 2016 our priorities remain the same based on our consolidated plan. Decent housing and public facilities where we can have them and also we have our public service endeavors that we try to expand and do some different things each year. This year we have a couple that are going to be carried over from previous years, as well as one new one to talk about. This is the

recommended allocations. The breakdown. I would note here again, 356,000 dollars, roughly, is what our 2016 allocation is entitled to be, which is higher than we have ever had, about seven and a half percent higher than last year as well. Just briefly here, here is our low to moderate income area again with percentages, so that we can look at the block groups and so you can see that. This will become very relevant in the next -- the next slide here. These are -- this is the geographic distribution of funds, where those projects generally are going to be carried out within the LMI. It does happen that sometimes a project is carried out outside the LMI depending on the type. The ones that are listed here in the upper right, those are not -- those are not being carried out outside of the City of Meridian. The offices just happen to be outside the City of Meridian and we don't know yet where those projects are going to impact. Their home buying, things like that, things of that nature, and so that can happen anywhere in the city. First up is program administration. Once again, just to make the point, this number is inflated last year, this year and will be again next year, because we have to do our five year consolidated planning. That starts now and so we use funds from three different years to budget for that, just because of the way the CDBG dollars have to be used for public service and for administrative dollars. You have to be very careful with not going over that 20 percent in any given year. So, that will include staff time, as well as all of the things that I do, to include the consolidated plan, environmental reviews, as well as any fair housing opportunity that we engage with. So, for our public service activities, once again, Meridian Food Bank, as we do most years -- and the Boys & Girls Club is coming back as a scholarship program as their early rising and summer programs to assist low income -- low income families with children to attend those programs. The new one this year for us -- the new one for the City of Meridian is Jesse Tree of Idaho, which is emergency assistance to families with children who are at risk of becoming homeless. We have one public facility, specifically public facility being done by the city of Public Works. The area of Todd Way and Chateau Drive near Barbara Morgan STEM Academy, they have determined is -- it's part of our low income area, that northwestern quadrant there, but it also has some -- it lacks some coverage and so Austin Peterson has put together a couple of maps where they would like to do some streetlights there and that's the start of a much larger, much broader project that he would like to look for all of the LMI and try to carry that through. We have two housing activities, which is what we had last year. These same organizations. One of them is the Housing Authority for homebuyer assistance and the other is Neighbor -- Neighborhood Housing Solutions, which is a 501(c)(3). The two operate very differently within different universes of potential low income individuals to assist, but it's noteworthy to say one of them is a state agency or a county agency, rather, and one of them is a nonprofit that does the -- a similar type of a program. Also listed as a housing activity for infrastructure, BCD, LLC, and the Housing Company, this is a partnership with the city to build and -- to design -- to design sidewalk and any needs of infrastructure there and is in support of a potential housing development, a multi-family, that would be right there on 2 1/2 Street. Their entire process is tied to the state agency, Idaho Housing and Finance Association for them to secure

through their application process low income housing tax breaks. For alternate activities, as you remember last year we decided to plug a few of these in so that we don't run into another community façade upgrade type of a situation. So, we plugged these into the action plan. We have Council approve them and if another project falls short or we need to look for one, we don't have to hurry up and find one and come to Council and get it through the process again, we already approved it, we have already had the public take a look at it, everyone has approved these projects coming forward. The first -- the first one is streetlights. As I have already mentioned, Austin Peterson was looking at the rest of the LMI, so should we end up with funds in the rest of the year or coming year to go back to this action plan, we couldn't trigger 40,000 dollars to, again, reinvest in those -- in that streetlight program. And for the Meridian Development Corporation they asked for funds to do sidewalk as well. Their ability to do that sidewalk hinges on ACHD doing a scope of the 2 1/2 Street area where they are trying to do that at. So, depending on what ACHD comes back with and what that would cost, MDC will better be able to make a decision. So, I want to make sure we program that in should we be able to use those funds to find a number that works out from ACHD. Public comment period was opened on July 5th. Up until this point there was ten public comments. Those were included in the packets that Council received in the public record. Any other public comments that we receive today at the hearing or at 6:00 later on this evening will be included in the action plan for submission. So, a few notes just so that we make sure we have these out of the way before the hearing starts. Any changes made through funding by City Council will take place. I will do whatever Council decides and add that to the action plan to submit, so however that conversation works, whether it is as it is now or whether we change that and I want to make that -- this very clear, too, to both the individuals who are going to provide testimony to Council -- the city is not asking City Council to approve or deny any housing development whatsoever. This is for the action plan only and this action plan project is for a sidewalk development or a sidewalk project. So, Madam Mayor, these are the requested actions. The first one is the -- to solicit public comment. The other three we probably won't get to until we close the public comment hearing.

De Weerd: Okay.

Kelly: And with that, Madam Mayor, I have no questions. If you have any questions, please, let me know.

De Weerd: Thank you. Any questions from Council at this point?

Bird: I have none, Mayor.

Cavener: Not right now.

De Weerd: Okay. Thank you very much. We did have several people sign up to testify. Again, this will be kept open and entertain additional public comment at 6:00 o'clock. Okay. So, Warren Grover signed up. Thank you for joining us.

Grover: Thank you, Madam Mayor.

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

Grover: Warren Grover. 4654 West Hearst Drive in Meridian.

De Weerd: Thank you.

Grover: And I appreciate the chance to talk to you today. I am against the low income housing in downtown Meridian. There are many people under the low income level that are already buying homes in Meridian and we don't need to subsidize those further. Also I have a -- quite a contention, I guess. At the last meeting Doug Crowther of VCC, which is a federal subsidized housing that's held to strict standards that tenants must be felony free. Well, as most of you are probably aware, federal department of Housing and Urban Development is doing social engineering and refusing grants to -- or money to communities that do not follow their rules and one of their new rules as of April 11th is that any landlords that -- they are warning the landlords if they ban any renters with criminal convictions that's a violation of the Fair Housing Act, because they are disproportionately affecting minorities. So, I don't see how those two statements can go together on something like this. Thank you very much.

De Weerd: Thank you. And I will just state for the -- the public hearing on this, this is not about a housing project, this is about a sidewalk. The sidewalk that is being asked to fund is for 2 1/2 Street and it would be a part -- if there is a project on 2 1/2 Street. But this sidewalk is an off-street improvement -- or an off-site improvement for that kind of project and if you have been on 2 1/2 Street they don't have sidewalks, so -- so, just wanted to provide clarity on that.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: And to that point in the last meeting it was mentioned our supporting this spending of this money would increase the odds of getting approval for the -- the six million dollars necessary to advance that project and so I think the gentleman's comments were quite warranted in that if he doesn't want to see that project take place in the future that the first step in making sure that that wouldn't be something that he would want to have there would be stopping this I guess very instance, that if we -- of we don't support this they are less likely to have it later or if we support it they are more likely to get the funds to build it later. So, his comments made sense to me.

De Weerd: But the design of a sidewalk on 2 1/2 Street, regardless of an apartment or of whatever development occurs, there are sidewalk needs on 2 1/2 Street and so this is -- this is a part of 2 1/2 Street.

Palmer: Madam Mayor, follow up?

De Weerd: Uh-huh.

Palmer: And to that point there is need for a sidewalk in lots of places. The purpose of this sidewalk would be to better facilitate that project later.

De Weerd: Okay. Next we have William Tometelli signed.

Tometelli: No need for me to say anything, because I wanted to talk about the low income housing.

De Weerd: If that project were to be proposed there would be a public hearing then as well. So, again, this -- the public testimony on this is for the project that was submitted in front of us for a sidewalk improvement on 2 1/2 Street. So, as Mr. Palmer pointed out during the public comment a month ago, it was stated that this would be part of a grant or an application for federal funding for a bigger project -- for a project that would have to come in front of the public again to this Council in terms of a public hearing and I -- I would say that we would welcome comments that you might have today or to hold those for a project once there is an application, because at this point there is not an application to the city. Okay.

Hood: Madam Mayor?

De Weerd: Yes.

Hood: Just to that point a little bit. We have talked with BCD potentially about their site plan. Like you just stated, we have not seen an application submitted, but the zoning out there today on 2 1/2 Street would allow multi-family as an outright principally permitted use, so there would not be another public hearing, depending on what they propose. If they came in with a site plan that requested, you know, height exceptions or setback variances or those types of things, there could, potentially, be public hearings, but as an outright allowed use -- entitled use on this property, it is zoned today for multi-family. So, not going to say there wouldn't be a public hearing, but they could design something and do a multi-family project on that site that wouldn't have a public hearing.

De Weerd: So, it's an allowed use at this point.

Hood: Again, depending on how it's designed and situated, yes. Multi-family is a principally permitted use in the current zoning district on that property.

De Weerd: Okay.

Cavener: Madam Mayor?

De Weerd: Yes, Mr. Cavener.

Cavener: To Caleb's point and I think to the comment that you made earlier, if any one of our -- member of our community is here to provide testimony on this we wouldn't -- we would welcome that testimony today, especially in light that there might not be a potential for that testimony in the future. So, we wouldn't want anyone here that's here today to not feel like they had the opportunity to share their -- their voice on this. My opinion.

De Weerd: So, Reverend Howie, if you would like to make comment I would certainly welcome that.

Howie: Madam Mayor, Council Members, thank you for this opportunity.

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

Howie: William Thomas Howie. Retired pastor.

De Weerd: Okay. And your address?

Howie: Oh. Address. 641 West Franklin Road, PMB 26.

De Weerd: Thank you.

Howie: Let me just say I have read some of Ty's comments on the low income housing. I agree with those comments and I'm well aware that there is a need. I'm well aware that there is hundreds of Meridian residents who rely on low income -- low income housing and housing vouchers and according to the Boise City Ada County Housing Authority there are 155 Meridian residents who use housing vouchers to help pay the rent. But I'm old enough and wise enough and aware enough to realize that if we build a low-income housing project here in Meridian it won't be long and that project will be nearly filled with refugee resettlement people. I'm not against immigration, because as soon as you say refugee resettlement you might be against that, people think you're against immigration. I'm not against immigration -- legal immigration run by the Congress. This refugee resettlement, however, is run by the UN and member nations just take however many people the UN tells them to take. So, in this case I'm asking this City Council not to build this low income housing project. You've heard the phrase if we build it they will come. Please, don't.

De Weerd: Elaine Gardoski. Turns yours over the Bill. Thank you.

Gardoski: Good afternoon, Madam Mayor --

De Weerd: Good afternoon.

Gardoski: -- and Council. My name is William Gardoski. I live at 1620 East 2 1/2 Street. We moved there in 1991. We have been property owners since '92. We are adamantly against the low income housing. I am all for sidewalks. I have contacted Ada County Highway District about speed bumps even, because there is a lot of speeding. There is no sidewalks. There is a school. There are children there. I am not against the sidewalk whatsoever. This street isn't safe, really, for people walking. The one thing you need to keep in mind when you think about the low income housing -- number one, 2 1/2 Street is small. The school at the end, Cole Valley, there is about 75, 80 cars a day, morning and night, additional on the street when they are in school. There is no stoplight. You can't get out on Fairview. The street is narrow. If you put in a housing project you're going to have another 150 to 200 automobiles a day on 2 1/2 Street. But as far as safety and sidewalks, if the sidewalk was there and didn't go any farther -- it needs it on both sides. I am absolutely for making the streets safer, because there is a lot of children -- I've seen almost accidents -- I sit out on the front and I watch accidents all the time happen and -- trying to happen, but as far as the -- the safety of the sidewalk would be a good idea if it stopped there. But we are adamantly against the one -- like I say, I don't think the street would carry it and you're going to figure another -- with the school going in the winter and housing projects, you got another 300 cars a day on that street. No one will ever get out on Fairview. So, as a -- from a safety point of view sidewalks would be a good idea if it stopped there. But I just want to let my voice be heard to you gentlemen and ladies and I appreciate the opportunity. I'd like to see 2 1/2 stay the way it is. It's been fairly peaceful and I do know we live next door to Cherry Lane Apartments. There are a fair amount of people that have time on their hands and nothing to do except annoy people and speaking from experience and not prejudging anybody, I know what happens when people sit and collect your checks and do nothing and I'd hate to see that happen and I also think that any project that close to main I think would deteriorate that whole area if we are talking a lot of units. But make the street safe? Yes. For sure. And I appreciate the time and chance to talk to you. Thank you very much.

De Weerd: Thank you for being here.

Gardoski: You guys have a nice day.

De Weerd: Merlin Schmeckpeper. Good afternoon.

Schmeckpeper: Good afternoon, Madam Mayor. How are you today?

De Weerd: I am good.

Schmeckpeper: Council Members. My name is Merlin Schmeckpeper. I reside at 157 East Ada Street, Meridian, Idaho.

De Weerd: Thank you.

