

**OFFICIALS**

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



**CITY OF KUNA**

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

**City Council Meeting  
MINUTES  
Tuesday, August 7, 2018**

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

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

**COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear  
Council President Briana Buban-Vonder Haar  
Council Member Richard Cardoza  
Council Member Warren Christensen – Arrived late, not present for roll call  
Council Member Greg McPherson

**CITY STAFF PRESENT:**

Chris Engels, City Clerk  
Bob Bachman, Public Works Director  
Bobby Withrow, Parks Director  
Wendy Howell, Planning & Zoning Director  
Richard Roats, City Attorney  
Bill Jackson, Interim City Treasurer  
Lisa Holland, Economic Development Director

**2. Invocation:** Stan Johnson, Kuna Life Church

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

**4. Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS  
(Timestamp 00:01:40)

*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, July 17, 2018**

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting, to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

**B.** Accounts Payable Dated August 2, 2018 in the Amount of \$314,832.05

**C.** Alcohol Licenses:

- 1.** Conpaz Inc DBA Enrique's 345 N. Avenue E. – Liquor-By-The-Drink, Off Premise Beer, Off Premise Wine, & On Premise Beer

**D.** Resolutions

- 1.** Consideration to approve Resolution No. R45-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY SDN, LLC FOR THE ASHTON ESTATES SUBDIVISION FOR UNCOMPLETED WORK INCLUDING A DOMESTIC WATER CROSSING AT THE CANAL AND A PRESSURE IRRIGATION CROSSING AT THE CANAL PURSUANT TO THE TERMS OF THIS RESOLUTION.

- 2.** Consideration to approve Resolution No. R46-2018

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPOINTING THE INITIAL MEMBERS TO THE CITY OF KUNA, IDAHO DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE FOR THE CITY POLICE DEPARTMENT.

**E.** Final Plat

- 1.** Consideration to approve 18-09-FP (Final Plat) for Winfield Springs Subdivision No. 1

**F.** Findings of Fact Conclusions of Law

- 1.** Consideration to approve Findings of Fact and Conclusions of Law for Case No. 18-01-AN (Annexation) for Stephanie Cortez
- 2.** Consideration to approve Findings of Fact and Conclusions of Law for Case No's 18-02-AN (Annexation) & 18-02-CPF (Combo Pre-Plat & Final-Plat) for Dynasty Estates Sub. No. 2

**Council President Buban-Vonder Haar moved to approve the Consent Agenda. Seconded by Council Member McPherson. Approved by the following roll call vote:**

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

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

## **5. Community Reports or Requests:**

- A. Discussion on Vehicle Registration Fee Increase – Commissioner Kent Goldthorpe, ACHD  
(Timestamp 00:02:15)

Commissioner Kent Goldthorpe explained the purpose and feedback from the public of the proposed registration fee increase. He requested support from the Council and stood for questions.

Mayor Stear noted a comment often heard was that they grow the population and then shut down roads and fix them. That was basically because of the impact fee structure. He was assuming this would help assist with getting ahead of the curve on some of that.

Mr. Goldthorpe replied absolutely. He added they were charging as much as they possibly could under the statute for impact fees.

Council Member Christensen asked what the scale down would look like.

Mr. Goldthorpe responded it was along the same age of vehicles they had now. He would send the exact information later.

Mayor Stear stated the City appreciated the great relationship they had with ACHD.

Mayor Stear and Council thanked Mr. Goldthorpe for his presentation.

## **6. Public Hearings: (6:00 p.m. or as soon thereafter as matters may be heard.) None**

## **7. Business Items:**

- A. Consideration to approve 18-04-LLA (Lot line Adjustment) for Ted Wimer – Sam Weiger, Planner I – ACTION ITEM  
(Timestamp 00:11:59)

Ted Wimer seeks approval of a series of Lot Line Adjustments. The subject properties are located at 450, 478, 498 N. Franklin Avenue and 204 W. 4th Street, Kuna, Idaho.

Planner I Sam Weiger presented the application and stood for questions.

Ted Wimer, 2400 W Hubbard, Kuna, ID 83634, explained his request to Council.

Council President Buban-Vonder Haar stated everything was in order.

**Council President Buban-Vonder Haar moved to approve Case No. 18-04-LLA (Lot line Adjustment) with the conditions of approval as listed. Seconded by Council Member McPherson. Motion carried 4-0.**

- B.** General Fund Budget Review and Consideration to Adopt FY 2019 Tentative Budget – Bill Jackson, Interim City Treasurer – ACTION ITEM  
(Timestamp 00:16:03)

Interim City Treasurer Bill Jackson reviewed the updated General Fund budget per the discussions from the last Council meeting including the information from the Parks Department. It was also discussed that they would use foregone and take the 3% property tax increase. He asked if there were any questions

Council President Buban-Vonder Haar thought there was an overage at the last meeting that was no longer there even though items were added. She asked what changed.

Mr. Jackson responded that there were a couple items that were skewed and doubled that he had to adjust out to make it accurate. They were at the \$231,000.00 deficit. Based on that, in previous years they used the carryover, which looked good at that point, to balance it all out.

Mayor Stear wanted the Allumbaugh House funding included.

Council President Buban-Vonder Haar agreed.

Mayor Stear brought up the parks projects and noted they were all projects that would need to be done eventually. However, they added up to a little over half a million dollars and they were not that good.

