

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 Hall is closed to the public.

City Council Meeting
MINUTES
Tuesday, May 19, 2020

2:00 P.M. REGULAR CITY COUNCIL

Under authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020:

Council Chamber is closed to the public.
Public Attendance Option is Live Streaming

Instructions:

Members of the public may watch the May 19, 2020 Council Meeting via Facebook Live. Live feed will start at 2:00 P.M. on the City of Kuna Idaho Facebook page linked below:

<https://www.facebook.com/CityofKunaIdaho/>

1. Call to Order and Roll Call

(Timestamp 00:00:23)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear

Council President Briana Buban-Vonder Haar - Via Zoom

Council Member Richard Cardoza - Via Zoom

Council Member Warren Christensen - Via Zoom

Council Member Greg McPherson - Via Zoom

CITY STAFF PRESENT:

Chris Engels, City Clerk

Bill Gigray, City Attorney – Via Zoom

Lisa Holland, Economic Development Director – Via Zoom

Paul Stevens, City Engineer – Via Zoom

Bobby Withrow, Parks Director – Via Zoom

Nathan Stanley, Deputy City Clerk

2. Invocation:

None

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
(Timestamp 00:01:15)

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 Dated May 5, 2020
- B. Accounts Payable Dated May 14, 2020 in the amount of \$1,280,019.26
- C. Final Plats:
 - 1. Case No. 20-04-FP (Final Plat) for Springhill Subdivision No. 2
 - 2. Case No. 20-05-FP (Final Plat) for Patagonia Subdivision No. 6
 - 3. Case No. 20-06-FP (Final Plat) for Patagonia Subdivision No. 7
- D. Resolution No. R30-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE GROUP, INC., FOR THE GREYHAWK SUBDIVISION NO. 10 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

Council President Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson

Voting No: None

Absent: None

Motion carried 4-0.

5. Community Reports or Requests:
(Timestamp 00:02:14)

Assessment Briefing – Robert McQuade, Ada County Assessor

Ada County Assessor Robert McQuade had a spreadsheet of the values Council had not received yet. He would send it to everyone after the meeting if they wanted. They would be sending out 200,000 assessments that weekend. Just about 9,500 of those were Kuna property owners. He reviewed the statutes and rules regarding market value. It was important to understand the value had to be as of January 1st so the assessment was based on information that influenced the market the previous year. What happened with the Corona Virus and the pandemic came about in March so it did not show up in the assessed values.

Mr. McQuade stated the total market value in Kuna was about \$2.2 billion which was a little over 19% compared to the previous year. The potential taxable value was about \$1.6 billion which was a 22% increase. That was, theoretically, what Council would be levying. Kuna had a very good year the previous year when it came to property taxes. He reviewed the residential market value which covered 9,000 residential properties with an 8.5% increase in the number of parcels for the year. There was a lot of growth in Kuna. The important one everyone watched for was the median increase on existing family residential property. He reviewed some discussions he had that year regarding freezing the values to the 2019 values. They realized they couldn't freeze values because it went against statute. They decided to be less aggressive this year. In fact, rather than being at about a 10% increase county wide, Kuna would have been higher than that, they decided to get their assessment value from 98% to about 94% which would still be in compliance. In other words, they reduced the values by about 4%. MLS and single family residential went up 10% and Kuna went up 7% with an assessment value of 95%. He noted commercial had almost always been at 95%. There were 13,000 residential sales the past year. Commercial was less than 50.

Mr. McQuade said real commercial property was \$126 million; about a 19% increase. Leading change on commercial was about 5%. Total market value was about \$135 million. Taxable new construction was \$160 million; \$92 million of that was single family residential, \$13 million was commercial, and \$53 million was status changes.

Mr. McQuade noted the tax burden for the County was about 70% residential and 30% commercial. In Kuna it was 90% residential and 10% commercial. That number had been changing. It shifted to about 2% more residential. Commercial had been paying about 4% less over the last 2 years. He explained residential paid more because there were more residential properties than commercial. As residential went up it stood to reason there would be a tax shift. He wrapped up by thanking Council.

Mayor Stear and Council President Buban-Vonder Haar thanked Mr. McQuade for his presentation.

City Attorney Bill Gigray asked about House Bill 354 and the proper procedure to follow when filing the resolution to reserve the right to take the foregone amount in a future fiscal year.

Mr. McQuade replied that was beyond the scope of his job but he would guess they would file something with the Clerk's Office.

