

## OFFICIALS

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



**Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634**

## **City Council Meeting MINUTES Tuesday, May 16, 2017**

### **6:00 P.M. REGULAR CITY COUNCIL**

#### **1. *Call to Order and Roll Call***

##### **COUNCIL MEMBERS PRESENT:**

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

##### **CITY STAFF PRESENT:**

Richard Roats, City Attorney  
Chris Engels, City Clerk  
Wendy Howell, P & Z Director  
Antonio Conti, City Engineer  
John Marsh, City Treasurer  
Bobby Withrow, Parks Director  
Bob Bachman, Facilities Director  
Trevor Kesner, Planner II

#### **2. *Invocation:* Scott Piper, First Baptist Church**

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

#### **4. *Consent Agenda:* (Timestamp 00:00:49)**

*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:

I. Regular City Council Minutes, May 2, 2017

B. Accounts Payable Dated May 11, 2017 in the Amount of \$575,009.57

C. Resolutions:

~~1. Consideration to approve Resolution No. R37-2017 Authorizing Challenger Development, Inc. Reimbursement Agreement~~

~~RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$162,118.59 WITH CHALLENGER DEVELOPMENT, INC.~~

~~2. Consideration to approve Resolution No. R38-2017 Authorizing Toll ID I, LLC Reimbursement Agreement~~

~~RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$31,824.47 WITH TOLL ID I, LLC.~~

D. Findings of Fact and Conclusions of Law

I. Consideration to approve Findings of Fact and Conclusions of Law for Case No.'s 16-03-S (Subdivision), 16-06-AN (Annexation), and 16-13-DR (Design Review) - Coleman Real Estate Holdings, LLC

**Council Member Buban-Vonder Harr requested to remove items 4.C.1 and 2 from the consent agenda per staff request. Seconded by Council Member Jones. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve the consent agenda as amended. 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**

**Absent: None**

**Motion carried 4-0.**

5. *Community Reports or Requests:*  
(Timestamp 00:01:55)

A. Ada County Assessor's Report – Robert McQuade, Ada County Assessor

Mr. McQuade updated Mayor Stear and Council on the Primary Roll Assessment Notice. About 200,000 assessment notices would be sent out in Ada County and about 7,400 of those would be sent to property owners in Kuna.

Mr. McQuade shared what they were seeing in the Assessor's Office and some information that would be relevant when budgeting a levy. Most governing bodies raise a lot of revenue off of property tax and an important part of the levies were the market and taxable values of property. He compared Kuna's market prices to actual selling prices and they were pretty close at 97% of market value.

Mr. McQuade said the total Kuna City Market Value was \$1,167,027,400.00 which was up 16.44% from 2016 and Homeowners Exemption came to \$392,192,670.00 making Kuna City's Total Taxable Value \$774,834,730.00 which was an increase of 15.86% from 2016. All Kuna's exemptions were processed by the commissioners and recognized by their office. Add Operating Property to that, which was estimated at \$14,721,174.00, and it made the potential Total Ada County Taxable Value \$789,555,904.00 which was up 18.06% from 2016. The rest of the county was up 13% which really put in perspective how much was going on in Kuna. He noted Potential Taxable did not include other rolls. There were 3 other rolls they would go through; occupancy, subsequent property, and missed property.

Mr. McQuade reviewed the Residential Market Value was at \$1,080,910,200.00 which was up 17.26% from 2016 with 7,039 Residential Parcels, an increase of 4.07% from 2016. Commercial Market Value was at \$79,882,200.00 which was greater than 2016 by 7.70% with 247 Commercial Parcels, an increase of 2.07% from 2016. Personal Property was \$6,235,000.00. Total Commercial Market Value was at \$86,117,200.00 which was up 7.07% from 2016. New Construction was at \$47,430,030 overall which was up 75.19% from 2016. New Construction county wide was only 3%. Residentially there were 279 new houses. Taxable value of Residential New Construction was \$31,202,700.00, a 95% increase and almost double what it was in 2016. New Subs and Change Status, which includes agricultural land that was subdivided, was \$13,763,330.00 which was a 67.02% increase.

He discussed tax burdens as far as who was paying what. Residential was paying 86% and Commercial was paying 14%. In context of the whole county, Ada County was split 67% Residential and 33% Commercial. Boise City was 59% Residential and 41% Commercial.

