

OFFICIALS

Joe Stear, Mayor
Pat Jones, Council President
Briana Buban-Vonder Haar, Council Member
Richard Cardoza, Council Member
Greg McPherson, Council Member



CITY OF KUNA

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

City Council Meeting MINUTES

Tuesday, July 19, 2016

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

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

CITY STAFF PRESENT:

Chris Engels, City Clerk
Trevor Kesner, Planner II
Gordon Law, City Engineer
Bobby Withrow, Parks Director

2. **Invocation:** None
3. **Pledge of Allegiance:** Mayor Stear
4. **Consent Agenda:**

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. City Council Meeting Minutes:

1. Regular City Council Minutes, July 5, 2016

B. Accounts Payable Dated July 14, 2016 in the Amount of \$1,173,644.00

C. Alcohol Licenses:

1. K & L Ventures LLC dba Cowgirls – Liquor-By-The-Drink and On Premise Beer

D. Resolutions

E. Findings of Fact and Conclusions of Law

Council Member Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council Member McPherson. Motion carried 4-0.

5. Community Reports or Requests:

6. Public Hearings: (6:00 p.m. or as soon thereafter as matters may be heard.)

7. Business Items:

- A. Consideration to Approve 16-05-FP (Final Plat), Journey's End Subdivision No. 1 – Trevor Kesner, Planner II
(Timestamp 00:01:23)

Applicant is requesting Final Plat approval for the first phase of Journey's End Subdivision. The final plat for Journey's End Subdivision No. 1 proposes nine (9) residential building lots and two (2) common lots for the future construction of 36 multi-family units on a total of 2.32 acres. A-Team Land Consultants is representing Black Creek LLP.

Planner II Trevor Kesner reviewed the application details for Council and indicated that all requirements have been met. He stood for questions.

Steve Arnold represents the applicant and was present for questions.

Council President Jones asked about the changes from the Preliminary Plat to the Final Plat. He said it looks like the location of one (1) of the multiplexes has been changed.

Mr. Arnold responded that one (1) of the 4plex buildings was eliminated. Originally they had twenty-five (25) but they have dropped it down to twenty-four (24) and moved some of the units.

Council President Jones asked about the larger Lot 6 that was added at the north end.

Mr. Arnold responded that it is open space.

Council President Jones asked if there were any amenities in the open space.

Mr. Arnold said there would be a gazebo with plants.

Council President Jones asked if there would be any amenities other than the pool for kids or other activities.

Mr. Arnold said yes, there are amenities within the subdivision. There is an internal Tot Lot, a pool, and club house.

Council President Jones clarified that the Tot Lot is not in the multi-family area but the pool and club house are.

Mr. Arnold said yes, and the amenities would be available to the entire subdivision, multi-family units and single family units.

Council President Jones asked about any buffer changes.

Mr. Arnold answered it is roughly the same; maybe a little larger. They essentially went from more density to less to give the project a more open feel per their client.

Council President Jones asked in general if the City has any control of CC&Rs.

Mayor Stear said he doesn't think so.

Council President Jones said some of the signage in the project is not compatible with Kuna Code. He gave the example of allowing political signs to be posted ninety (90) days when the City only allows sixty (60). He would like it to match City Code. He also asked why motorcycles aren't allowed to be parked in the parking lot.

Mr. Arnold said he has not read through the CC&Rs in full detail. He knows their attorney prepared them and, if there are conflicts with City Code, his understanding is that City Code takes precedence over CC&Rs. The City does not enforce CC&Rs but they do enforce City Code. He will take note of the conflicts and have their attorney make changes before they record.

Council Member Cardoza asked about the covenants on page 49 of 50. Section 5 addresses approval by Boise City.

Mr. Arnold said it may be an error on the applicant's part.

Council Member Cardoza asked that it be corrected.

Council President Jones moved to approve 16-05-FP (Final Plat). Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0.

- B.** Consideration to Approve 16-06-FP (Final Plat), Greyhawk Subdivision No. 5 - Trevor Kesner, Planner II
(Timestamp 00:09:53)

Applicant is requesting Final Plat approval for the fifth phase of the Greyhawk Subdivision. The final plat for Greyhawk Subdivision No. 5 proposes twenty nine (29) residential building lots and one (1) common lot on a total of 6.35 acres. Kent Brown is representing Hubble Homes.

Planner II Trevor Kesner reviewed the application details for Council and indicated that all requirements have been met. He noted that Mr. Brown couldn't attend but someone from his company was present for any questions. Mr. Kesner stood for questions.

Council Member Buban-Vonder Haar moved to approve 16-06-FP (Final Plat). Seconded by Council Member McPherson. Motion carried 4-0.

- C. Consideration to Approve 16-03-LLA (Lot Line Adjustment) and 16-03-LS (Lot Split), Sergey Oleynik – Trevor Kesner, Planner II
(Timestamp 00:12:14)

Applicant seeks approval for a Lot Line Adjustment to correct an existing fence and accessory structure (shed) encroachment on the subject parcel. Applicant also seeks Lot Split approval to create three lots from the existing 4.75 acre subject parcel located at 1271 S. Ash Avenue. Applicant is Sergey Oleynik.

Planner II Trevor Kesner reviewed the application details for Council and indicated that all requirements have been met. Mr. Kesner asked for two separate motions. He stood for questions.

Council Member Buban-Vonder Haar moved to approve 16-03-LS (Lot Split). Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve 16-03-LLA (Lot Line Adjustment). Seconded by Council Member McPherson. Motion carried 4-0.