Schmeckpeper: You're welcome. I guess at this point in time I am about as confused as it appears you all are. Okay? We started out with a sidewalk project that's going to bubble into low income -- medium income housing. That begs the -- to ask about resettlement -- refugee resettlement and it sounds to me like there might be a little skullduggery going on here amongst you folks. He brought some clarity to it. The map over here was all about where they are putting the low income housing. All those little green dots. Nothing said about a sidewalk. And, Madam Mayor, you brought that forward. Thank you, Ty, for clarifying it a little bit, but it's still not real clear. What is clear to me right now is you're going to push this sidewalk program through, so that later on you can get this government dole or whatever it is for low-income housing without any approvals necessarily, as this gentleman brought out. Maybe, maybe not. First of all, public hearings are one thing. But, you know what, you folks were all hired to protect the city. Please do your job. I oppose low income housing. I have watched the Washington Court or whatever it's called these days. I have watched it deteriorate. I see the police cars there constantly. Now, you really want to do that -- more of that to the City of Meridian? I ask that. I stand opposed. Thank you for hearing me.

De Weerd: Dustin Emmens. Good afternoon.

Emmens: Hello, Mayor, Council. I live at 21 -- or sorry. 2586 West Misty Drive, Meridian. I am against low income housing. This is all about the camel getting its nose in the tent. The sidewalk leads to the housing project. The housing project leads to other needs for low-income persons. We don't have a bus. Meridian needs to expand bus service for the low-income houses. Meridian needs to expand this service and that service and so on and so forth and pretty soon we are out of money. This is all about money and the camel getting in the tent. Thank you.

De Weerd: Thank you. Those were the folks that were signed up. Is there any other member that would like to provide testimony at this time? Yeah. We will get back to you.

Schindler: Madam Mayor, I apologize for my appearance today, but just came in off of a job site. But I wanted to appear today --

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

Schindler: Martin Schindler. 6835 North Topaz, Meridian, Idaho.

De Weerd: Thank you.

Schindler: Anyway, I wanted to thank everyone for their comments, but I also have -- born in Boise, grew up in a larger city, and I understand a couple of things. We are missing a few clearly unidentified individuals that aren't here today and that's the business people that have service needs within the City of Meridian and so, one, is I am for the sidewalk extension. I think that's a safety issue and I see that throughout the city and I -- I would appreciate that money being spent in doing so. I also see that we have a workforce issue and we have talked about low income housing, but we are not talking about -- we are talking about very small percentage is my understanding -- anyway. And I think we have brought the word low income and I don't necessarily feel that way if -- if the value of the property is driven higher, depending on how city planners would actually handle the physical characteristics and what would appear there. So, we consider it today in today's language workforce housing and workforce housing is done in several different means. One, the average service individual's wages are around \$7.50 an hour and they peak out at about \$9.75 an hour and that's some data that I have taken locally and I -- I know that from having people that work for me, that our labor-style individuals or maybe they work in the kitchen and serve -- or prepare our meals at night or whatever it may be, but they are not paid a lot of money and we do need -- we do need those individuals in the core of our city to help support the services we need to build a city and to keep our downtown core thriving. And that's all I have. Any questions?

De Weerd: No. Thank you, Marty.

Schindler: You're welcome.

De Weerd: We had a follow-up comment. If you will wait and comment when you're on front of the microphone.

Grover: I just wanted to add one more thing. I don't have children in school. My son does. As far as I know every school within any kind of -- 20 minute drive of this area is packed. There is no -- so, we will have to talk about bussing also on that. But if you want to do safety issues on 2 1/2 that's perfectly fine with. The school -- the school thing is another issue, because they are all full and I don't know where they would go. I think you would be better served to put the project out somewhere else farther. But that's what I wanted to add.

De Weerd: Thank you.

Grover: Thank you.

De Weerd: Any other comments? Okay. We will again take public comment at 6:00 o'clock and I thank the folks that came today to provide your feedback at this point. So, this item will be continued to the end of our agenda.

Item 7: Department Reports

**A. Community Development and Economic Development
Department Strategic Update**

De Weerd: Okay. Item 7 is under Department Reports. Item A is our Community Development and Economic Development Department strategic update. Hello, Bruce.

Chatterton: Madam Mayor, Council Members. I've decided I don't want to give an annual update. The next item on the agenda is of much more concern to me. I'm going to do everything I can to torpedo the appointment of C. Jay Coles as city clerk. How dare you. I have the secret dossier if they're interested.

De Weerd: I'm sorry, if you will, please, refrain from --

Chatterton: Seriously, C. Jay is a big -- is a big loss to our department, but we are keeping him, I hope, with the city and we are very proud of him and very proud that we will continue to work with him. I would say that the city clerk's office's knowledge and from the boots on-the-ground planning effort that we have here in the city just increased a whole heck of a lot with C. Jay going over there, so -- the first part of this is going to go very quickly, because the first couple of slides I do -- every year I have done this. It's always a reminder why we are here and I have to remind myself of that every day and I think it's good for us as a group to remind ourselves of it at least -- at least once a year. It's actually been close for a year and a half. We -- our update last year was in May. So, a little bit more time has passed and a little bit more -- a few events have taken place. We are going to talk about our staffing changes, as I do every year. Talk about our development market and how busy we are. Thank goodness. We are going to talk a little bit about some updates and some special projects we have been working on and will be working on. Review what happened in economic development over the past year. And, then, move on to what I see is some of the threats -- at least a couple for the next year that we need to be responding to. Finally, your thoughts and direction. And, please, I invite you to interrupt me at any point, any questions, any dialogue, I have no problem with that whatsoever. Let's get into it. We exist to give the Mayor and by extension Council that control over the permitting process. We have to remember that back a few years ago the building and development services function was in Public Works. Planning was its own small department. Economic Development was in the Mayor's office. By putting those things together we extend the reach and effectiveness of everything we are trying to do with Economic Development. You can actually view Community Development as being an extension of Economic Development,

especially when you look at Economic Development as being more than recruiting folks or retaining businesses, it's also about the quality of life and our investment. So, we have three divisions and I love to show this -- this graphic, which, basically, shows the development process, all the way from when a business is recruited and begins looking for a place to locate down to when they begin to move in and we want to retain them in our study. Everything in between. So, Economic Development can be involved very much at the beginning, very much at the end. You see Planning starting to come in as developers start to come in and speak with us about where they want to locate. What's the entitlement. We offer business assistance from all of our divisions at pre-application meetings. Under planning and infrastructure, both Planning and Development Services are involved. Ditto the entitlement process. Building permits. You really see the building functions. Development Services coming into play there. So, all three divisions, along with our partners in Fire, Police, Public Works, the Ada County Highway District, all contribute across the board. A couple staffing changes. We have got some awesome folks that have been around -- you know, less than a year now. Kim Tabarini is our administrative assistant. She's been a great addition. She has a long career in business already and kind of brings that -- really brings a real business approach to -- to our administrative tasks. She is our only generalist for administration, but she's been a wonderful addition to our group. She just got off probation. But with flying colors. You know Josh Beach, associate planner. He's been around for a while. He may not seem that new to you, because you see him at so many hearings, but he's been also a really great addition and, like Kim, he's really a part of the fabric of community development now. Stacey Hersh is our land development support specialist. She helps our land division folks with track and arrange for sureties. She works quite a bit with Finance and with the City Clerk's Office and really what she does is she chews up those applications, those files, so that our can -- in the land division group, the analysts, can actually do the work of reviewing them. Finally, C. Jay I'm not going to talk about C. Jay. I already have.

De Weerd: Well, that's good, because I would have pointed out you stole him from us, so, you know -- you know it's karma.

Chatterton: There you go. We have been talking a lot about karma lately. So, we are happy to have these newer members of our group. What did we talk about were threats about a year and a half ago? You know. So, what did we say then and what did we do about it. One of the things we said was we are running lean. Pointed out the Development Services Fund, basically Community Development's fund, has had the smallest growth in overall budget over the past five years, just one percent growth and Community Development has had the lowest increase in FTEs over the five -- past five years of any city department. We opted not to add additional staff beyond the -- the land development support specialist. Stacey's position. But ongoing we need to -- and I will come back to this -- we need to monitor this and, then, look at -- at staffing needs for next

budget year and possibly future years as well. And I mentioned earlier, very, very heavy workload, which continues for the subdivision infrastructure review, that's our -- that's our land group. In 2015 we had over 29 million dollars in outstanding sureties. These are performance instruments, money that's been put up, so that infrastructure is put into place properly and there is a liability for the city. There is a complexity for the city around having that -- that big an outstanding collection of sureties. Previously we had that processing handled by a generalist within Community Development by the Admin II and yet they were dealing with specialists, such as folks in Public Works and in Finance, the Clerk's Office, and developers at that time were complaining about the length of time to release sureties. It's gotten a lot better because of your -- your help -- not this coming budget year, but the previous one, we were able to hire Stacy to concentrate on that workload, queue up those -- the sureties in the applications and that 29 million dollar number in outstanding sureties has been cut in half. So, again, this is not a measure of backlog as much as it is the fact that we want to be able to move these off as quickly as possible and we weren't able to get to them until you all were -- helped us enhance our staffing. For the CDBG program, we told you before the budget hearings in May of 2015 that we were being administered by a part-time staff member, only 19 hours a week. The regulatory and reporting burden from HUD is -- continues to grow. We said we may need to enhance the position and you helped us by doing that. Again, because of budget we were able to add hours, so that Sean now is around 30 hours a week maximum. We also said -- this was topical then, it's topical now, but housing diversity can be a threat. The lack of it can be a threat. Trying to get more diverse creates tension and, in particular, multi-family and smaller single-family lots. We -- we are kept really playing catch up then. We still are, but the multi-family numbers have dropped off a little bit and it's completely natural and understandable that there would be tensions around that type of growth. So, our response has been to emphasize education efforts. Keep the UDC up to date and we have been doing that with your help and with the UDC committee and also, then, to promote fair housing, because as the law of the land, the Fair Housing Act is -- is very important and, of course, we, like many communities, have committed to a firm belief to further fair housing. Talk a little bit about the development market in Meridian. We just have -- these are mostly building permits, large and small, just an example -- just a sample of things that have come through. You know, some very, very small things all the way from -- you know, you don't love to see pawn shops, but we love to see things like Primary Health come in, the indoor shooting range, you know, C stores, Timbergrove Townhomes. They move on to planning approval, some of these, of course, are not built yet. We have a very large RV dealer coming in right next to Camping World on Overland. Bish's RV. Harmony Hill Assisted Living. St. Ignatius School is a big addition to our community. We have got a lot of great new businesses that either are locating or already have opened up in downtown, including Primary Health, Human Bean, Frankie's Java. There will be a coffee shop in the Hub Building and Caleb's Chop Shop, which is -- if you haven't been in there it's a really cool barber shop. And, then, larger things, like the Ida Pine

facility where we are converting industrial land along the railroad tracks into a high tech wood products manufacturer. The Ameriban office, you're very familiar with that. That's going out in the Ten Mile area. And WinCo Foods on Overland as well. Let's look at some numbers. New single-family. The previous year -- and this is -- this is, basically, now year to date and comparing it to last year, August or August the previous year we had 943 single-family homes. This year we've had almost 1,300. Big workload there. The value of single-family homes, the total assessed value has increased from 243 million dollars to 316 million dollars. Multi-family has fallen off a bit, although we are still very busy with -- with multi-family. We went from the previous year, 558 units, to this year 120 units and as you can see there has also been a big fall off in the value with the newly-permitted multi-family. For commercial. Commercial tracking pretty much stayed as it was before, as you can see from some of these numbers. New commercial value is up a bit from 74 million to about 82 million. The square footage, ironically, is a little bit down, but these numbers are pretty well consistent with -- with the previous year. I'm not Bob McQuade and I'm not going to get very deep into this, but I thought it was interesting. Brian McClure came up with the total citywide assessed value of all of the land and improvements in Meridian and, yes, that's right, that's ten billion -- almost 11 billion dollars in value. Obviously, that doesn't equate directly to what people pay on taxes, that's a complicated thing, but, you know, going from 9.7, almost 9.8 billion dollars, to close to 11 billion dollars for this current year really tells you all of the small decisions and the big ones, too, that we do add up to something -- something big. This is just another measure of -- of the size of our community. We have, as a result of the Development Services Fund, been able to return about 15 million dollars today to the General Fund. Obviously, that goes up and, then, it goes down, you can see some lean years there where nothing was returned to the General Fund. '08 through '10, but most years we do -- and, again, this is not a profit, this is the amount of money collected through Development Services Fund for all permitting activities. Let's do a couple of updates. First off we talked a lot about our permit fees. We haven't changed them since 2007, almost -- you know, going on a decade. So, we asked the building division staff, Sam Zahorka and Brent Bjornson, to take a look at how we were comparing with our neighboring jurisdictions and I think the results are interesting. So, for commercial permit fees -- and, again, what we did is we try to get this to apples to apples -- we assumed a 5,000 square foot tenant improvement of a particular type that you see here. These numbers do not include impact fees, sewer assessment fees, any of that. These are strictly building permit fees. You will see that it ranges from the city of Eagle charging about 6,600 dollars per single-family home, all the way down to Ada County, 5,300, and we are right pretty much smack dab in the middle. Right just under 6,000. Slightly above city of Boise, but -- but that's -- that's so close it's almost the same number.