Mr. McQuade closed his presentation by stating 2016 was a great year for Kuna. New Construction was really up with the highest appreciation in single family residential. The downside was that Ada County wages only increased by 4% and with the 10% increase some people would be priced out of the market. He added the population of Ada County was 454,000 with an 11,000 increase. Their estimate for 2020 was 483,000 but their estimate for 2018 several years prior was not 454,000. It

was about 10,000 to 15,000 less. He believed by the year 2020 Ada County would be very close if not over 500,000 in population. He stood for questions.

Mayor Stear thanked Mr. McQuade for his report. He complimented Mr. McQuade's delivery of the information and felt it was always good to hear those numbers and how they relate.

Council President Cardoza asked what Operating Property was.

Mr. McQuade explained Operating Property was owned by utilities. It was assessed very differently than industrial property or commercial property. He explained how they break that down and that it would not really be ready until August.

**B. ACHD Roadways to Bikeways Master Plan Update – Brooke Green**

Ms. Green notified City Clerk Chris Engels that she would like to reschedule.

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

**A. Public Hearing and consideration to approve 16-07-AN (Annexation) – Trevor Kesner, Planner II**  
(Timestamp 00:14:55)

Applicant requests approval to annex an approximately 0.91 +/- acre parcel located at 3815 W. Columbia Road into the City of Kuna with an R-2 residential zoning designation.

Planner II Trevor Kesner reviewed the case history and the process. Planning and Zoning Commission recommended approval. There was nothing unique about the case other than the applicant was well beyond being within 300 feet of City services. The applicant had a private septic system and well on his property that work just fine. The Public Works Department and new City Engineer observed and recommended the condition that the applicant ultimately connects with City services once those services become available. The applicant was apprised of all the conditions. He noted there was a slew of support letters for this particular annexation. The applicant was operating a non-conforming repair shop on his property that he had operated for many years so staff recommended that he be allowed to continue that non-conforming use upon annexation with nominal restrictions. Mr. Kesner stood for questions.

Council Member Buban-Vonder Haar confirmed the zoning of R-2 was the correct fit.

Mr. Kesner indicated the applicant requested the zoning. It complied with guidelines and best fit the density of the lot.

Council Member Jones asked if the applicant would require a business license.

Mr. Kesner confirmed that was correct.

Mayor Stear opened the public hearing.

In Favor:

Robert Law, the applicant, 3815 W. Columbia Road, Meridian, Idaho 83642, testified to his intent to continue his business after annexation. He reviewed the comments made and sent in by friends and neighbors. The business was repair of tractors, automotive, ATVs, and lawnmowers. He completed about 250 jobs a year. He was apprised of changes needed by annexing into the city. He stood for questions.

Mayor Stear commented he did not think he had ever seen so many support letters for one applicant. He thanked Mr. Law.

Neutral: None

Against: None

Rebuttal: None

**Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.**

Council Member Buban-Vonder Haar commented the packet was complete and in order. It sounded like there was great discussion between the City and the applicant to make sure everyone was clear about the expectations.

**Council Member Buban-Vonder Haar moved to approve 16-07-AN (Annexation) with the conditions of approval listed in the packet. Seconded by Council Member McPherson. Motion carried 4-0.**

- B. Staff requests this Case be removed from the agenda, as this case will return to P & Z Commission and will return to Council at a future date.***  
*(Timestamp 00:23:32)*

Public Hearing and consideration to approve 16-04-S (Subdivision) – TNT Subdivision – Troy Behunin, Planner III

A request from Jaylen Walker, with AllTerra Consulting representing Greg Bullock, for preliminary plat approval for a new 10 buildable lot, multi-family subdivision, to contain 13 buildings, for a total of 52 units. The project is on approximately 4.76 acres already zoned R-12 in Kuna City; the existing home is to remain. The site is

located near the north east corner of Deer Flat and School Ave., Kuna, Idaho, within Section 14, 2N1W, (APN #' S1314438920)

**Council Member Buban-Vonder Haar moved to remove 16-04-S (Subdivision) from the agenda. Seconded by Council Member McPherson. Motion carried 4-0.**

**7. Business Items:**

- A.** Consideration to approve 17-01-LLA (Lot Line Adjustment) – Trevor Kesner, Planner II  
(Timestamp 00:24:16)

The applicant seeks Lot Line Adjustment approval to correct a setback oversight on the property line between building Lots 9 and 10, Block 2 within the Crimson Point North Subdivision No. 2.

Planner II Trevor Kesner explained the request and the location of the lot line adjustment. He reviewed the error the builder made on lot 9 that caused the house to be situated within an easement and the line to need correcting. In the recommendations of approval and with the City Engineer's recommendation, this would force a vacation application because, with the public utilities, there needed to be a vacation of existing easements and then they would need to be reestablished once the record of survey was done. It would be a lengthy process but necessary. The applicant was apprised of this condition and would comply with it. They would need to complete that process within 1 year of this approval if granted. He stood for questions.