Council President Buban-Vonder Haar asked if the Greenbelt Acquisition was something they could pull the trigger on anytime or if they were just hoping to negotiate and nothing was actually on the table yet.

Parks Director Bobby Withrow responded there was nothing on the table at that point. He explained where they were in the process.

Council President Buban-Vonder Haar stated if that was not put as part of the budget she would always be interested in Mr. Withrow bringing that to Council when something did come to fruition for them to consider it for funding out of contingency or whatever funding he felt was appropriate.

Mr. Withrow responded that would be perfect.

Council President Buban-Vonder Haar asked if Council had any thoughts on taxes. Her initial inclination was that it would make sense to, at a minimum, levy an

amount that would allow them to cover the entirety of the Ada County Sheriff increase. It would be a recurring expense moving forward and it was important to have a continuing source of income for a continuing expense.

Council Member Christensen suggested, since they were moving Allumbaugh House into the budget, they take the 3%.

Council President Buban-Vonder Haar was not opposed to it.

Mayor Stear noted the new construction roll was something they always took because it was based on growth. He wanted to take that as well as the annexation roll. He agreed with Council President Buban-Vonder Haar about covering the cost of the Ada County Sheriff increase as well.

Council discussed the request for the Allumbaugh House versus funding more parks projects.

Council Member Cardoza felt the upgrade at the parking lot at Anderson's was almost a priority. He asked Police Chief Jon McDaniel about the safety of Strobel Road.

Police Chief McDaniel responded that they did get calls for Strobel Road quite often but he couldn't remember any serious accidents in the area, only near misses. It was a hard area to police and they agreed with parks that it should be a priority.

Parks Director Bobby Withrow would look into purchasing the Anderson Property and then bring the item back to Council. In the meantime they could still work off their lease agreement.

Council discussed plans for the Anderson Property and clarified the Anderson Property items in the budget with Mr. Withrow.

Mr. Jackson explained were they would be with reserves if they took everything from section 3 of the budget summary.

Council President Buban-Vonder Haar's preference was to try to leave the reserves intact at that point because they were already talking about what those reserves would encompass.

Anderson property upgrades at \$10,000.00 and Allumbaugh House funding at \$12,348.00 were moved into the budget.

Mayor Stear wanted to include the Spray Rig expense of \$36,000.00 as well.

Council discussed tax increases and agreed to take the 3%.

**Council President Buban-Vonder Haar moved to adopt the tentative budget for FY2019 including, by fund, General Fund at \$7,323,420.00, Capital Projects Fund \$685,500.00, Grant Fund \$1,214,216.00, Park Impact Fee and Capital Projects Fund \$851,286.00, Water Fund \$8,044,638.00, Well Mitigation Fund \$0.00, Sewer Fund \$7,730,861.00, Irrigation Fund \$3,295,360.00, Solid Waste Fund \$2,029,335.00, Late Comers Fund \$1,779,951.00, Agency Fund \$242,915.00 for a City grand total of \$33,197,481.00 with a public hearing set for 6:00 PM on Tuesday, September 4, 2018 at Kuna City Hall. Seconded by Council Member McPherson. Motion carried 4-0.**

**8. Ordinances:**

- A. Consideration to approve Ordinance No. 2018-27 – ACTION ITEM**  
*(Timestamp 00:56:04)*

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF THE GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, OWNED BY SDN LLC INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; 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.

*Consideration to waive three readings of ordinance*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2018-27. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2018-27. Seconded by Council Member McPherson. Approved by the following roll call vote:**

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

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2018-27. Seconded by Council Member McPherson. Motion carried 4-0.**

**B. Consideration to approve Ordinance No. 2018-28 – ACTION ITEM**  
(Timestamp 00:57:51)

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING ALL OF PARCEL S1407315250, AND REFERRED TO AS PATAGONIA SUBDIVISION NO. 3 WHICH IS OWNED BY PATAGONIA DEVELOPMENT INC., INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; 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.

*Consideration to waive three readings of ordinance*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2018-28. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2018-28. Seconded by Council Member McPherson. Approved by the following roll call vote:**

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

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2018-28. Seconded by Council Member McPherson. Motion carried 4-0.**

**C. Consideration to approve Ordinance No. 2018-29 – ACTION ITEM**  
(Timestamp 00:59:25)

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1326131380 OWNED BY STEPHANIE L. CORTEZ, 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 of ordinance*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2018-29. Seconded by Council Member McPherson. Motion carried 3-0. Council Member Cardoza abstained.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2018-29. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Christensen, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Abstained: Cardoza**

**Motion carried 3-0.**

**Council President Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2018-29. Seconded by Council Member McPherson. Motion carried 3-0. Council Member Cardoza abstained.**

**9. Mayor/Council Announcements:**

*(Timestamp 01:01:43)*

Mayor Stear discussed the odor in the community but the source had still not been identified.

Council President Buban-Vonder Haar suggested setting up something on the website for people to submit their encounters.

Kuna Police Chief Jon McDaniel explained how they were handling the situation.

Council President Buban-Vonder Haar recommended doing a survey.

City Clerk Chris Engels replied that could be done on the website in the morning.

Mayor Stear and Chief McDaniel briefly reviewed Kuna Days.

**10. Executive Session: None**

**11. Adjournment: 7:11 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 08.21.2018*