

**CITY OF KUNA
REGULAR CITY COUNCIL MEETING
MINUTES**

TUESDAY, MAY 6, 2014

Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

7:00 P.M. REGULAR CITY COUNCIL

COUNCIL MEMBERS PRESENT: Mayor W. Greg Nelson
Council President Richard Cardoza
Council Member Briana Buban-Vonder Haar
Council Member Pat Jones
Council Member Joe Stear

CITY STAFF PRESENT: Richard T. Roats, City Attorney
Gordon Law, City Engineer
Wendy Howell, Planning & Zoning Director
Troy Behunin, P&Z Senior Planner
Brenda Bingham, City Clerk

Call to Order and Roll Call

Mayor Nelson welcomed everyone and called the meeting to order at 7:00 p.m. Roll call reflected Council Members Cardoza, Jones, Buban-Vonder Haar and Stear present at the meeting.

Invocation: Marcus Omdahl, New Beginnings Christian Church

Pledge of Allegiance: Mayor Nelson

Request to Amend the Agenda (*Timestamp 00: 01:47*)

Gordon Law, City Engineer, requested to amend the agenda originally posted on May 2, 2014 at 12 p.m. to include the following under New Business:

5B. Approve Resolution No. R33-2014 Authorizing Signing of Agreement with Bureau of Reclamation for Crossing Mora Wasteway with Pressure Irrigation Main – Gordon Law, City Engineer

Staff was notified of the request at 4:30 p.m. on May 2, 2014.

Council Member Buban-Vonder Haar moved to amend the agenda to include 5B regarding Resolution No. R33-2014. Seconded by Council Member Stear, all voting aye. Motion carried 4-0.

1. Consent Agenda: *(Timestamp 00: 02:07)*

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 Old Business or as instructed by the City Council.

A. City Council Meeting Minutes:

1. Minutes of April 15, 2014

B. Accounts Payable Dated May 6, 2014 in the Amount of \$196,182.55

C. Alcohol Licenses:

1. New License for Conpaz Inc. dba El Gallo Giro, 482 W. Main Street, Liquor-by-the-Drink, Off Premise Beer and On-Premise Beer

D. Resolutions:

1. Approve Resolution No. R32-2014 to Award Fine Screen Platform Bid to Star Construction, LLC in the Amount of \$235,750.00

E. Findings of Facts and Conclusions of Law:

Council Member Stear moved to approve the Consent Agenda as printed. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.

2. Citizen's Reports or Requests:

A. Ada County Assessment Briefing – Robert McQuade, Ada County Assessor *(Timestamp 00: 02:37)*

Mr. McQuade stated that it has been a good year for Kuna regarding percentage changes. Assessment notices will be sent out on May 23 and may also be received electronically.

The following information was presented :

Kuna City Primary Roll Assessment Notice Summary

Tax District 17

5/5/2014

	2014 City Total <i>(preliminary)</i>	2013	% Change 2013-14
Total Kuna City Market Value	824,175,000	668,407,400	23.30%
Homeowner's Exemption	-248,977,964	-224,649,368	10.83%
Total Kuna City Taxable Value	575,197,036	443,758,032	29.62%
Exemptions (Compared to 2011)	-889,000		
Operating Property (Last Year's Value)	12,610,527		
Potential Total Ada County Taxable Value	586,918,563		

Residential

Residential Market Value	757,302,700	611,522,500	23.84%
Residential Parcel Count <i>(residential includes farms & manufactured homes)</i>	6,418	6,354	1.01%

Commercial

Commercial Market Value	62,071,900	49,374,400	25.72%
Commercial Parcel Count	230	227	1.32%
Personal Property	4,800,400	7,510,500	-36.08%
Personal Property Count	158	211	-25.12%
TOTAL COMMERCIAL	66,872,300	56,884,900	17.56%

New Construction

Residential (Including Manufactured)	10,424,152	7,404,850	40.77%
Residential Count	126	90	40.00%
Commercial (Including Remodels)	7,778,000	795,700	877.50%
Commercial Count	5	2	150.00%
New Subs/Change Status	1,699,500	230,100	638.59%
Overall (Includes Value Decrease)	19,867,152	5,884,297	237.63%

Change Estimates

Residential Improved	Mean	21.84%	13.74%
	Median	22.28%	12.54%
Commercial Improved	Mean	5.34%	2.04%
	Median	3.50%	0.00%

2013

Residential Property Tax Burden	84.61%
Commercial Property Tax Burden	15.39%

*(Operating Property & Sub Roll Included in calculation)***Assessment Notices**

Assessment Notice Mailing Date	5/24/2014	5/25/2013
Number Mailed	6,806	6,792

- B. Fee Waiver Request from Kuna Lions Club for use of the Bernie Fisher Park July 31-August 2 for Kuna Days 2014 – Diana Cullin (*Timestamp 00: 15:47*)

Ms. Cullin requested the fees to be waived for use of the park since the Lions Club is now in charge of Kuna Days. If any profit is made it will be donated to the Sight and Hearing programs at the schools.

Council Member Jones reported the fees have always been paid in the past.

Concern was noted on expenses to the city for the celebration due to maintenance, electricity, cleanup by city workers, etc.