Council President Cardoza asked about the lot size change and if it would still conform to the development agreement.

Mr. Kesner said it would still meet the minimum lot size.

**Council Member Buban-Vonder Haar moved to approve 17-01-LLA (Lot Line Adjustment) with conditions of approval as listed. Seconded by Council Member McPherson. Motion carried 4-0.**

- B.** Consideration to approve Resolution No. R39-2017 – Awarding Amendment to Contract for Consulting Services to T-O Engineers – Antonio Conti, City Engineer  
(Timestamp 00:28:50)

RESOLUTION AWARDING AMENDMENT TO CONTRACT FOR CONSULTING SERVICES TO T-O ENGINEERS IN THE AMOUNT OF \$7,840.00 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.

City Engineer Antonio Conti explained the need for the amendment to the Sewer Master Plan. There were sufficient funds in the project budget to cover the amendment. He stood for questions.

**Council Member Buban-Vonder Haar moved to approve Resolution No. R39-2017. 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**

**Absent: None**

**Motion carried 4-0.**

*C. Informational Only Notification of Supplemental Insurance – John Marsh, City Treasurer  
(Timestamp 00:31:25)*

City Treasurer John Marsh explained the reason for the option of another product option. A sales representative of supplemental insurance policies wanted to approach City staff about selling them policies under the City's plan sponsorship. There would be no cost to the City and if there were interested staff members a resolution would be brought to Council to authorize placing them under the City's claim. He stood for questions.

Council Member Buban-Vonder Haar liked the idea of having options but was not sure of the market. She asked Mr. Marsh if he was concerned about being overwhelmed by these requests and if there should be a set of guidelines.

Mr. Marsh agreed with Council Member Buban-Vonder Haar. That could be concerning and he thought a policy would be beneficial.

Council Member Jones asked if there was an enrollment period.

Mr. Marsh confirmed that was correct and explained the details.

Council Member Jones asked if all of the City's benefits had the same open enrollment period and if not could they.

Mr. Marsh said they did not but they could attempt to do that.

Council Member Buban-Vonder Haar asked if this should wait in order to sync it with the other open enrollments or if they had the flexibility to sign up now but make open enrollment 18 months out to line up with everything else.

Mr. Marsh said this sales person had wanted to tie in with AFLAC's open enrollment. It was certainly an option to push it to January 1, 2018 and have them approach the City again. Mr. Marsh was in favor of that.

Council Member Buban-Vonder Haar said she was fine with whatever seemed to make the most sense for the City and empowering Mr. Marsh to make that decision.

Council President Cardoza asked who the current life insurance provider was.

Mr. Marsh replied life insurance was through United Heritage and NCPERS which was underwritten by Credential. Everything else was supplemental and through AFLAC. That was what this was, supplemental.

Council President Cardoza said a problem with trying to change carriers was, if a person was locked in at a certain age group, the insurance could go up in two years for the same individual. If this gentleman was going to be allowed to come in it would behoove the City to put it out for bid with other carriers.

Council Member Buban-Vonder Haar clarified the City was not looking to change, only add an additional option.

Mr. Marsh said that was correct.

Council Member Buban-Vonder Haar asked if Council President Cardoza still wanted the bid process.

Council President Cardoza replied if the City endorsed this carrier and then switched carriers in a couple years, if it was age based, employees would have to pay more for insurance. If the City was going to endorse it should be endorsed more in perpetuation, even as a supplementary position.

Council Member Buban-Vonder clarified Council President Cardoza meant, by endorse, anything the City was making available to employees even if the City did not contribute any portion to it.

Council President Cardoza confirmed that was his meaning.

Council Member Buban-Vonder Haar asked if it would be better to set up a benefits fair.

Mr. Marsh responded the City could try that. It would take some time and he was not sure how it would affect AFLAC and those who were already enrolled. He thought it might be best to go forward with AFLAC's open enrollment and shoot for a benefits fair around December or January. It would meet with Council President Cardoza's points.

Council President Cardoza asked if Mr. Marsh wanted to go through all that. It was supplementary. He asked if the City wanted to provide it or step away from it because it becomes a problem in the future.

Council Member Buban-Vonder Haar asked if Colonial Life was willing to give a better rate because it would be done as a payroll deduction.

Mr. Marsh replied these things were generally cheaper under an employee sponsored plan.

