

## 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, August 2, 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  
Bob Bachman, Facilities Director  
Wendy Howell, P & Z Director  
Gordon Law, City Engineer  
Bobby Withrow, Parks Director  
Richard Roats, City Attorney  
Trevor Kesner, Planner II

2. **Invocation:** Karen Hernandez, United Methodist Church

3. **Pledge of Allegiance:** Mayor Stear

##### 4. Consent Agenda:

*(Timestamp 00:02:13)*

*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. Budget Workshop Minutes, July 18, 2016

2. Regular City Council Minutes, July 19, 2016

B. Accounts Payable Dated July 28, 2016 in the Amount of \$226,108.48

C. Alcohol Licenses:

D. Resolutions

1. Resolution No. R48-2016 – ACHD Transfer Agreement

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE INTERAGENCY AGREEMENT FOR REAL PROPERTY TRANSFER BY AND BETWEEN THE CITY OF KUNA, IDAHO AND THE ADA COUNTY HIGHWAY DISTRICT ACCEPTING THE TRANSFER OF REAL PROPERTY LOCATED EAST OF SWAN FALLS ROAD AND USED BY THE CITY OF KUNA FOR ITS GREENBELT EXTENSION

E. Findings of Fact and Conclusions of Law

Council President Jones had a correction for the Budget Workshop Meeting Minutes on page fifteen (15) of twenty-seven (27). Wendy Howell's name was spelled incorrectly.

Mayor Stear said those changes have been made.

Council Member Cardoza asked about the \$350.00 for a Dog Obedience Class on Accounts Payable.

City Clerk Chris Engels said that was a Community Ed Class. The participants payed the City to attend the class. The City collected \$60.00 for the instructor and a \$3.00 fee for the City from each participant and the money for the instructor was paid through the City.

Council Member Cardoza asked about the Idaho Power bills. He said the City pays about \$900,000.00 a year for all the lighting. He asked if solar power had been looked into for some of the City's systems.

Mayor Stear said it can be looked into. He thinks some of the things Facilities Director Bob Bachman has looked into have not had the technology to be efficient for the City. The hope is to be able to use solar energy in a few years but he does not know specifically what the bill is.

Mr. Bachman added that it has been looked into and, at this point, the reward versus the cost is still a ways off. For now, LED lights are the best way to go as far as getting the cost per dollar back. Solar energy technology is still not good for adapting a building to a solar panel. The last he heard on solar energy was about twenty-five (25) years to get your money back. LED is closer to three (3) or three and half (3 ½) years.

Mayor Stear said it would be looked into further.

Council Member Cardoza said he thinks the City is spending about \$75,000.00 a month so it would not take very long to make the money back if it was looked into. He thanked Mayor Stear and Mr. Bachman.

**Council Member Buban-Vonder Haar moved to approve the consent agenda with the corrections to the Budget Workshop Meeting Minutes. Seconded by Council President Jones. Motion carried 4-0.**

**5. Community Reports or Requests:**

*(Timestamp 00:05:46)*

**A. Kuna Police Activities League ( Kuna PAL) Update – Kuna Police Chief Justin Dusseau and Kody Aldrich from Ada County Sherriff’s Office**

Kuna Police Chief Justin Dusseau was still waiting on Captain Kody Aldrich from the Ada County Sherriff’s Office. He asked if Council could move forward with the agenda and come back to their report after Captain Aldrich arrives.

Mayor Stear agreed and moved on to Public Hearings.

*(Timestamp 00:16:12)*

Captain Kody Aldrich from the Ada County Sherriff’s Office apologized for being late. He had a meeting in Eagle and was caught in traffic on the way to the Council Meeting. He provided an update of the Kuna Police Activities League and thanked those who are personally responsible for the success of the Kuna Police Activities League. He provided the background of the League and why it was formed and reviewed the budget of the League, successes, and the future.

