

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, June 16, 2020

6:00 P.M. REGULAR CITY COUNCIL

*Under authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to social distancing protocol, the **Council Chambers Audience Occupancy Capacity is 15.***

Social Distancing will be required.

*The **first 15 persons** who appear, in addition to Mayor, City Council, and staff, will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming.*

Live Streaming Instructions:

*Members of the public may watch the June 16, 2020 Council Meeting via Facebook Live. Live feed will start at **6:00 P.M.** on the City of Kuna Idaho Facebook page linked below:*

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

For questions please call the Kuna City Clerk's Office at (208) 387-7726.

Public testimony will be received on the cases listed under Public Hearings within this Agenda. The instructions and options available for public testimony are listed below.

APPLICANT/PUBLIC ORAL PUBLIC HEARING TESTIMONY PROCESS:

Written – Up to noon the day of the Public Hearing

1. Submit any below stated option **prior to noon the day of the Public Hearing meeting.** Late submissions will not be included.
2. Submit testimony via our website on the [Public Testimony Form](#).
Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: City Clerk's Office
PO Box 13
Kuna, ID 83634

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 (208) 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.

Oral – Via electronic call is allowed based on Governor Little’s Open Meeting Law suspension proclamation of March 13, 2020.

1. Submit request **no later than noon the day of the Public Hearing meeting.**
2. Email PublicHearingTestimony@KunaID.gov
 - ✓ Your name
 - ✓ Address
 - ✓ Phone Number you will be calling from to give testimony
 - ✓ Email Address
 - ✓ Date of Public Hearing
 - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

*If you have questions regarding public testimony,
please call the Kuna City Clerk’s Office at (208) 387-7726.*

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 Dated June 2, 2020
- B. Accounts Payable Dated June 11, 2020 in the amount of \$953,694.45
- C. Resolutions:
 - I. Resolution No. R32-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE STATEWIDE COPIER AND PRINTER CONTRACT LEASE AGREEMENT WITH VALLEY OFFICE SYSTEMS TO LEASE EQUIPMENT, AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

2. Resolution No. R33-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “AUTHORIZATION FOR ADDITIONAL SERVICES” FOR AN EAST KUNA ELIGIBILITY STUDY WITHIN THE “PROFESSIONAL SERVICES AGREEMENT” ESTABLISHED WITH JUB ENGINEERING, INC. FROM AUGUST 6, 2019 (RESOLUTION NO. R56-2019) FOR URBAN RENEWAL SERVICES; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

3. Resolution No. R34-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “PARK USE AGREEMENT” WITH THE IDAHO BLACK SOX ASSOCIATION, PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Resolution No. R35-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “DEED OF PUBLIC UTILITIES EASEMENT, AND GRANTEE ACCEPTANCE KUNA MIDDLE SCHOOL EASEMENT” FROM KUNA JOINT SCHOOL DISTRICT #3; AND AUTHORIZING THE MAYOR TO EXECUTE THE DEED EASEMENT.

5. External Reports or Requests:

City of Kuna 2019 Financial Audit Presentation and Consideration to approve Resolution No. R37-2020 – Cassie Zattiero, Bailey & Co. ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE CITY OF KUNA, IDAHO REPORT ON AUDITED BASIC FINANCIAL STATEMENTS AND OTHER INFORMATION FOR THE YEAR ENDED SEPTEMBER 30, 2019.

6. Public Hearings:

Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written and oral testimony please follow the directions above or call the City of Kuna Clerk’s Office at (208) 387-7726.

Public Hearing and Consideration to approve Case No. 19-10-AN (Annexation), 19-01-PUD (Planned Unit Development) & 19-06-S (Pre-Plat) & a DA (Development Agreement) for Spring Rock Subdivision – Troy Behunin, Planner III & Dave Yorgason, Ten Mile Creek, LLC (Applicant) ACTION ITEM

Ten Mile Creek, LLC, requests approval for Annexation, Planned Unit Development (PUD), Preliminary Plat, and a Development Agreement. Applicant requests to annex approximately 761 ac. into Kuna City limits, with a variety of zones throughout the project; including R-6 (Medium Density Residential), R-12 (High Density Residential), R-20 (High Density Residential), C-1 (Neighborhood Commercial) and the C-2 (Area Commercial) zones. This is a multi-phased, Master-Planned Development proposing up to 2,274 dwelling units (Single Family [1,886] and Multi-Family [388]). Applicant requests Preliminary Plat approval in order to subdivide approximately 477 of the 761.44 acres into 757 Single family and 136 Multi-family lots, 34 common lots, 7 commercial lots, one school lot and two public facility lots. The remaining lands (approx. 284 ac.) will be developed in the future with separate applications. The project site is in Sections 14, 15, 23 & 24, all in T2N, R1E, near the northeast corner of Cloverdale and Kuna Roads.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: *Approve or Deny Case Nos. 19-10-AN (Annexation), 19-01-PUD (Planned Unit Development) & 19-06-S (Pre-Plat), a DA (Development Agreement), and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and Close the Public Hearing.*

Option 2: *Continue the Public Hearing to a time and date certain and direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.*

7. Business Items:

- A. Urban Renewal District Update and Consideration to approve Resolution No. R36-2020 – Lisa Holland, Economic Development Director **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH JUB ENGINEERING, INC. FACILITATING AN URBAN RENEWAL DISTRICT PLAN FOR THE KUNA URBAN RENEWAL AGENCY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

- B. *Informational Only* Budget Presentation – Jared Empey, City Treasurer

8. Ordinances: None

9. Executive Session: None

10. Mayor/Council Announcements:

11. Adjournment: