

**CITY OF KUNA
REGULAR COUNCIL MEETING
MINUTES**

TUESDAY, APRIL 16, 2013

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

7:00 P.M. REGULAR COUNCIL MEETING

COUNCIL MEMBERS PRESENT: Mayor W. Greg Nelson
Council President Richard Cardoza
Council Member Doug Hoiland
Council Member Joe Stear

EXCUSED ABSENCE: Council Member Briana Buban-Vonder Haar

CITY STAFF PRESENT: Richard Roats, City Attorney
John Marsh, City Treasurer
Wendy Howell, P & Z Director
Bobby Withrow, Park Superintendent
Brenda Bingham, City Clerk

Call to Order and Roll Call

Mayor Nelson welcomed everyone and called the meeting to order at 7:05 p.m. Roll call reflected Council President Richard Cardoza, Council Member Hoiland and Council Member Stear present at the meeting. Council Member Buban-Vonder Haar was ill and unable to attend.

Invocation: Marcus Omdahl, New Beginnings Christian Church, was unable to attend. Karen Hernandez, United Methodist Church, offered the invocation.

Pledge of Allegiance: Mayor Nelson

Request to Amend the Consent Agenda *(Timestamp 00:02:22)*

Amend the Consent Agenda originally posted on April 12, 2013 to include the following:
(The council must move to amend the agenda per IC 67-2343 Effective July 1, 2009.)

1C6 – Alcohol Licenses: Renewal of Pizza Hut #2163, 251 Avenue E, On Premise Beer
*(*Note: The correct address for Pizza Hut is 251 Avenue D)*

Staff was notified of the request on Monday, April 15, 2013.

Council Member Stear moved to amend the agenda to include 1C6 alcohol license renewal of Pizza Hut. Seconded by Council President Cardoza, all voting aye. Motion carried 3-0

1. Consent Agenda: *(Timestamp 00:02:46)*

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 2, 2013

B. Accounts Payable Dated April 16, 2013 in the Amount of \$273,884.00

C. Alcohol Licenses:

1. Renewal of Walgreens #13614, 869 East Avalon Street, Off Premise Beer and Off Premise Wine
2. Renewal of Conpaz Inc. DBA El Gallo Giro Mexican Restaurant, 482 West Main Street, Liquor-by-the-Drink and On Premise Beer
3. Renewal of 4ES Bar, 379 West Main Street, Liquor-by-the-Drink and On Premise Beer
4. Renewal of The Arlene, 459 West Main Street, Liquor-by-the-Drink and On Premise Beer
5. New License for Jon's Longhorn LLC DBA Longhorn Lounge, 458 West Main Street, Liquor-by-the-Drink and On Premise Beer
6. Renewal of Pizza Hut #2163, 251 Avenue E, On Premise Beer
(*Note: The correct address for Pizza Hut is 251 Avenue D)

D. Resolutions:

1. Approve Resolution No. R09-2013 Authorizing Change in Sewer Demand for Uptown Car Wash
2. Approve Resolution No. R10-2013 Accepting Pressure Irrigation Easement from Nick Hansen
3. Approve Resolution No. R11-2013 Awarding Bid for Street Crossing Portion of the Butler Pressure Irrigation Project
4. Approve Resolution No. R12-2013 Authorizing the Mayor to Execute the Real Estate Lease Agreement with Big D Ranch Inc. for Lease of City of Kuna Property Located at 3 North 1 West Section 35 in the Southeast ¼ of the Southeast ¼ - Approximately

64.4 Acres

5. Approve Resolution No. R13-2013 Authorizing the Mayor to Execute the Real Estate Lease Agreement with Big D Ranch Inc. for Lease of City of Kuna Property Located at 6950 N. Ten Mile Road – Approximately 3.8 Acres
6. Approve Resolution No. R14-2013 Authorizing the Mayor to Execute the Real Estate Lease Agreement with Provost Farms LLC for Lease of City of Kuna Property Located at the NE Corner of Ten Mile and Lake Hazel Roads – Approximately 42.738 Acres

E. Findings of Facts and Conclusions of Law: None

Council Member Stear moved to approve the Consent Agenda with the removal of item 1D3 the Butler Pressurized Irrigation Project. Seconded by Council Member Hoiland, all voting aye. Motion carried 3-0. (This item will be discussed under New Business.)

2. Citizen's Reports or Requests:

A. Proclamation – April 2013 as Grange Month – Mayor Nelson (*Timestamp 00:13:50*)

Mayor Nelson read the proclamation declaring April as Grange month for the year 2013.

Mayor Nelson complimented the Kuna Grange members for their many years of service to the community and announced the proclamation will be signed and presented to Don & Mary Johnson. It was noted the Kuna Grange has been active for the past 103 or 104 years.