Clarification was made on the fees noting \$260 rent plus \$100 cleaning deposit.

Appreciation was expressed to the Lions Club for being in charge of the celebration.

Council Member Jones recused himself due to his involvement with Kuna Days.

Council Member Buban-Vonder Haar moved to deny the fee waiver request for Kuna Days. Seconded by Council President Cardoza.

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

Voting No: None

Abstained: Council Member Jones

Motion carried 3-0.

- C. Kuna K9 Update – Deputy Bunnell and Police Chief, Justin L. Dusseau (*Timestamp 00: 22:12*)

Chief Dusseau reported on how valuable the K9 resource is in their department for narcotic detection in Kuna. A map was provided depicting the various locations in Kuna and in Ada County where drugs or paraphernalia were found from scent work during the past year.

Deputy Bunnell was introduced along with Kuna's K9, Gunner, who is a silver lab and lives with Deputy Bunnell and his family. The program began in Kuna in November 2012. It was noted Deputy Bunnell is a regular deputy who responds to calls and his K9 duties are on top of his normal duties. He has trained extensively as Gunner's trainer and has been very successful. They visit the schools often which helps eliminate drugs at school. Eventually, due to growth, there is a potential need to obtain another K9 vehicle in the future.

3. Old Business:

- A. Resolution No. R25-2014 – Farm 107 Development Agreement Release – Richard Roats, City Attorney (*Timestamp 00: 39:50*)

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY CLERK TO EXECUTE THE RELEASE OF DEVELOPMENT AGREEMENT RELEASING THE DEVELOPMENT AGREEMENT FROM THE PROPERTY ONCE OWNED BY THE CITY OF KUNA, IDAHO CONSISTING OF APPROXIMATELY 107 ACRES AND NOW OWNED BY DBTV MASON CREEK FARM, LLC.

Council Member Stear moved to approve Resolution No. R25-2014. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.

- B. Resolution No. R27-2014 Accepting Form of Financial Guarantee for Merrell Family Center Subdivision – Gordon Law, City Engineer (*Timestamp 00: 41:21*)

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE KUNA CITY ENGINEER TO ACCEPT AN IRREVOCABLE LETTER OF CREDIT IN LIEU OF CONSTRUCTION FOR THE MERRELL FAMILY CENTER SUBDIVISION UNDER CERTAIN TERMS AND CONDITIONS SO THE FINAL PLAT MAY BE RECORDED PRIOR TO COMPLETION OF CONSTRUCTION.

Attorney Roats explained the resolution is a financial guarantee for the construction of the bike path on the north side of the Profile Ridge development now owned by four different owners. Their request is for Ridley's to fund it at an estimated cost of \$144,000. Concern was noted on the unreliability of the surety bonds used in this manner. Mr. Roats made recommendation to accept a letter of credit and allow the funds to be posted in the city's trust account. Ridley's owns 44% of the property so their obligation was calculated at \$64,400. Idaho Mutual Bank owns 50% of the property, Idaho Central Credit Union owns 1.29 acres and Big Horn owns 2.78 acres. It was noted the bike path is an off-site improvement.

City Engineer, Gordon Law, expressed concern on the city staff ending up with collecting on the Letters of Credit and doing the project. More discussion took place regarding the multiple property owners involved and other possible options.

Council Member Stear moved to adopt Resolution No. R27-2014 changing number 6 making it reliant on 6-4-3 and changing face amount on number 7 to \$64,400. Seconded by Council Member Jones, all voting aye. Motion carried 4-0.

4. **Public Hearings:** (7:00 p.m. or as soon thereafter as matters may be heard.)

5. **New Business:**

- A. 14-01-FP; The applicant (DB Development) is requesting Final Plat approval for Crimson Point Subdivision No. 6. The final plat for Crimson Point Subdivision No. 6 proposes 28 residential lots and no common lots. Presented by Troy Behunin, P&Z Senior Planner. (*Timestamp 00: 58:51*)

Council Member Stear moved to approve Case Number 14-01-FP Final Plat for Crimson Point No. 6 with the staff's request of re-submitting a paper copy and

securing signatures on the final plat check-off list. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.

- B. Approve Resolution No. R33-2014 Authorizing Signing of Agreement with Bureau of Reclamation for Crossing Mora Wasteway with Pressure Irrigation Main – Gordon Law, City Engineer (*Timestamp 01: 02:47*)

Council Member Stear moved to approve Resolution No. R33-2014. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.

6. Ordinances:

7. Mayor/Council Discussion Items: (*Timestamp 01: 04:27*)

Council Member Stear suggested staking picnic tables to the ground in Segoe Prairie Park so they cannot be moved. Police will monitor the area closely regarding the tables being dumped into the pond and speeding along Segoe Prairie Road.

The feasibility survey was discussed noting a request from Council President Cardoza to review documents before being sent out to the public.

8. Announcements:

9. Executive Session:

10. Adjournment:

Council Member Stear moved to adjourn the meeting at 8:32 p.m.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

*Minutes prepared by Brenda Bingham
Date Approved: CCM 5/20/14*

An audio recording of this meeting is available at City Hall upon request or it can be accessed at the City of Kuna website www.kunacity.id.gov