

**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, July 16, 2019**

**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  
Council Member Greg McPherson

**CITY STAFF PRESENT:**

Bob Bachman, Public Works Director  
Jared Empey, City Treasurer  
Chris Engels, City Clerk  
Bill Gigray, City Attorney  
Lisa Holland, Economic Development Director  
Wendy Howell, Planning & Zoning Director  
Nancy Stauffer, Human Resources Director  
Bobby Withrow, Parks Director

**2. Invocation: None**

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

**4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS  
(Timestamp 00:00:32)**

*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 2, 2019

B. Accounts Payable Dated July 11, 2019 in the Amount \$738,672.40

**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:**

*None*

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

A. Public Hearing and Consideration to approve 19-02-AN (Annexation), 19-01-ZC (Rezone), 19-01-S (Preliminary Plat), and 19-08-DR (Design Review) for Greyhawk West Subdivision – Troy Behunin, Planner III ACTION ITEM  
(Timestamp 00:01:07)

A request by Providence Properties, LLC. to annex approximately 29.15 ac. into Kuna with an R-6 zone, and to rezone approx. 10.45 ac. from Ag. to R-6 (Med. Density Residential). Applicant requests preliminary plat approval to subdivide the approx. combined 39.33 acres into 174 total lots with a proposed gross density of 3.97 DUA, and the proposed net density is approx. 5.04 DUA. The application also includes a Design Review application for the common lots. The subject site is near the southwest corner of Hubbard and Kay Avenue, Kuna, in Section 13, T 2 N, R 1 E (APN #'s S1313212470 & S1313244650).

*Staff requests this action be tabled to August 6, 2019 due to an on-site sign posting error with the advertised date for Council's public hearing.*

**Council President Buban-Vonder Haar moved to table until the August 6, 2019 meeting the Public Hearing and Consideration to approve 19-02-AN (Annexation), 19-01-ZC (Rezone), 19-01-S (Preliminary Plat), and 19-08-DR (Design Review). Seconded by Council Member McPherson. Motion carried 4-0.**

**B.** Public Hearing and Consideration to approve Envision Kuna – 2019 Comprehensive Plan (Text and Maps) including the Future Land Use Map for the City of Kuna, Idaho and Resolution No. R49-2019 – Wendy Howell, Planning and Zoning Director  
**ACTION ITEM**

*(Timestamp 00:01:54)*

The Comprehensive Plan and appendices have been updated with the Council's changes per the public hearing on June 18, 2019. Staff recommends approval of Envision Kuna with the appendices.

Please follow the links below to view the Envision Kuna – Comprehensive Plan and its appendices:

[http://kunacity.id.gov/DocumentCenter/View/4344/Kuna-Comprehensive-Plan-Final-Update\\_52919](http://kunacity.id.gov/DocumentCenter/View/4344/Kuna-Comprehensive-Plan-Final-Update_52919)

<http://kunacity.id.gov/DocumentCenter/View/4345/Kuna-Comprehensive-Plan-Appendices-5-29-19>

Planning and Zoning Director Wendy Howell presented the Kuna Comprehensive Plan and indicated she incorporated the changes requested by Council.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

**I.** Consideration to approve Resolution No. R49-2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO:

- PROVIDING CERTAIN FINDINGS; AND
- ADOPTING, APPROVING AND ENACTING THE ENVISION KUNA - 2019 COMPREHENSIVE PLAN (TEXT AND MAPS) INCLUDING THE FUTURE LAND USE MAP FOR THE CITY OF KUNA, IDAHO; AND
- DIRECTING THE CITY CLERK; AND
- ESTABLISHING AN EFFECTIVE DATE

Council Member Cardoza asked if there should be mention in this that they had problems getting Ada County's acceptance of it.

Ms. Howell replied no.

Mayor Stear noted Ada County's reluctance stemmed from them being new and not having had an in-depth look at the new comprehensive plan. He could not say their reluctance was because they were actually against it.

Council Member Cardoza asked if they needed Ada County's acceptance in order to proceed.

Mayor Stear replied no.

**Council President Buban-Vonder Haar moved to close the public hearing and approve the Envision Kuna – Comprehensive Plan and Resolution No. R49-2019. Seconded by Council Member McPherson. Motion carried 4-0.**

## **7. Business Items:**

- A.** Consideration to approve \$7,000 from FY19 Contingency Funds for the Senior Association Bussing Services – Mayor Stear ACTION ITEM  
(Timestamp 00:08:11)

Mayor Stear explained this stemmed from the conversation they had at a previous meeting. The seniors were originally looking at \$13,000 but they looked closer at the books and were now looking at \$7,000 instead. He noted this was a service that was open to anyone in the community and people who needed a ride to the doctor or whatever the case may be could call ahead and schedule that.