Bird: Isn't that commercial, Bruce, not --

Chatterton: Oh, I'm sorry. Excuse me, Council Member Bird. Yes. I'm sorry, I'm thinking about my next slide, which is single-family. Yes, this is -- this is per 5,000 square foot of improvement per the notes you see down there at the bottom. So, you see that we are right in the middle of the -- of the pack when it comes to commercial fees. For residential we are the cheapest. It ranges from city of Eagle 3,600 dollars --

De Weerd: We are the best value.

Chatterton: Correct the record. We are the best value. Thank you, Mayor. And so it's interesting that not only are we doing more in the way of single-family and other types of development as well, but that we are the -- the least expensive as well. I bring this up, because we want to take in the coming year of -- we think it's high time to take a look at our fees and what you're seeing here is simply a comparison to our local peers. It -- if you really want to get into this, you should take a look at what it actually costs you to perform the service. That is to deliver the permit with assumptions like these. It's what I call a cost of service study and once you determine what it actually costs you for each permit type, then, you have a fair basis for talking about changing the fees up or down. It's not a foregone conclusion, for instance, that because we are less expensive than these other jurisdictions that we would want to change those fees. Simply that it's recognizing that perhaps we are -- commercial is making a bit more money for us and covering the cost of the organization that we have perhaps a bit more than single family is. So, what we would like to do and report back to you in the coming year is a little bit more about fees, perhaps a fee structure that makes a little bit more sense and begin to have that -- that dialogue with the development community and with the City Council as well. So, that's the reason I bring it up. And I will just close that piece of it by showing a new commercial on the left and, again, Meridian is the gray bar on the right-hand side, so you can see we are pretty much middle of the pack for new commercial. New residential we are lower than -- than anyone else. Special projects. Boy, this is a big shift here. Lighter, quicker, cheaper on Idaho Avenue. We are really happy with the results. I think you have seen that Idaho Avenue has a different feel now. It feels a lot better to walk around, to hang out on, and with some of the new businesses that will be coming online here shortly, I think we will be seeing a lot more activity. You know, I think this is an example of the public sector -- in this case the city and MDC -- pulling money to set the table. Now, we really need the community to come in and dine, as it were, and activate the street and so we hope to be hearing about some events upcoming, perhaps a street party, some sort of a celebration that would really show that -- that Idaho Avenue is, in the words of my favorite urban designer, is it's a great piece of street. The great thing is that these improvements have been made very inexpensively to demonstrate the -- the concept. If for some reason things don't work out and people don't like the result, it's also low cost to go back to the way it was. That's what light, cheaper, quicker is all about. We have had a group called the Development Services Advisory Committee. This is a group of -- you would recognize these folks --

developers, builders, engineers, architects that many are -- they are some of the most frequent folks up here at this podium and in our office. We also have some representatives among that group from the BCA and our UDC review committee. That's the first meeting we had with them on July 7th. He said everything was on the table. If you want to belly ache, go ahead and belly ache. We invited the feedback on everything that we are involved with at least in permitting, all the way from the planning process to subdivisions and platting and the building permit process and I will get to some of the feedback we had in just a minute, but we laid out some of the roles, which I think are interesting. For defect members we got an agreement that their role in this process is to raise issues, tell us what's not working, tell us what is working and we asked them not to rush the solutions. Don't say Community Development you should do this. Instead, tell us what success looks like, that we would be successful if this preferred outcome actually took place and, then, we would, then, bring back the service improvements that we think meet those needs. We would review that with the DSAC members and perhaps they would help us test those improvements. So, staff's role -- and as we did at this meeting, we listened. Our role is to take those preferred outcomes, understand the problems and, then, design and propose solutions, run those solutions by the committee, and you could implement minor changes to pilot projects. For example, it could be a policy change, it could be a code amendment, possibly something with the UDC or some of the other codes. It could be a process improvement, all the way from something very, very quick and easy to a pilot project where we might be asking some of the members of the DSAC to be guinea pigs and help us test some of these improvements, because what you don't want to do is create two or more problems for every problem you solve. So, some of the feedback we had. The great thing about these folks is that they start off by saying -- they start off by complimenting us and it really didn't go downhill from there. They said you're the best city we work with. One of the comments was: I can always count on Meridian to be there to solve the problem. Your approach is to solve the problem and not just say it's not consistent with the code. It's against the code. You don't leave it there. You problem solve. And they don't get that from other jurisdictions. Some of the concerns that were raised and that we will be talking with them about at the August 31st meeting, our next meeting, will be some concerns with our new contract plan reviewers and inspectors, about some disconnects that they are feeling. You know, they talk about staff taking the Meridian Way and -- and living the Meridian Way in our professional lives every day or interactions with them. They want to feel more of that from our -- our contractors. Concerns overall about the speed of the planning process and some ideas about that and issues with certain development agreement conditions. So, we are going to be working through a few of these things. The meeting was very heartening. The great thing was these folks are very much a part of our industry, very much a part of our community and they are here to engage with us in a productive way. Special projects. Moving on. When we met at the joint session with the county commissioners, they brought this issue up, basically, the fact that our city limits -- I call it Swiss cheese. We have -- as you can see from this map the white are

individual parcels or collections of parcels that are not within the city, but are surrounded by the city. In other words, enclaves. We agree with the county that this is an issue and so the planning staff is going to be looking at these enclaves and working not just -- not just planners doing this, we will be working with all the affected departments, with Public Works, with Fire, with Police, with Parks. This affects a lot of different folks and the solution to each of these enclaves, whether it comes into the city now or later or perhaps if not at all, really has to do with a lot of -- a lot of different departments looking at this. There is no question that we can have a more efficient delivery of services to our community by eliminating some of these enclaves. Some of them, though, as we discussed with the county commissioners are problematic. And mentioned the joint session with the county. We want to move ahead with the development review improvements we proposed with Ada County. We have not heard back from the county yet officially, but we want to still move ahead with -- with those improvements. We are continuing to evaluate both open space standards and residential dimensions with the UDC review group and you all see the results of that every few months here with Bill Parsons. We are going to be looking at the Comp Plan designations near Overland and Eagle, I-84. We have a lot of low density residential. Should it remain? You know, as you all know we have the -- Jim Kissler's Norco headquarters will be coming in that area and some other development. Do these land use designations in an area make sense given the development that we are having. And we are also going to be identifying some priority growth areas per the strategic plan for the city and defining some growth goals and that brings up the Fields District. Mayor likes to talk about the Fields District as being the place where agriculture, economic development, and land use all come together. For that reason to see -- you know, as you all know we had some ideas about what might happen in our -- the northwest part of Meridian along the county line. We want to see if there are ideas and energy around others doing something similar. So, on September 14th we are going to be convening a roundtable discussion called growing together. It will be jointly hosted by the Nampa and Meridian mayors. Both counties will be invited. We will have a lot of stakeholders, including the Meridian chamber, the Nampa chamber, greater Boise chamber. For those of you that were at the -- the leadership conference in Sun Valley, the focus was on food and agriculture. There is also now a food and ag committee and a lot of those participants are going to be, hopefully, at this meeting. They certainly will be invited. We want to see if we can continue those ideas, but focus on that area where Nampa and Meridian eventually are coming together and ultimately we may be looking at a specific area plan -- like what we did in Ten Mile and what we have in the downtown for Meridian's far northeast area of, impact because there is a lot of interest in land being purchased there by developers. What is the future of this area.

De Weerd: Northwest.

Chatterton: I'm sorry. Northwest. Excuse me. Got you on a question, Council Members. Sorry. So, Caleb gives you all things transportation every -- every few months, so I don't want to go a lot into this, but -- and I won't, but there is just -- we are really, really lucky to have somebody with Caleb's experience and expertise to -- to engage with the community and with the transportation agencies. It's -- it's a lot of work, but it also pays big dividends for us and it allows us to -- in an intelligent way place pressure on folks that allocate money and do the TIP to -- for things like the Meridian interchange to be improved. So, a lot of success stories come out of this effort. CDBG program. Again, I'm not going to dwell on this slide, because Sean just went through it with you. Economic Development. This is actually a slide from a year and a half ago and we talked about fostering collaborations to create a downtown startup center, develop opportunities at Ten Mile, and a downtown multi-use center. Well, I don't need to tell you that we have been able to achieve two of those things just in the last year and a half or so. New Ventures Lab is now operating and, yes, we are developing opportunities at Ten Mile through the creation of the urban renewal district and the corporate headquarters planned for there. Not so successful on the downtown multi-use center, but the energy is still there from the steering committee, which is made up of chamber members and other folks and we are beginning to look at opportunities. There are developers that are interested in our downtown and possibly in some of these uses and we will see what happens with that. So, it's good -- it's good that we had two of those three. Two high priority objectives for Brenda's program. First, identify, develop and use tools for successful attraction and retention of jobs. Second close behind that, promote job growth by, then, finding, attracting businesses in technology, health sciences, animal science and food production. We have been living these -- these priorities as you will see. ICOM, you know, a great case in point. We are -- after ICOM is developed I think it will only really be the beginning of reinforcing some of the -- the healthcare sectors and other sectors that we just mentioned. Very excited about that. As we mentioned before, the total capital investment is over 32 million dollars. Ninety jobs average wage of 88,000 dollars. Ten Mile. Don't need to talk about the urban renewal district. That's been handed off to Meridian Development Corporation at this point, but, my goodness, for starters, two corporate headquarters and additional development around that. You know, we hear hints of a hotel as well and so I think this is really just the beginning. I think we have a catalyst through urban renewal as part of that for development of this new portion of Meridian. Something you haven't seen -- or haven't seen much of is -- and this comes down to business attraction. This is a database online website that we subscribe to called Offsites. This allows us to highlight sites that we want to have developed. Really, those key sites in our downtown and elsewhere and to shop them and it's not just passively putting them out there online, the company we work with has a huge database of developers and site selectors that specialize in industrial, downtown redevelopment, urban housing, retail -- you name it. And so we actually push through e-mail these opportunities out to developers who might actually be interested in them. So, it's not so much a shotgun approach as it is a very, very finely tuned approach. We have really

got -- just gotten up and running with this and beginning to build on it and we are expecting again to see it reap benefits in the coming years. Job creation. We had a thousand new jobs in 2015, 70 new businesses, 223 new jobs in professional, scientific, and technical sectors and, obviously, low unemployment and an increase overall in individual wages. Let's talk about two threats and, then, I'm going to conclude and ask for your -- ask for your thoughts. Just make sure I'm on the right slide here. We mentioned those the -- this heavy development pressure in our extreme northwest of our area of impact. We do have some services out there. For instance, sewer, but some are lagging and rightly so. Police and Fire. So, there is sort of the disconnect here. We did have a development application west of McDermott, which was denied by Council, partly because of concerns about those services and, then, against that we have got Highway 16 eventually being developed and US 20-26 with the pressure to improve that corridor. What do we do? Well, the first thing is the growing together round table to see if others share our concerns. We need to coordinate with all the service providers that are affected and some good old-fashioned land use planning, perhaps a specific area plan for the area that we have been calling the Fields District, perhaps other areas. Really, the round table will help us start down some of these paths if that's the direction that we are going to go. Finally, as far as the threat, I have to keep going back to retaining folks and keeping staff where it should be. Really, the emphasis is on planning at this point. We are experiencing heavy volumes. Either private sector -- and this always happens when the real estate market takes off, they are recruiting. More is being asked of our staff, not just planners, but the others as well. We are going to stay, as Caleb says, lean and mean, but we may also be looking at additional staff or other resources for the next budget year and you've been quiet. That's everything I had to say. I'd love to hear thoughts or questions.

De Weerd: Thank you, Bruce. Mr. Palmer.

Palmer: Madam Mayor. Bruce, towards the beginning of your presentation you said we don't like to see pawnshops. Why is that?

Chatterton: Madam Mayor, Council Member Palmer, I suppose they are just not my favorite sort of land use. I'm not wild about vape stores either. It's more of an editorial comment than anything else.

Palmer: Okay.

De Weerd: Other questions?

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: Just a couple of comments and I was fortunate -- Bruce talked through a lot of his presentation with me earlier today and I think it's important to -- if we are going to -- for me to take away something away from your presentation is in light of all the growth and success that your department has seen over the past year, to your point you have continued to operate lean and mean and return dollars back to the city -- we recognize not all of our departments have that luxury of returning dollars to the General Fund, but I appreciate you and your staff's hard work to really kind of embody the Meridian Way. So, I appreciate your hard work and all your staff's hard work as well.