Captain Aldrich explained that they are currently serving about 400 kids. Financially, they are a full 501C3 now with their own bylaws, written policies and procedures, rule books for each of the seasons, and MOUs with different entities. Their total gross annual revenue from the previous year was \$36,114.00 and their expenses were \$25,572.00 making their net revenue \$10,542.00 and their total net assets \$14,201.00.

Captain Aldrich then shared the model of Kuna PAL. They are at a cross roads where they have community based sports programs, like flag football and soccer, and then there is the police activities portion where they mentor and guide kids, have a leadership program, and then also an active referral program through juvenile probation. With that in mind, they are looking at changing the current model. The Police would still be actively involved but some of the responsibly would be taken off their shoulders. Kuna PAL is establishing committees with community members, most of which have kids involved in Kuna PAL, to run the sports season while the Police Department continues to participate in the activities. This will allow them to scratch that competitive itch while still fulfilling their goals of getting kids involved that would not normally have the opportunity to participate. Captain Aldrich said he will also be stepping down as Kuna PAL’s president and switching back to being a coach because that is what he really enjoys. He and Chief Dusseau have done a lot of succession planning and they will be

passing the torch on to Jason Schaffner. They hope to bring him in to meet the Council. Mr. Schaffner is a Kuna Police Officer and has a master's degree in computer science. He has also coached soccer and has been with Kuna PAL since early on. He has been the security director doing all the background checks and other aspects of security. They feel very comfortable with him implementing the changes coming to Kuna PAL but he can't do it on his own which is why they are looking to create committees. Captain Aldrich will also stay on as an advisor to help him out.

He went on to explain some of Kuna PAL's activities. They are still doing year round soccer and spring flag football. Their martial arts vendor left and they are still trying to fill that role. They are continuing to look for new ways to enhance the opportunities for kids in the community. He stood for questions.

Council President Jones asked if someone wanted to donate or volunteer would they go to KunaPAL.org.

Captain Aldrich said there is a donation opportunity on KunaPAL.org. It can be done with a credit card and it is tax deductible. He brought up again how helpful members of Council have been personally. As for volunteers, they could always use coaches, team parents, and mentors; people that want to come and show the benefits of living pro socially. Captain Aldrich said it is amazing some of the challenges these kids are going through at such an early age. He gave an example of a kid on one of his previous teams whose younger brother hung himself. That young man had to deal with those emotions so not only was he a coach; he was a counselor, a cheerleader, and a father figure. That is what is so important to him and they would love to have anybody jump in that is ready to go. They just added a board member that is straight from the community and has no ties to the police. He had an excellent resume, went through the process with the Kuna Police Activities League, and was selected for the board. They are excited to see Kuna PAL grow outside of just a couple of people and their passion.

Mayor Stear said all of Captain Aldrich's work over the years is appreciated and he is glad he will continue to participate.

Chief Justin Dusseau said Captain Aldrich summed everything up very well. He commended Captain Aldrich on the startup and success of Kuna PAL. He explained the Kuna Police Department will give 100% devotion to the program. Chief Dusseau will remain the Vice President, there will still be police liaisons, and deputies will still go walk around with the kids. They will continue to volunteer their time after hours. The Kuna Youth are incredibly important to the Kuna Police Department and they want to do everything they can for them. He said Captain Aldrich's level of commitment has been amazing; he has been involved with every aspect of Kuna PAL and has done a very good job with it. Chief Dusseau is very excited Captain Aldrich will be staying on board as a liaison and coach. The succession planning is on the right track. Jason Schaffner is a very caring individual for the community and the children. He will take Kuna Police Activities League in the right direction; with his participation, the chiefs, the board, and the community, they will move into the future in a very healthy, positive way.

Mayor Stear thanked Chief Dusseau.

Mayor Stear moved on to item 7A.  
(Timestamp 00:27:45)

**6. Public Hearings:** (6:00 p.m. or as soon thereafter as matters may be heard.)  
(Timestamp 00:06:09)

Mayor Stear asked if there was anyone who would like to sign up to give testimony for any of three (3) public hearings that had not done so.