B. Eagle Scout Project – Daniel Durrant (*Timestamp 00:16:35*)

Daniel Durrant introduced his scouting friends Kevin Ericson, Jared Peterson and Kenji Law explaining they are all Kuna Boy Scouts that will be working together on the Eagle Project. Daniel will be leading the project with Kevin, Jared and Kenji working on separate parts of the project to complete their Eagle Scout Projects.

Daniel presented a PowerPoint showing their plans to build a memorial for the Veterans of Kuna consisting of an amphitheater, flags, flag lights, presenting area and seating. Their intent is to build a place where veterans and their families can go at any time and to have a place where award ceremonies can be held to honor them. It will be located south of the ball fields along the greenbelt.

The Mayor and Council complimented the Scouts on their project and announced the memorial will be dedicated during Kuna Days 2014. He also plans to include funds to help out with the project in next year's budget.

3. Old Business:

4. **Public Hearings:** (7:00 p.m. or as soon thereafter as matters may be heard.) None

5. New Business:

- A. Ada County Assessment Briefing – Robert McQuade, Ada County Assessor (*Timestamp 00:29:00*)

Mr. McQuade provided the following property tax information and clarified the County

Kuna City Primary Roll Assessment Notice
 Tax District 17
 4/12/2013

Total Kuna City Market Value		
Homeowner's Exemption		
Total Kuna City Taxable Value		
Exemptions (Compared to 2011)		
Residential Market Value		Re
Residential Parcel Count		
<small>(residential includes farms & manufactured homes)</small>		
Commercial Market Value		Co
Commercial Parcel Count		
Personal Property		
Personal Property Count		
Operating Property (Last Years Value)		
Residential (Including Manufactured)		Ne
Residential Count		
Commercial (Including Remodels)		
Commercial Count		
New Subs/Change Status		
Overall (Includes Value Decrease)		
Residential Improved	Mean	Ch
	Median	
Commercial Improved	Mean	
	Median	
Residential Property Tax Burden		
Commercial Property Tax Burden		

Assessor's Office does not drive the market, they only track it.

(Operating Property & Sub Roll Included in calculation)

Assessment Notice: Assessment Notices		
Assessment Notice Mailing Date	5/25/2013	5/26/2012
Number Mailed	6,699	6,788

The Mayor and Council thanked Mr. McQuade for attending and presenting the information.

Council Member Stear moved to amend the agenda to include under New Business the Butler Subdivision Project (Consent Agenda Item 1D3). Seconded by Council Member Hoiland, all voting aye. Motion carried 3-0.

B. Approve Resolution No. R11-2013 Awarding Bid for Street Crossing Portion of the Butler Pressure Irrigation Project (Timestamp 00:43:43)

Gordon Law, City Engineer, provided information on the bids and made a recommendation to the Council to award the bid to the apparent low bidder which was Knife River.

Discussion followed where Council President Cardoza expressed concerns with moving forward with the project before learning if the residents of Butler Subdivision are willing to connect to the pressurized irrigation (PI).

Mayor Nelson reported some of the residents have been paying for their PI for over a year but still cannot hook up. As soon as PI is offered to the Butler Subdivision, the entire subdivision loses its subsidized water rate of \$.33 (regular rate is \$1.54). Crossing the street is costly but it is holding up the expansion of the PI infrastructure.

Mr. Law reported that Jeff Lang has been invited to work with the Butler Subdivision to recruit and encourage participation. A meeting is being scheduled for April 30 at Ross Elementary to discuss PI with the home owners.

Council Member Stear moved to adopt Resolution R11-2013 to award the bid of the Butler Subdivision to the lowest bidder which was Knife River on the street crossing for the pressurized irrigation. Seconded by Council Member Hoiland.

Voting Aye: Council Member Hoiland and Stear

Voting No: Council President Cardoza

Motion carried 2-1.

6. **Ordinances:** None
7. **Mayor/Council Discussion Items:** *None*
8. **Announcements:** *None*
9. **Executive Session:** (Timestamp 01:03:59)

- A. Adjourn to Executive Session Pursuant to Idaho Code 67-2345(f) for the Purpose of Discussing Potential Litigation – Irrigation

Council Member Stear moved to adjourn to Executive Session Pursuant to Idaho Code 67-2345(f) and (c). Seconded by Council Member Hoiland with the following roll call vote:

Voting Yes: Council Members Cardoza, Hoiland, and Stear

Voting No: None

Absent: Council Member Buban-Vonder Haar

Time: 8:10 p.m.

Motion carried 3-0.

(Mayor Nelson called for a 5 minute break.)

(Timestamp 01:04:50)

Council Member Stear moved to adjourn the Executive Session and reconvene the Regular Session. Seconded by Council Member Hoiland, all voting aye.

Motion carried 3-0.

10. Adjournment: *(Timestamp 01:05:03)*

Council Member Stear moved to adjourn the meeting at 8:44 p.m.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

Minutes prepared by Brenda Bingham

Date Approved: CCM 5/7/13

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.cityofkuna.com.