Chatterton: Thank you.

De Weerd: I would just add on something that came out in your -- your stakeholder group in terms of solution. Your departments are very solution-oriented and that -- that is appreciated. I have heard that said out in the community that rather than walking in and having no as the first word out in response to questions about how can we see how we can make this work and to Council we had a meeting with each of our departments that have some kind of relationship with the West Ada County School District and I was very proud of -- of those partnerships and how solution-oriented -- not only community development is, but all of our departments in terms of how can we develop better working relationships with those critical partners that have everything to do with our quality of life and providing services to our citizens and I do believe that your -- your staff really embodies the Meridian Way and trying to provide those timely -- timely responses, but also spending enough time with it to be -- to be thorough and find other options that can have a desired impact on the person that's standing in front of you. Too often that doesn't happen and I'm proud that that is the -- the way that your staff operates. So, big kudos to all of you. We appreciate that. You probably don't hear it often enough. It's easier to complain than to reiterate when you see good things happen, but I think you are a lean department and you still take that necessary time to seek to understand before you give your answer. That's unique.

Chatterton: Madam Mayor, further to your point, these folks already had this mentality when I arrived and it was -- it actually amazed me. There was another jurisdiction, not anywhere close by, that I worked at -- I actually heard a senior staff member, very talented person, urban designer, tell a developer that's a great idea, but it's against the code and that was supposed to be the end of the conversation and I had a conversation with him and the rest of the staff after that, that if you believe it's a good idea and it's good for the community, you are duty-bound to find a solution and -- and if the code is the issue, a code amendment, a change, working within the -- any flexibility you might have within the code. You can't just leave it there. And the great -- and so that took some real corporate culture retooling. Didn't have to do that here and that's why I'm so grateful for this team and it really comes down to the leadership from Mayor and Council. The Meridian Way actually means something here and that's pretty cool.

De Weerd: Any other questions or comments from Council?

Bird: Nice job.

De Weerd: Thank you and thank you, again, to all of you.

B. Mayor's Office: Appointment of C.Jay Coles as the City Clerk

De Weerd: Okay. Item 7-B, much to Bruce's chagrin is my appointment -- our recommendation to Council to appoint C. Jay Coles as our new city clerk. Certainly most all of you know C. Jay and we just talked about the Meridian Way. Certainly C. Jay has that approach in everything he does. Certainly I was very disappointed when he left our office and I'm really glad to see that karma really does pull through and what goes around comes around. But I think C. Jay brings a lot of skills to this and certainly that public servant heart that he has will serve us well in the clerk's department as our city clerk. So, Council, I would ask for your approval through -- of an appointment for C. Jay Coles to serve as our next city clerk.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Madam Mayor, this is a motion -- I feel like I just did this. I move we approve the appointment of C. Jay Coles as the city clerk.

Cavener: Second.

Milam: Second.

De Weerd: I have a motion and several seconds. Thank you for that. Any discussion?

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Madam Mayor, I -- as the liaison to the clerk's office I couldn't be more excited. I was -- when I first heard that this was going to be taking place I remember back in the days forever ago when I would be hanging out with C. Jay at his apartment near campus and we would be deciding whether to go to Taco Bell or Del Taco and here we are now, he's being appointed to city clerk and I'm as liaison on the Council. I'd like to tell you that was a long time ago, but it was

maybe only a few years. But I guess I was real excited to be able to work with him as a clerk and excited to be able to be the one to make that motion.

De Weerd: I will back up. I didn't know he -- I'm going to have to rethink this appointment recommendation. Okay.

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: Despite his lack of judgment as a youth, I think your comments -- C. Jay does embody that term public servant and I think that both our community and staff, as well as this Council will benefit from having him up here and guiding us through meetings. I couldn't be more excited to have an individual who embodies the Meridian Way, despite not living in Meridian, but maybe that will change one day, and I'm excited to have the opportunity to vote for him.

De Weerd: Well, thank you for your comments. Madam Clerk, will you, please, call roll.

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

De Weerd: All ayes. Congratulations, C. Jay.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

De Weerd: Would you like to say anything, C. Jay?

Bird: Heck, yes. He's always good for a word.

Coles: Madam Mayor, Members of the Council, I stand before you honored and grateful for this opportunity. Council Member Palmer, I would have appreciated it if you would have kept our secrets of Taco Bell or Del Taco. It's okay. Years ago it seems like -- actually, it really feels like yesterday when I started in the Mayor's office. I never could have imagined that I would be standing here appointed as the city clerk of the city. But this really is a dream come true for me. I have loved working in this city for the city and really look forward to continuing that opportunity in the clerk's office. I know that I have the largest shoes to fill, not just with Jaycee Holman, but with Jacy Jones. They set the standard very, very high for this position and I will work every day to the best of my ability to live up to that -- to that standard as you, Mayor, and Bruce stated, applying for this position wasn't easy for me, because the department -- Community Development is outstanding and every day I work with true professionals who embody the Meridian Way. It made it a little easier to apply for this position, knowing the department that is put together in the clerk's office. They have that same

mentality, that same Meridian Way approach to everything that public servants are, so it made it a little bit easier to apply knowing that if I was selected that I would be joining an outstanding department and I really hope just to not rock the boat too much over there, because they really know what they are doing and they do a really good job serving the citizens of Meridian. But I know you have got a few other items on the agenda, so I won't take much more time, but, again, I appreciate this opportunity. Am humbled and honored to be appointed. So, thank you.

Item 8: Community Items/Presentations

A. Public Works: Public Works Week Recap and Donation to the Meridian Food Bank

De Weerd: Thank you, C. Jay. And thank you, Council, and Jaycee. Okay. Item 8-A is under our Public Works Department and I will turn this --

Bolthouse: Madam Mayor and Members of the Council, we appreciate taking a few minutes of your time. We appreciate your support for the Public Works Week celebration that we had this year. It was our 8th annual celebration. Our fearless leader Tom Barry was unable to be here today. He also sends his appreciation for your support. I know many of you had the opportunity to participate in several or -- or some of the events over the week and we just want to take a few minutes here and reflect on the week, talk about some of the successes and end our presentation with a nice check to the Meridian Food Bank. So, the Public Works Week -- it just has a tremendous amount of value for our department and we hope for the rest of the community. Its intention, which was established some 50 years ago by the American Public Works Association as a means of celebrating the activities of public works groups and their contribution to the community. We certainly highlighted a few here that we thought was important to our team. It gives us the opportunity to educate the public and make them aware of the roles in our community, recognize the hard working professionals within the Public Works Department. As you probably witnessed, there is a lot of collaboration that we have with many partners in the community and many stakeholders that participate. A lot of team building. We look forward to this activity every year. It takes a lot of time and preparation and through that we do grow closer as a team as we work towards accomplishing a nice week and a nice event and certainly giving back to the community is -- is an important part of what's become a tradition. So, eight years ago was our first effort and that was only the Expo and as you can see as we look at the calendar of events this year, we have expanded to five days worth of events, starting with the proclamation at Council meeting on Tuesday this year, followed by Wednesday the Go With The Flow tour. We had another tremendous turnout. We filled our bus. We had a three and a half hour tour this year throughout the facilities and that was well received and we have already had 24 -- about a half a bus signed up ready to go for next year. So, we may have to start looking at how

we are going to expand our capabilities on that. That flowed on into Thursday where we had our Expo and, once again, that was attended by nearly a thousand folks in the community where we had a great opportunity to show them the kinds of things we are doing in Public Works and a lot of our other partners in the community have a chance to show what they are doing as well. That followed by a little bit of fun on Friday, our golf scramble event. We had almost 80 players participating and it does raise some funds in '04 to assist in the cost and also to our food bank donation that we will have here shortly and we finished the week out with the Poop Scoop Run and that this year had almost 150 participants and that's the racing of the tennis ball from the water department to the wastewater department and it was a great morning and a nice event and we did have souvenir tennis balls, but we didn't bring them with us I guess today, so we will --

De Weerd: That's all right.

Bolthouse: -- let you catch up to those. But anyway. You know, these events can't happen without an awful lot of hard work and we had a great team headed up by Susie Deardorff and many members of the department that helped us pull this off and I will turn it over to her to introduce some of those members and give you some more detail.

Deardorff: Madam Mayor, Members of the Council, thank you for allowing us the chance to recap the efforts and successes of Meridian 8th Annual Public Works Week. Planning begins each year in January with a group of Public Works employees that begin the massive task of planning all the events. We have 15 committee members and, then, there is countless contributions by all Public Works staff in order to make the event successful. Here is a list of all the employees who assist and chair of the events committee. This year's theme was Public Works Always There. As you know, Public Works doesn't keep -- does keep things running 24-7, 365, but we don't do this alone. Public Works Week is a series of events that require participation from our community partners, such as consultants and business partners in order to educate and inform the residents in our community. They include agencies such as ACHD, ITD, Republic Services, Nampa-Meridian Irrigation District, Home Depot and even more. And this year we had Idaho Power and Intermountain Gas join us. These partners help make our Public Works Week activities both possible and successful. So, let's talk about our Community Partners. We had 65 organizations that contributed in one way or another. Thirty-five of those organizations contributed prices or in-kind donations. We had 12 financial sponsors who donated a hundred dollars or more. And, then, between sponsor involvement and additional organizations, we had support from 18 community partners participating in the golf scramble. In total proceeds from contributions and event participation equals 9,642 dollars. Now, this always costs things to run event this big. We plan annual city events. In the Public Works advertising, promotional, and public education budget, this year the budget was 4,000 dollars. That represents one ten-thousandth of Public Works' total budget. That's a very minor cost compared to the huge impact and

benefit that we gain for the effort. This is our single largest Public Works outreach in our educational event series. Now, we like to collect feedback on the events to be sure that we are hitting the mark. So, at the tour we received 40 responses from our surveys. A hundred percent of them said it was excellent. At the Expo received 82 cards. Ninety-one said it was excellent, seven of those comments said it was good, and, then, in our first Poop Scoot survey we used SurveyMonkey. We had 31 respondents. Fifty-three percent said it was excellent. Forty-seven percent said it was good. Now, we did have one responded. His only comment was: I lost. We didn't count that one. We assume they had fun, because they still responded. And we collect feedback in order to glean information in order to make the future outreaches have a better impact and be more meaningful to those who are participating and as you can see a hundred percent of the feedback that we have received rated the events as good or excellent. So, let me share some of those responses with you. After the three and a half hour tour of Public Works facilities, with stops at significant landmarks or points in the water life cycle process, one participant said: I found it all very interesting. A great description on how the whole water life cycle in our city works. And I don't know if this was Mr. Palmer, but he did join us on the tour and we appreciate that. At the Expo there is lots of things to see, do, and touch. This is an event filled with activities for both kids and adults to learn about Public Works and what we do. It also gives the community a chance to interact with the Public Works staff and city staff. This is a family event that many look forward to year after year. We received that feedback in many of the comments that we receive. One participant said it was fantastic. Fire hydrant. Excavator. Well aquifer info. Truck tours. Pipe cleaning. All of it. And onto the Poop Scoot. The Poop Scoot is a family friendly fun/run/walk, for those of us who don't run, and that is a race against a tennis ball dropped in the sewer line at the water division, goes to the wastewater division. We have made it easy for everyone to participate. Kids, adults, and even the four-legged friends. One participant said I love that the entrance fee is for the foodbank. It makes it a good option for kids and families to participate. One key thing to note is that Kyle won the trophy again for staff participation. So, he's very happy.

De Weerd: That's rigged. I think it's rigged.

Deardorff: Well, he did lose it last year. So, before going onto the next slide, I would like to thank Casey and Rachael for producing this year's Public Works Week video. So, in case you missed it, here it is.

(Video played.)

