



## OFFICIALS

Joe Stear, Mayor  
Briana Buban-Vonder Haar, Council President  
Richard Cardoza, Council Member  
Warren Christensen, Council Member  
Greg McPherson, Council Member

**CITY OF KUNA**  
**Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634**

**City Council Meeting**  
**AGENDA**  
**Tuesday, February 18, 2020**

**6:00 P.M. REGULAR CITY COUNCIL**

**1. Call to Order and Roll Call**

**2. Invocation: None**

**3. Pledge of Allegiance: Mayor Stear**

**4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS**

*All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the City Council. There will be no separate discussion on these items unless the Mayor, Council Member, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the City Council.*

**A. Regular City Council Meeting Minutes, February 4, 2020**

**B. Accounts Payable Dated February 13, 2020 in the amount of \$1,553,987.56**

**C. New Alcohol License:**

Wood – Andrews Kuna Biz, LLC dba The Longhorn Lounge 458 W Main Street –  
Liquor-by-the-Drink and On-Premise Beer

**D. Resolutions:**

**I. Consideration to approve Resolution No. R16-2020**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE AWARD OF BID FOR MAIN ST, AVENUE C TO AVENUE A, KUNA (DOWNTOWN REVITALIZATION PROJECT, PHASE II) ICDBG PROJECT NO. ICDBG-19-111-13-ED, FEDERAL-AID PROJECT NO. A020(143); KEY NO. 20143 J-U-B PROJECT NO. 10-17-142 TO KNIFE RIVER CORPORATION AND AUTHORIZING THE MAYOR TO EXECUTE “DOCUMENT 00510 NOTICE OF AWARD”.**

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk’s Office at 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

2. Consideration to approve Resolution No. R17-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT, INC., FOR MALASPINA RANCH SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING, AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Consideration to approve Resolution No. R18-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY PATAGONIA DEVELOPMENT, LLC, FOR PATAGONIA SUBDIVISION NO. 5 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Consideration to approve Resolution No. R19-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “SANITARY SEWER EASEMENT (RISING SUN ESTATES)” AGREEMENT WITH DENNIS R. HOURANY AND SUSAN L. HOURANY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

**5. Community Reports or Requests:**

*None*

**6. Public Hearings:** (6:00 p.m. or as soon thereafter as matters may be heard.)

Public Hearing and Consideration to adopt Capital Improvements Plan – Final January 2018 - Amended June 2019 (“Amended Capital Improvements Plan”) – Bill Gigray, City Attorney  
**ACTION ITEM**

*Open Public Hearing*  
*Receive evidence*

Potential Motions:

*Consideration to close evidence presentation and proceed to deliberation*

Consideration to approve Resolution No. R11-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO:

- MAKING CERTAIN FINDINGS; AND
- ADOPTION OF THE KUNA RURAL FIRE DISTRICT CAPITAL IMPROVEMENTS PLAN - FINAL JANUARY 2018 - AMENDED JUNE 2019 (“CAPITAL IMPROVEMENTS PLAN AMENDED JUNE 2019”); AND
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE.

**7. Business Items:**

- A. Discussion and Direction on potential Kuna ICA Rodeo and Committee Support – **ACTION ITEM**
- B. *Informational Only* Quarterly Budget Presentation – Jared Empey, City Treasurer
- C. Consideration to approve Resolution No. R20-2020 – Lisa Holland, Economic Development Director **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “ENGAGEMENT OF ELAM & BURKE” LETTER WITH ELAM & BURKE ATTORNEYS AT LAW FOR LEGAL REVIEW OF THE URBAN RENEWAL ELIGIBILITY STUDY AND SUPPORTING SERVICES FOR ESTABLISHING A POTENTIAL URBAN RENEWAL DISTRICT; AND AUTHORIZING THE MAYOR TO SIGN SAID LETTER.

**8. Ordinances:**

- A. Consideration to approve Ordinance No. 2020-09 **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. R5070503500 OWNED BY CARL BADER, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*  
*Consideration to approve*

- B. Consideration to approve Ordinance No. 2020-10 **ACTION ITEM**

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NOS. S1418320650 OWNED BY RUSSELL HUNEMILLER, S1418233650 OWNED BY RUSSELL & KAREN HUNEMILLER, R7534260158 OWNED BY JANE GOLDEN, R7534260375, R7534260500, R7534260156 AND R7534260218 OWNED BY SELECT DEVELOPMENT & CONTRACTING LLC, R7534260450 OWNED BY SANDSTONE FARM LLC AND S1418234000 OWNED BY GO FOR IT LLC WITHIN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO

THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND

- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- AMENDING THE OFFICIAL ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve*

**C. Consideration to approve Ordinance No. 2020-11 ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1315449223 OWNED BY EPIC DEVELOPMENT IDAHO LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve*

**D. Consideration to approve Ordinance No. 2020-12 ACTION ITEM**

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ALL LANDS LEGALLY DESCRIBED IN EXHIBIT A, OWNED BY ENDURANCE HOLDINGS LLC, SITUATED WITHIN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve*

**9. Mayor/Council Announcements:**

**10. Executive Session:**

*None*

**11. Adjournment:**