

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

TUESDAY, DECEMBER 16, 2014

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

5:00 P.M. – 7:00 P.M. PUBLIC WORKSHOP

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 Roats, City Attorney
Gordon Law, City Engineer
John Marsh, City Treasurer
Wendy Howell, Planning & Zoning Director
Brenda Bingham, City Clerk

1. Call to Order and Roll Call

Mayor Nelson welcomed everyone and called the meeting to order at 5:00 p.m. Roll call reflected Council Members Cardoza, Jones, Buban-Vonder Haar and Stear present at the meeting.

2. Discussion and Public Input on Urban Renewal District Including the Proposed Urban Renewal Area, Urban Renewal Plan and Revenue Allocation Area, and Discussion Regarding Time Frame to Adopt.

Mayor Nelson explained the original deadline set for the urban renewal project will not work. He also stated Ridley's will not be included in the urban renewal so the project will now be on a slower track.

The Mayor has received questions on the urban renewal noting some of the information he is receiving from people is not correct. He explained Nampa's experience with urban renewal and problems with it regarding the Idaho Center so the city abandoned the urban renewal. It was noted the Nampa people are still upset with it which creates a lot of negativity for urban renewal.

Mayor Nelson explained the urban renewal plan for Kuna is strictly based on encouraging businesses with an overall thrust to help the school cover their assessed valuation shortfall with the hope the supplemental levy could be dropped. If this was done, then approximately \$300 in taxes could be lowered for each average house. Kuna's plan may include some street building and parks but it would primarily be for sewer, water and pressurized irrigation.

The Mayor asked Gordon Law to explain the benefits of sewer being installed in the area east of Cloverdale Road.

Gordon Law mentioned he seen what happened with Caldwell and Nampa's urban renewal and does not want that to happen in Kuna. Urban renewal funds were used for legacy projects such as the Idaho Center and a YMCA. He feels these should be bond items. The plan he has put together is a draft plan with a defined purpose which is incorporated into the plan. The plan is structured to address Kuna's economic development issues. One of the main problems that keep businesses from getting started is the cost related to infrastructure. Most of the subdivisions currently in Kuna have been developed where sewer and water services are conveniently located.

Mr. Law explained urban renewal is a separate entity but can be governed by the council. He explained as revenues are collected for urban renewal, monies are redirected to urban renewal instead of the various taxing agencies, including the city, for increased valuation within the urban renewal area. This is for properties within the urban renewal boundaries and if there is increased valuation that occurs on these properties, then the tax on that increased valuation gets redirected to urban renewal. This is the purpose of developing or redeveloping those areas and the reason why infrastructure would be set up in areas that can be developed.

A great deal of the plan is centered on the Mason Creek drainage area. The Mason Creek drainage can define the areas on the north, conveniently serve them and can protect us from the encroachment that has been a concern. The Mason Creek drainage funnels the sewer collection system right down into the treatment plant so we have the possibility, if the Mason Creek drainage is developed, of utilizing more of the treatment plant which is now only utilized around ten percent. The Mason Creek drainage has the capability of developing approximately 20,000 homes within the bounds of that development. The treatment plant facility has the capability of treating waste water for about 11,700 homes, almost two full plants, all within one drainage basin. This would provide a convenient route to get sewer to the Cloverdale area for industrial development.

A smaller portion of the project is focused on the Indian Creek drainage which was explained by Mr. Law.

When Kuna originally created the urban renewal agency, there were two areas identified as deteriorated or deteriorating. A significant purpose of urban renewal agencies is to redevelop these areas so they don't fall behind city progress. One of these areas is the residential area behind the LDS Church on Avalon Street. The other is south of the tracks on Swan Falls Road where the mobile home is on the west side of the road and across the street to the east.

Discussion followed with various questions from the council. *(Timestamp 00:23:36)*

Concern was noted on investing funds to clean up the area south of the tracks on Swan Falls Road due to the decision to build an overpass there.

Mr. Law explained the urban renewal map stating all of the areas included must physically connect. Properties that are included in the agency must be able to get an incremental

increase in value. The more the increment can be increased in value results in better revenues for the urban renewal. Properties outside city limits were not selected. A significant number of properties on the cusp of being developed should be included so increments can get started.