Pepin: Thank you very much for Susie putting that together. She really bulldogs this. She has for the last couple of years and one thing that I get to do is talk about the benefits, but the real benefit is watching Susie work with the 15 individuals that you identified that volunteered their time in and out of their work schedules to participate. We may be one department, but we are geographically

separated and anytime you put an engineer, a wastewater operator, and a water operator in the same room there is always different ideas and Susie is able to get those ideas into effort and, then, build upon as the apex angle. So, a lot of effort goes to Susie, her team, and, then, all of the other 85 members behind the scenes that are picking up the slack when the rest of us are pulling off Expos and doing tours. So, tons of effort there and it's invaluable education as you see in the slide. If you look at the demographics that were -- that they had on the tour, you're talking about all kinds of generations, little up to elderly folks that are interested in what Public Works is doing and we are able to offer that and not just the tour, but out here at the Expo as well. The team building I just mentioned what Susie does internally, but also we bring on and we solicit help from Development Services, Bruce Freckleton and his team, team with Home Depot and help with the bird cages and do some permit evaluations and sign off on what the kids build. Also MUBS, Karie and their team came out. The Solid Waste Advisory Council this year had the hand in hand. That was a good addition to the Expo this year. The relationship building -- Republic Services was up here shortly, but what a great sponsor they are and the ability to work with them, with the Go With The Flow Tour and Rachel and her team do a great job. So, thank you very much and that -- that's just one example. There is many others that truly help to pull off what Susie and Dale just provided you. So, what is the outcome of some donations? This year we had -- we had support and we were able to nearly match what we provided last year and this year we chose to support the Meridian Food Bank with nearly 70 percent of a donation. We also -- in alignment with last year will donate some money to the Care To Share program, which you should be familiar with that Parks operates to send kids to camp and, then, a little bit of a pivot this year is we made a decision to support the community recycling fund. Many of you are aware that that fund has had a zero balance for a while because the commodities in the recycling. Well, we thought, well, let's move a little bit of money, that way it's possible to give that commission the opportunity to do something for the community. So, Susie, if you will show -- so, a total of nearly 3,300 dollars will be distributed. We would like to present a check to Mr. Clark here in a moment. Susie, will you show them the breakdown. There should be a drum roll here. So -- thank you. So, nearly 470 dollars to the Care To Share, 470 to the recycling fund and the remaining balance will go to a much needed Meridian Food Bank and also they got the food from the Poop Scoot as well. So, we appreciate everyone's efforts and those that donated. So, Mr. Clark, if you'd like to come forward and, Mayor Tammy, would you come down so we can present a check to the Meridian Food Bank and grab a photo, please.

(Photos taken.)

Milam: Take that straight to the bank.

De Weerd: I would like to thank our Public Works team. When you started this I know, similar to other programs, when they get started there is some doubt of

their worth, but this has been one of those things that I believe are talked about in the community. In fact, we had several of our senior advisory board members there and at the following meeting they talked about the tour and how valuable it was to not only better understand infrastructure that is left unseen and we always know that if we don't get phone calls that's a good thing, because usually when we do it's not so good. But building that understanding, building the relationship with our community and the understanding of what does go into making sure that environmentally we are good stewards and have the commitment to quality that I believe that your staff exhibits during that is -- is priceless. Counter to that in my Mayor's Book Club I get kids that talk about that's their favor event of the year, just coming and seeing the big equipment, seeing what happens is -- is really one of those things that I think goes to not only community education, but we have concerns about the grade effect of our workforce and how to encourage and inspire kids to look at this as a career that they can go into. Public Works also had the Mayor's Youth Advisory Council out to the plant to again inspire them, because this -- the technology we have there is -- is pretty phenomenal and looking at this as a career is -- is really important. So, all of this outreach not only gives confidence to our citizens that we serve of what we do with these resources and how we care for our environment, but it is, hopefully, inspiring a future workforce. So, I think that this is -- continues to grow every year and it is an annual event that's looked forward to. So, you guys do an awesome job appreciate it. It goes a long way.

B. Solid Waste Advisory Commission: Republic Services Annual Rates

Adjustment Report for Solid Waste Collection Services

De Weerd: Under 8-B is our Solid Waste Advisory Commission and I think I turn this over to Steve. Are you going to introduce it?

Cory: Madam Mayor, Members of the Council, my name is Steve Cory, I am the chairman of your Solid Waste Advisory Commission, and I come to you to report that Solid Waste Advisory Commission has reviewed the annual rate adjustment report from Republic Services and we are forwarding it to you for your consideration with a do pass recommendation and with that I will defer to Rodney Remling of Republic Services to detail the report.

De Weerd: Thank you, Steve.

Remling: Good afternoon, Mayor and Council. My name is Rodney Remling, controller for Republic Services, 11101 West Executive, Boise, Idaho. Our rates have been thoroughly reviewed by the Finance Department and also by the legal department and, as Steve said, they are brought to you for consideration. Our contract allows for an increase in rates by 90 percent rates of the nondisposal component of the rates. This year the change in CPI was 1.61 percent. Ninety

percent of that breaking down to 1.45 percent, but the effective increase over the whole rate is 1.04 percent or about 65 percent of the change in CPI. What that does to residential rates is it raises residential rates by 18 cents per household for all three service levels. Ninety-five gallon carts are now 17.85 or would be if you approve. Sixty-five gallon carts at 15.85 and the smaller size in at 13.85. Considering the rates, last year you might remember that the rate component last year was a little bit more complicated with some changes in loss of fuel taxes and, then, also the household hazardous waste program, rolling those rates in. I wanted to bring you up to date on those, because they were -- they had some impact on this rate. So, last year in the fuel piece there were two components of that. There was a permanent piece that was three cents per household and, then, there was a temporary piece of one cent per household that was intended to remain on there through the end of fiscal year 2016. That was temporary, because there was a lag in the time -- change of law and also the change in the rate. So, that's the reason for the temporary component. Just so you know, we backed off that temporary component before applying the rate increase and so that did not impact the future rates from that temporary component. Subsequent to the increase -- or to the change in law on the state level. On federal government put in a federal tax credit on the use of CNG. It's interesting that the result of that was pretty -- pretty much negated the state's increase. So, what we did -- by the way, that goes through December 2016 and so what we did is for 2015 -- the calendar year 2015 we returned those funds to the city, it was about 2,000 dollars. For calendar years 2016 that's 800 dollars a month, which is about the amount of increase that was rolled in and so at the bottom line there is no impact to our income on that. So, essentially, we are charging, because it's part of the rate, but we are giving it back to the city and that -- again, that's through December 2016. The other component of the rate increase was the household hazardous waste, which was 24 cents per household. Year to date -- fiscal year to date that is running at about 21 cents per household, but the summertime increases the use of that program, therefore, the cost of it -- we expect to be right at 24 cents by the time we end the year. So, it seems to be right on target in taking care of the citizens. Was there any questions on that before I go to the new rates?

Cavener: Madam Mayor? Me down here.

De Weerd: Mr. Cavener.

Cavener: I do have a quick question, Mr. Remling, regarding the -- the CPI. In the report provided you indicate that we utilized the -- the CPI of the west, because the CPI of the Pacific Northwest is no longer in existence. I don't think it provides some context on this. The CPI of the west mirrors traditionally the CPI of the northwest and is the CPI of the west traditionally at a higher amount or a lower amount comparatively?

Remling: Councilman Cavener and Mayor, I don't have any knowledge on that. That rate -- or that CPI has been gone for many years. The CPI of the west that we are using is typical of what we use in this area and it is regionally correct for us. So, we don't believe that that CPI accurately represents our increase in cost that we experience on a year to year basis, but it is -- or at the time was similar.

Cavener: Okay.

De Weerd: Okay. Any other questions?

Remling: Okay. Madam Mayor, there are six new rates we are requesting with this. These rates are rates that we have in other places in the valley. Four of those rates relate to commercial services. The first one we are asking for is a container or a cart delivery fee of ten dollars. There is already a steel container fee of 22.82. This cart fee is -- represents the cost associated with delivering a cart as a lesser amount. It allows us to charge for that. The second rate is a lid box fee and it's a one time charge of 43 dollars and this would be installed on steel containers anywhere from two to eight yards. It's a voluntary charge. It would only come into play if a -- say a commercial customer -- one, it had some illegal dumping going and wanted to secure their container, they could call us, we could install a lock. We would have to bring it in, weld some brackets onto it to allow for the lock and, then, that would be -- that would be the charge for that. The third charge is a monthly service, which covers the additional time it takes to service a locked container. And so that's a monthly charge. That's 12.39 per month and, again, that's just because taking the time to unlock that, service it, and relock it, makes up for the lost productivity. The fourth commercial charge is also a voluntary charge and it is for our largest containers, which are 20 to 40 yard roll off containers and, again, when a customer has illegal dumping going on, they may want to secure that. What we can do is we can have a -- a screen top built at that -- built for that, it's about 3,000 dollars to do that. The charge for that is about 35 dollars a month. You know, a customer might have that for a long time or it might be something that we -- it moves around and so a monthly charge just offsets the cost of installing that device. There is no monthly fee associated with that -- with that service as far as unlocking that. The last two rates that we are asking for are residential and they are both one-time charges. In fact, they are already being charged a higher amount of -- of about 20 -- let's see, 20 -- \$20.90 under the new structure. And these are things like nonfreon appliances. So, that can be a dishwasher. It could be a washing machine or dryer. Those are nonfreon appliances and we are asking for 15 dollars and to take -- to take those and pick them up. There is a charge already for freon and that charge is at \$52.90 and the reason for the difference in price is because there are environmental costs -- third-party costs that we pay to evacuate that freon and so that's the difference in the cost. The last item is a bulky item pick up and these are also one-time charge. It only occurs when a customer calls and says I have a bed, I have a couch, I have a table and chairs or something like that, will you come and pick it up. We route that and come pick that up and that's

15 dollars. We are asking for 15 on that, too. To add some clarity about that -- so, if somebody called and said, hey, I have got a table and chairs, that would be 15 dollars. It's a unit. It wouldn't be looked at as a chair -- a table is 15 and, then, each chair 15, it is a unit. Somebody has say an entertainment center with multiple pieces to that, you know, it's one unit. It's something that goes together. A bed 15 dollars. So, in the past -- so, like for calendar year 2015 there were 700 requests within the City of Meridian for those. Our revenue on that about 14,000 dollars. However, half of those are -- excuse me -- 42 percent of that is -- there is no additional charge for it, so are citizens making good use of the sprinkler that is provided under contract, get rid of those items at no charge to them. It's also more efficient for us to pick them up that way and we welcome that. It's just off -- there is the additional cost of routing that we are asking for compensation on. Any questions?

De Weerd: Council, any questions?

Bird: I have none.

De Weerd: Okay. Thank you.

Remling: Thank you.

Nary: Madam Mayor?

De Weerd: Mr. Nary.

Nary: We just need direction from the Council to move forward to notice for a public hearing. Our target was to probably have a public hearing on September 6th, to have adequate noticing prior to that.

De Weerd: Sounds reasonable.

Nary: Okay. Thank you.

C. Ada County 2025 - Ada County Comprehensive Plan Update

De Weerd: Thank you. Item 8-C is from Ada County 2025, the Ada county comprehensive plan update. Good afternoon.

Basham: Good afternoon. Madam Mayor, Council Members. It is a pdf. There is a full screen mode. Just go down. One more. Yeah. Thanks. Madam Mayor and Council Members, I'm Megan Basham with Ada County Development Services. I'm the community and regional planner there and I want to thank you for giving me the opportunity to come and talk to you about our comprehensive plan update that we are calling Ada County 2025. I also want to extend thanks to Brian McClure. He's been very engaged in our process and very helpful and has

provided good comments for us. So, we really appreciate it. Oh. Okay. Thanks. We don't have this at Ada county, so -- as you know -- you know what a comprehensive plan is. It's the long-range policy guide for the growth and development of a jurisdiction. Ours is for the unincorporated areas outside of impact areas and our plan was last updated in 2007 and so we decided that it was -- it was time for an update, since things have changed since then and one of the -- the interesting things that's different about this plan is we also tied it to our county-wide strategic business plan planning process and that was really to help harness for -- especially for the strategic business plan to harness that public comment that you get through the comprehensive plan planning process and help us really find that unified vision for the county in how we deliver our services. As you know, the -- the impetus for -- for comprehensive plan is, you know, how to deal with the growth and based on COMPASS projections we are projected to have about 674,000 people in Ada County -- be over a million in the Treasure Valley. The population for unincorporated Ada County is about 60,000 right now and it's held steady from about 1990 on, although with annexations we don't know where our population in unincorporated Ada County is going to be, but it's interesting that it's stayed level over the last 26 years or so. As you know, Meridian's population in 2015 was about 91,000 and you are the fastest growing city in the county. And this is just a general guide of what it's going to look like based on the city's comprehensive plan and this is also from COMPASS data and each of those black dots represents five people. So, you can see how it's really starting to fill out in the west and the south and north in Eagle and Star. So, that's where the population is moving and not too much in unincorporated Ada County, but we will get into that in a little bit. So, we did -- we spent the last year reaching out to the public. In October we had six focus groups with different sectors of the community. We have done online and social media. We've done lots of community presentations and work sessions. Some of the -- the feedback that we got back in the early part of the fall last year really highlighted two issues and one was agricultural preservation and open space and recreation. So, in February we held two policy summits that looked at our current policies, what was missing, what was finished and what could be done better as we move forward and we have lots of participation in those as well. Brian was -- attended both of those, I believe. We also had open houses and, you know, we have been coordinating with our planning and zoning commission and our board. One thing that I -- you know, I said the two issues that came up, agriculture and open space, but by far the biggest issue is transportation. As you know with -- with ACHD and ITD being the road authorities, we chose to focus on agriculture and open space. Not to say that transportation isn't important, because it is and we want to play an active role in that, but that's why those two were brought up, so -- so, our plan -- it's been typical -- and Ada County's current plan is like this, but state code requires 17 elements to be addressed in a comprehensive plan and each element gets their own chapter. We tried to make it less clunky, more reader friendly, so we organized it into six focus areas and each one of those focus areas represents, you know, applicable elements. They are addressed per state code. So, we have county resources and amenities, coordinated growth,