- D. Follow up from July 18, 2016 Budget meeting (*if needed*) – John Marsh, City Treasurer
(Timestamp 00:16:29)

City Treasurer John Marsh said there was no update but there was a conflict with the date of Wednesday, August 3, 2016 for the next budget meeting. He confirmed Monday, August 8, 2016 for the next budget meeting at 6:30 pm instead.

- E. New City Hall Update (*no action required*) – Bob Bachman, Facilities Director
(Timestamp 00:18:00)

Mayor Stear provided an update on behalf of Mr. Bachman as he was still working on the City Hall project. Mayor Stear reviewed the rough schedule Mr. Bachman provided in the memo. No surprises have been found and things are going well.

Council Member Cardoza asked if the basement had been gutted.

Mayor Stear was not certain. It may have been done that day, but, if not, the latest it would be done is next week.

Council Member Buban-Vonder Haar commented that, if that part is not done yet, it is not a problem since the basement is being turned into a fireproof storage area; not offices.

Council Member Cardoza asked where the computers are going.

Mayor Stear said he wasn't sure.

Council Member Cardoza thought the basement would be ideal if it is going to be fireproof. He also thought it would be less likely to be hacked.

Mayor Stear said he could find out from Mr. Bachman.

8. Ordinances:

- A. Consideration to Approve Ordinance No. 2016-24 – Lee Annexation (16-03-AN)**
(Timestamp 00:20:39)

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of the ordinance

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT:
PARCEL NO. R0615251450 SITUATED IN THE UNINCORPORATED AREA
OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE
LIMITS OF THE CITY OF KUNA INTO 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 Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-24. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-24. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-24. Seconded by Council Member McPherson. Motion carried 4-0.

9. Mayor/Council Discussion Items:

(Timestamp 00:23:00)

Council President Jones said, in the past, the current City Hall building has been used for non-City official business. He asked if that practice would be continued at the new City Hall.

Council Member Buban-Vonder Haar asked that Council President Jones clarify his question.

Council President Jones said he was talking about meetings.

Council Member Buban-Vonder Haar wanted to know if he only meant during business hours or after hours as well.

Council President Jones replied both, but his biggest concern is after hours; anything that doesn't really promote the City itself. He is worried about giving out keys to City Hall for events that would have no City staff present to make sure everything was locked up afterwards.

Mayor Stear deferred to City Clerk Chris Engels.

Ms. Engels said there used to be AA meetings at the current City Hall for a short period of time. After that, only other governmental organizations or some of the state legislatures have held after hours meetings at the current City Hall.

Mayor Stear said he doesn't think there have been any afterhours meetings without some City staff present.

Council President Jones asked about guidelines for letting non-official groups like AA use the new City Hall with no City staff present.

Mayor Stear said letting others use City Hall without City staff present was not a good idea.

Council President Jones asked if Facilities Director Bob Bachman and Parks Director Bobby Withrow could get an estimate on a splash pad.

Parks Director Bobby Withrow said he is planning to meet with someone at the end of the week about a splash pad. He is hoping he will have all the numbers by the next budget meeting.

Council Member Cardoza asked if there would be a security alarm at the new City Hall.

Mayor Stear said yes, Mr. Bachman has added that into the budget.

Council Member McPherson asked if there was going to be cross walk signs or warning devices put up on the roundabout.

Mayor Stear said that ACHD can be notified and they can come out to assess that. As far as he knows, it is complete and there are no plans to do anything else.

Council Member McPherson said he would contact ACHD.

Council Member Cardoza said at one time ACHD had talked about making a truck route down Swan Falls in order to avoid Downtown. He saw a semi go through the roundabout earlier that day. He said that is dangerous and stains the sidewalk.

Mayor Stear said there is an apron in the roundabout to accommodate trucks.

Council Member Cardoza said yes, but originally they had talked about making a truck route. Rather than coming through town, trucks would go down Avalon to Swan Falls and Shortline.

Mayor Stear said the problem he sees with that is the curve that turns on to Swan Falls. If that can be widened so that it is not such a tight corner for trucks they may be more inclined to use it. He has discussed it with ACHD.

Council Member Cardoza said ACHD worked on the corner for about two (2) months three to five (3-5) years ago. Less than two (2) weeks after it had been finished the curbing had been demolished by trucks and the corner had to be cut back again.

Mayor Stear said he thinks the problem is a driver is already in the turn when they have to cut the other way so it is more than ninety (90) degrees. He has talked to ACHD about modifying and widening that intersection for trucks.

Council Member Cardoza was concerned about pedestrians and cyclists at the roundabout when a forty (40) to fifty (50) foot trailer goes through there. He does not think they should come through Downtown if they have an alternative route.

Mayor Stear said he would continue that discussion with ACHD. He does think trucks would use the alternative route more if that corner was more conducive for turning.

Council Member Cardoza gave another option of going down Meridian to Kuna to Stroebel, but there is a curve at Stroebel that is kind of an issue. He said it still may be a better option for trucks.

Council President Jones said he thought they had talked about putting a roundabout at Swan Falls.

Mayor Stear said they have talked about it but he does not know the outcome.

Council Member Cardoza said they are concerned about the bridge.

Mayor Stear said he would continue discussions with ACHD.

10. Announcements:

11. Executive Session:

12. Adjournment: 6:31 pm



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



*Minutes prepared by Ariana Welker, Customer Service Specialist
Date Approved: CCM 08.02.2016*