Mr. Law explained the original downtown area was not included due to the limitation of increment possibilities.

Mayor Nelson commented on the need to get property ready with infrastructure installed so Kuna can be considered for industries that are looking to locate here. The plastic plant would have located here if we had been ready.

(Timestamp 01:14:05)

Mr. Law explained there is an opportunity for one amendment to the boundaries after the formation of the original district. It can be up to ten percent of the acreage in the original district.

(Timestamp 01:25:39)

John Marsh presented a financial page that explained the estimated fiscal impact by taxing district. He explained the estimated fiscal impact upon all taxing districts levying taxes upon property in the revenue allocation area both over the duration of the urban renewal area 20 years and following.

A public hearing is scheduled for December 23, 2014 at 5:00 p.m. for public input on the urban renewal plan and revenue allocation area.

3. Adjournment

The meeting adjourned at 7:50 p.m.

7:00 P.M. REGULAR CITY COUNCIL

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 00:02:19)*

Staff has requested the agenda originally posted on Friday, December 12, 2014 be amended to include the following:

4C. Clarification on Donation for 2015 Kuna Days Fireworks

4D. Consideration of Service Agreement with ProPeople Staffing Services

Staff was notified of the request on Tuesday, December 16, 2014.

Council Member Stear moved to amend the agenda by adding 4D, Clarification on Donation for 2015 Kuna Days Fireworks; and 4D, Consideration of Service Agreement with ProPeople Staffing Services. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.

1. Consent Agenda: (*Timestamp 00:03:00*)

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 November 25, 2014 Special Meeting
2. Minutes of December 2, 2014 Regular Meeting

B. Accounts Payable Dated December 16, 2014 in the Amount of \$351,999.87

C. Alcohol Licenses:

D. Resolutions:

E. Findings of Facts and Conclusions of Law:

1. 14-05-AN (Annexation) and 14-03-S (Preliminary Plat) Patagonia Subdivision – A request for annexation of approx. 150.35 acres to create a 470 lot with 18 additional common lots subdivision. Applicant seeks an R-6 zone with seven phases of development.

Council Member Stear requested a correction on the minutes, page 6 of 10, line 8, correcting it from motion carried 4-0 to 2-0 due to two council members abstaining.

Council Member Jones asked about uniform purchases for employees. John Marsh explained the only policy in place is for steel toe boots. Most of the items purchased are for safety oriented items and seasonal type items. It was suggested a policy be put in place for consistency in making purchases.

Mr. Jones also asked about the Norco bill. Mr. Marsh explained the program with Norco in swapping the tanks is the most cost effective program vs purchasing the tanks.

Concern was noted on the \$650 propane bill to heat the maintenance shop suggesting the matter be looked into for better heating efficiency. Gordon Law will discuss it with staff.

Council Member Stear moved to approve the consent agenda. Seconded by Council Member Jones, all voting aye. Motion carried 4-0.

2. Citizen's Reports or Requests:

- A. Fee Waiver Request from Treasure Valley Southern Baptist Association to use the Bernie Fisher Park and Bandshell for a Sports Camp in June 2015 – Ray Sparkman
(Timestamp 00:16:04)

Ray Sparkman, Director of Treasure Valley Southern Baptist Association, explained they hosted a sports camp last year of basketball and soccer with approximately 187 participants. The event is offered to all religions at no cost to attendees and asked for park fees to be waived for the event.

Council Member Stear moved to approve the fee waiver request for Treasure Valley Southern Baptist Association and their Sports Camp. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.

- * Rodney Ashby, ACHD, stated he did not need to testify in the public workshop for the Urban Renewal but briefly commented on the letter sent from ACHD explaining Idaho Code allows for 30 days to respond. The ACHD Commission will not meet again until January 7, 2015. They were interested in having more time to review the proposed Urban Renewal.

Mayor Nelson assured them they would have adequate time.