6. Public Hearings: *None*

7. Business Items:

- A. Consideration to approve Resolution No. R28-2020 – Lisa Holland, Economic Development Director ACTION ITEM
(Timestamp 00:18:28)

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

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE SCHOOL PROPERTY LEASE AGREEMENT TO LEASE THE OUTDOOR LOT OF THE 4TH STREET GYM FOR A COMMUNITY RETAIL POP-UP VILLAGE/INCUBATOR AND OTHER SUPPORTING ACTIVITIES INCLUDING FOOD TRUCKS, STREET VENDORS AND ENTERTAINMENT;
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE.

Economic Development Director Lisa Holland explained the need for the lease agreement and the Kuna Market Village. She stood for questions.

Council Member Christensen asked if she had seen a lot of interest from home businesses wanting to participate.

Ms. Holland said they had done a little bit of outreach and that was part of the reason she was thinking they should wait a little bit longer; so they could make sure to survey those folks and have a good representation of who would be participating. She had 3 or 4 interested already that they had spoken with; 1 said they were ready to go when the City was. There were still some things to work out. Some of the smaller retailers said they didn't know if they could manage their own storefront but would be interested in having their product for sale in a storefront so there could potentially be some shared units. As they started to advertise, she was sure there would be more interest, but she didn't want to start advertising it until there was a location to house it and the legal stuff was in place. At that point they had formed the legal agreement with the school district if Council decided to sign off on it. They were working on putting together a design review application to go through the Planning & Zoning Commission. They would work with the School District on the lay out and build out of how this would look and the way the units were structured; making sure the color scheme matched downtown. Legal already approved a template they could use for tenants in the future as well as an application form. Now that those pieces were in place, they could start advertising it. They would continue to work with the Economic Development Committee, Council, and City staff to do more surveying of the business community to get a good response on how many wanted to participate. She imagined there would be a pretty strong response. Especially in Kuna she thought there would be 5 or 6 that would be really interested in moving forward on something like this. They might attract others from the rest of the Treasure Valley as well. It was a great opportunity for growing a community gathering space for Kuna.

Council Member Christensen thanked Ms. Holland.

Council Member Cardoza asked if there was a cost to lease this from the school district.

Ms. Holland explained no, the school district had partnered with the City as an in-kind partner. They were letting the City use their space and in exchange for that the City might be doing some site improvements. Any temporary structure like the shed units and park

benches would remain the property of the City. The permanent site improvements would become the property of the School District.

Council Member Cardoza asked if she had spoken with others downtown with permanent structures about competition with the base lease being much less than what it costs to operate a building.

Ms. Holland said that topic came up with the Economic Development Committee. The hope was it would end up helping support the downtown businesses. If there was more of reason for people to come downtown and gather it would help the other businesses to have more people walking around and utilizing spaces; especially for the restaurant community. There hadn't been an open house on what this could look like for potential tenants. That was something they would look at doing in the next couple months; opening it up for a Q&A with the business community. She wanted to talk to the businesses to make sure they were comfortable with it. They would do what they could to support all the businesses. She noted there would be a limited season. They would not be open 24/7. They would be open for, she thought, Friday, Saturday, and Sunday. The goal being to get more people downtown for the weekends and some of those prime hours for people to be walking around.

Council Member Cardoza thanked Ms. Holland. He thought it was a move in the right direction. He just thought there might be a disadvantage to the property owners with a higher overhead cost but he thought he agreed with her philosophy that it would bring in more business for everybody downtown.

Mayor Stear added it was something they discussed quite a bit with the Economic Development Committee and he thought they could find a way around it to where it wouldn't cause too much disruption to the brick and mortar businesses. It was certainly something they wanted to avoid as much as possible. He thanked Council Member Cardoza for the question.

Council President Buban-Vonder thought businesses might take this as an opportunity to see if they could take the next step into a full-fledged lease. Maybe the City's agreements could be more time limited so this wouldn't turn into a long-term alternative to the traditional model. Maybe that would help with some of the fairness he was talking about.

Ms. Holland replied that was absolutely something they discussed. Part of the reason they referred to it as an incubator was because it was not meant to be a long-term location for these businesses to stay forever. It might be that someone needed to stay for 2 or 3 years to figure out their business model but the City would reevaluate all the applications annually and make individual determinations on whether or not a business should qualify to be in it again. They would give priority to people with local products with the goal of trying to increase manufacturing opportunities. Hopefully the businesses would grow out of it and move to a brick and mortar location or have the opportunity to put their stuff in a national retailer. There would be some training that went along with it to help them with their business plans and if any businesses in the downtown community wanted to participate in the training it would be open to them as well.