which is our land use, economic capacity, community connections, which is the transportation, sustainable practices and resiliency and organizational effectiveness and that's really to help tie it back to our strategic business plan. So, that's more of a -- an internal policy for us and reminding us to do that. The first one, county resources and amenities. So, this focuses on open space, natural areas, recreation, historical preservation and by far the -- the thing we heard most was our residents want the jurisdictions to work together and collaborate. So, we really tried to build that into our plan. One of the -- or a couple of things specific to Meridian, really working closer with the cities on park implementation within the areas of impact and we heard -- we heard that from Steve Siddoway and, then, really looking at how we can expand upon our trail system and bike system in southern and western Ada county, not just the Foothills and along the Greenbelt. Coordinated growth. As I said, this is our land use plan and we're not really taking a big leap from where our current policy is, where we are directing most of the urban development densities into the cities and areas of impact. The plan that still allow for -- for planned communities in -- in this Comprehensive Plan, but we don't provide sewer or -- or other services that would really support urban level development and so we are continuing on with that. We want to really work with the cities on helping to improve upon the area of impact process. That's a challenge of not just in Ada county, but statewide and the other one is really supporting urban agriculture and maintaining agricultural lands within the area of impact. So, I'm really excited to see the growing together forum. So, hopefully, we can get there -- or I can get there and start to work with your staff on that and also working with the city to address that on enclaves. That was something that Brian has brought up several times in our discussions and so we want to be proactive in dealing with those as well. This is our future land use map. It's a little different from 2007, but, again, it just highlights where the -- mostly where that agri -- the different types of agricultural land are. Irrigated land versus non-irrigated lands. It does show some -- an area along Pleasant Valley and for emerging industrial and sand and gravel, we have a lot of sand and gravel operations on that road and, then, potentially an emerging industrial center off of -- it's kind of hard to see at this scale, but down at the railroad where the Darling plant is and the new Simplot plant is to start clustering those together. This is a little different than what cities have as -- you know, we don't have the areas designated for residential densities or commercial, it's more of a contextual, so if there is an industrial use being proposed in unincorporated Ada county, we have -- you know, it should be along arterial roads or where it's easy to get too, not close to residential. So, this is more of a contextual approach versus the -- the colors on a map simply because the county doesn't provide those services to -- to do a map like that. Economic capacity. This is, again, where coordination and cooperation between the jurisdictions comes into play and they said most of -- most of our policies are really promoting commercial and industrial uses within the city where those services are available. Some -- some uses, like -- like the Simplot rendering plant that might not be appropriate for city limits, you know, accounting for something like that, but for the most part retail and things like that should go into

the cities. Community connections. This is transportation. Coordinating a regional transportation. Participating in COMPASS. Expanding our transportation options. One of the things we also heard from the cities is the -- the use of private streets and cul-de-sacs and some of those older subdivisions has really prevented the city developing. It cuts off that sewer extensions. So, working to discourage the use of private streets and cul-de-sacs in the area of impact to help with the facilitation of utility -- or the extension of utilities and promoting that connectivity for pedestrians and bikes. Sustainable practices and resilience. So, this is -- this chapter deals -- was somewhat internal how we want to build our buildings if we put facilities in, you know, energy policies, things like that. But also deals with our hazard mitigation as far as floodplain and the WOPI and the Meridian -- Meridian participates in the Ada City County Emergency Management, so this ties back to that hazard mitigation plan that -- that that department works on. And as I said, this last one is really to tie back to that strategic business plan to keep them together and help us focus on how we can be an efficient delivery -- or an efficient -- deliver our services in an efficient manner -- manner and really aligning the county policies under that strategic business plan. So, out of all of that we had -- we have identified five priority initiatives that -- these aren't in any specific order, but establishing the tools needed to advance agriculture conservation and also open space and recreation in Ada county. Supporting our business plan. One of the big tasks that we will undertake with -- after the adoption of our comp plan is fixing up our zoning code and making it consistent and, then, actively collaborating with the cities on the area of impact. So, our public hearing process has started. We are -- the document has been sent out for the official transmittal. We are scheduled for Planning and Zoning Commission on September 15th. If there aren't any material changes or tablings at that hearing, we will move forward to a board hearing in November. So, hopefully, by the end of the year this will be done and we can move forward with the implementation. It's been about a year and a half process. So, it's been fun, but we are ready to move onto the next step, so -- and I'm happy to answer any questions you may have.

De Weerd: Excellent. Thank you, Megan. Council, any questions?

Bird: Very nice presentation.

De Weerd: Is it possible that we can get a copy of this PowerPoint?

Cavener: Part of the public record.

De Weerd: Yeah. I'd love to -- to kind of chew on it. But I appreciated that you broke it down and showed what was relevant or pertinent to Meridian and our particular concern.

Basham: Yeah. It is a lot of information to digest and there is a website adacounty2025.com where it is broken out by chapter. I found it a lot easier to read than -- than our previous one, so -- but it still takes time.

De Weerd: Yeah. Well, I'm sure you can do it in your sleep at this point --

Basham: Yeah.

De Weerd: -- since you have been working on it for a year and a half.

Basham: Right.

De Weerd: Well, thank you for coming and sharing that with us and, Brian, thank you for being our representative and keeping a pulse on -- on it. It seems like you've identified a number of the things that we have met with the county on and -- and wrapped it into your -- your plan and we appreciate that.

Basham: Well, thank you for your comments and allowing me to come. Thank you.

Item 9: Continued Action Items

A. Public Hearing: Proposed Fall 2016 Fee Schedule of the Meridian Parks and Recreation Department

De Weerd: Thank you. Okay. Under Item 9, continued Action Items, we have a public hearing on the proposed fall 2016 fee schedule and I will turn this over the Jake.

Garro: Thank you, Madam Mayor and Members of the Council. Summer 2016 is coming to a quick close. Our summer camps were filled up and we are currently in our final week of Camp Mer-Ida-Moo, so staff is working hard to get the schools back into shape for school that's beginning here at the end of the month. Our outdoor adventure camp concluded last week. That filled up -- we had six weeks of full capacity, taking those students around to various parks throughout the community and doing fun, adventurous stuff. So, with that being said, with 2016 summer coming to a close, we are now in the process of finalizing our fall 2016 activity guide that will go to print tomorrow and be released Friday with the fall class registrations beginning Monday, August 15th, and the majority of fall classes beginning September 6th. So, some of the new additions that we have this fall -- we have added a kids yoga course for kids ages -- I believe it's six to ten and the buzzword in Parks and Recreation is Pickleball. So, we will be offering Pickleball lessons and classes at Homecourt Y for those 50 and above. So, sorry, Luke.

De Weerd: Fifty and above?

Milam: Keith, you're the only one that qualifies.

De Weerd: I don't get it. Why? Discrimination.

Garro: Well, that was -- that was the instructors are of -- of that demographic and they want to grow the sport and it's -- they are excited about it and the Pickleball is definitely growing and --

Bird: It's growing big, isn't it?

Garro: It's growing big, yeah. So, with that being said, just seeking approval for the 2016 fall fees and if you have any questions I will be certainly happy to answer those.

Cavener: Madam Mayor?

De Weerd: Yes, Mr. Cavener.

Cavener: A couple questions. And, Jake, I probably ask you this every time. Anything new on this year's rate --

Garro: Yeah. We have -- like I mentioned the kids yoga, we do have the Pickleball and I have a lady that is -- she's offering a crystal and rock workshop -- a couple workshops on Saturday mornings -- mornings at the Community Center. We do have -- we have one trip planned for this fall. We will be taking -- taking them to Starlight Mountain Theater, watching the -- the play Sugar. So, we do have a new Zumba instructor. We had a Zumba instructor retire and leave us and move to Colorado to go spend some time with the grandkids, so excited about bringing somebody new on with Zumba and -- that's kind of about it as far as new stuff.

Cavener: Madam Mayor, additional question. Jake, with all the -- the classes and programs that we offer, talk to me about utilization. You talked about Mer-Ida-Moo, which it sounds like we are full of capacity and there is not --

Garro: Yeah.

Cavener: -- much space there. Is that how the rest of our programs are?

Garro: Yeah. I mean it's -- we have had a busy summer. Our -- our camp Mer-Ida-Moo, for those of you who don't know, they take place -- we have two sites, at Willow Creek Elementary and Sienna Elementary School. Last summer we were at Prospect. We got moved out of there at the last minute going into this summer. They were doing some -- some painting within the building, so at the 11th hour, as our guide was going to print that morning, we were moved over to

Willow Creek. So, with that being said, Camp Mer-Ida-Moo, we average, oh, I would say probably anywhere between 40 and 50 kids each week. We do cap those camps at 50, just because of space. We have a -- two little -- well, one little small room in each facility that kind of makes it difficult for programming, but the school is really good to let us use the gyms and the cafeteria for additional space as needed. Our outdoor adventure camp, that's a six week program, and we -- we take kids out, we do whitewater rafting, we rock climb at Bodies in Motion. We paddle board at Quinn's Pond and do other various activities on the other days. But that's a six week -- that's a six week camp and that was filled up each week, so we capped that at 12, just because of space. So, I would like to expand that camp. But with that being said we also need a mode of transportation to do so. But as far as the other community education classes, the ones that take place at the community center and various other locations throughout the summer, our numbers are up. So, it's -- it's a good problem to have. Space is limited. But I think with the addition to the Homecourt Y where we can get into Bay 5 and -- and do some accommodations to that facility moving forward, so we can expand some of those community classes and it will be a great thing, so --

Cavener: Great.

De Weerd: Any further questions? Thank you, Jake.

Garro: Thank you.

B. Resolution No. Proposed # 16-1155: A Resolution Adopting the Fall 2016 Fee Schedule of the Meridian Parks and Recreation Department; Authorizing the Meridian Parks and Recreation Department to Collect Such Fees; and Providing an Effective Date

De Weerd: Item 9-B is a resolution supporting this. It's Resolution 16-1155.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: Seeings how Ann isn't here, I will move that we approve Resolution No. 16-1155.

Cavener: Second.

De Weerd: I have a motion and a second to approve Item 9-B. If there is no discussion, Madam Clerk, or Mr. Clerk --

Holman: I will finish up tonight.

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

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Item 10: Executive Session as per Idaho State Code 74-206 (1)(f) – To Consider and Advise Its Legal Representatives in Pending Litigation; 74-206A(1)(a)(1) - All negotiations between a governing body and a labor organization shall be in open session and shall be available for the public to attend. Provided, however, a governing body or its designated representatives may hold an executive session for the specific purpose of: (a) Considering a labor contract offer or to formulate a counteroffer

De Weerd: Item 10 is Executive Session.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move we go into Executive Session as per Idaho State Code 74-206(1)(f) and also 74-206(a)(1)(a)(1).

Borton: Second. I have a motion and a second to adjourn into Executive Session. Madam Clerk, will you call roll.

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

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

EXECUTIVE SESSION: (5:11 p.m. to 6:05 p.m.)

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move that we come out of an Executive Session and continue the Executive Session until the end of the next item.

Borton: Second.

De Weerd: I have a motion and a second to come out of Executive Session and -- well, what he said. All those in favor say aye. All ayes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Item 11: Additional Action Items

A. Public Hearing: PY2016 Community Development Block Grant (CDBG) Action Plan

De Weerd: Item 11-A is the continued public hearing for the program year 2016 Community Development Block Grant to take additional public testimony and would ask if there is any member of the public who would like to provide testimony on the Community Development Block Grant Action Plan. Yes, sir. Good evening.

Morrison: Good evening.

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

Morrison: Michael B. Morrison. 3405 North Curt Drive, Meridian, Idaho.

De Weerd: Thank you.

Morrison: After coming and signing up to -- to visit tonight I find out that what I was actually here for isn't on the agenda, but it's the sidewalk and stuff like that. In talking with the developers and stuff we are good to go.

De Weerd: Okay.

Morrison: Do you have any questions for me?

De Weerd: I don't know what you just said, but you're good to go.

Morrison: Okay.