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

- A. Zoning Ordinance Amendment: Amending Title 5, Chapter 1, Section 6-1 "Meanings Of Terms Or Words", update formatting and verbiage, and add definitions; Amending Title 5, Chapter 2, Section 2-B entitled, "Residential", making R-8 Consistent With Kuna Comprehensive Plan; Amending Title 5, Chapter 3, Section 2, "Land Use Table"; amending Title 5, Chapter 9, Section 2-D, "Off-Street Parking And Loading Facilities" with an exception for M-1 And M-2 zones storage areas – Wendy Howell, P&Z Director (Timestamp 00:21:00)

Wendy Howell, P&Z Director, presented proposed changes recommended by staff to the zoning ordinances as stated above.

Mayor Nelson opened the public hearing at 7:26 p.m. reporting no one signed the list to speak. An invitation was extended to the audience to make public comment. Hearing none, the public hearing closed.

An ordinance will be presented at a future date.

- B. Pending Tax Deed Due Process Hearing for Delinquent 2011 Kuna Municipal Irrigation District Customer Account Jhosuep Percolla, Wells Fargo Bank, 513 N. Thornley Avenue, Lot 4 Block 2 Hayfield Subdivision (Timestamp 00:33:08)

Attorney Roats reported there were two unpaid 2011 irrigation assessments but they have now been paid in full and are current on their accounts.

Council Member Stear moved to approve vacating the tax deed due process for 513 North Thornley Avenue. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.

4. Business Items:

A. Kuna Alternative Transportation Plan – Rhonda Jalbert, Valley Regional Transit
(Timestamp 00:36:00)

Kelly Fairless, VRT Director, reported on a proposed way to plan for public transportation for Kuna. Also in attendance were Maureen Gresham, ACHD who has been looking at the existing commuter services and potential for expanding commuter services. Rhonda Jalbert, Project Manager for VRT; Margaret Haivey; Transit Planner; Teri Lindenburg, Executive Director of Treasure Valley Transit who has been working on a program with the Senior Citizens.

Ms. Fairless reported on goals of the project, stakeholders and partners, status of the project, survey results, recommendations and opportunities for going forward.

The purpose is to complete a plan and budget for public transportation for Kuna. The plan will consider a medium-term service plan with short-term emphasis on developing public transportation options to meet short-term service needs.

The following were listed as stakeholders and partners: Valley Regional Transit, ACHD, Kuna and Treasure Valley Transit.

There was no clear front-runner on the survey results. People are willing to walk 5-10 minutes to get to a designated stop. The seniors are happy with their current service. The existing vanpool riders do not want to give up their vanpools.

Ms. Fairless recommended a phased approach based on service thresholds and transportation demand management principles and working together as a team in building the ridership on current services.

(Timestamp 00:55:31)

Maureen Greshman, ACHD, explained commuter ride is focused on the vanpool but they are trying to incentivize the private carpooling. They are investing in a new rideshare platform online to help find someone to carpool with. They are exploring ideas for incentive programs to implement in the next few years.

(Timestamp 00:58:16)

Teri Lindenburg, Director of Treasure Valley Transit, explained a route option available for small communities but the primary funding support is local from the city and the counties. Treasure Valley Transit can subsidize some of this program with Medicaid

dollars. She referred to the routes in Fruitland and Payette noting they each pay \$15,000. They also have advertising dollars through the local credit union. Local grocery stores may also be willing to put funds. Look at all sources within the community to build on a local match. A service like this could be a real benefit for a community of 16,000. These are the fares they charge: \$1 adult, students \$.75, and seniors \$.25

Ms. Fairless would like the council to consider the options available and build on the successes that are happening locally. She recommends taking it one step at a time and if a decision is made a commitment letter needs to be signed stating the city would fund it. They will keep Kuna in the loop and provide regular updates and reports on how the ridership in the area is working.

B. Discussion on City of Kuna Website – Richard Roats, City Attorney
(Timestamp 01:06:04)

Richard Roats asked the council if they like the city webpage or if they have had public input or any ideas for changes to make it better. Staff will focus on getting items posted on it regularly to keep it updated.

All of the council indicated they like the webpage.