Council President Buban-Vonder Haar moved to approve Resolution No. R28-2020. Seconded by Council Member McPherson. Motion carried 4-0.

- B.** Consideration to approve Resolution No. R29-2020 – Lisa Holland, Economic Development Director ACTION ITEM
(Timestamp 00:29:57)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO DETERMINING A CERTAIN AREA WITHIN THE CITY OR WITHIN THE CITY'S AREA OF OPERATION, TO BE A DETERIORATED AREA AND/OR A DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTIONS 50-2018 (9) AND 50-2903(8), DIRECTING THE URBAN RENEWAL AGENCY OF KUNA, IDAHO TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN SUBJECT TO CERTAIN CONDITIONS, WHICH PLAN MAY INCLUDE REVENUE ALLOCATION PROVISIONS, FOR ALL OR PART OF THE AREA; AND PROVIDING AN EFFECTIVE DATE.

Economic Development Director Lisa Holland noted Meghan Conrad with Elam & Burke was participating in the meeting to help answer any legal questions if needed. Ms. Holland updated Council on where they were at with Urban Renewal, what they were asking for, and covered the next steps. She stood for questions.

Council Member Cardoza asked if Strobel Road was the furthest east they would go.

Ms. Holland believed that was correct. The first page in the attached report showed the boundaries. They tried to include in the area all potential overpass sites that had been discussed in the past. They might decide to shrink it down a little further but she thought they had done a good job of surveying people, gathering public input and meeting with other taxing entities.

Council Member Cardoza asked about what looked like excluded parcels.

Ms. Holland explained there was a limit on the percentage of city parcels that could be included. They didn't want to include everything to the point of being at the maximum. They looked at the areas that had the most potential. She couldn't exactly speak to what excluded the specific areas but she thought they had some developments in process there that didn't count as blighted and the other piece still had some development processes and infrastructure needs.

Council Member Cardoza clarified this was to keep to the 10% that was allocated.

Ms. Holland said that was correct. She thought they were under 8% with this district.

Mayor Stear stated they had discussed this quite a bit. They had talked about Urban Renewal for the City of Kuna for years and never came up with anything penciled out to be appropriate. This was a good chance to help get some of those properties available for commercial use. Mr. McQuade had talked about the balance of residential and

commercial and the tax burden. This was one of the best ways to promote for commercial industry. Ms. Holland put quite a bit of work into this. They had a favorable discussion with the Ada County Commissioners. He deferred to Ms. Holland to review that. Ms. Holland agreed they did have a great conversation with Ada County. One option would be to ask landowners who wanted to be part of the urban Renewal District if they wanted to part of an annexation process to be included but they thought it made more sense to work with the County on really putting together a solid plan of what they wanted to accomplish rather than just annexing for annexing's sake. They asked the County to consider joining them in adopting the eligibility study and being part of the planning process for how the district forms. They also invited in their other public partners. She and Mayor Stear had an appointment scheduled with ACHD to talk about the legal change that would be in place after July 1st that County highway districts could be exempt for urban renewal district collection on the increment unless there was an agreement in place. They wanted to ask if they could partner with them to keep the increment and focus on some of the roadway projects they had been wanting to work on. They were optimistic about Ada County and were hoping to hear from them in the next couple of weeks. They had sent a memo to them that morning. Hopefully they could update Council on the response at the next meeting; whether they want to partner with the City or if only city parcels will be included. She noted, if Council decided to move forward with this eligibility study, at the next meeting she would bring before Council a new scope of work from JUB for moving forward in creating a district plan. It was likely a 3 to 6-month process to create a district plan. At that point they would go forward bringing it to the Urban Renewal Agency and then the Planning & Zoning Commission and City Council for approval.

Council President Buban-Vonder Haar moved to approve Resolution No. R29-2020. Seconded by Council Member McPherson. Motion carried 4-0.

8. Ordinances:

- A. Consideration to approve Ordinance No. 2020-17 ACTION ITEM
(Timestamp 00:40:46)

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. R5070502835 OWNED BY THREEHOUSEASHPOND NORTH-VIEWGALLAHADGRANGER, LLC AND PARCEL NO. R5070503050 OWNED BY TWOPDXMOORESTATEELDORADO34, LLC WITHIN 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 of Ordinance
Consideration to Approve Ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2020-17. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2020-17. Seconded by Council Member McPherson. Approved by the following roll call vote: Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson

Voting No: None

Absent: None

Motion carried 4-0.