Council President Cardoza said that if it was administered by the City an employee would not be able to take it with them if they left. He asked if Mr. Marsh thought it was worth the hassle.

Mr. Marsh replied AFLAC was fairly popular with the employees and there was a good enrollment rate.

Council Member Buban-Vonder Haar asked if any employees had asked for this or if everyone would be fine with saying no thanks.

Mr. Marsh said he wasn't aware of anyone requesting this or any complaints. It was just about giving another option.

Council President Cardoza clarified that life was already provided and this would be supplemental to that.

Council Member Buban-Vonder Haar confirmed that was right and the City already offered supplemental as well. She reiterated Mr. Marsh was the most equipped to make the decision and was she fine leaving it up to him.

Mayor Stear thought the biggest issue for the City would be issuing 4 different supplements. Mr. Marsh would have to separate those from paychecks and go through payroll. He would also have to work out all the other systems. That would be where it would become complicated. He added that AFLAC was very popular and their representative communicates with everyone frequently.

Council President Jones seconded Council Member Buban-Vonder Haar's thought. He would leave it up to Mr. Marsh.

Council Member Jones asked if AFLAC would increase their premiums if some employees changed from AFLAC to Colonial.

Mr. Marsh did not think so. He would definitely find that out.

**D. Discussion on Budget Workshop Planning – John Marsh, City Treasurer**  
(Timestamp 00:44:28)

City Treasurer John Marsh reviewed the dates for the upcoming budget meetings which were all scheduled with regular City Council Meetings. He stood for questions.

Council Member Buban-Vonder Haar asked if it was normal when the Council Meeting falls on a holiday to schedule it for the following day. She only mentioned it because one of the budget hearings fell on July 5, 2017 which was a Wednesday; the Wednesday after the 4<sup>th</sup> of July.

City Clerk Chris Engels explained typically the meeting would occur the following day unless the Mayor made a request to alternate it to the next week.

Council Member Jones asked if there were any blackout dates.

Mr. Marsh responded not that year.

Council President Cardoza asked if the workshops were before, after, or during the Council Meetings.

Mr. Marsh replied it was open. The idea was to have them on the same days so people would not have to tweak their calendars to come in on non-City Council days. However, it would be good to avoid putting them in the meetings.

Council President Jones asked Mayor Stear if he would want to start at 5:30 PM.

Mayor Stear said when Council Meetings were moved to a 6:00 PM start time it was suggested workshops could be held afterwards. That was up to Council and it didn't matter to him either way.

Council President Cardoza thought Council Member Jones would be the only person affected.

Council Member Jones said the only date he was unsure of was July 5, 2017. He would have to check but did not see it being a problem. He might be able to get out early on the 5<sup>th</sup> but it didn't matter to him if the workshops were before or after. If the meeting were to start at 5:30 PM it would go until 6:00 PM and then the Council Meeting would start.

Mayor Stear said the workshop could continue after the meeting.

Council Member Buban-Vonder Haar suggested doing them after the meeting for the first two and if they thought they needed to start earlier for the last two they could move them to 5:30 PM.

Mayor Stear said it could be determined meeting to meeting if need be as long as it was on the agenda appropriately.

Council Member Jones asked if Mr. Marsh wanted to do the General Fund on one day and the other funds on the next.

Mr. Marsh replied the General fund would probably be by itself and the rest could fill in where needed. He felt there would be enough days in between those meetings where an off Council Meeting workshop could be scheduled if needed.

Council Member Jones wanted to be sure staff knew what days they needed to be ready.

Mayor Stear said staff had already had multiple discussions on that and were all working on their budgets and requests. They should all be ready before the workshops even started.

Council President Cardoza asked how many days in advance they would have the worksheets.

Mr. Marsh answered at least the Friday before the City Council Meeting. If they could get them out sooner they would.

Council Member Jones requested they get them sooner in case they have questions they needed to ask a head of time.

Council Member Buban-Vonder suggested a week earlier than normal.

Mr. Marsh replied ok, at least a week if possible.

Mayor Stear suggested as portions got finalized they be sent to Council. They might not coincide exactly with the numbers in the budgeting at that point but it would give Council an idea of what they were doing with plenty of time to look at it.

The budget workshops were set for June 20, July 5, July 18, and August 15, 2017.

## **8. Ordinances:**

- A.** Consideration to approve Ordinance No. 2017-06 – Annexing Kuna Hill Development, LLC  
(Timestamp 00:52:40)

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1313428000 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.