City Clerk Chris Engels added the bussing service did bus seniors and the disabled but it was available to anyone for, she thought, \$2 or \$4 to go to appointments or grocery shopping. They also took seniors to other senior centers for interaction. They were hoping to get that information to the public more at large to help defray some of the costs so they would need less assistance.

Council President Buban-Vonder Haar noted there was a shortfall that year with federal funding being cut and they had not had to contribute as much in the past. She felt it was an important service; especially considering Kuna did not have any public transport.

**Council President Buban-Vonder Haar moved to approve the expenditure of \$7,000 from FY19 Contingency Fund to pay for the Senior Association Bussing Services. Seconded by Council Member McPherson. Motion carried 4-0.**

**B. Continued Discussion on Council Pay – ACTION ITEM**  
(Timestamp 00:10:52)

Mayor Stear noted for this to happen it had to be approved at the August 6, 2019 meeting to allow time for publication.

City Clerk Chris Engels reviewed the publication schedule.

Council Member McPherson discussed his meeting with Council Member Cardoza and the concern of docking pay for meetings. They agreed that first time elected officials should attend the AIC meeting. They disagreed on a few little things including the structure and whether or not to pay based on attendance. The biggest thing they needed to take from the meeting was establishing training guidelines for new council members; kind of along the lines of what Council President Buban-Vonder Haar came up with.

Council Member Cardoza agreed that was the discussion.

Council Member Christensen was coming around to the training aspect. He had come to a realization of the importance of the training. Having that included was not necessarily a bad thing if they could find a way around it because, with the way it read, a Council Member would have to pay if they were unable to attend training through no fault of their own. He thought it was important to discuss attendance-based pay versus salary again.

Council President Buban-Vonder Haar stated something they were trying to do with tying pay to training was to incentivize it because she did not think they could make it mandatory. She asked if he had any thoughts or preferences on that; if he just wanted to maintain the status quo or make any changes to the training.

Council Member Christensen felt pushing the importance of it was great and that there should be a way to encourage it but not force it. He also agreed the Council President position should pay additional for the extra duties.

Council Member Cardoza was agreeable to a difference in pay for Council President. He wanted to discuss the Mayor's pay. He noted that Kuna was the only city that didn't offer benefits but that could be discussed next year.

Council discussed how they could incentivize training, half pay if a new Council Member didn't attend training, pay per meeting versus salary, increased pay for the position of Council President, and COLA for the Mayor.

Council President Buban-Vonder Haar would put together a Job Description for Council President and send the City Clerk the description for dissemination to Council. Council President pay would increase to \$12,000.

City Attorney Bill Gigray would write the ordinance to amend Kuna City Code 1-6-2 and 1-6-4 to reflect the Council President's job description and pay.

Council agreed the Mayor's pay should include the COLA increase moving forward and staff would provide what the figure would be if they did a retroactive COLA increase for the Mayor's salary.

Mayor Stear took a moment to introduce the new intern, Mike Saldivar.

Mr. Saldivar shared why he was interning with the City.

Council thanked him.

**C. Budget Workshop – Jared Empey, City Treasurer**  
(Timestamp 01:03:33)

1. General Fund
2. Grant Fund
3. Late Comers Fund
4. Water Fund
5. Sewer Fund
6. Irrigation Fund
7. Solid Waste Fund
8. Capital Projects Fund
9. Park Impact Fee Fund
10. Police Impact Fund

City Treasurer Jared Empey updated Council on the changes made since the last Council Meeting. Most were pretty insignificant.

Mr. Empey noted changes with the General Fund. They split out some of the administrative items on the first page, General Fund Revenue. On the second page, Expenses, they updated Prosecutorial Services. They also added a line item on the third page, Public Transportation, under Senior Center. Slight changes included updates to benefits and wages and salaries. The rest were minor changes.

Mr. Empey added here was a change under the Late Comers Fund to correct a Caselle linking error. Also, the Capital Expenditures Schedule was updated to move the Tree Removal Line item to a regular operations item and, with the reallocation for ATV and Golf Cart purchases, they took that project off the list of authorized expenditures for the next year. Lastly, they added a new fund, the Police Impact Fee Fund. He hadn't understood previously that this would be a new fund.

Mr. Empey stated they were planning to pass the tentative budget at the next meeting because they needed to publish twice in Kuna Melba News before passing the final budget. There would just be minor changes made before then to include what was

discussed that night and after the tentative budget was passed there could still be one other change with the final levy amount since those final figures didn't come out until after the tentative budget was passed. He stood for questions.