- B.** Consideration to approve Ordinance No. 2020-18 ACTION ITEM
(Timestamp 00:43:32)

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. S1326120716 OWNED BY TIMOTHY GORDON, 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 of Ordinance
Consideration to Approve Ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2020-18. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2020-18. Seconded by Council Member McPherson. Approved by the following roll call vote: Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson

Voting No: None

Absent: None

Motion carried 4-0.

- C.** Consideration to approve Ordinance No. 2020-19 ACTION ITEM
(Timestamp 00:45:17)

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

- MAKING CERTAIN FINDINGS; AND

- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S ENDURANCE HOLDINGS LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to Waive Three Readings of Ordinance
Consideration to Approve Ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2020-19. Seconded by Council Member McPherson. Motion carried 4-0.

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2020-19. Seconded by Council Member McPherson. Approved by the following roll call vote:
 Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson
 Voting No: None
 Absent: None
 Motion carried 4-0.**

9. Executive Session: *None*

10. Mayor/Council Announcements:
(Timestamp 00:47:21)

Mayor Stear gave a COVID-19 update. He and Economic Development Director Lisa Holland were working with the businesses to support and assist them with reopening their businesses. It went really well. He said this is a great community. The business men and women they worked with through this process had been accommodating and willing to do what was needed to follow the Governor's plan. He never felt like there was a reason to put extra restrictions on anyone and was very pleased with how the whole process went. The only thing they had to work on was the reopening of City Hall. It would reopen June 1, 2020 which was a Monday so that worked out well. June 2, 2020 was the next Council Meeting. They would work through the logistics of that. Council Chambers had already been set up to allow for social distancing which only left about 15 chairs in the audience. It looked a little sparse. As public hearings came, they would see how it worked. Some people could be there and some could call in. City Clerk Chris Engels had been working extensively on a plan for that already so they should be in good shape barring any unforeseen problems. This had been a great community to live in with the Corona Virus going around and the Governor's orders. The citizens of the city of Kuna had been outstanding with doing what was needed to keep everybody safe. He was proud to be a part of this community. If

there was a large number of increases it would have to be pretty extreme for things to start going backwards in the reopening phases. Hospitals were set up really well. He thought things were in good shape and there was little chance of going backwards. He appreciated the community's and everyone's support. It had made life easier in Kuna than in other areas.

Council Member Cardoza noted the redevelopment of downtown had been going smoothly. It looked like everyone had been cooperating.

Mayor Stear asked City Engineer Paul Stevens for an update on downtown.

City Engineer Paul Stevens updated Council on the construction progress. (*Unintelligible – feedback*)

Council Member Cardoza thanked Mayor Stear for a job well done.

Mayor Stear thanked Council Member Cardoza. It was an honor to be a member of this community.

11. Adjournment: 2:55 P.M.



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 06.02.2020

City of Kuna

Primary Roll Assessment Notice Summary

Tax District 17

As of: 5/13/2020

	2020 (preliminary)	2019	% Change 2019-20
Total Kuna City Market Value	2,215,391,100	1,860,311,200	19.09%
Homeowner's Exemption	(592,400,400)	(531,360,493)	11.49%
Exemptions (Compared to Previous Year)	(489,100)		
Operating Property (Last Year's Value)	18,814,500		
Potential Total Ada County Taxable Value	1,641,316,100	1,346,193,237	21.92%

Residential

Residential Market Value	2,080,218,100	1,745,557,500	19.17%
Residential Parcel Count (residential includes farms & manufactured homes)	9,049	8,331	8.62%

Commercial

Commercial Market Value	125,905,591	105,928,400	18.86%
Commercial Parcel Count	291	260	11.92%
Personal Property	9,267,806	8,825,300	5.01%
Personal Property Count	106	124	-14.52%
TOTAL COMMERCIAL	135,173,397	114,753,700	17.79%

New Construction

Residential (Including Manufactured)	92,246,400	78,295,300	17.82%
Residential Count	582	489	19.02%
Commercial (Including Remodels)	13,113,700	12,127,400	8.13%
Commercial Count	7	10	-30.00%
New Subs/Change Status	53,454,100	53,174,100	0.53%
Overall (Includes Value Decrease)	158,813,600	143,596,800	10.60%

Change Estimates

Residential Improved	Mean	8.10%	18.12%
	Median	7.30%	18.49%
Commercial Improved	Mean	8.20%	8.80%
	Median	4.90%	3.61%

2019

Residential Property Tax Burden	89.90%
Commercial Property Tax Burden (Operating Property & Sub Roll Included in calculation)	10.10%

Assessment Notices

Assessment Notice Mailing Date	5/22/2020	5/24/2019
Number Mailed	9,446	8,715

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