C. Clarification on Donation for 2015 Kuna Days Fireworks (Timestamp 01:07:22)

John Marsh referred back to the previous council meeting where the council authorized \$2,500 of budgeted monies for the fireworks. He asked for clarification to make sure it was the intent of the council to donate the budgeted amount or if they wanted to add an additional amount of \$2,500. Council stated their intent was to authorize the \$2,500 budgeted amount only.

D. Consideration of Service Agreement with ProPeople Staffing Services
(Timestamp 01:10:00)

Richard Roats reported a meeting was held with Tim and Belinda Gordon regarding the collection of signatures on the petitions to create a recreation district. Gordon's along with other volunteers have been tirelessly working to collect signatures. The petitions have to be turned into the Election Office no later than January 27, 2015 for the May 2015 election. Concern was noted on having enough help to reach the signature requirement goals. Gordon's contacted ProPeople Staffing Services for help in canvassing the town. The Boys and Girls Club will pay a portion of the fees and asked if the city would be willing to pay the balance of it at \$7.25 per hour with the recreation district contribution. The arrangement is for 500 hours of temporary employees collecting signatures on Saturdays. So far they have nine individuals interested.

If approved, Mr. Roats will prepare a contract with ProPeople Staffing for the service.

Council Member Stear moved to authorize the service agreement with ProPeople Staffing for up to 500 hours. Seconded by Council Member Jones, all voting aye. Motion carried 4-0.

5. Ordinances:

A. Second Reading of Ordinance No. 2014-14 Irrigation Annexation – Larry Smith

(Timestamp 01:28:34)

Consideration to dispense with full reading and three consecutive readings.

Consideration to approve ordinance.

Consideration to approve a summary publication of the ordinance.

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING ALL OF LOT 10 OF KUNA VILLAGE ESTATES SUBDIVISION, PARCEL R5070750105, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Council Member Stear moved to dispense with the full reading and three consecutive readings of Ordinance No. 2014-14. Seconded by Council Member Jones all voting aye. Motion carried 4-0.

Council Member Stear moved to approve Ordinance No. 2014-14 Seconded by Council Member Jones with the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Council Member Stear moved to approve a summary publication of Ordinance No. 2014-14. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.

B. First Reading of Ordinance No. 2014-22 Patagonia Subdivision Annexation

(Timestamp 01.31:15)

Consideration to dispense with full reading and three consecutive readings.

Consideration to approve ordinance.

Consideration to approve a summary publication of the ordinance.

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, NOW KNOWN AS PARCEL NO. S1407347110 AND REFERRED TO AS THE PATAGONIA SUBDIVISION; SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, TO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF

THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Council Member Stear moved to dispense with the full reading and three consecutive readings of Ordinance No. 2014-22. Seconded by Council Member Buban-Vonder Haar all voting aye. Motion carried 4-0.

**Council Member Stear moved to approve Ordinance No. 2014-22. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar and Stear
Voting No: None
Absent: None
Motion carried 4-0.**

**Council Member Stear moved to approve a summary publication of Ordinance No. 2014-22. Seconded by Council Member Buban-Vonder Haar, all voting aye.
Motion carried 4-0.**

6. Mayor/Council Discussion Items: (Timestamp 01:33:58)

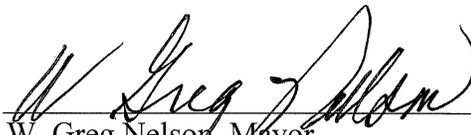
It was noted the lights on the bridge were vandalized so they were removed for repair.

7. Announcements:

8. Executive Session:

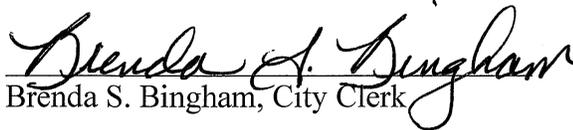
9. Adjournment:

The meeting adjourned at 8:35 p.m.



W. Greg Nelson, Mayor

ATTEST:


Brenda S. Bingham, City Clerk

*Minutes prepared by Brenda Bingham
Date Approved: CCM 1/6/15*