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

**Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-06. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-06. 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**

**Absent: None**

**Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2017-06. Seconded by Council Member McPherson. Motion carried 4-0.**

**9. Mayor/Council Announcements:**

*(Timestamp 00:54:30)*

Mayor Stear updated Council that the City was working with ACHD on the property on Shortline. Commissioner Goldthorpe had been very helpful with that and with making the partnership between the City of Kuna and ACHD good.

Mayor Stear updated Council that the Gateway West project could be moving along more rapidly soon. They stayed with the draft EIS they came up with which keeps the lines substantially away from Kuna.

Mayor Stear noted Council Member Jones had the notice they were repaving I-84 from Nampa to Caldwell. There was some animosity there regarding the fact they would only be repaving it rather than widening it and doing everything that needed to be done. It was in such shape that it was a critical issue.

Council President Cardoza asked Parks Director Bobby Withrow about the timeline to finish the splash pad.

Mr. Withrow responded possibly in July.

Council President Cardoza asked Facilities Director Bob Bachman about the downtown timeline.

Mr. Bachman replied Downtown was moving along. They were still waiting on final approvals from ITD which they were hoping to have by the end of the month. The underground electrical portion of it would start May 29, 2017 and go through the week. They were doing public outreach to let people know to expect construction in front of Super C starting May 29, 2017. They would be meeting with the consultant May 17, 2017 to go over the schedule and the start date moving forward.

Mayor Stear added they had coordinated so the construction did not impede high traffic hours of the day.

Council President Cardoza asked Kuna Police Chief Jon McDaniel how things were going.

Chief McDaniel replied very well.

Council President Cardoza asked if the City was treating him well.

Chief McDaniel responded absolutely. There was a lot of planning going on, anything from Kuna Days to budgets, so it was a little like drinking from a firehose but it was a great jump.

Council Member Buban-Vonder Haar asked if he was speaking at the Chamber lunch that week.

Chief McDaniel said he was.

Mayor Stear added that Chief McDaniel was very responsive when the City had questions and was not afraid to come in and ask questions. He thought the Chief was blending in very well and hit the ground running.

Council President Cardoza mentioned he went to the concert on Saturday from 4:00 PM to 6:00 PM. He was impressed. It was low key and the music was not as bad as he anticipated it to be. He sat down by the fence and it did not bother him that much. Everyone was well behaved and none of the entertainers used bad language. He was impressed with the young people and how it materialized.

**10. Executive Session:**

**11. Adjournment: 6:59 pm**

  
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Joe L. Stear, Mayor

ATTEST:

  
Chris Engels, City Clerk



*Minutes prepared by Ariana Welker, Deputy City Clerk  
Date Approved: CCM 06.06.2017*

**City of Kuna**

## Primary Roll Assessment Notice Summary

Tax District 17

5/15/2017

	2017 (preliminary)	2016	% Change 2016-2017
Total Kuna City Market Value	1,167,027,400	1,002,263,000	16.44%
Homeowner's Exemption	-392,192,670	-333,471,912	17.61%
Total Kuna City Taxable Value	774,834,730	668,791,088	15.86%
Exemptions (Compared to Previous Year)	0		
Operating Property (Last Year's Value)	14,721,174		
Potential Total Ada County Taxable Value	789,555,904	668,791,088	18.06%

**Residential**

Residential Market Value	1,080,910,200	921,829,300	17.26%
Residential Parcel Count (residential includes farms & manufactured homes)	7,039	6,764	4.07%

**Commercial**

Commercial Market Value	79,882,200	74,170,900	7.70%
Commercial Parcel Count	247	242	2.07%
Personal Property	6,235,000	6,262,800	-0.44%
Personal Property Count	65	202	-67.82%
TOTAL COMMERCIAL	86,117,200	80,433,700	7.07%

**New Construction**

Residential (Including Manufactured)	31,202,700	16,008,459	94.91%
Residential Count	279	162	72.22%
Commercial (Including Remodels)	2,580,100	2,824,300	-8.65%
Commercial Count	6	5	20.00%
New Subs/Change Status	13,763,330	8,240,519	67.02%
Overall (Includes Value Decrease)	47,430,030	27,073,278	75.19%

**Change Estimates**

Residential Improved	Mean	9.50%	7.93%
	Median	9.66%	7.91%
Commercial Improved	Mean	6.48%	8.24%
	Median	4.53%	4.48%

**2016**

Residential Property Tax Burden	86.06%
Commercial Property Tax Burden (Operating Property & Sub Roll Included in calculation)	13.94%

**Assessment Notices**

Assessment Notice Mailing Date	5/26/2017	5/27/2016
Number Mailed	7,351	7,208