

Date: 26 March 2024

Location: City Council Chambers, 1103 W. Main Street, Middleton, Idaho

Time: 6:30 PM

Call to Order, Pledge of Allegiance, Roll Call.

Meeting was called to order at 6:36

All Advisory members present with the exception of Jay Walker. He shared he would be there at a later time. Motion was made to approve the minutes from the previous meeting (3-12-24) by Vice Chairman O'Meara and seconded by member M.McDougal.

Chairman Murray stated our guest speaker, Ben Levenger from DT Redevelopment would be talking with the committee on the LID process by phone. Chairman Murray asked Mr. Levenger where he wanted to start with the conversation, he shared he would like to understand where the committee was at with the list of projects and how we want to prioritize them, then move on to talk about the LID process. Chairman Murray shared at this point our focus was on projects having to do with city infrastructure like safe intersections, sidewalks and pathways, completion of 9th street behind Heights elementary school to Cemetary Rd. and a recreational project like a new community center.

At this point in time the committee hasn't discussed the funding aspect. Mr. Levenger asked if we had to put the infrastructure projects in priority order how would we do this? M. McDougal said he feels this community is wanting to see results in a timely fashion and want value for their dollar and maybe doing a project first that isn't too costly would help them buy in to what the committee wants to accomplish. He feels we may not get the support we need. J. Gibson feels we have to have a certain amount of support before we can even begin; meaning LID has to be accepted/voted through and approved to even get started with funds. Mr. Levenger shared there are **two types of projects**, (1) community focused projects that people see and (2) projects they just hear about and the committee needs to focus on a mixture of the two types. The community center will be seen and used by many, we need to balance a project like that with all the other infrastructure projects. We should plan projects that are purposeful and still have a low impact on the dollar. Chairman Murray feels the priority is to where we all live and should be for intersections, sidewalks and pathways and if people see the money is going straight to the community then they are more likely to get behind something like a community center. Mr. Levenger reminded the committee before we zero in on intersections there is the process of the "by-pass" coming back and this may change traffic issues and needs. There is a need to see if the "by-pass" idea is formalized with either a yes or no and that will help us decide where infrastructure needs are. Chairman Murray would like to plan like the "by-pass" isn't going to happen. Mr. Levenger suggested we prioritize which intersection to do first with or without the "by-pass". M. McDougal asked what about the pedestrian overpass from the middle school to Picadilly Park. The expense can be high. We have to plan for four lanes.

There are engineering studies that have to be done on any project. It was mentioned to look at an underground tunnel crossing. Concern was brought up about the water table being by Willow Creek. Mr. Levenger suggested putting it on the list as an "over" and "under" pedestrian crossing to look at both options. During the open house, Mr. Levenger stated sidewalks were discussed as maybe being a lower priority, however, Chairman Murray feels it is. Mr. Levenger shared at Open House the community shared that traffic was a #1 concern and sidewalks were not ranked that high. M. McDougal feels it is a connectivity issue and it goes back to low cost/high impact and traffic. Mr. Levenger shared that there is a lot of work to be done before we go forward. A feasibility study needs to be done for cost, maintenance, operations etc. He feels using the LID funds for the Community Center studies is a way to go. To apply for the LID funds we need to produce a comprehensive list with estimates of cost.

Jay Walker joined the meeting.

In discussing our priority list, the high need intersections are Emmett, Duff and Lansing. Studies have been done for these intersections.

Mr. Levenger suggested reviewing the priority list:

1. Intersections for safety and increase our East/West connectivity (the 9th Ave. extension to Cemetery)
2. Work towards the Recreation Center
3. Trails and sidewalks
4. Park Improvements

We all are aware that the list is a work in progress and can be changed as we get more information.

Mr. Levenger reviewed our discussion and what our next steps are - the next piece of the process is to identify what we want and get high end cost estimates, be sure we have enough funds and intergovernmental/local agreements, outline what it looks like. We need to do rate studies, to find out our potential revenue rate is as we can only collect so much money. He recommends Zion Bank Public Finance, they do rate studies for communities. He will get Arron Sandborns at Zions information to Chairman Murray. J. Walker shared he has used Wells Fargo in the past. Mr. Levenger mentioned getting more than one study to compare is good. We also need to get cost estimates for how the money can be used to support the community.

Chairman Murray wanted to be sure we all understand nothing is finalized. Things can happen that will change what we are discussing. He shared, this community needs to come together and engage and he's hoping what we are working on will help promote this. He then brought J. Walker up to speed on the first part of the meeting he missed. Parks in the community were discussed.

J. Gibson asked J. Walker to share what he did in the Meridian/Boise intersections in 2007-08. They entered into a cooperative development agreement. He feels the

developer should pay not the city. He mentioned the SRF program that Nampa State Revolving Fund loans.

Chairman Murray hoped that J. Walker's purpose on the committee was to get input about infrastructure projects/improvements that will attract commercial/industrial to come our way. He feels straightening Middleton Road, the relocation of the stop light and any East/West connection will help the grid lock that's occurring downtown. Also discussed was the number of homes now should bring in the commercial businesses. J. Gibson asked J. Walker "what does Middleton need to do to entice businesses to come here"? He says there has to be incentives. Maybe listen to businesses that have left and see what their issues were. We need to open the door for others to come to Middleton.

M. McDougal wondered if there are contractors in our community who would be community oriented and help to pull us together. Vice Chair O'Meara mentioned Wallace Brothers and Lynn Bennett and all the work that has been done for Parks and Rec. and feels they are approachable. Chairman Murray suggested having a community meeting in the Fall at the Trolley Station to get the word out about the Local Improvement District committee and what it is trying to accomplish.

The LID committee is optimistic that this Fall meeting will be a good thing and humanize the reality of moving forward in making improvements to the community.

M. McDougal asked about the timeline for the LID to happen? It needs to go to the city council. There is a public hearing period. There is a need to get the county on line as well. M.McDougal was concerned about the school bond and the Fire district bond.

Motion to adjourn was made and seconded.

Adjourned at 8:09