De Weerd: You're good in supporting the --

Morrison: I was here because I thought the meeting was about the low income housing project, not the sidewalks down 2 1/2 street. I got a post card in the mail and it said for tonight about the low income housing. So, beings I'm here for the wrong reason, I don't have any objections to the sidewalk.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Madam Mayor -- and, sir, thanks for coming. There was some confusion I guess as to the point of the topic and what -- I guess to kind of explain to somebody else who is in your similar situation, that while the -- the hearing isn't necessarily about the public housing itself, what was talked a lot about during the previous meeting on the topic was that their odds of getting the federal grant to build and sustain the project would be -- improve their -- their odds of getting -- being approved if we approved -- or subsidized the sidewalk to get that part done, because, then, that would be something that the developer would, then, have to build to, then, put more money into subsidizing the rents with the additional help from the federal government and so while -- while it's not about the -- the project itself, it is --

Morrison: Related to it.

Palmer: -- yeah. And that if we approve these funds for that, the odds of that happening will increase.

Morrison: Right. And I do have a problem with that part of it, but not the sidewalks cement.

De Weerd: Because the sidewalks are -- are not related to the project itself. It's designing sidewalks on 2 1/2 Street.

Morrison: Yes.

De Weerd: Yes.

Morrison: Okay. So, I say I was here for the wrong reason. I have talked with the developers and they are much better than the other one I have talked with, so I thank you for your time.

De Weerd: Thank you for coming this evening. Okay. Anyone else like to provide testimony on this item? Yes, sir. Thank you for joining us. If you will, please, state your name and address for the record.

Hobbs: Chance Hobbs. 1244 Herrick in McCall, formerly 5323 Moon Lake in Meridian.

De Weerd: Thank you.

Hobbs: So, I'm here, decided to take a few minutes to address some of those concerns that have been brought up as we are -- Councilman Palmer talked about -- it does increase our probabilities of potential funding. At this point it's

still in the process. It's one that -- where the last three -- the last four we had it funded in Garden City, in Donnelly and in Star and all three of those projects are moving forward. As they finished up in Donnelly and Star, both starting construction. There is a couple things that -- we are going to get into this and I don't know if I look here -- as we go down the road and you're going to hear a lot of opinions that are going to come through and four or five items you're going to hear that are just worded differently each time, that it's going to increase crime, it's going to increase traffic, it's going to increase kids, and it's going to decrease property values. I have worked on this the last five or six years, I have been to a lot of these meetings, I have been to a lot of -- a lot of interaction with the public on this type of development and each time I have continued to ask for facts. Council deals with facts. We deal with facts and numbers, since we invest seven million dollars in these developments, we want to know facts and numbers and figures that support our position, support our investment. And so a couple of things that -- that I mentioned, the opinions that came through on these four or five items are not supported by fact and by reports and by studies and observations done over the last 30 years in high density -- or higher density development and when we talk about high density, the definition is usually related to a 12-story residential structure. In the west we compare more towards single-family development to factor density on half acre or one acre parcels, if we go down to quarter acre or .7 acre parcels, that's a higher density. So, for us out here at Garden Style Apartments, it's two and three-story structures, it's not six and eight story structures out in Meridian. Maybe in Boise we see them, but not quite yet in Meridian. A couple other things that -- the reports out there in the Urban Land Institute does a great job with a myth versus fact when it comes to higher density apartment dwellers have on average one car less than single family residents. They make half the trips that single-family residents do, less cars, less traffic, you have less kids. A hundred units of single family generates typically 60 to 64 children and apartments -- a hundred unit of apartments generated anywhere from 21, if you're a garden style apartments, like the foothills, 21 kids per hundred units or 19 if you're in a higher density three or four story structure. So, we got less kids. We got less kids going to school. Fiscal burden. That's a favorite one. We talk about how it's a drain on our fiscal services. I wouldn't question the costs that are related to dragging water and sewer out to Ten Mile and out to McDermott as I saw on the action plan versus in-fill development where you're not having to drag water and sewer and streets and sidewalks and have them signed over to the city to maintain and 20 years from now with a capital budget there aren't available, but -- so --

De Weerd: Council, would you like him to continue?

Bird: Yes.

Hobbs: Thank you. So, your fiscal burden is very reduced on your costs. I heard earlier where the gentleman was concerned about busing and Meridian's bus system. You have got a great new building that was built just down the

street and they've done some reports and observations that show that you need a minimum of about seven units per acre to sustain busing and you need over ten units per acre to sustain light rail. If we build three or four units per acre across the subdivisions that are being built it's not sustainable. As you in-fill development and you add units per acre, then, your bus routes become feasible and it's become feasible based on higher real estate taxes, higher impact fees and higher economic spending coming from a very small, more densely populated area. Two and a half acres you're going to have 70, 72 units with households that are spending money in your downtown -- near your downtown, who are on foot walking to The Slice and walking to Rite Aid and across to Subway on Chicago. They are not driving. Moon Lake is out in Jaden Village, which is Black Cat and Ustick. There for three years. We would come into town, some would say, for whatever, a couple times a week, but avoided it at all costs in the mornings and the evenings, especially from about 3:00 to 6:00, because traffic was so terrible coming in on those two lane roads. And so as we talk about in-fill development and the benefits that it brings to a city beyond the fiscal benefits is it reduces your traffic. It reduces your overall expenses in your public works and in your streets and a lot of that is Ada county, I understand, but overall it reduces costs on your infrastructure. And the last things I want to talk about this crime. It's often brought up that affordable housing, multi-family housing, higher density housing, increases crime. The fact of the matter is it's not true. A lot of that comes from historical experiences. The federal government land, affordable housing from like the '40s until about the '80s, until President Reagan enacted what is now Section 42 of the tax code and turned it from the federal government running affordable housing to private people running affordable housing. Rent numbers down in Garden City on our 64 unit deal -- it's very similar to the ones we would be proposing here and over six months -- the first six months of this year we had seven calls that were nonwelfare check related. We know that the police do welfare checks on individuals. But seven actual service calls for some type of crime over 64 unit. There is a development we are working on in Star and we are getting a lot of pushback from a specific neighborhood. It has 304 houses and in that same time had 30 -- or 45 service calls and, actually, more service calls per unit and, then, our low income housing tax credit development in Garden City and so what they found is consistent with what quite a few other studies saw is that the reason why crime is associated -- or higher crimes associated with multi-family or higher density is because you have two entrances physically and so people see police going in one entrance and coming out one entrance very closed in and so if you spread out and do it on a per call per unit basis, it's no higher -- in fact, less than single family residents. And so that's just a quick summation of things you're going to hear over the next three or four to five months as we work through these things and I'm not just spinning these things off. A quick place to start is on realtor.org, they have got passion about studies and information if you -- just the field guide for affordable housing. Property values is one that realtor.org I imagine would have some sort of knowledge and information on and their data and everything they see in their summary statement they said affordable housing and multi-family housing, in

fact, stabilizes, if not increases single family resident property values and it does that because you're creating people -- people moving in who are -- well, when I was going to college with my wife we would have been able to afford a unit like this and as we finished school and got jobs and we were ready to move, we still had ties to the community and, guess what, I want to stay in my area, I want to stay in my community, so I go to the closest subdivisions and they are around me to stay where I know and create a demand. And so I appreciate the Council and the Mayor for working through this and listening to us. You're going to hear a lot over the next six to eight months, like I said. I know you're busy, but find some time to jump on it and do a little research and get to the facts. There is going to be a lot of heated emotional opinions that come through and this is an emotional thing. Thank you. Any questions?

De Weerd: Any questions?

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: A question popped up through your presentation. I appreciate making the comparison contrast for calls to service in your project in -- in Garden City versus Star. Do you have data on other calls for service in another apartments in -- in Garden City, recognizing I think Star and Garden City are two very different communities, so --

Hobbs: That is one of the contrasts that I wanted to make. I have got fewer calls in low income housing development in Garden City, which has a stigma to itself and they are working through it and they are doing a great job versus Star, which is a pictured as a retirement community, if you will. So, they are two very different. But the picture I was trying to paint is that I have got fewer calls in this development versus calls in a higher end development. Single family. In trying to show -- and I don't -- to answer your question, no, I don't have any further -- I will continue to ask the Ada County Sheriff for service calls, specifically in this area. Foothills is one that's just about Franklin, I'm interested in seeing what Foothills service calls are. That's a development in your city that has been here since 2003 or 2004 and, then, there is also a senior project off of Pine that was built several years ago, I would be interested to see what those rate compared to Lochsa or --

Milam: Madam Mayor? I don't have a question, more of a comment. So, I see these under the Police Department -- I had this conversation with the Police Department and there is absolutely no more calls for service to low-income apartments than any other housing type in Meridian and sometimes less. Certainly not -- certainly not higher.

Hobbs: And that's what a lot of -- a lot of the studies have shown. But, again, there is the stigma.

De Weerd: Okay. Any other questions? Thank you for being with us.

Hobbs: Look forward to working with you.

De Weerd: Okay. Anyone else like to provide comment? Yes, ma'am. If you will, please, state your name and address for the record.

Emmen: Kathy Emmen. 2586 Misty Drive, 16 year resident of Meridian.

De Weerd: Thank you, Kathy.

Emmen: I just wonder if there are -- if people are going to be perfect angels and they are going to be walking around, how much longer is our commute going to have to be to make our streets safe enough? We are going to have all these extra people and I -- I don't understand where the money is coming from for the project.

Palmer: China.

Emmen: I wondered. So, yeah, it kind of concerns me a little bit. I do taxes, so I do a lot of help for people that have low income. They typically like to spend money right around tax return time, but the kids are all going to want, you know, free lunches and -- I just don't understand how we are going to be able to afford all this. I don't have current data, but I want to say within the last ten years our median income has been around 55 to 57 thousand dollars a year. So, I'm not sure where the need is coming from, if it's coming from other cities nearby or is this coming from something else farther away. Where are the people coming from for this project.

De Weerd: The project that we are discussing tonight is a sidewalk project that is on 2 1/2 that has been linked to a potential project that would be of a working family apartment complex. There is two other projects in Meridian, as the gentleman just stated, one is for the working family and the other one is a senior -- a senior living one. Those two are different from other low-income subsidized projects, so that's -- that's one distinguishing factor. But the project that we are talking about today is -- is really design of a sidewalk on 2 1/2 Street.

Emmen: Okay.

De Weerd: So, any -- there is not a project as of yet.

Emmen: Okay.

De Weerd: Yeah. This is -- as Mr. Palmer pointed out earlier when this was presented to Council it was presented as part of a -- a financial submittal for a project that would like to be the -- the working family subsidized housing type of a project, but this project that is being contemplated right now is just for the design of a sidewalk on 2 1/2.

Emmen: Okay. All right. Thank you.

De Weerd: And maybe Sean can provide you more information after this, so you get a little bit more clarity.

Emmen: Okay. Thank you.

De Weerd: Thank you. Okay. Any further testimony? Council, any -- any further questions for staff?

Cavener: Madam Mayor, I have a couple questions for staff.

De Weerd: Okay.

Cavener: Sean, question for you. Earlier when you were going through the PowerPoint you identified -- looks to be two different sidewalk projects, one that we have received some considerable amount of testimony on tonight and the other one related to the Meridian Development Corporation's application. Would either or both or neither of those qualify for -- for Davis-Bacon wages if we move forward with either one of those proposals?

Kelly: Madam Mayor, Councilman, I think that they might, but we are not paying for labor, so whoever is building that would pay for that and they would track that. We are paying for design on either one of those projects. So, it doesn't enter into -- we wouldn't be tracking labor on that directly.

Cavener: Okay.

Kelly: Just out of clarity I imagine DBU would be tied -- or the state would be tied to some of those same requirements.

Hobbs: Depending on the source of funds. So, CDGB funds -- other funds administered by HUD you would be. In this case that was --

De Weerd: Okay. We need this on public record.

Bird: Madam Mayor?

De Weerd: Uh-huh.

Bird: I don't believe we -- because you're getting -- you're just getting the design and stuff, so the Bacon-Davis wages does not come until they actually get doing the physical work, as I remember. You got to -- for the design -- for your professional, the design engineers and stuff, Bacon Davis doesn't apply.

Hobbs: And this -- the potential development would not trigger Davis-Bacon either, as we would not be requesting --

Bird: We are not discussing that.

Hobbs: I understand.

Bird: And I think that's where we have had a lot of problems the last couple three weeks is we thought -- everybody thought we were discussing an application and Bacon-Davis wouldn't be at all with this 50,000 or we wouldn't be requesting it.

De Weerd: Did you have any further questions, Mr. Cavener?

Cavener: I think Sean did an adequate job of addressing that.

De Weerd: Thank you. Any other questions?

Borton: Madam Mayor?

De Weerd: Mr. Borton.

Borton: If the -- if the application of the state is denied for the project is -- does the funding for the sidewalk construction -- that reverts back to one of the alternative programs?

Kelly: Madam Mayor, Councilman, that will go to anything that Council would like to put -- it could be one of those trigger projects. We could come up with another project and have a special session and do that. But, yes, that's exactly right. If it doesn't move forward that CDBG fund belongs to the city and we are going to use that for the city.