Council Member Cardoza noted on page 2 of 19 it looked like Group Dental and Worker's Comp increased 50%. He asked if Mr. Empey had received confirmation on the expense or if there were just more employees taking it.

Mr. Empey explained they had been using old rates for Workman's Comp in their prior budgets so they were inaccurate. With Dental and Vision, they grouped them together, they hadn't seen much increase over the past few years so they were budgeting more for an increase. He also explained how some changes in payroll allocations may have changed that as well.

Council Member Cardoza asked about the line item, Transfers Out, on page 3 of 19 under Miscellaneous Admin.

Mr. Empey replied that number tied to the Capital Projects Fund for the General Fund portion of a Capital Project and explained how that worked.

Council President Buban-Vonder Haar asked if others would find it helpful to ask Mr. Empey to include under the expenditures something that listed out the revenue and the expenditure so they could more clearly see if they were dipping into contingency/carryover or if the budget was balanced.

Council Member Christensen was okay with how it was.

Mr. Empey shared a cheat they could use to see if they were dipping into contingency was by going to page 3 to look at the Contingency amount. If the amount was continuing to increase over time, they weren't having to dip into it.

Council President Buban-Vonder Haar suggested they could also compare that number to the Carryover number and subtracting the Contingency number from Carryover would tell them how much they were dipping into savings to cover requested expenses. She explained how that math would work and that it showed the budget being requested was roughly \$300,000 over and they would be dipping into savings to cover that. She asked how others felt about that.

Council Member Cardoza noted the actual expenditures from the last year were much lower than the expenditures budgeted for. He thanked Mayor Stear and staff for running a tight ship.

Council President Buban-Vonder Haar stated if they took contingency out of it, they actually spent more than they budgeted in the General Fund. They budgeted almost \$1.7 million for contingency but their actual was only \$123,000.

Mr. Empey clarified the \$123,000 was what they were expecting to pay by the end of the year and the \$1.6 million was what they projected to see available.

Council President Buban-Vonder Haar said they spent \$1.5 million of the money they thought they would have left over at the end of the year.

Mr. Empey said actually the contingency number was just a plug number to make the whole budget equalize. It was not necessarily what they were spending.

Council President Buban-Vonder Haar clarified it was carryover.

Mayor Stear asked Council for their thoughts on the purchases listed and on the 3%.

Mr. Empey had included the 3% because it was what the City had always done.

Council President Buban-Vonder Haar wanted to make sure there was always recurring revenue for recurring expenses. They were able to cover items they knew they would have year after year with the 3% for property tax revenue.

Council Member McPherson was okay with the 3% and thought it was wise.

Council Member Christensen agreed.

Mayor Stear stated a good thing they could hang their hat on was the City had no outstanding liabilities or bonds out that they would have to ask people to pay for. They were able to operate the City without having to raise taxes all the time.

Council thanked Mr. Empey.

## **5. Ordinances:**

### **A. Consideration to approve Ordinance No. 2019-25 ACTION ITEM (Timestamp 01:25:34)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S SDN LLC REAL PROPERTY.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND

- PROVIDING AN EFFECTIVE DATE.

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-25. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-25. 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.**

**6. Mayor/Council Announcements:**

*(Timestamp 01:27:00)*

Mayor Stear updated that he and Chief McDaniel went to the MTC CAPP for their annual 4<sup>th</sup> of July BBQ. They had a new warden who was making some good changes. He felt they did a pretty fantastic job providing the inmates with the things they needed to be successful. A program they were implementing now would help them locate jobs more efficiently. They were doing good things and were continuing to move forward.

Council Member Cardoza noted there was a crew downtown cleaning up all the plants and they did a great job. They were pretty thorough.

**7. Executive Session:**

*None*

**8. Adjournment: 7:27 pm**



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



*Minutes prepared by Ariana Welker, Deputy City Clerk*  
*Date Approved: CCM 08.06.2019*



# CITY OF KUNA

751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
Fax: (208) 922-5989 • www.Kunacity.Id.gov

## SIGN-UP SHEET

**July 16, 2019 – City Council Public Hearing**  
**\*\*Re-noticed and continued from June 18, 2019\*\***

### Case Name: Envision Kuna – Comprehensive Plan

**Case Description:** Following a recommendation of approval from the Planning and Zoning Commission, Staff requests City Council’s consideration of the new Envision Kuna – Comprehensive Plan (text and maps) including the Future Land Use Map. This Plan, if approved, will replace the 2015 Kuna Comprehensive Plan and Future Land Use Map.

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
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