No one came forward.

**A. Public Hearing and consideration to approve 16-04-AN (Annexation) - Trevor Kesner, Planner II**

Jahil Vejar representing applicants Jose and Irma Garcia who are requesting approval to annex an approximately 1.21 acre parcel located at 930 W. Deer Flat Road, into the City of Kuna with an 'R-6' (Medium Density Residential) zoning designation.

Planner II Trevor Kesner reviewed the proposed annexation and that all requirements and notifications have been made. The Planning and Zoning Commission recommends approval and concludes that the application complies with Title 6 of Kuna City Code and the Future Land Use Map of the Comprehensive Plan. A point of interest on this case; the Garcias tried to annex back in 2005. It went through Planning and Zoning and had a recommendation to City Council but didn't quite make it through. He was not sure what happened to keep it from passing. The Garcias have come to the City again with the request to annex. The applicants were not there but their son, Jahil Vejar, was there to represent them and answer any questions. Mr. Kesner stood for questions.

Mayor Stear opened the public hearing.

In Favor: None

Neutral: None

In Opposition: None

Mayor Stear closed the public hearing.

Council Member Cardoza asked City Engineer Gordon Law about a letter from the Boise-Kuna Irrigation District in the request. It stated that the Garcias are delinquent on their water. He could not quite read the handwriting but thought it said they were relinquishing their rights to that water.

Mr. Law responded that he thought the letter was several years old.

Council Member Cardoza said he was concerned the water rights would be given back to the irrigation district and Kuna would provide Pressurized Irrigation; making the City of Kuna short water in the system.

Mr. Law asked the date of the letter.

Mayor Stear said the letter was dated March 1, 2007.

Mr. Law explained that, at that time, the water rights were relinquished by the property owner so in order to be part of the irrigation district the water rights have to be reestablished, which is in process.

Council Member Cardoza clarified that the rights would be reestablished before any PI is issued to the property.

Mr. Law said yes.

**Council Member Buban-Vonder Haar moved to approve 16-04-AN. Seconded by Council Member McPherson. Motion carried 4-0.**

**B. Public Hearing and consideration to approve 16-05-AN (Annexation) – Trevor Kesner, Planner II**

Don Boyer representing applicant, David Austad requests approval to annex an approximately 10 acre parcel located west of Deserthawk Estates Subdivision; south of W. Sunbeam St. at the western terminus of W. Stony Desert St. into the City of Kuna with an 'R-6' (Medium Density Residential) zoning designation.

Planner II Trevor Kesner reviewed the proposed annexation and that all requirements and notifications have been made. The Planning and Zoning Commission recommends approval and concludes that the application complies with Title 6 of Kuna City Code and the Future Land Use Map of the Comprehensive Plan. The applicant was not present but a representative was. Mr. Kesner stood for questions.

Mayor Stear opened the public hearing.

In Favor: None

Neutral: None

In Opposition: None

Mayor Stear closed the public hearing.

**Council Member Buban-Vonder Haar moved to approve 16-05-AN. Seconded by Council Member McPherson. Motion carried 4-0.**

- C. Public Hearing and consideration to approve Resolution No. R49-2016 J & M Sanitation Fee Schedule – Bill Jackson, Deputy Treasurer

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE FOLLOWING FEE SCHEDULE WITH J&M SANITATION, INC.

Deputy Treasurer Bill Jackson stood in for Treasurer John Marsh. Mr. Jackson explained the resolution is for a trash rate increase, as requested by J & M Sanitation, at 1.5% which is based consistently under prior years' mythology of using the Consumer Price Index to calculate inflation. The current rates and projected new rates are included with the resolution. He stood for questions.

Mayor Stear opened the public hearing.