De Weerd: But there is the need for a sidewalk on 2 1/2 Street. I mean it doesn't have to be tied to any project. It needs a sidewalk and I -- we have heard that often, because of the high school out there, that residents would like to see a sidewalk on there. You even heard that tonight, so --

Cavener: Madam Mayor, that brings up an additional question then.

De Weerd: Okay.

Cavener: If -- if the discussion is related to sidewalk design, I guess my question for the Council is what does that have to do with, then, the applicant and their need for the 50,000 dollars in funds. If the discussion is specifically related to sidewalk, well, then, should this Council discuss the merits of having a sidewalk designed on 2 1/2 Street and use CDBG funds specifically related for that?

Milam: Madam Mayor? I agree, but somebody has to build the sidewalk, so we need to pay to design the sidewalk all day long, which is what we are doing, but who is going to build the sidewalk?

Cavener: And I think if this is just for design, it shouldn't matter who the entity is. And why would we go through a third party entity to get a sidewalk design when we can hire a contractor to get the design created on our own. I'm struggling to find what the applicant's role is outside of needing to have the city say here is 50,000 dollars to help them with their state application. If there is truly a discussion about sidewalks, well, then, let's have the discussion about sidewalks, but we would need to involve a third-party entity in that case.

Hobbs: Madam Mayor, Councilmen, I'm not sure if that is a comment for me to answer or if that's a --

Cavener: The more comment the --

Hobbs: Okay. May I -- Madam Mayor and Council. So, you're correct, outside of the third party saying, city, we need 50,000 from CDBG, we just need CDBG funds. So, part of the program that we work under in Section 42 is administered by Idaho Housing finance. They put together a plan and they ask developers to compete under a point structure and the latest plan that they have for 2016 has a specific section in there for federally subsidized funds and it -- RD-515, RD-538, CDBG, and a couple others that are nonexistent any further. The CDBG is really your only option and so as they talk about why bring the third party in, we did with the city where we requested 350,000 dollars in tax increment financing funds to rebuild 42nd Street. Garden City could have rebuilt 42nd Street, but because we were involved and we leveraged it into the development and it got us points to get the project funded, we, then, put an 11 million dollar development down. We -- we rebuilt 42nd Street, 900 feet of water, sewer, street, sidewalk, tree wells. And so your 50,000 dollar investment, essentially, is leveraged into a 12 to 13 million dollar development that brings the sidewalk, street improvements, sewer -- you know, all those items. In Garden City, phase two, is an 11 million dollar for sale townhome development, something similar we are looking over here is a for sale market rate townhome thing. So, your 50,000 dollar investment you could very easily go out and hire it on your own. Does that suffice?

Cavener: It does.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Madam Mayor, question for you. If someone wanted to come build the kind of apartments that we have applications for all the time, not federally subsidized, would a CDBG grant be an option for us to put -- help facilitate a sidewalk for a project like that or does it have to be an affordable housing kind of situation to qualify for it?

Kelly: Madam Mayor, Councilman Palmer, no, you don't need to have CDBG -- well, I mean your question is does any -- can any development apply for CDBG. We wouldn't have to go through that process. The city can build sidewalks anywhere they would like and so if we would like to partner with another agency or development agency or developer to do that, we could certainly leverage CDBG dollars as a city to do that. This case is only because they are looking for low income housing tax credits from the state, but they would need that -- that partnership with -- with the City of Meridian and I'm not even sure that that would be the only way that the City of Meridian could partner with them, as you just heard another way that they did it in Garden City, but that's what we have to offer and that's a way that we can leverage those dollars. So, to answer your question, they wouldn't -- they could apply for them, but if they didn't have a -- a 501(c)(3) to manage that project they couldn't, because that's part of the rule, which they do, but the city wouldn't have to do that, because you guys can approve another project like that and we can manage it from the city.

Palmer: With CDBG funds.

Kelly: Correct.

Milam: Madam -- oh, sorry. Were you not --

Palmer: I was just going comment on that if I may, Madam Mayor, that -- then it appears to me that the vast majority of the people that have presented comment want a sidewalk, but they don't want the project that's coming with it. They don't appear to have any problems with apartments, but they don't want this situation of apartments.

Milam: Madam Mayor?

De Weerd: Ms. Milam.

Milam: So, I think the question that we need to maybe answer amongst ourselves tonight is if we approve this and the project doesn't go through for whatever reason, they get the funding, we are committing this money to the sidewalk period and it doesn't go back to some other project or the option is it does. So, if we are committing to the sidewalk tonight, then, we probably should

be committing to the sidewalk and finding either another partner, whether that's ACHD or another developer or somebody else, that we are committing that -- those funds to the sidewalk like what we have been telling everybody all night.

De Weerd: This will get it designed and we can get it built --

Milam: No. I understand.

De Weerd: And so I think the first step is getting it designed, then, if you don't have a partner that actually constructs it, then, work with maybe the next level of CDBG dollars and next year for the construction of it.

Milam: Madam Mayor, that's exactly what I'm saying. But what Sean has said was if this project doesn't go through those funds would come back, instead of designing a sidewalk and maybe go to one of those alternative projects. So, what I'm saying is we just commit it to this -- a sidewalk designed project and call it good.

Cavener: Madam Mayor?

De Weerd: And you can do that. Correct, Sean?

Kelly: Madam Mayor, I think that -- if I understand the question correctly, it's what would happen if they don't move forward and the answer is the city would get to decide whether we trigger another project, whether we commit it to a sidewalk on 2 1/2 Street, whether we talk to MDC and up their ask for the triggerable amounts that are there, but, ultimately, it would be any project the city felt that they wanted to do we could do with those funds. They would come right back into the coffers for CDBG and so if that answers the question of what can be done, that's what can be done. I think that your statement was basically saying to fund the project as stated and, then, if it doesn't go forward we would look at that later.

De Weerd: It's tied to this project of design for project -- or sidewalk on 2 1/2, regardless --

Milam: Regardless of this project.

De Weerd: Yes.

Sean: Understand.

Cavener: And, Madam Mayor, I think to that point, again, if the discussion is specifically related to a sidewalk to me that changes a lot of my perspective on this application, in that why we would want to enter into an agreement with a first time applicant that is not a subject matter expert in sidewalk design, when we

can contract with ACHD or somebody who is a subject matter in sidewalk design to have the design created for sidewalks, whereas if -- if the applicant chose not to go through, we are rely on them to receive the design work, to, then, make the evaluation if we choose to. To me it seems like if, again, we are related just to sidewalks, there is a lot of extra unnecessary steps with this particular application than there would be going through normal business practices again if the thought behind this is specifically related to sidewalks.

De Weerd: Okay. What am I missing?

Milam: Madam Mayor?

Hood: Madam Mayor?

Cavener: Why are we working with someone else who is not a subject matter expert for the design of sidewalks where there are clearly other more qualified subject matter experts that can handle the design for sidewalks.

De Weerd: Caleb.

Hood: So, let me just clarify. I mean the reason this is before you is we had an applicant. The city did not apply for the CDBG funds. In the past we have -- parks has been a potential sub recipient and came to you with a project and said the city wants to do this, then, through CDBG. Sean doesn't do any of these projects. He administers the program; right? So, if CDBG goes and we still say sidewalks are important, we could potentially have parks fill that gap and be the sub recipient for this project. Now, my question to Sean is -- I don't know if that triggers a substantial amendment or not, because you're approving a project, but you're also approving the sub recipient. So, it's -- depending on how the action plan is written -- I don't know if it's just as easy if we say we want sidewalks -- it doesn't matter who -- who designs the sidewalk, we want sidewalks; right? But I don't know if we can write the action plan that we say 50,000 dollars for design of a sidewalk or 50,000 dollars for design of sidewalk for BCD, essentially. You know what I'm saying? So, that's -- that's the question. But the reason it's the way it is is they applied. It wasn't the city that applied or MDC or anybody else that applied, they are the ones asking. So, that's the way it's couched in the action plan currently.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: So, then, to that, while they applied for it, it appears that almost anybody who -- who cared enough to come and testify, plus the several e-mails that we got, if there is more -- like while we were in Executive Session I haven't had a chance to review them, that the people said they don't want us to incentivize this

project. There is backup projects, there is other projects that we can spend these funds on that apparently have no controversy tied them and I think it would be a responsible decision to make that to approve this simple, because it was applied for, even though people -- many people came and said don't incentivize this project.

Kelly: Madam Mayor, as a response to that -- and this is, again, not as an advocate, but just someone who works for the city that manages the program, our consolidated plan for five years specifically says this is something that we probably should do, should be able to enter it. Maybe not a low income housing tax credit program, but our analysis of impediment have this as a specific barrier. Nimbyism -- affordable housing in general and so that's why they applied and that's why that they qualified. So, just -- I want to make sure that we are clear that it's not just simply that they applied that they are here, they applied, they qualified and they are meeting some things that our citizens have already weighed in on four and a half years ago when we built that consolidated plan, so just so that that's clear.

De Weerd: Thank you. Any other questions for Sean?

Milam: Madam Mayor?

De Weerd: Yes.

Milam: Are you done? Sorry. I was going to close the public hearing. I move that we close the public hearing on the fiscal year 2016 Community Development Block Grant Action Plan.

Cavener: Second.

De Weerd: I have a motion and a second to close the public hearing on Item 11-A. All those in favor say aye.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

B. Resolution No. 16-1156: A Resolution approving the Draft PY2016 Community Development Block Grant Action Plan for submission to U.S. HUD for review

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: Move that we approve the resolution number 16-1156. Approving the fiscal year 2016 Community Development Block Grant Action Plan for submission to U.S. HUD for review.

Borton: Second.

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

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: That project aside, the reality of the situation is the federal government has no money. My children will not ever even come close to helping pay off what we owe. You wouldn't give a drunk a beer and so to continue to support the federal government's ridiculous spending spree I think is the same thing. If we start telling them we are not interested, you know, other people, hopefully, they will stand up and do the same thing, given there is plenty of cities out there that I'm sure would be happy to take the money. I say let them and we quit feeding the drunk.

De Weerd: Okay. Any other comments?

Cavener: Madam Mayor?

De Weerd: Mr. Cavener.

Cavener: I think comparing some of those in our community that are needs to that of a drunk is imprudent and borderline insulting to our community and so while you can have your own opinions about this to insult the citizens of Meridian is where I take exception. We have a responsibility to our community to all of those in Meridian, not just those that elected us to do what's best to serve them. The applicants have brought forth some proposals, many of which I think have merit, some I don't believe that do, but to politic and pontificate and compare our citizens to -- to those of a drunk I think is -- is a disservice to those who serve and work in our community.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: To clarify the twisting my words, what I mean specifically to those in Washington DC that are mishandling the use of -- of the borrowed funds that they have, not at all those that are the recipients of the funds.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I take exception to the point that I hope that the young kids don't ever have to walk on 2 1/2 Street without a sidewalk.

De Weerd: Are we ready for the vote? Madam Clerk.

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

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

De Weerd: Thank you, Sean. We appreciate your efforts and --

Bird: Patience.

De Weerd: Yes. Your patience.

Kelly: Madam Mayor, Members of the Council, thank you again for taking a look at all these projects and I welcome any direct feedback on this plan and hopefully next year we will be able to have a little bit more of a robust early conversation about some of these projects. I would certainly like to know what those -- those feelings are earlier on and I'd like to give them to you earlier on as well. But thank you once again.

De Weerd: Thank you.

Milam: Good job, Sean.

Item 12: Future Meeting Topics

De Weerd: Okay. Any items for future agendas?

Item 13: Amended onto the Agenda Continued Executive Session as per Idaho State Code 74-206 (1)(f) – To Consider and Advise Its Legal Representatives in Pending Litigation; 74-206A(1)(a)(1) - All negotiations between a governing body and a labor organization shall be in open session and shall be available for the public to attend. Provided, however, a governing body or its designated representatives may hold an executive session for the specific purpose of: (a) Considering a labor contract offer or to formulate a counteroffer

De Weerd: If not, I would entertain a motion to adjourn -- reconvene into Executive Session.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move we reconvene back into Executive Session.

Milam: Second.

De Weerd: I have a motion and a second to adjourn into Executive Session.
Madam Clerk, will you call roll.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

EXECUTIVE SESSION: (6:42 p.m. to 7:25 p.m.)

De Weerd: I would entertain a motion to come out of Executive Session.

Bird: So moved.

Borton: Second.

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

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Bird: I move we adjourn.

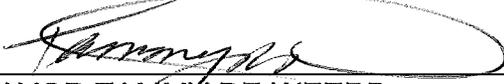
Borton: Second.

De Weerd: All those in favor say aye.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

MEETING ADJOURNED AT 7:25 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)


MAYOR TAMMY DE WEERD

8 / 23 / 2016
DATE APPROVED

ATTEST:


C. JAY COLES, CITY CLERK