In Favor: None

Neutral: None

In Opposition: None

Mayor Stear closed the public hearing.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R49-2016. Seconded by Council Member McPherson. Motion carried 4-0.**

Captain Aldrich of the Ada County Sherriff's Office had arrived. Council Moved back to item 5A.

*(Timestamp 00:16:12)*

**7. Business Items:**

*(Timestamp 00:27:45)*

- A. Consideration to approve Resolution No. R50-2016 Awarding bid for the Fiber Optic Project – Gordon Law, City Engineer

City Engineer Gordon Law explained this was a budgeted item and is for extending fiber optics to the Treatment Plant. It was triggered by an incident where staff lost control of the water system and the sewer system. They were unable to communicate with it because the access to the internet on the site was tied up. In addition to that incident, a number of times the Treatment Plant has been caught without being able to connect or retrieve their data or use their data because of the small byte between City Hall the Plant. He explained the low bid is \$60,000.00 and change. The amount budgeted was \$100,000.00 so the recommendation is to approve the bid to track utilities.

Council Member Cardoza asked if the school district would contribute anything to the costs since the project is continuing from north of the waste water treatment plant to the school.

Mr. Law explained the school district is not paying but they provided about half the length of the previous conduit that was going back to the Silver Trail School but the conduit was empty. The City will be filling the conduit. In addition to that, the school district provided all the background, the spine, for the whole thing all the way back to their facilities so the City has a termination point to access internet from.

RESOLUTION AWARDED BID FOR THE 2016 FIBER OPTIC PROJECT TO TRACK UTILITIES, LLC IN THE AMOUNT OF \$60,234.29; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER, WATER AND IRRIGATION FUNDS FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID BIDDERS.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R50-2016. 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.**

- B.** Consideration to approve Resolution No. R51-2016 Approving Agreement with T-O Engineers for Preparation of Sewer Master Plan – Gordon Law, City Engineer

City Engineer Gordon Law said, with Planning and Zoning's proposal before Ada County Commissioners for significant expansion in the impact area, the City has not previously planned for lines, treatment or any of the other items related to sewer service in that area. The City has an obligation, a DEQ requirement, to have that planning done and make the decisions on extension of sewer lines on the basis of that planning. The item before Council is a significant item at \$159,000.00 to do the master planning for the area east of Eagle Road and all the way to Pleasant Valley Road, to relook at all the significant facilities west of Eagle Road to make sure that they are not getting past capacity, and designing a capital improvement plan or extension plan that is based on the information that comes out of the study. Mr. Law stood for questions.

Council President Jones asked if this referred to sewer only.

Mr. Law responded that the Master Plan or Facility Plan is only related to sewer so there will also be plans that need to be prepared for the Water System and the Pressure Irrigation System. Those are not part of this proposal.

Council President Jones asked if grouping them together would save money.

Mr. Law said he actually is not planning on using the same consultant for the others. The consultant on this has worked on a number of these types of projects in the past and are considered the best in the valley. There isn't any bundling that would work well for this.

RESOLUTION AWARDING CONTRACT FOR CONSULTING SERVICES TO T-O ENGINEERS IN THE AMOUNT OF \$159,300.00 FOR PREPARATION OF AN AMENDED SEWER MASTER PLAN; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND FOR SAID WORK; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONSULTANT.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R51-2016. 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.**

**C. New City Hall Update (*No Action Required*) – Bob Bachman, Facilities Director**

Facilities Director Bob Bachman updated the Council on the progress at the new City Hall. They are entering week four (4) of construction and are on schedule or ahead of schedule. Demolition is complete and they are in the reconstruction phase. IT has been installed for the new computer systems, electrical was being done at that very moment, HVAC upgrades will be done, and electrical and framing inspections will be happening the next day. Friday they will start insulating. Monday they will start sheet rocking. He stood for questions.

Council Member Cardoza asked about a building permit being posted.

Mr. Bachman said it is on the west front door.

Council Member Cardoza said it is looking good. He had walked through it that morning and it is coming along pretty quick.

Mayor Stear said they are doing an amazing job.

**8. Ordinances:**

**9. Mayor/Council Discussion Items:**

*(Timestamp 00:35:20)*

Council President Jones asked if ACHD could be asked to make a round on weeds in right of ways. A business owner felt the weeds in the right of way in front of his establishment would be attributed to him so the business owner went out at 10 o' clock at night to pull the weeds

that were in ACHD's right of way. Council President Jones was wondering if ACHD could come through and knock down the weeds or get on a spraying schedule for next year.

Mayor Stear explained that business owners are actually required to take care of the property up to the edge of the asphalt that runs in front of their properties. It is like in subdivisions; if it is outside of your fence you are still required to take care of the weeds up to the pavement line; so the sidewalk and just beyond the sidewalk.

Council President Jones clarified that the location he is talking about is right across from Albertsons where there is a detached sidewalk. He asked if the owner is responsible for the area between the detached sidewalk and the street.

Mayor Stear said yes, whatever grass grows there they have to mow and whatever weeds grow they have to tend to.

Council President Jones said he would let the owner know.

Mayor Stear said there are some areas of concern in regards to weeds that should be shared with ACHD. He asked if Parks Director Bobby Withrow could help guide that. He is not sure what all is there. He said it is hard to enforce in older subdivisions where there is no HOA. He is not sure how to deal with those but it is certainly something to check into.

Council President Jones said the Rail Road property along Shortline is getting pretty tall as well.

Council Member Cardoza asked if Mr. Withrow would be giving a breakdown of the water park.

Parks Director Bobby Withrow explained that he was going to wait for the budget meeting. He has rough numbers but the company has not sent the exact numbers yet. He provided a quick update of the two types of systems; a recirculation system that recirculates, treats and then pumps the water back out which tends to cost above \$130,000 to put in, the other is a flow to pond or flow to somewhere else that water is pumped into, goes through the splash pad area, and into a pond of some sort and disperses from there. It does not get treated, is a 1/3 of the costs, and it would have to be potable water.

Council Member Cardoza asked the size of the pad.

Mr. Withrow said the figures being discussed are about 400 square feet.

Council Member McPherson updated Council on the crosswalk situation with the roundabout. He talked to Wendi from ACHD who has actually watched on the camera located at the roundabout and has seen kids almost get hit as well. She is trying to capture that on video and has sent letters up that something needs to be addressed, possibly with flashing signs or something to warn people and traffic to watch out. She is also going to address the crosswalk situation on Ten Mile, north of Deer Flat, coming out of the Palomar

Subdivision going towards Crimson Point and try to get something similar going over there. He will keep in touch with her.

Mayor Stear suggested keeping in touch with Wendy Howell as well since she helped guide those projects in the Five Year Plan.

**10. Announcements:**

**11. Executive Session:**

A. Adjourn to Executive Session pursuant to I.C. Section 74-206(a) Personnel

**Council Member Buban-Vonder Haar moved to adjourn to Executive Session pursuant to I.C. Section 74-206(a) Personnel. Seconded by Council President Jones. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to adjourn from Executive Session pursuant to I.C. Section 74-206(a) Personnel. Seconded by Council Member McPherson. Motion carried 4-0.**

Mayor Stear stated information was taken and no action occurred.

**12. Adjournment: 7:20 pm.**

  
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Joe L. Stear, Mayor

ATTEST:

  
Chris Engels, City Clerk



*Minutes prepared by Ariana Welker, Customer Service Specialist  
Date Approved: CCM 08.16.2016*





# CITY OF KUNA

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## ~~08-07~~ SIGN-UP SHEET 2016 – KUNA CITY COUNCIL

Case Name: **16-05-AN – David Austad**

Case Type: Annexation – S. Ten Mile/S. Sunbeam/S. Stony Desert

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Kuna City Council.

IN FAVOR		NEUTRAL		IN OPPOSITION	
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